Atlanta Public Schools/ Douglass Cluster

Scott Elementary School

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically $/SF, and used to approximate future construction costs or replacement values. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Current Replacement Value (CRV)** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	73,391
Year Built:	1951
Last Renovation:	2019
Replacement Value:	$15,851,852
Repair Cost:	$2,944,753.10
Total FCI:	18.58 %
Total RSLI:	41.21 %
FCA Score:	81.42

Description:

Scott Elementary School campus consists of four school buildings located at 1752 Hollywood Road Northwest, Atlanta. The original campus was constructed in 1951 and additions to the main school building were constructed in 1962, 1970, and 2002.

This report contains condition and adequacy data collected during the 2019 Facility Condition Assessment (FCA) Update. Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The buildings rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The buildings are constructed with different elevations and has a partial basement of cast in-place construction for 2020 building.

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU highlighted with pre-cast concrete. Exterior windows are double pane aluminum frame with fixed panes. Exterior

doors are hollow metal steel mostly with glazing. The roofing systems are a combination of single-ply membrane, and preformed metal for building 2020 and built-up for the remaining buildings. Roofing was installed in 1995 / 2002 and has 5 main sections including some smaller sections. Roofing is typically low slope with built-up. The metal roofing (building 2020) was installed in 2000. Roof openings include skylights and roof hatches with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with a mix of steel pre-formed and concrete finishes. The interior wall finishes are typically painted CMU. Floor finishes are a combination of carpet, vinyl composition tile, ceramic tile, epoxy, terrazzo and wood. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile. Exposed ceilings typically located in the Gym and mechanical electrical spaces.

D. SERVICES
CONVEYING: The school does include conveying equipment. Conveying equipment includes one elevator, and one wheelchair lift.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is copper with gas and electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains and external with gutter systems and scuppers. Domestic water and sanitary waste systems were upgraded in 2002 renovation and are in good condition.
HVAC: The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system.
FIRE PROTECTION: The school does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors. The kitchen includes an Ansul fire suppression system.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is combination of LED and lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This school does have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS
This school includes the following items and equipment: fixed food service, library equipment, audio-visual, fixed casework, and fix furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flagpole, landscaping, fencing and site lighting.

CODE REVIEW
ACCESSIBILITY: The school is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.
LIFE-SAFETY SYSTEMS: The kitchen includes an Ansul fire suppression system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors.

Attributes:

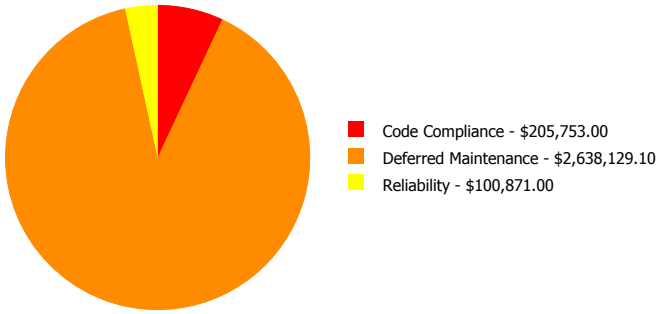
General Attributes:

Arch Condition Assessor:	Jejuan Hall	MEP Condition Assessor:	Jejuan Hall
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	72891
DOE Facility Number:	3566	Total # of Modular/Portables:	0
DOE Interior Site SF:	72891	Total GSF of Modular/Portables:	0
Approx. Acres:	8	Status:	Active

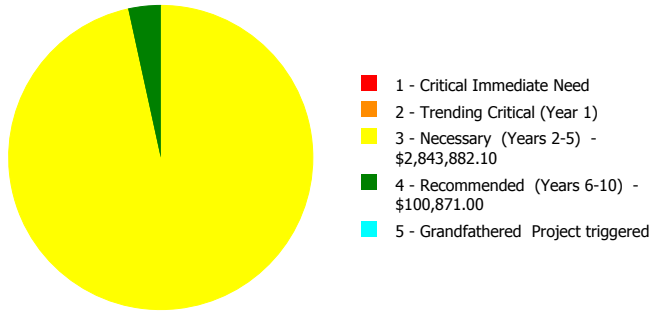
School Dashboard Summary

Gross Area:	73,391		
Year Built:	1951	Last Renovation:	2019
Repair Cost:	$2,944,753	Replacement Value:	$15,851,852
FCI:	18.58 %	RSLI%:	41.21 %

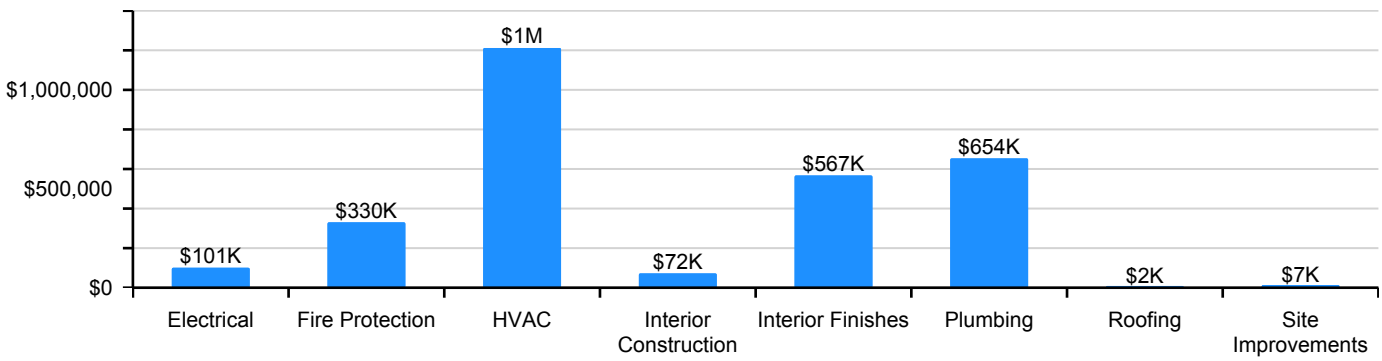
Deficiency By Category



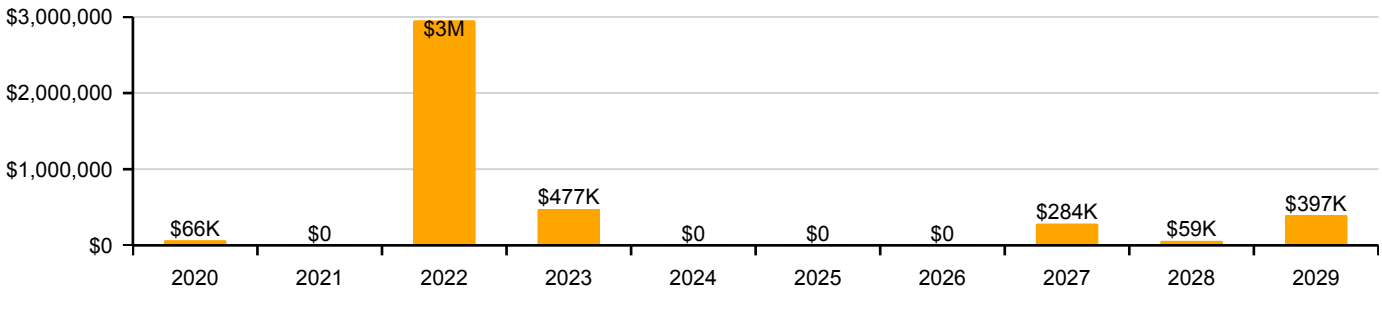
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

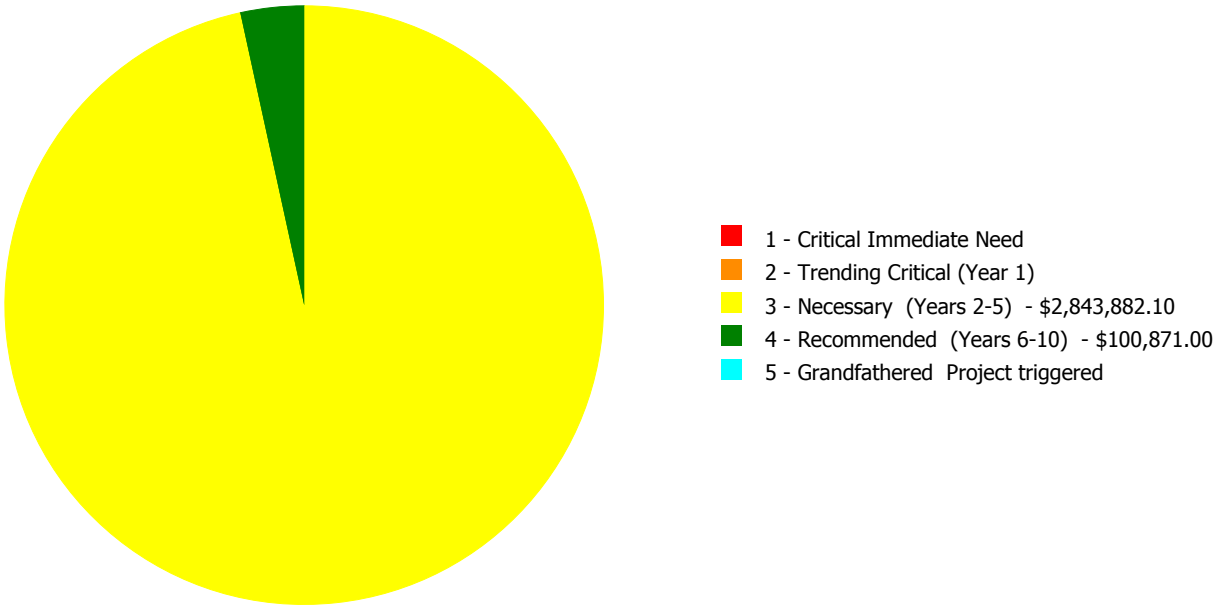
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	49.31 %	0.00 %	$0.00
A20 - Basement Construction	83.00 %	0.00 %	$0.00
B10 - Superstructure	49.30 %	0.00 %	$0.00
B20 - Exterior Enclosure	46.87 %	0.00 %	$0.00
B30 - Roofing	22.01 %	0.44 %	$2,041.10
C10 - Interior Construction	49.50 %	8.12 %	$72,203.00
C20 - Stairs	49.33 %	0.00 %	$0.00
C30 - Interior Finishes	10.34 %	45.71 %	$567,285.00
D10 - Conveying	15.00 %	0.00 %	$0.00
D20 - Plumbing	4.41 %	96.69 %	$653,547.00
D30 - HVAC	56.85 %	42.90 %	$1,211,715.00
D40 - Fire Protection	4.01 %	102.65 %	$330,343.00
D50 - Electrical	32.40 %	6.03 %	$100,871.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	44.09 %	0.00 %	$0.00
G20 - Site Improvements	41.39 %	0.51 %	$6,748.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	43.33 %	0.00 %	$0.00
Totals:	**41.21 %**	**18.58 %**	**$2,944,753.10**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1951_1962_1970 Bldg 2010_2011_20121	49,353	25.77	$0.00	$0.00	$2,294,781.00	$66,232.00	$0.00
2002 Bldg 2020	24,038	12.72	$0.00	$0.00	$542,353.10	$34,639.00	$0.00
Site	72,891	0.31	$0.00	$0.00	$6,748.00	$0.00	$0.00
Total:		**18.58**	**$0.00**	**$0.00**	**$2,843,882.10**	**$100,871.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $2,944,753.10

Executive Summary

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Function:	Elementary
Gross Area (SF):	49,353
Year Built:	1951
Last Renovation:	2002
Replacement Value:	$9,163,278
Repair Cost:	$2,361,013.00
Total FCI:	25.77 %
Total RSLI:	29.00 %
FCA Score:	74.23

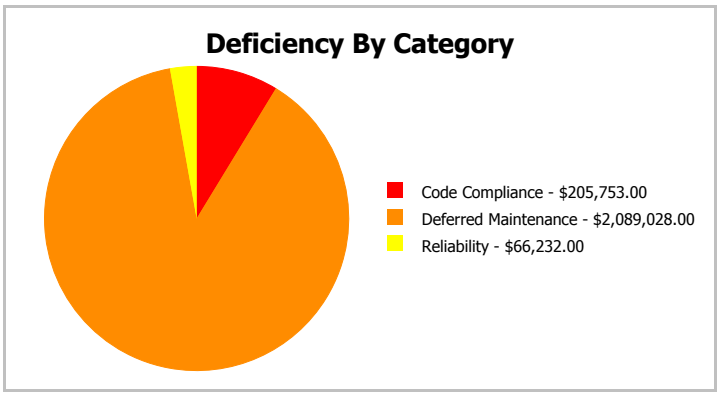
Description:

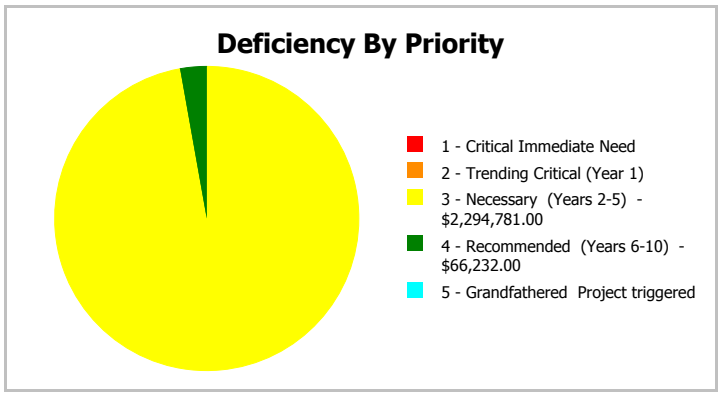
The narrative for this building is included in the Executive Summary Description at the front of this report.

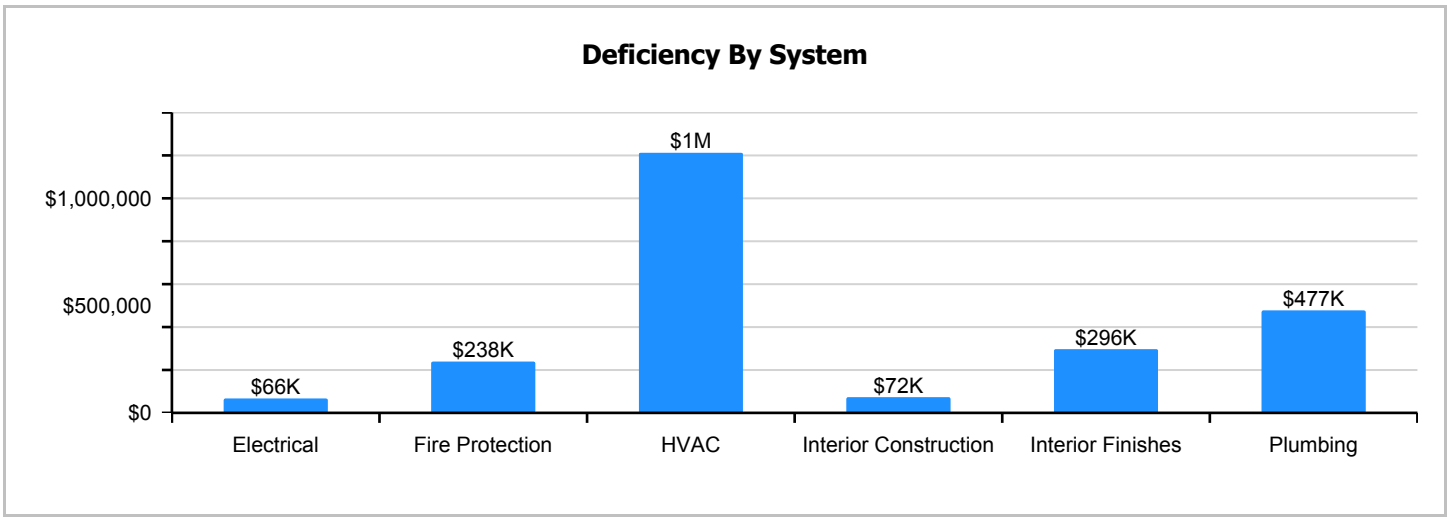
Attributes: This asset has no attributes.

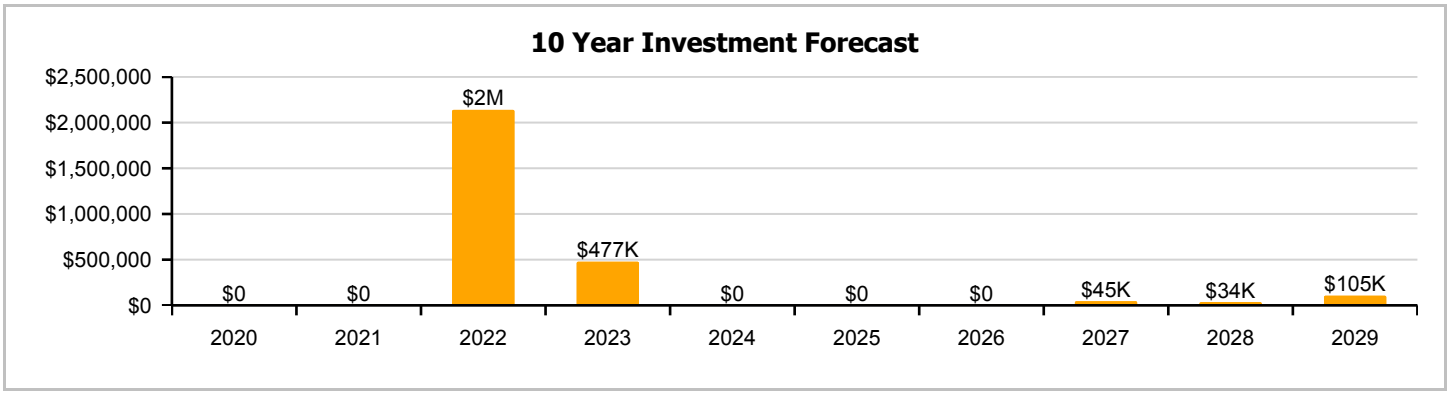
Dashboard Summary

Function:	Elementary	Gross Area:	49,353
Year Built:	1951	Last Renovation:	2002
Repair Cost:	$2,361,013	Replacement Value:	$9,163,278
FCI:	25.77 %	RSLI%:	29.00 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	32.00 %	0.00 %	$0.00
B10 - Superstructure	32.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	36.60 %	0.00 %	$0.00
B30 - Roofing	16.92 %	0.00 %	$0.00
C10 - Interior Construction	34.34 %	12.29 %	$72,203.00
C20 - Stairs	32.00 %	0.00 %	$0.00
C30 - Interior Finishes	10.94 %	40.38 %	$295,886.00
D10 - Conveying	15.00 %	0.00 %	$0.00
D20 - Plumbing	0.65 %	105.21 %	$476,651.00
D30 - HVAC	46.35 %	58.11 %	$1,211,715.00
D40 - Fire Protection	1.21 %	107.79 %	$238,326.00
D50 - Electrical	14.19 %	5.96 %	$66,232.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**29.00 %**	**25.77 %**	**$2,361,013.00**

Photo Album

The photo album consists of the various cardinal compass directions of the building..

1). North Elevation - Dec 04, 2019

2). East Elevation - Dec 04, 2019

3). South Elevation - Dec 04, 2019

4). West Elevation - Dec 04, 2019

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment)
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system as new construction.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.37	S.F.	49,353	100	1951	2051		32.00 %	0.00 %	32			$363,732
A1030	Slab on Grade	$6.22	S.F.	49,353	100	1951	2051		32.00 %	0.00 %	32			$306,976
B1010	Floor Construction	$18.73	S.F.	49,353	100	1951	2051		32.00 %	0.00 %	32			$924,382
B1020	Roof Construction	$12.10	S.F.	49,353	100	1951	2051		32.00 %	0.00 %	32			$597,171
B2010	Exterior Walls	$13.80	S.F.	49,353	100	1951	2051		32.00 %	0.00 %	32			$681,071
B2020	Exterior Windows	$8.60	S.F.	49,353	30	2002	2032		43.33 %	0.00 %	13			$424,436
B2030	Exterior Doors	$0.84	S.F.	49,353	30	2002	2032		43.33 %	0.00 %	13			$41,457
B3010105	Built-Up	$7.15	S.F.	38,519	25	1998	2023		16.00 %	0.00 %	4			$275,411
B3020	Roof Openings	$0.50	S.F.	38,519	30	1998	2028		30.00 %	0.00 %	9			$19,260
C1010	Partitions	$5.59	S.F.	49,353	100	1951	2051		32.00 %	0.00 %	32			$275,883
C1020	Interior Doors	$3.65	S.F.	49,353	40	2002	2042		57.50 %	0.00 %	23			$180,138
C1030	Fittings	$1.33	S.F.	49,353	20	1970	1990		0.00 %	110.00 %	-29		$72,203.00	$65,639
C1030	Fittings	$1.33	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$65,639
C2010	Stair Construction	$2.83	S.F.	49,353	100	1951	2051		32.00 %	0.00 %	32			$139,669
C3010220	Tile	$9.25	S.F.	900	30	1970	2000		0.00 %	150.01 %	-19		$12,488.00	$8,325
C3010230	Paint & Covering	$1.47	S.F.	48,453	10	2002	2012		0.00 %	0.00 %	-7			$71,226
C3020405	Other - Concrete Finish	$6.87	S.F.	2,380	100	2002	2102		83.00 %	0.00 %	83			$16,351
C3020420	Ceramic Tile	$16.74	S.F.	900	50	1970	2020	2019	0.00 %	150.00 %	0		$22,599.00	$15,066
C3020901	Carpet	$7.50	S.F.	4,300	8	2002	2010		0.00 %	110.00 %	-9		$35,475.00	$32,250
C3020903	VCT	$3.48	S.F.	41,773	15	2002	2017		0.00 %	155.00 %	-2		$225,324.00	$145,370
C3030	Ceiling Finishes	$9.00	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$444,177
D1010	Elevators and Lifts	$1.25	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$61,691
D2010	Plumbing Fixtures	$6.37	S.F.	49,353	20	1970	1990		0.00 %	110.00 %	-29		$345,816.00	$314,379
D2020	Domestic Water Distribution	$0.72	S.F.	49,353	30	1970	2000		0.00 %	110.00 %	-19		$39,088.00	$35,534
D2030	Sanitary Waste	$1.69	S.F.	49,353	30	1970	2000		0.00 %	110.00 %	-19		$91,747.00	$83,407
D2040	Rain Water Drainage	$0.40	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$19,741
D3010	Energy Supply	$0.61	S.F.	49,353	30	2002	2032		43.33 %	0.00 %	13			$30,105
D3040	Distribution Systems	$22.32	S.F.	49,353	20	2002	2022	2019	0.00 %	110.00 %	0		$1,211,715.00	$1,101,559
D3050	Terminal & Package Units	$17.12	S.F.	49,353	15	2019	2034		100.00 %	0.00 %	15			$844,923
D3060	Controls & Instrumentation	$2.20	S.F.	49,353	15	2019	2034		100.00 %	0.00 %	15			$108,577
D4010	Sprinklers	$3.79	S.F.	49,353	20			2019	0.00 %	110.00 %	0		$205,753.00	$187,048
D4030	Fire Protection Specialties	$0.09	S.F.	49,353	15	2013	2028		60.00 %	0.00 %	9			$4,442

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D4090	Other Fire Protection Systems	$0.60	S.F.	49,353	15	2002	2017		0.00 %	110.00 %	-2		$32,573.00	$29,612
D5010	Electrical Service/Distribution	$2.30	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$113,512
D5020	Branch Wiring	$4.48	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$221,101
D5020	Lighting	$6.71	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$331,159
D5030810	Security & Detection Systems	$1.51	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$74,523
D5030910	Fire Alarm Systems	$2.74	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$135,227
D5030920	Data Communication	$3.56	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$175,697
D5090	Other Electrical Systems	$1.22	S.F.	49,353	15	2002	2017		0.00 %	110.00 %	-2		$66,232.00	$60,211
E1020	Institutional Equipment	$0.09	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$4,442
E1090	Other Equipment	$0.78	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$38,495
E2010	Fixed Furnishings	$1.91	S.F.	49,353	20	2002	2022		15.00 %	0.00 %	3			$94,264
								Total	**29.00 %**	**25.77 %**			**$2,361,013.00**	**$9,163,278**

System Notes

The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility.

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010 - Roof Coverings — This system contains no images

Note: Roof replaced in 2000 as per roofing report

System: B3010105 - Built-Up



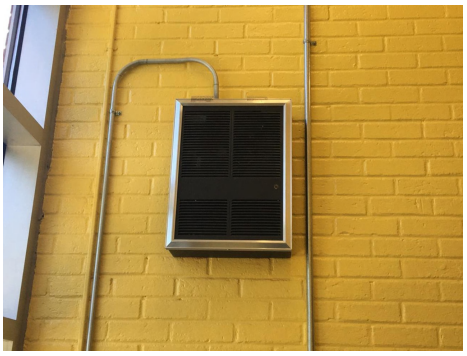
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

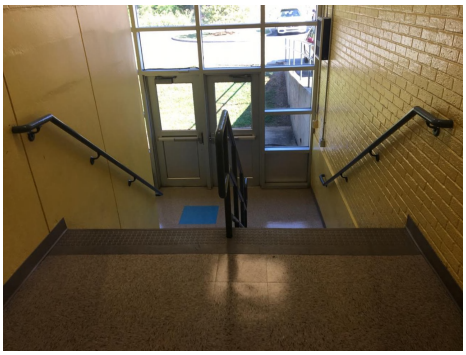
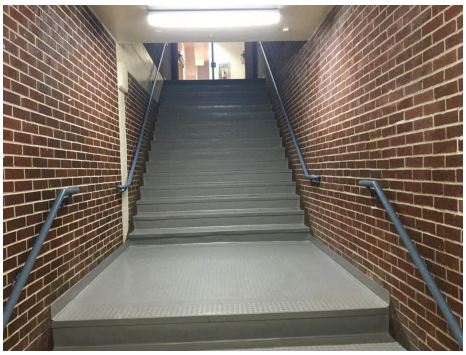
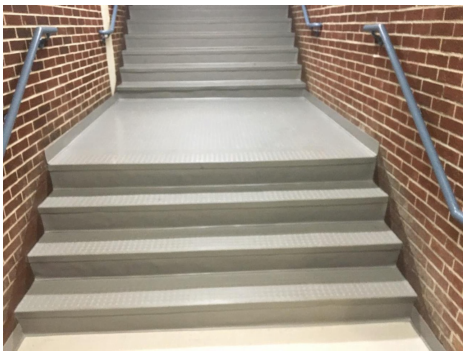
System: C1030 - Fittings

Note:

System: C1030 - Fittings This system contains no images

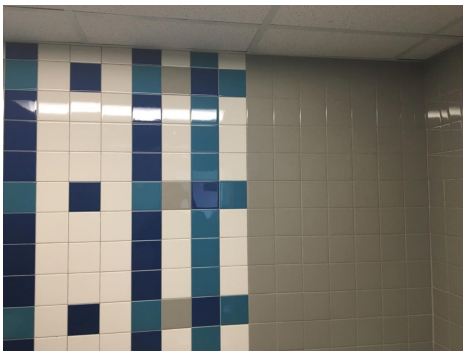
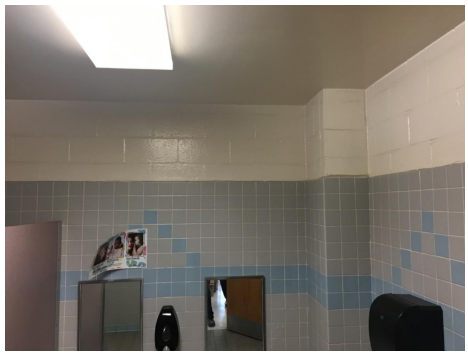
Note: restroom partitions.

System: C2010 - Stair Construction

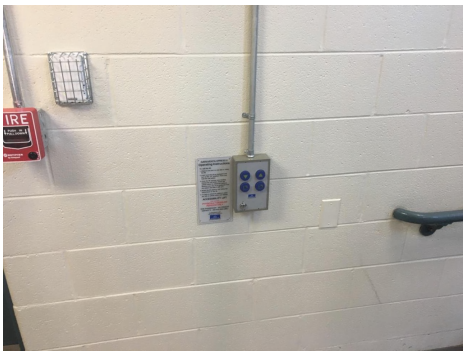
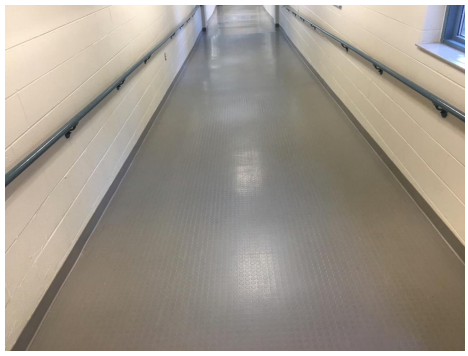
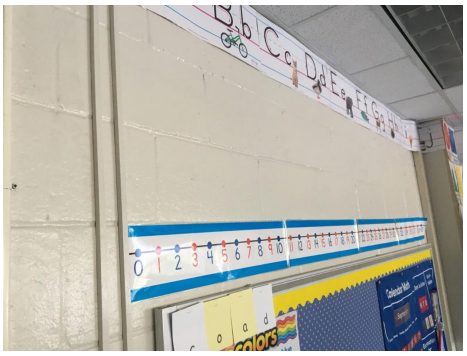
Note:

System: C3010220 - Tile


Note:

System: C3010230 - Paint & Covering

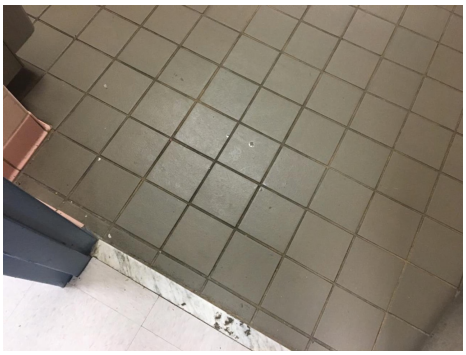
Note:

System: C3020405 - Other - Concrete Finish



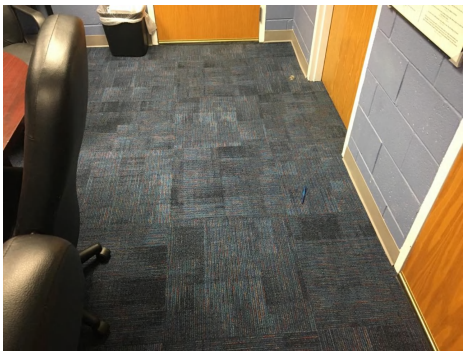
Note:

System: C3020420 - Ceramic Tile


Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes


Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

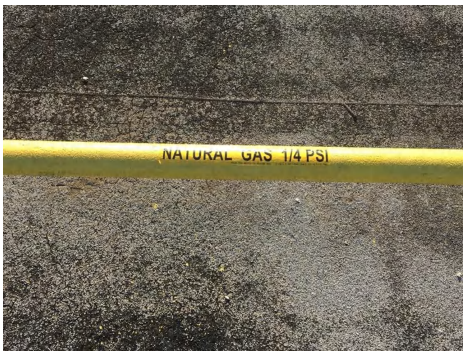
System: D2040 - Rain Water Drainage



Note:

System: D3010 - Energy Supply





Note:

System: D3040 - Distribution Systems



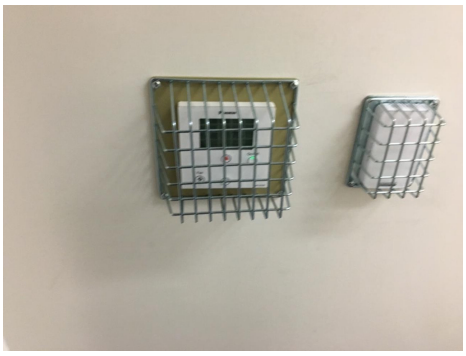
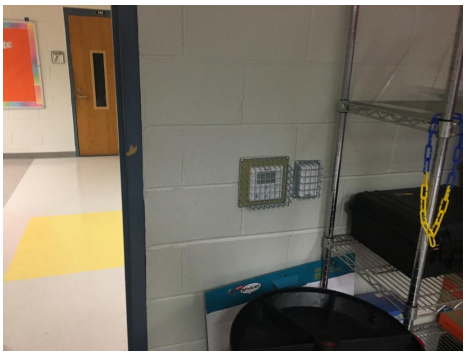
Note:

System: D3050 - Terminal & Package Units



Note: One new 30-ton packaged rooftop unit installed 2011.

System: D3060 - Controls & Instrumentation

Note:

System: D4030 - Fire Protection Specialties


Note:

System: D4090 - Other Fire Protection Systems

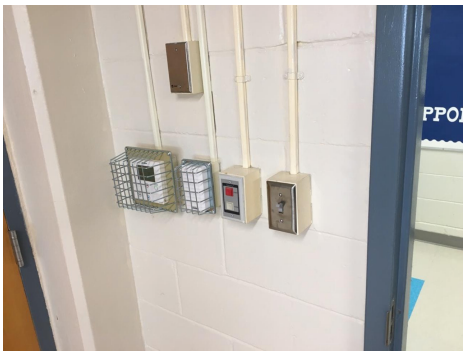


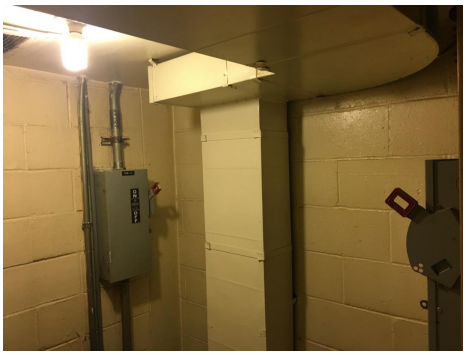
Note:

System: D5010 - Electrical Service/Distribution


Note:

System: D5020 - Branch Wiring





Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



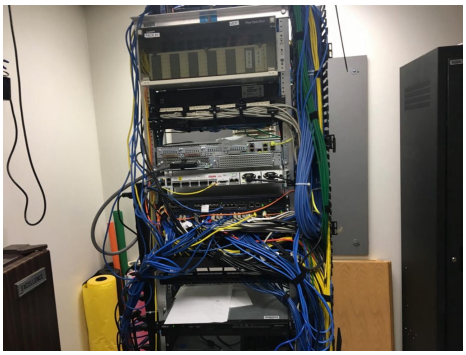
Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication



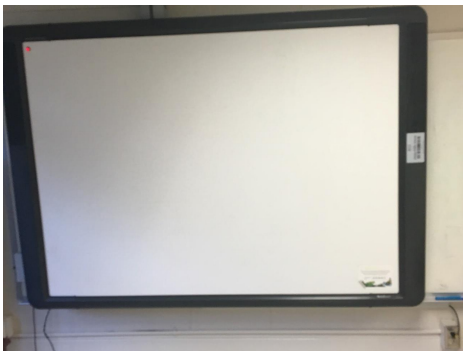


Note:

System: D5090 - Other Electrical Systems

Note:

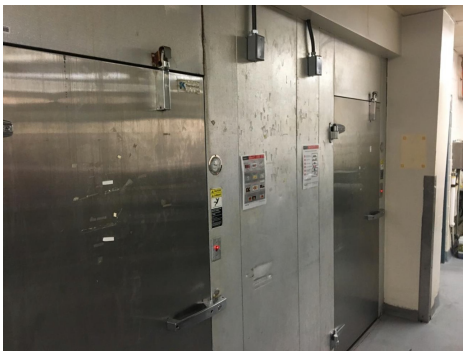
System: E1020 - Institutional Equipment


Note:

System: E1090 - Other Equipment





Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the System Listing table. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,361,013**	**$0**	**$0**	**$2,139,161**	**$477,365**	**$0**	**$0**	**$0**	**$44,939**	**$34,017**	**$105,295**	**$5,161,789**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$477,365	$0	$0	$0	$0	$0	$0	**$477,365**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$27,642	$0	**$27,642**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$72,203	$0	$0	$78,898	$0	$0	$0	$0	$0	$0	$0	**$151,101**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

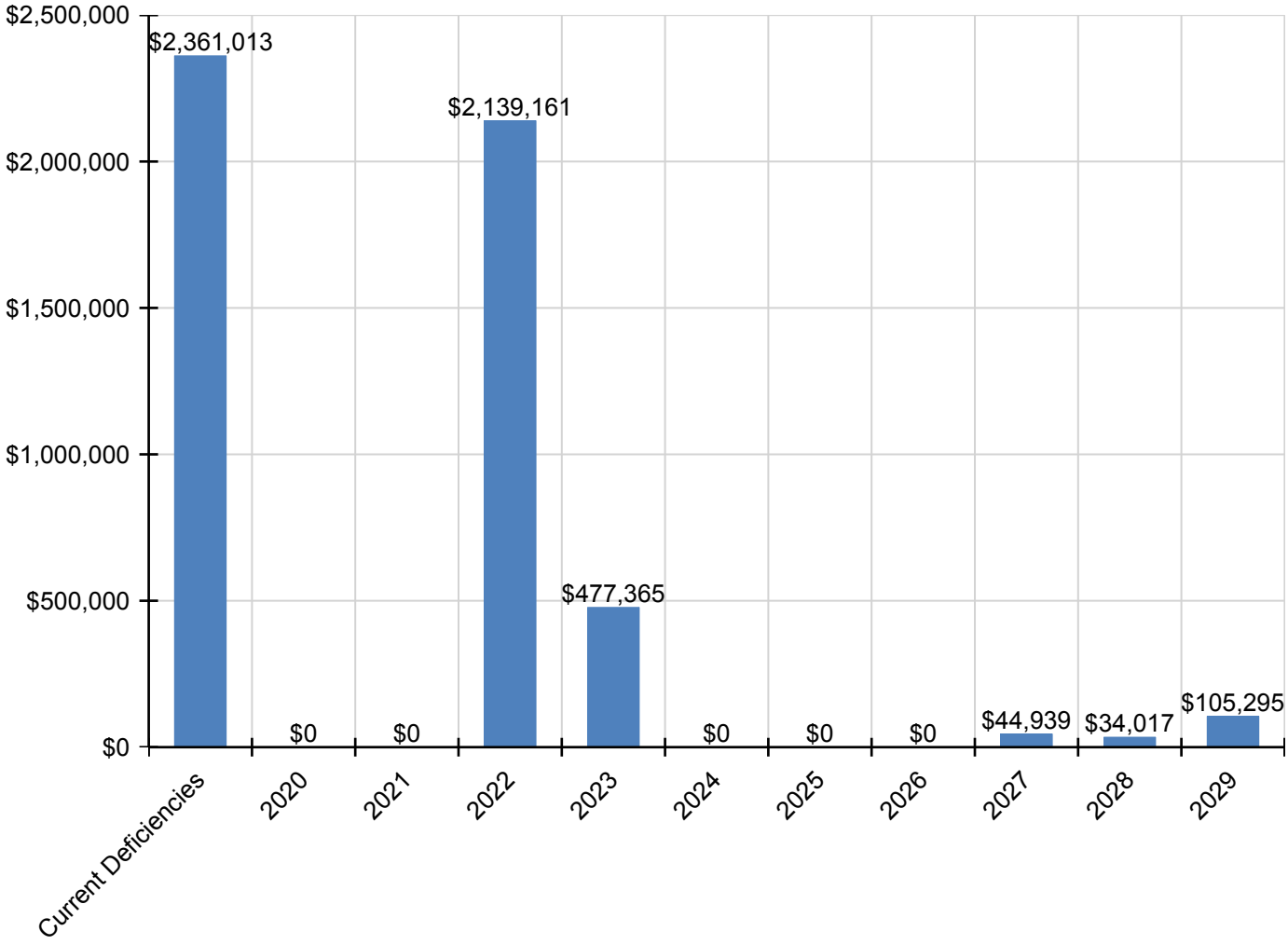
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$12,488	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,488**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$105,295	**$105,295**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$22,599	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,599**
C3020901 - Carpet	$35,475	$0	$0	$0	$0	$0	$0	$0	$44,939	$0	$0	**$80,414**
C3020903 - VCT	$225,324	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$225,324**
C3030 - Ceiling Finishes	$0	$0	$0	$533,901	$0	$0	$0	$0	$0	$0	$0	**$533,901**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$74,152	$0	$0	$0	$0	$0	$0	$0	**$74,152**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$345,816	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$345,816**
D2020 - Domestic Water Distribution	$39,088	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,088**
D2030 - Sanitary Waste	$91,747	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,747**
D2040 - Rain Water Drainage	$0	$0	$0	$23,729	$0	$0	$0	$0	$0	$0	$0	**$23,729**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$1,211,715	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,211,715**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$205,753	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$205,753**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,375	$0	**$6,375**
D4090 - Other Fire Protection Systems	$32,573	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,573**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$136,441	$0	$0	$0	$0	$0	$0	$0	**$136,441**
D5020 - Branch Wiring	$0	$0	$0	$265,764	$0	$0	$0	$0	$0	$0	$0	**$265,764**
D5020 - Lighting	$0	$0	$0	$398,052	$0	$0	$0	$0	$0	$0	$0	**$398,052**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$89,576	$0	$0	$0	$0	$0	$0	$0	**$89,576**
D5030910 - Fire Alarm Systems	$0	$0	$0	$162,543	$0	$0	$0	$0	$0	$0	$0	**$162,543**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$211,187	$0	$0	$0	$0	$0	$0	$0	**$211,187**
D5090 - Other Electrical Systems	$66,232	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,232**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$5,339	$0	$0	$0	$0	$0	$0	$0	**$5,339**
E1090 - Other Equipment	$0	$0	$0	$46,272	$0	$0	$0	$0	$0	$0	$0	**$46,272**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$113,306	$0	$0	$0	$0	$0	$0	$0	**$113,306**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

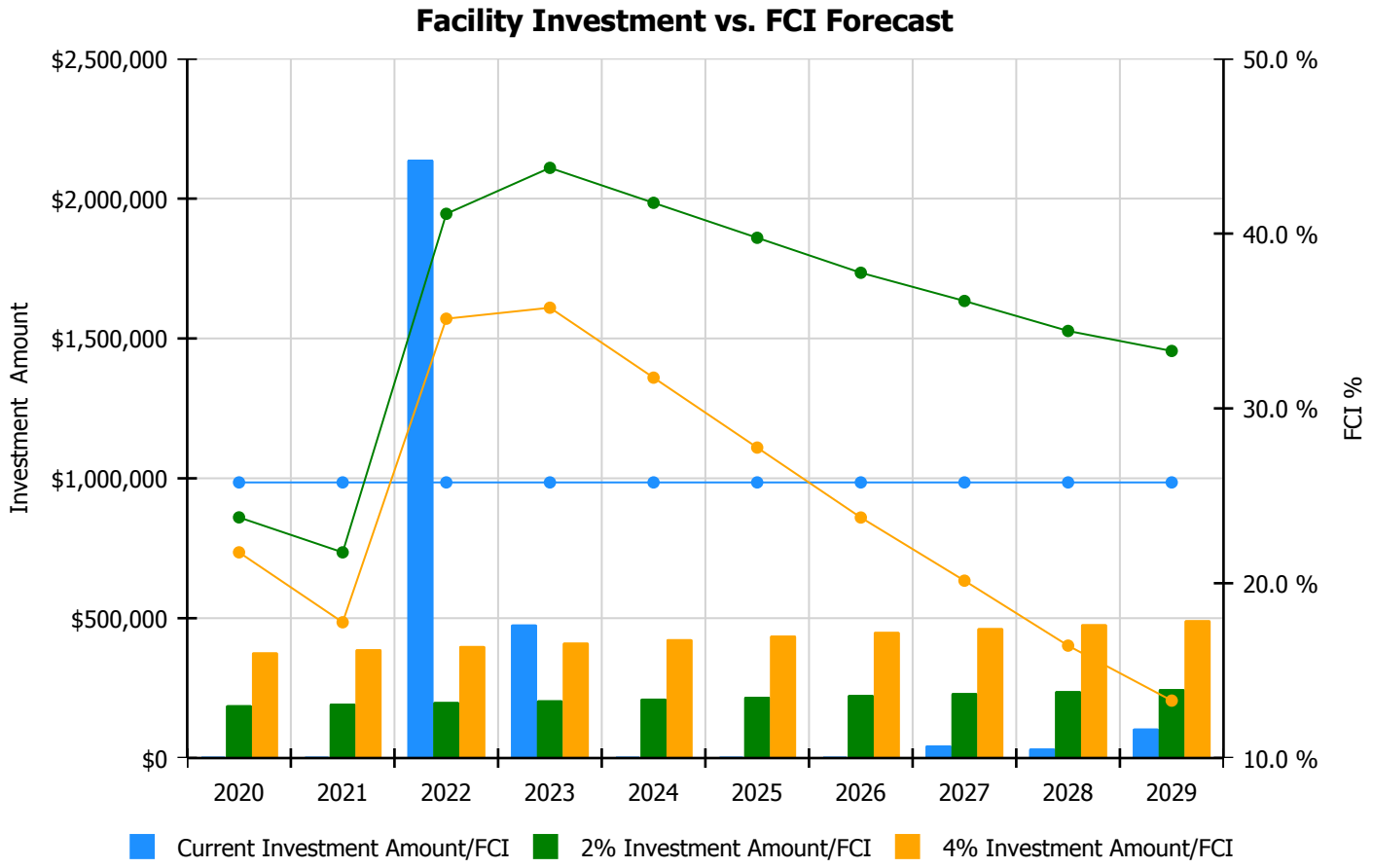
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

The chart below illustrates the effect of various investment levels on the building FCI for the next 10 years. The levels of investment shown below include:

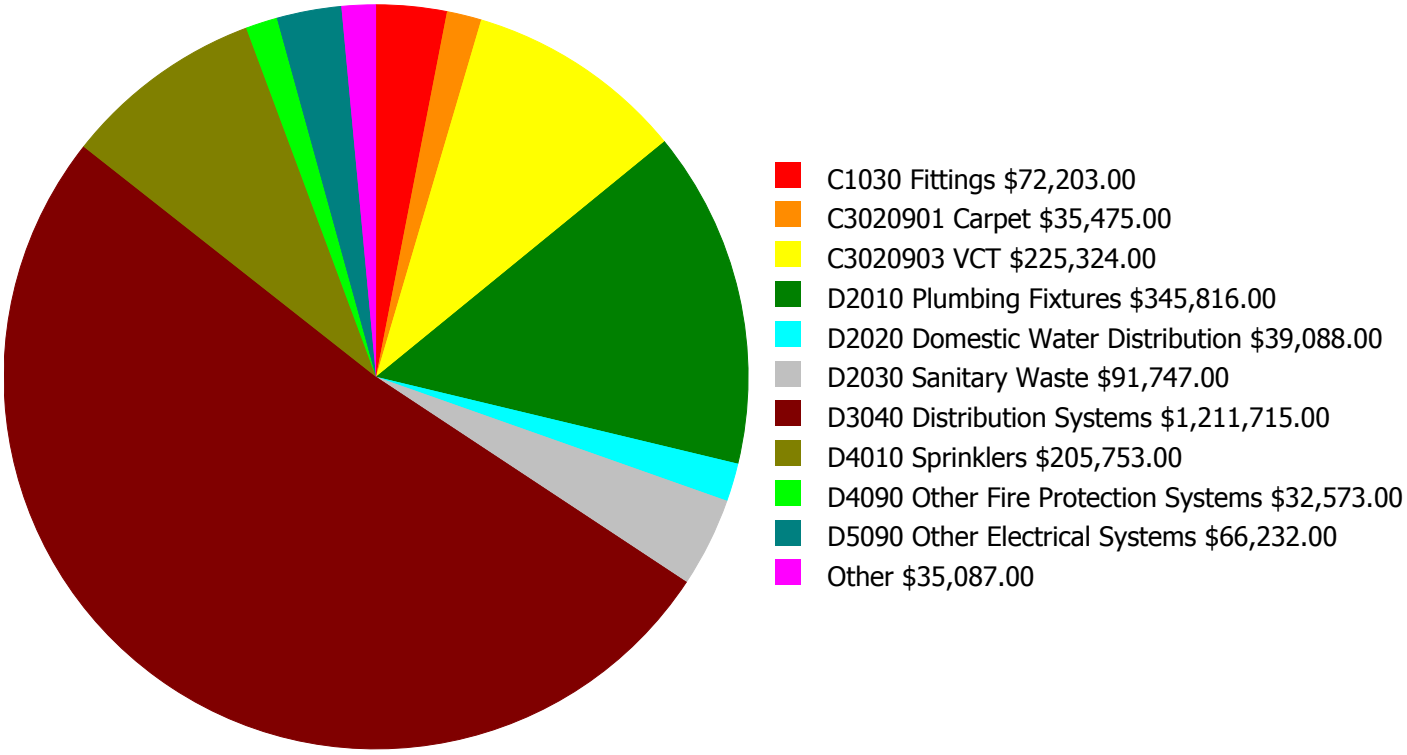
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value of the building, escalated for inflation



Year	Investment Amount Current FCI - 25.77%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$188,764.00	23.77 %	$377,527.00	21.77 %
2021	$0	$194,426.00	21.77 %	$388,853.00	17.77 %
2022	$2,139,161	$200,259.00	41.13 %	$400,518.00	35.13 %
2023	$477,365	$206,267.00	43.76 %	$412,534.00	35.76 %
2024	$0	$212,455.00	41.76 %	$424,910.00	31.76 %
2025	$0	$218,829.00	39.76 %	$437,657.00	27.76 %
2026	$0	$225,394.00	37.76 %	$450,787.00	23.76 %
2027	$44,939	$232,155.00	36.15 %	$464,311.00	20.15 %
2028	$34,017	$239,120.00	34.43 %	$478,240.00	16.43 %
2029	$105,295	$246,294.00	33.29 %	$492,587.00	13.29 %
Total:	**$2,800,776**	**$2,163,963.00**		**$4,327,924.00**	

Deficiency Summary by System

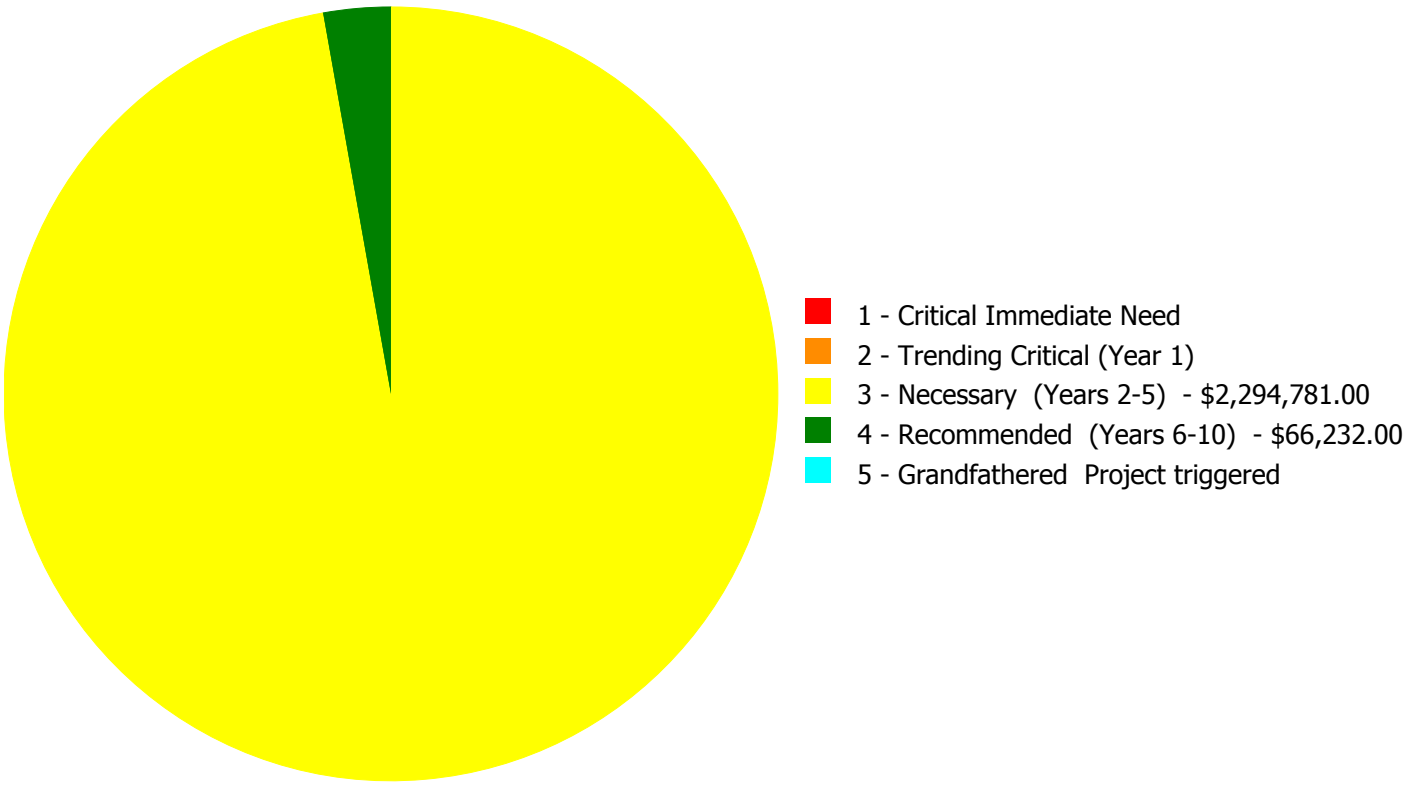
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $2,361,013.00

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



Budget Estimate Total: $2,361,013.00

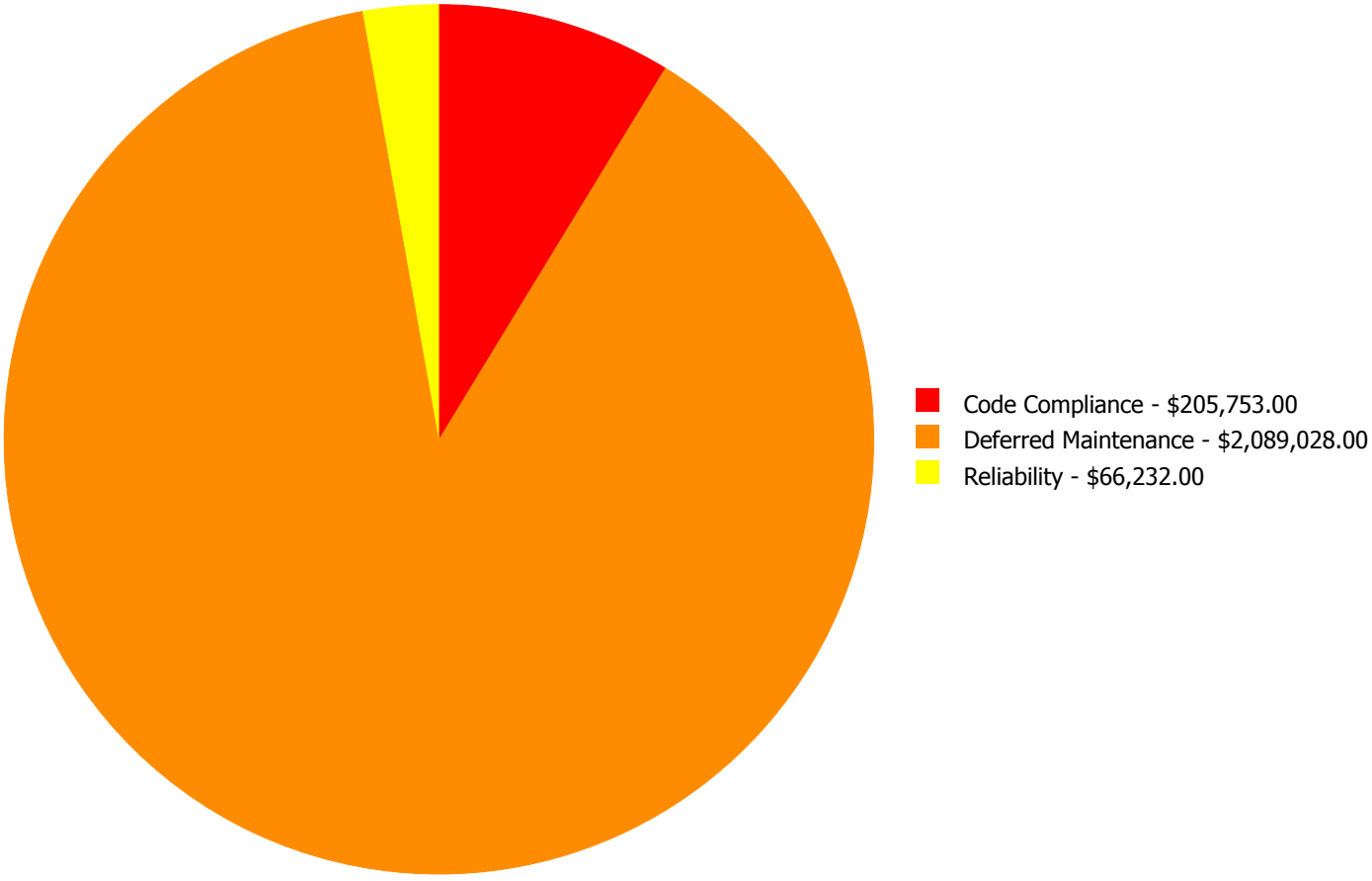
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1030	Fittings	$0.00	$0.00	$72,203.00	$0.00	$0.00	$72,203.00
C3010220	Tile	$0.00	$0.00	$12,488.00	$0.00	$0.00	$12,488.00
C3020420	Ceramic Tile	$0.00	$0.00	$22,599.00	$0.00	$0.00	$22,599.00
C3020901	Carpet	$0.00	$0.00	$35,475.00	$0.00	$0.00	$35,475.00
C3020903	VCT	$0.00	$0.00	$225,324.00	$0.00	$0.00	$225,324.00
D2010	Plumbing Fixtures	$0.00	$0.00	$345,816.00	$0.00	$0.00	$345,816.00
D2020	Domestic Water Distribution	$0.00	$0.00	$39,088.00	$0.00	$0.00	$39,088.00
D2030	Sanitary Waste	$0.00	$0.00	$91,747.00	$0.00	$0.00	$91,747.00
D3040	Distribution Systems	$0.00	$0.00	$1,211,715.00	$0.00	$0.00	$1,211,715.00
D4010	Sprinklers	$0.00	$0.00	$205,753.00	$0.00	$0.00	$205,753.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$32,573.00	$0.00	$0.00	$32,573.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$66,232.00	$0.00	$66,232.00
	Total:	$0.00	$0.00	$2,294,781.00	$66,232.00	$0.00	$2,361,013.00

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



Budget Estimate Total: $2,361,013.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 3 - Necessary (Years 2-5):

System: C1030 - Fittings

This deficiency has no image.

Location: 1951_1962_1970 Bldg 2010_2011_20121
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 49,353.00
Unit of Measure: S.F.
Estimate: $72,203.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: restroom partitions.

System: C3010220 - Tile

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 900.00
Unit of Measure: S.F.
Estimate: $12,488.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The tile is beyond its expected service life and should be scheduled for replacement.

System: C3020420 - Ceramic Tile

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 900.00
Unit of Measure: S.F.
Estimate: $22,599.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The ceramic tile is beyond its expected service life and should be scheduled for replacement.

System: C3020901 - Carpet

Location: Media Center and Main office
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,300.00
Unit of Measure: S.F.
Estimate: $35,475.00
Assessor Name: Eduardo Lopez
Date Created: 11/01/2019

Notes: The carpet is aged, worn and stained, and should be replaced.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,773.00
Unit of Measure: S.F.
Estimate: $225,324.00
Assessor Name: Eduardo Lopez
Date Created: 01/22/2020

Notes: The VCT floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 49,353.00
Unit of Measure: S.F.
Estimate: $345,816.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The plumbing fixtures are beyond its expected service life and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 49,353.00
Unit of Measure: S.F.
Estimate: $39,088.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The domestic water distribution system is beyond its expected service life and should be scheduled for replacement.

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 49,353.00
Unit of Measure: S.F.
Estimate: $91,747.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The sanitary waste is beyond its expected service life and should be scheduled for replacement.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 49,353.00
Unit of Measure: S.F.
Estimate: $1,211,715.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The distribution system is beyond its expected service life and should be scheduled for replacement.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 49,353.00
Unit of Measure: S.F.
Estimate: $205,753.00
Assessor Name: Eduardo Lopez
Date Created: 02/19/2020

Notes: Building is missing sprinkler system.

System: D4090 - Other Fire Protection Systems

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 49,353.00
Unit of Measure: S.F.
Estimate: $32,573.00
Assessor Name: Eduardo Lopez
Date Created: 09/28/2019

Notes: The Ansul Fire Suppression system is beyond expected life. This building's high traffic use warrants upgrades to this system based on usage and age. Replacing or upgrading the system is recommended

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Mechanical room or electrical rooms
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 49,353.00
Unit of Measure: S.F.
Estimate: $66,232.00
Assessor Name: Eduardo Lopez
Date Created: 08/14/2013

Notes: No Emergency Generator installed, client requested standard.

Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically $/SF, and used to approximate future construction costs or replacement values. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Current Replacement Value (CRV)** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	Elementary
Gross Area (SF):	24,038
Year Built:	2002
Last Renovation:	2019
Replacement Value:	$4,537,259
Repair Cost:	$576,992.10
Total FCI:	12.72 %
Total RSLI:	63.79 %
FCA Score:	87.28

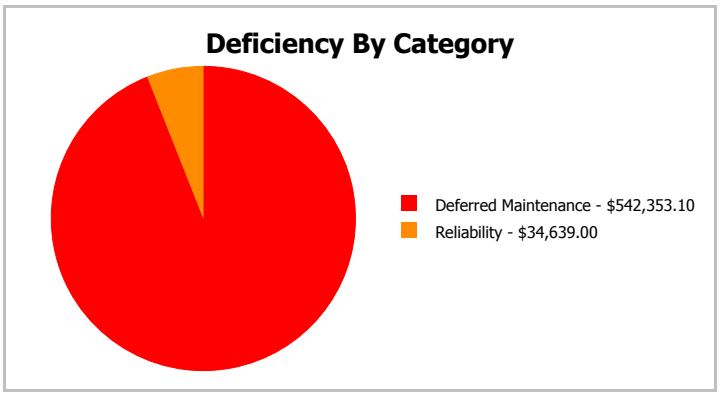
Description:

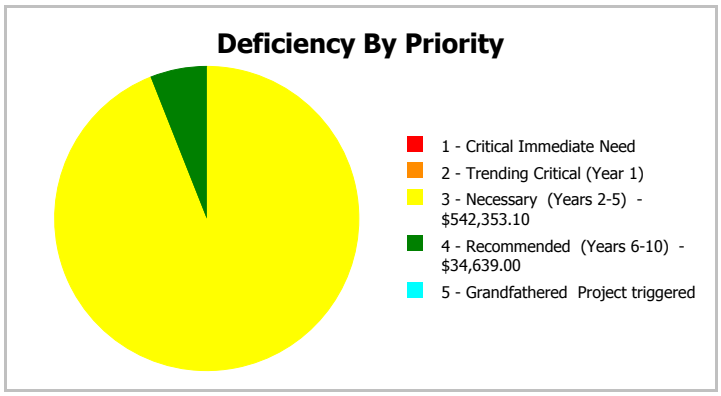
The narrative for this building is included in the Executive Summary Description at the front of this report.

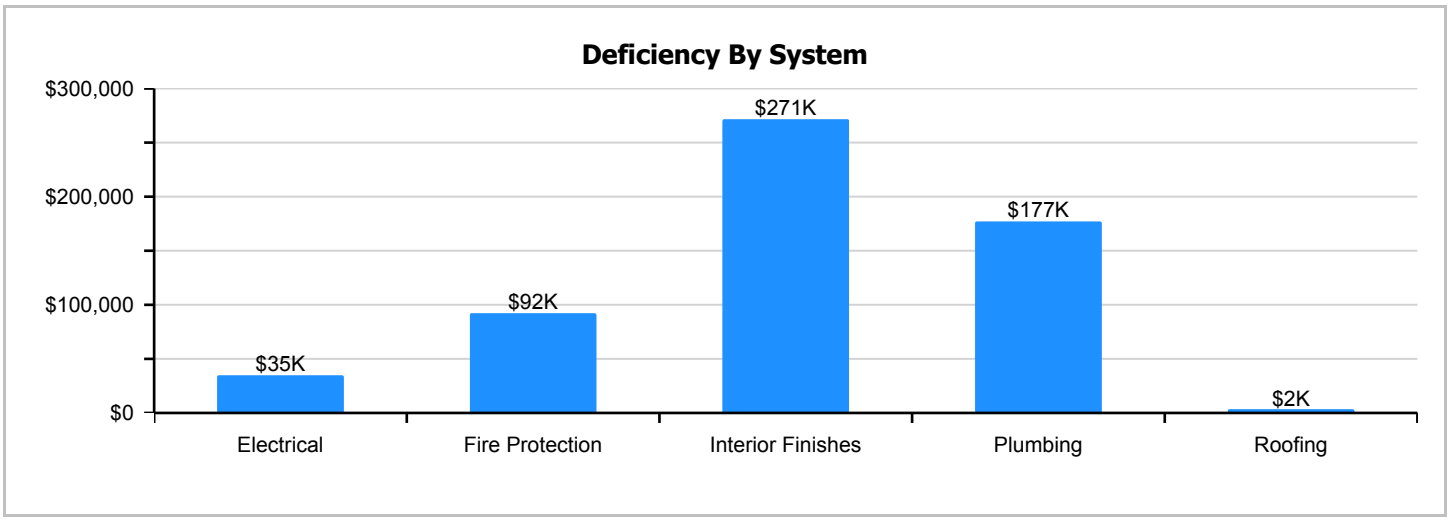
Attributes: This asset has no attributes.

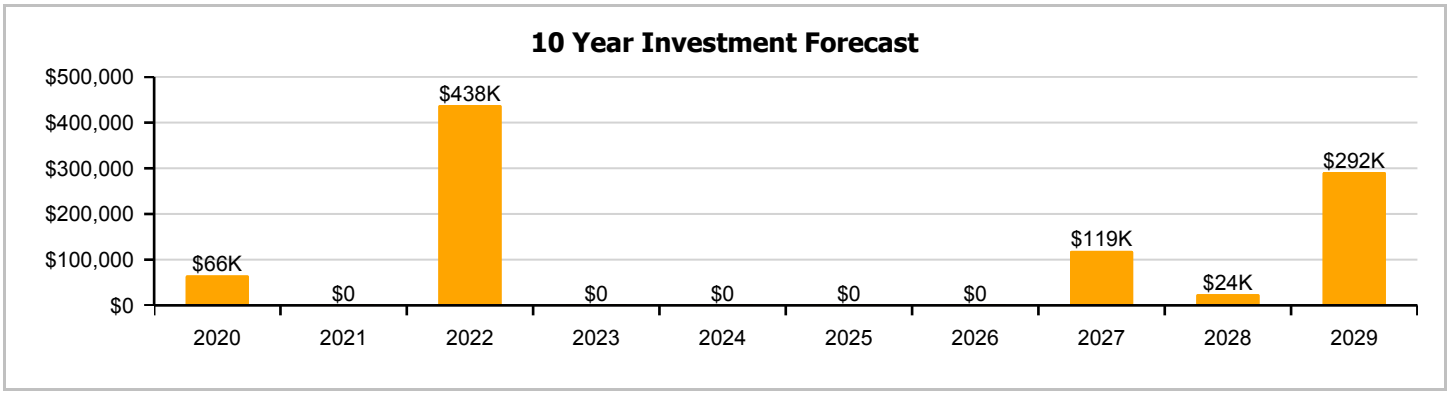
Dashboard Summary

Function:	Elementary	Gross Area:	24,038
Year Built:	2002	Last Renovation:	2019
Repair Cost:	$576,992	Replacement Value:	$4,537,259
FCI:	12.72 %	RSLI%:	63.79 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	$0.00
A20 - Basement Construction	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	66.88 %	0.00 %	$0.00
B30 - Roofing	30.85 %	1.20 %	$2,041.10
C10 - Interior Construction	79.00 %	0.00 %	$0.00
C20 - Stairs	83.00 %	0.00 %	$0.00
C30 - Interior Finishes	9.46 %	53.38 %	$271,399.00
D10 - Conveying	15.00 %	0.00 %	$0.00
D20 - Plumbing	12.06 %	79.39 %	$176,896.00
D30 - HVAC	86.44 %	0.00 %	$0.00
D40 - Fire Protection	10.17 %	91.36 %	$92,017.00
D50 - Electrical	68.51 %	6.18 %	$34,639.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	100.00 %	0.00 %	$0.00
Totals:	**63.79 %**	**12.72 %**	**$576,992.10**

Photo Album

The photo album consists of the various cardinal compass directions of the building..

1). North Elevation - Dec 04, 2019

2). East Elevation - Dec 04, 2019

3). South Elevation - Dec 04, 2019

4). West Elevation - Dec 04, 2019

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment)
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system as new construction.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.76	S.F.	24,038	100	2002	2102		83.00 %	0.00 %	83			$186,535
A1030	Slab on Grade	$6.57	S.F.	24,038	100	2002	2102		83.00 %	0.00 %	83			$157,930
A2010	Basement Excavation	$0.21	S.F.	24,038	100	2002	2102		83.00 %	0.00 %	83			$5,048
A2020	Basement Walls	$2.45	S.F.	24,038	100	2002	2102		83.00 %	0.00 %	83			$58,893
B1010	Floor Construction	$19.73	S.F.	24,038	100	2002	2102		83.00 %	0.00 %	83			$474,270
B1020	Roof Construction	$12.76	S.F.	24,038	100	2002	2102		83.00 %	0.00 %	83			$306,725
B2010	Exterior Walls	$14.54	S.F.	24,038	100	2002	2102		83.00 %	0.00 %	83			$349,513
B2020	Exterior Windows	$9.06	S.F.	24,038	30	2002	2032		43.33 %	0.00 %	13			$217,784
B2030	Exterior Doors	$0.89	S.F.	24,038	30	2002	2032		43.33 %	0.00 %	13			$21,394
B3010120	Single Ply Membrane	$5.37	S.F.	10,766	15	2002	2017	2020	6.67 %	0.00 %	1			$57,813
B3010130	Preformed Metal Roofing	$8.50	S.F.	7,665	30	2002	2032		43.33 %	3.13 %	13		$2,041.10	$65,153
B3020	Roof Openings	$2.54	S.F.	18,431	30	2002	2032		43.33 %	0.00 %	13			$46,815
C1010	Partitions	$5.90	S.F.	24,038	100	2002	2102		83.00 %	0.00 %	83			$141,824
C1020	Interior Doors	$3.84	S.F.	24,038	40	2002	2042		57.50 %	0.00 %	23			$92,306
C1030	Fittings	$2.81	S.F.	24,038	20	2019	2039		100.00 %	0.00 %	20			$67,547
C2010	Stair Construction	$2.99	S.F.	24,038	100	2002	2102		83.00 %	0.00 %	83			$71,874
C3010220	Tile	$9.25	S.F.	924	30	2002	2032		43.33 %	0.00 %	13			$8,547
C3010230	Paint & Covering	$1.47	S.F.	23,114	10	2002	2012		0.00 %	0.00 %	-7			$33,978
C3020420	Ceramic Tile	$16.74	S.F.	924	50	2002	2052		66.00 %	0.00 %	33			$15,468
C3020903	VCT	$3.48	S.F.	16,986	15	2002	2017		0.00 %	155.00 %	-2		$91,622.00	$59,111
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	6,128	10	2002	2012		0.00 %	110.00 %	-7		$179,777.00	$163,434
C3030	Ceiling Finishes	$9.48	S.F.	24,038	20	2002	2022		15.00 %	0.00 %	3			$227,880
D1010	Elevators and Lifts	$1.35	S.F.	24,038	20	2002	2022		15.00 %	0.00 %	3			$32,451
D2010	Plumbing Fixtures	$6.69	S.F.	24,038	20	2002	2022	2019	0.00 %	110.00 %	0		$176,896.00	$160,814
D2020	Domestic Water Distribution	$0.76	S.F.	24,038	30	2002	2032		43.33 %	0.00 %	13			$18,269
D2030	Sanitary Waste	$1.82	S.F.	24,038	30	2002	2032		43.33 %	0.00 %	13			$43,749
D3030	Cooling Generating Systems	$6.43	S.F.	24,038	20	2015	2035		80.00 %	0.00 %	16			$154,564
D3040	Distribution Systems	$11.20	S.F.	24,038	20	2019	2039		100.00 %	0.00 %	20			$269,226
D3050	Terminal & Package Units	$10.82	S.F.	24,038	15	2015	2030		73.33 %	0.00 %	11			$260,091
D3060	Controls & Instrumentation	$2.32	S.F.	24,038	15	2019	2034		100.00 %	0.00 %	15			$55,768
D4010	Sprinklers	$3.48	S.F.	24,038	20			2019	0.00 %	110.00 %	0		$92,017.00	$83,652
D4030	Fire Protection Specialties	$0.09	S.F.	24,038	15	2013	2028		60.00 %	0.00 %	9			$2,163

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D4090	Other Fire Protection Systems	$0.62	S.F.	24,038	15	2013	2028		60.00 %	0.00 %	9			$14,904
D5010	Electrical Service/Distribution	$2.42	S.F.	24,038	20	2019	2039		100.00 %	0.00 %	20			$58,172
D5020	Branch Wiring	$4.72	S.F.	24,038	20	2019	2039		100.00 %	0.00 %	20			$113,459
D5020	Lighting	$7.06	S.F.	24,038	20	2019	2039		100.00 %	0.00 %	20			$169,708
D5030810	Security & Detection Systems	$1.51	S.F.	24,038	20	2002	2022		15.00 %	0.00 %	3			$36,297
D5030910	Fire Alarm Systems	$2.74	S.F.	24,038	20	2002	2022		15.00 %	0.00 %	3			$65,864
D5030920	Data Communication	$3.56	S.F.	24,038	25	2002	2027		32.00 %	0.00 %	8			$85,575
D5090	Other Electrical Systems	$1.31	S.F.	24,038	15	2002	2017		0.00 %	110.00 %	-2		$34,639.00	$31,490
E1020	Institutional Equipment	$0.09	S.F.	24,038	20	2002	2022		15.00 %	0.00 %	3			$2,163
E2010	Fixed Furnishings	$2.04	S.F.	24,038	20	2019	2039		100.00 %	0.00 %	20			$49,038
								Total	**63.79 %**	**12.72 %**			**$576,992.10**	**$4,537,259**

System Notes

The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility.

System: B2010 - Exterior Walls



Note:

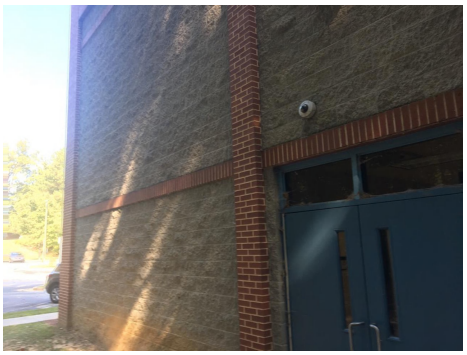
System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors





Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing

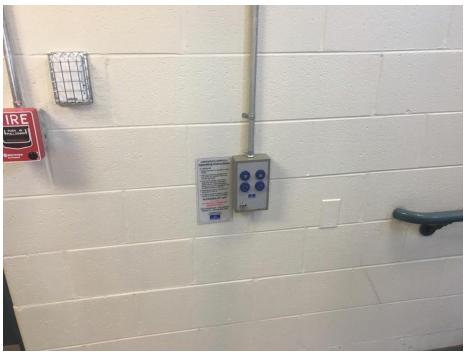
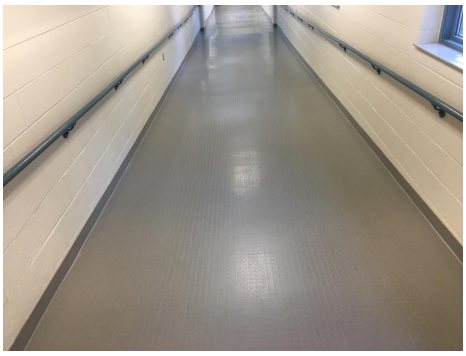


Note:

System: B3020 - Roof Openings

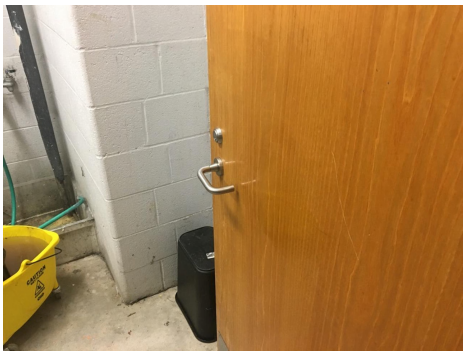
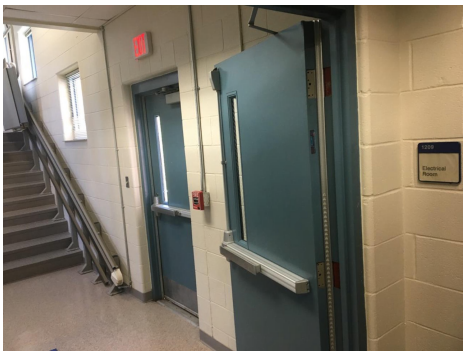

Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

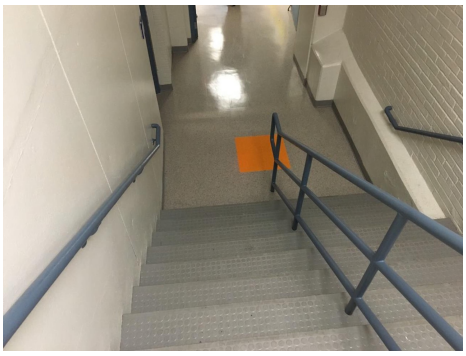
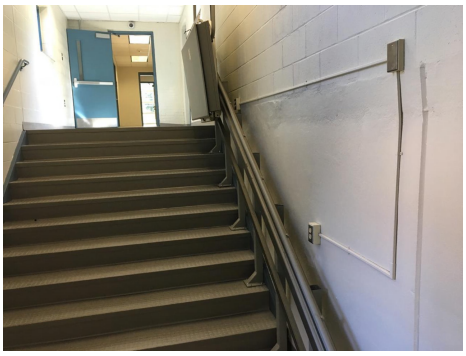




Note:

System: C1030 - Fittings

Note:

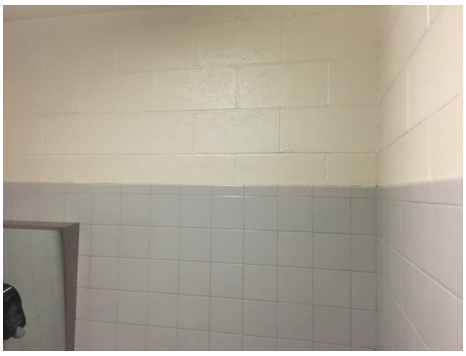
System: C2010 - Stair Construction

Note:

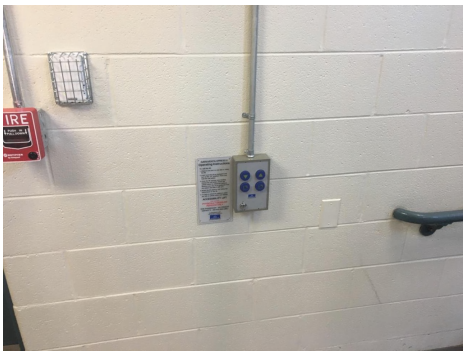
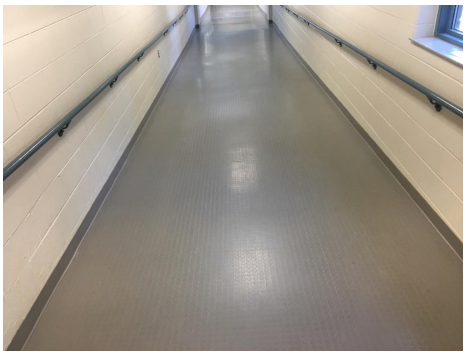
System: C3010220 - Tile





Note:

System: C3010230 - Paint & Covering

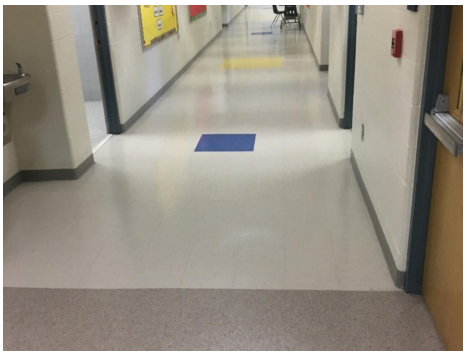
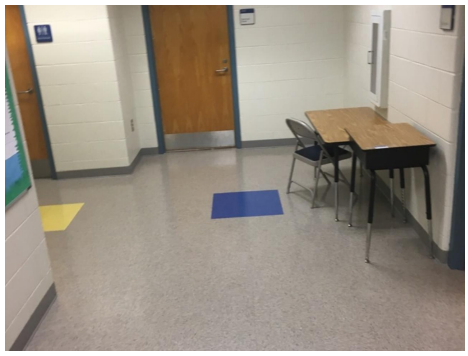
Note:

System: C3020420 - Ceramic Tile



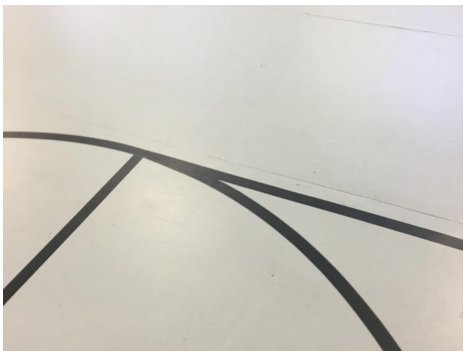
Note:

System: C3020903 - VCT

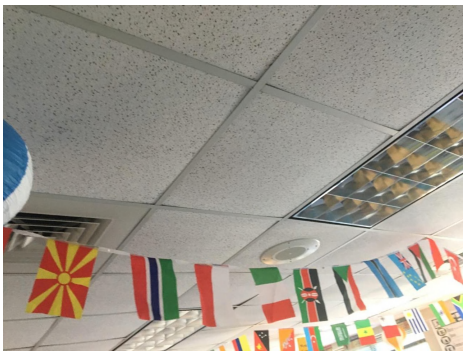

Note:

System: C3020999 - Other - Rubber or Neoprene



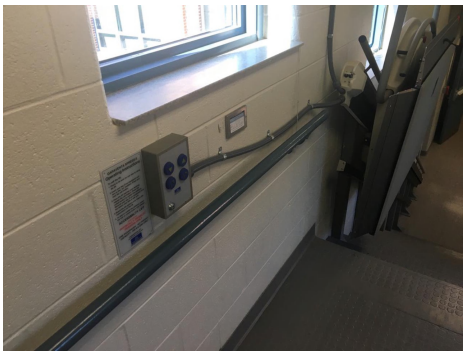
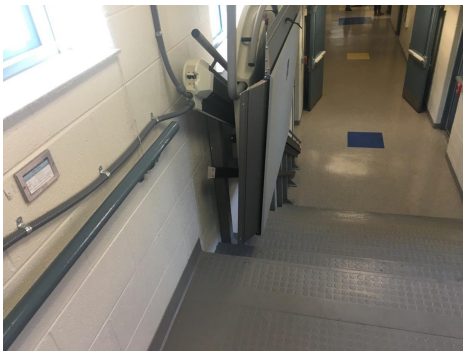
Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

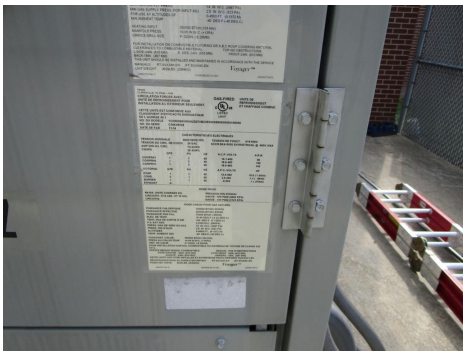
System: D3030 - Cooling Generating Systems

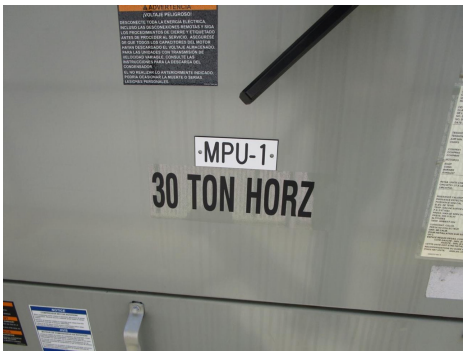
Note:

System: D3040 - Distribution Systems


Note:

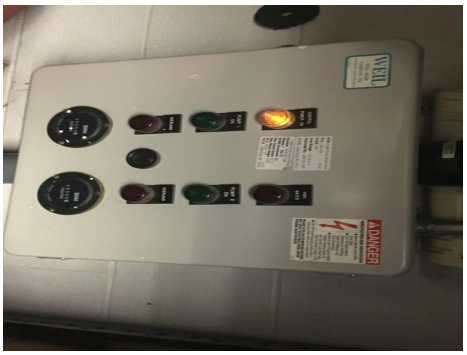
System: D3050 - Terminal & Package Units





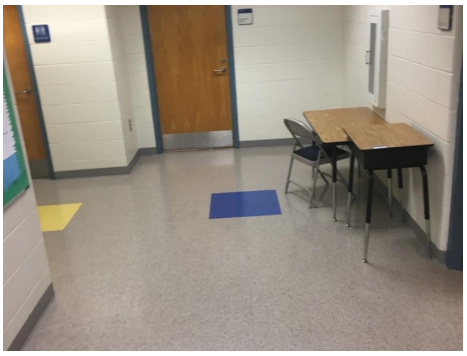
Note: Two 12.5-ton condensing units serving Multipurpose air handling units installed 2011.-- Replaced with one 30 Ton unit.

System: D3060 - Controls & Instrumentation



Note:

System: D4030 - Fire Protection Specialties



Note:

System: D4090 - Other Fire Protection Systems

Note:

System: D5010 - Electrical Service/Distribution

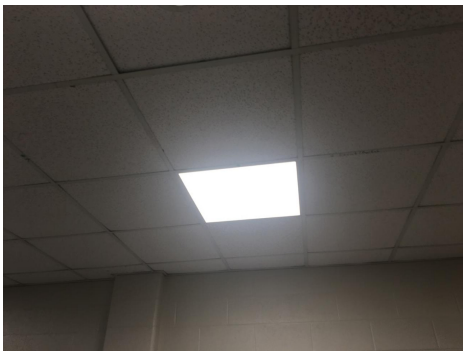

Note:

System: D5020 - Branch Wiring



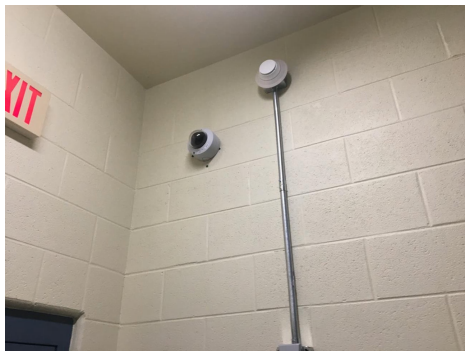
Note:

System: D5020 - Lighting

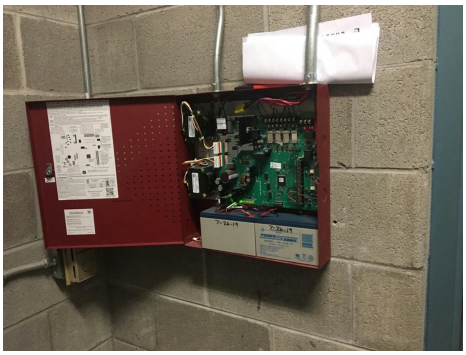
Note:

System: D5030810 - Security & Detection Systems

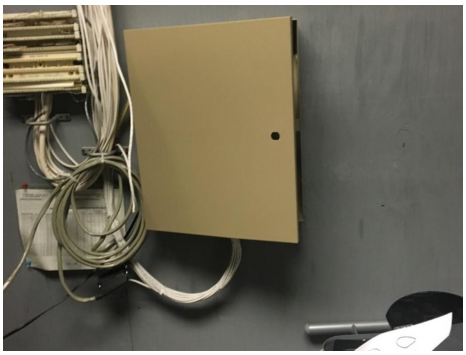
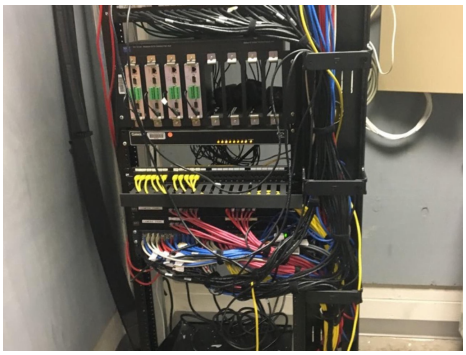
Note:

System: D5030910 - Fire Alarm Systems

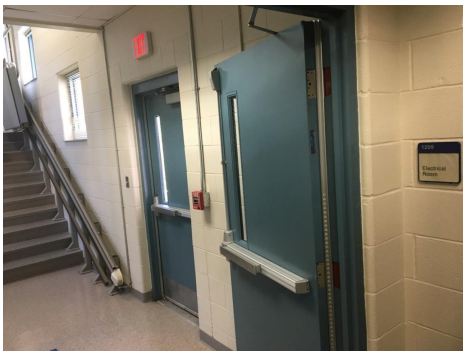
Note:

System: D5030920 - Data Communication

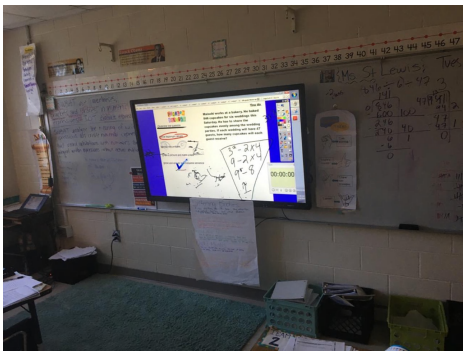
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the System Listing table. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$576,992**	**$65,503**	**$0**	**$438,317**	**$0**	**$0**	**$0**	**$0**	**$119,245**	**$24,496**	**$291,834**	**$1,516,387**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$65,503	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,503**
B3010130 - Preformed Metal Roofing	$2,041	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,041**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

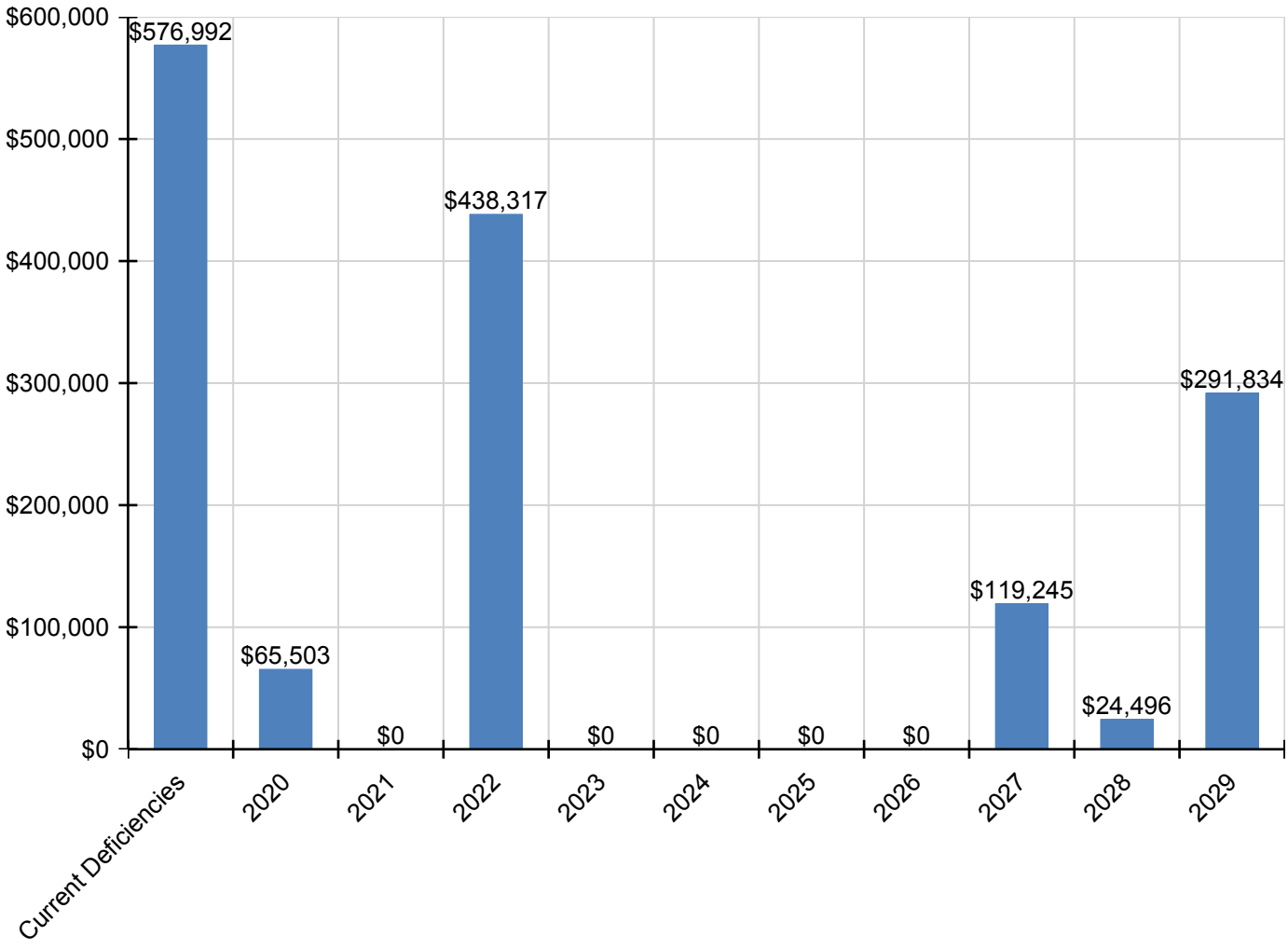
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$50,229	**$50,229**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$91,622	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,622**
C3020999 - Other - Rubber or Neoprene	$179,777	$0	$0	$0	$0	$0	$0	$0	$0	$0	$241,605	**$421,382**
C3030 - Ceiling Finishes	$0	$0	$0	$273,912	$0	$0	$0	$0	$0	$0	$0	**$273,912**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$39,006	$0	$0	$0	$0	$0	$0	$0	**$39,006**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$176,896	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$176,896**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$92,017	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$92,017**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,105	$0	**$3,105**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,390	$0	**$21,390**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030810 - Security & Detection Systems	$0	$0	$0	$43,629	$0	$0	$0	$0	$0	$0	$0	**$43,629**
D5030910 - Fire Alarm Systems	$0	$0	$0	$79,169	$0	$0	$0	$0	$0	$0	$0	**$79,169**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$119,245	$0	$0	**$119,245**
D5090 - Other Electrical Systems	$34,639	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,639**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$2,601	$0	$0	$0	$0	$0	$0	$0	**$2,601**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

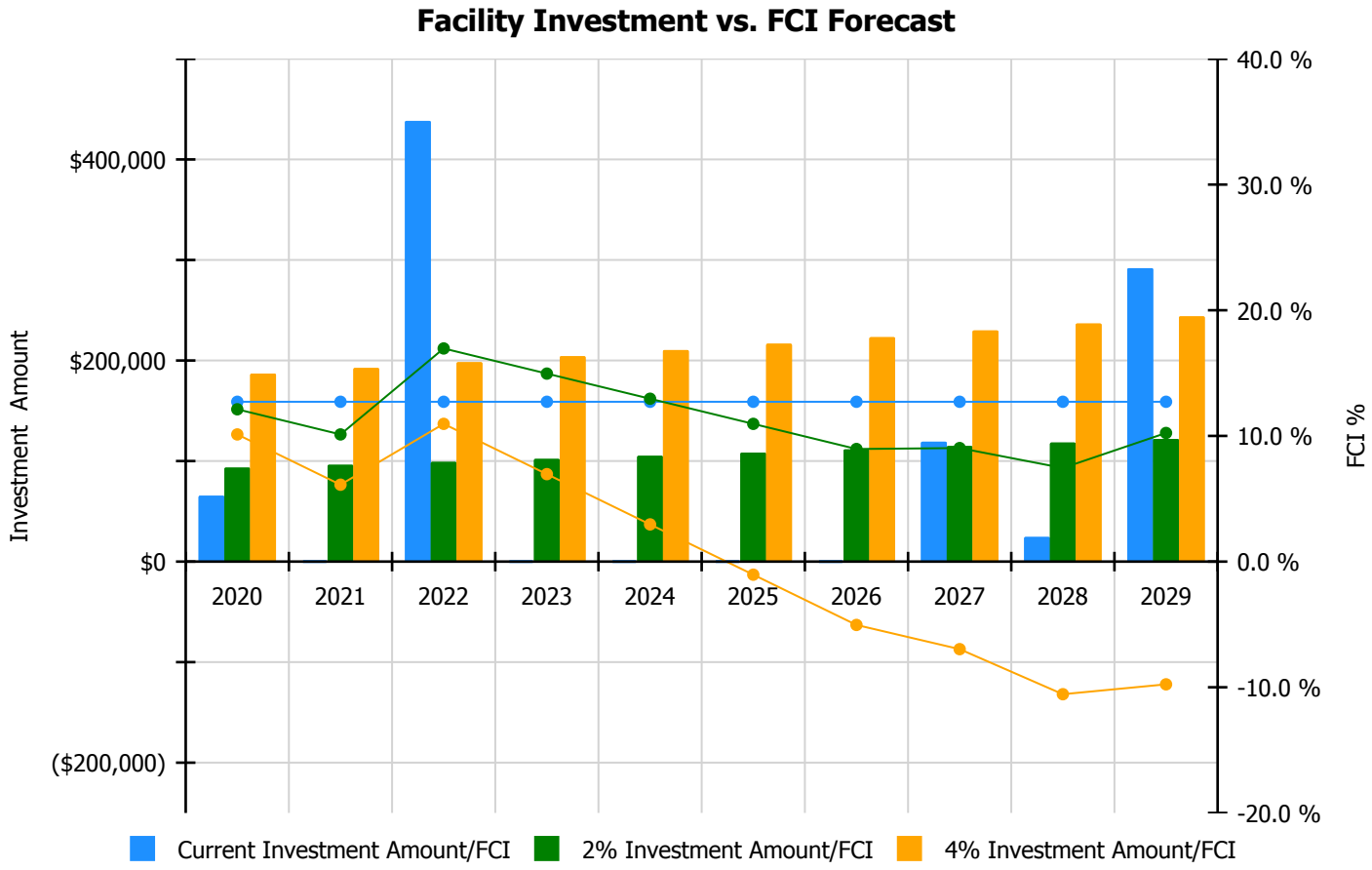
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

The chart below illustrates the effect of various investment levels on the building FCI for the next 10 years. The levels of investment shown below include:

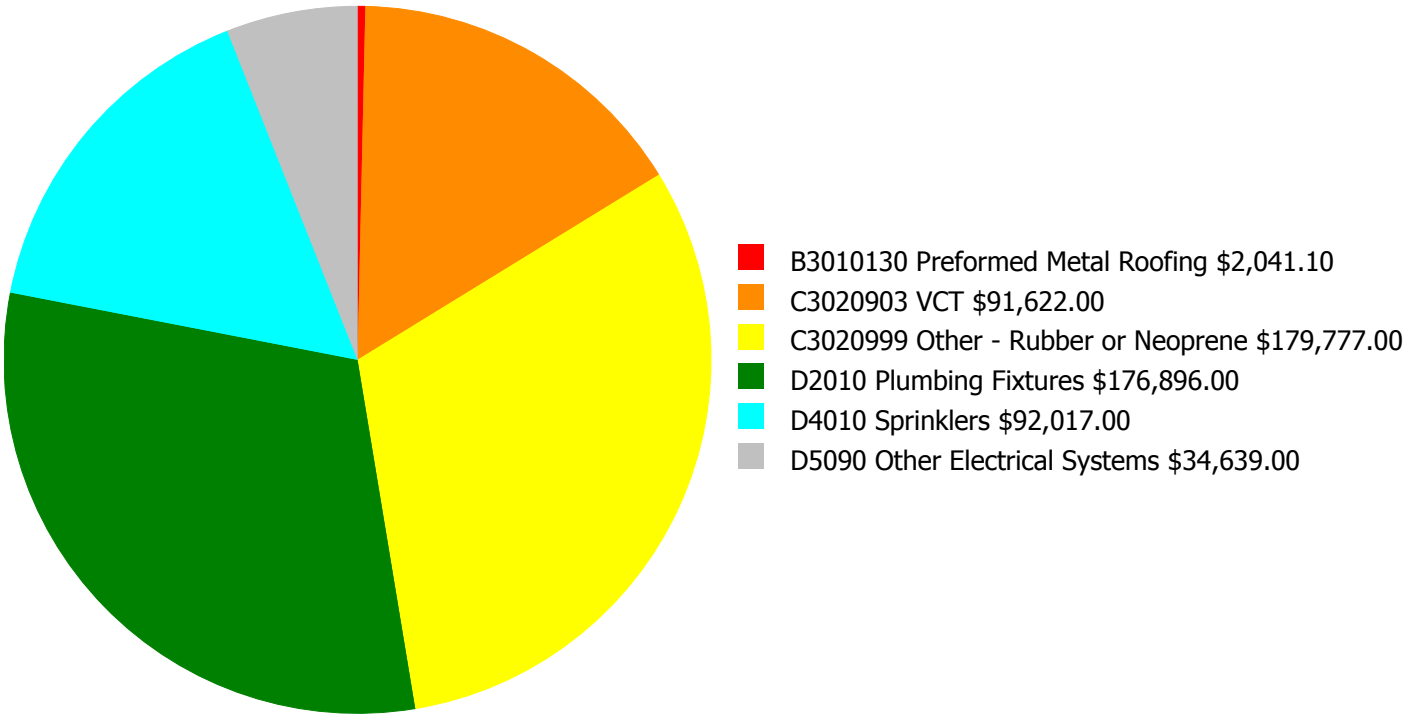
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value of the building, escalated for inflation



Year	Investment Amount Current FCI - 12.72%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$65,503	$93,468.00	12.12 %	$186,935.00	10.12 %
2021	$0	$96,272.00	10.12 %	$192,543.00	6.12 %
2022	$438,317	$99,160.00	16.96 %	$198,319.00	10.96 %
2023	$0	$102,134.00	14.96 %	$204,269.00	6.96 %
2024	$0	$105,199.00	12.96 %	$210,397.00	2.96 %
2025	$0	$108,354.00	10.96 %	$216,709.00	-1.04 %
2026	$0	$111,605.00	8.96 %	$223,210.00	-5.04 %
2027	$119,245	$114,953.00	9.03 %	$229,907.00	-6.97 %
2028	$24,496	$118,402.00	7.45 %	$236,804.00	-10.55 %
2029	$291,834	$121,954.00	10.23 %	$243,908.00	-9.77 %
Total:	**$939,394**	**$1,071,501.00**		**$2,143,001.00**	

Deficiency Summary by System

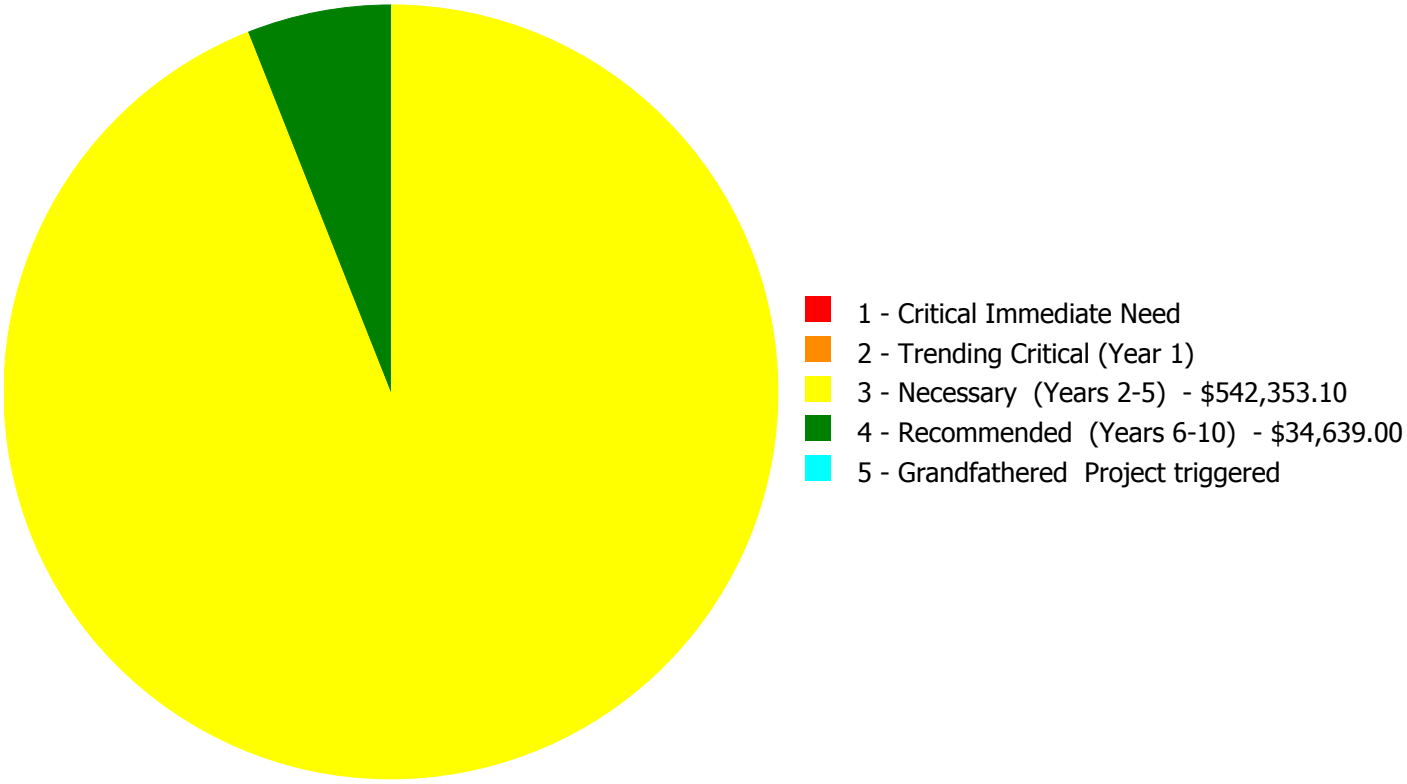
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $576,992.10

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



Budget Estimate Total: $576,992.10

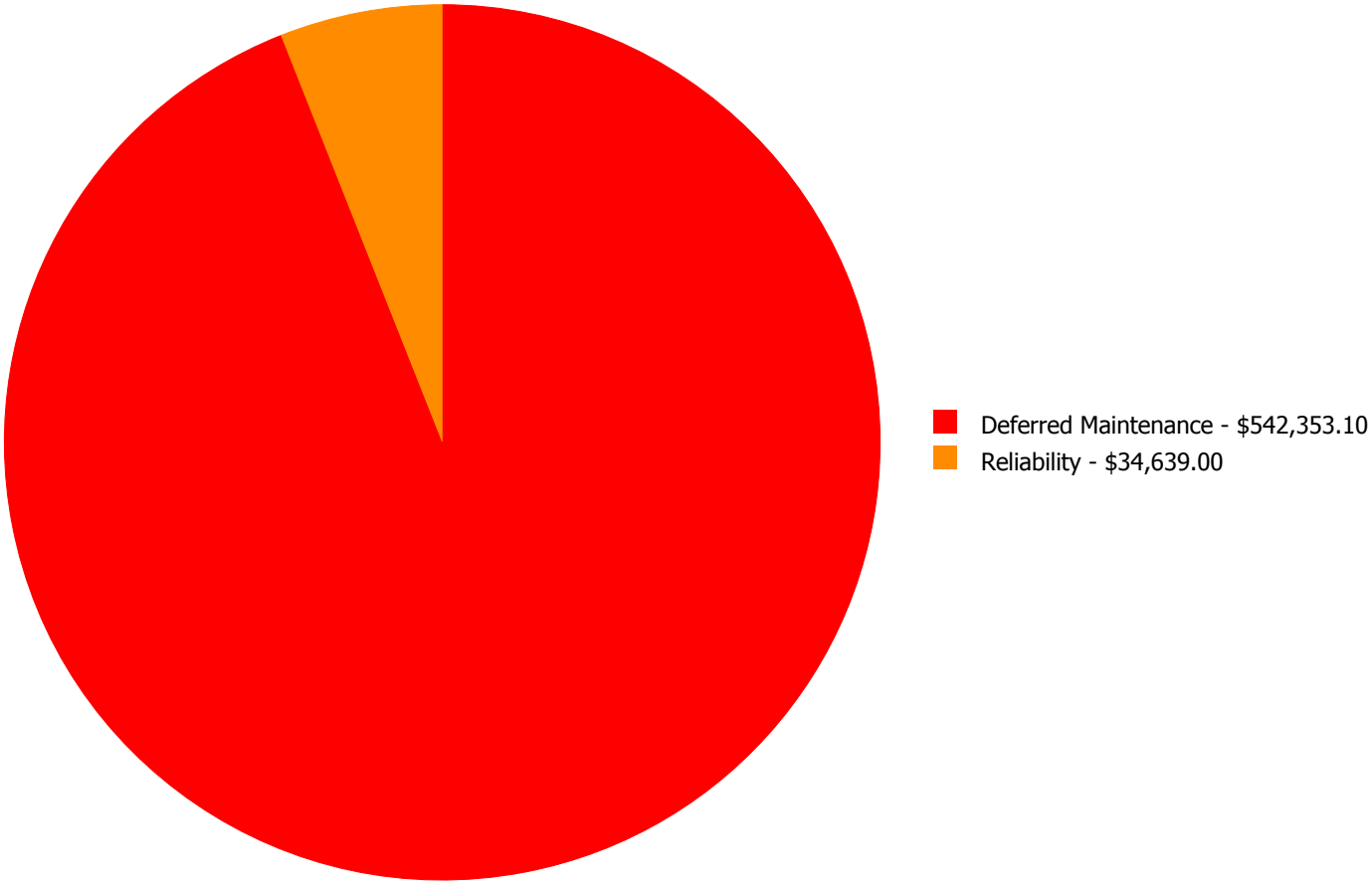
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B3010130	Preformed Metal Roofing	$0.00	$0.00	$2,041.10	$0.00	$0.00	$2,041.10
C3020903	VCT	$0.00	$0.00	$91,622.00	$0.00	$0.00	$91,622.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$179,777.00	$0.00	$0.00	$179,777.00
D2010	Plumbing Fixtures	$0.00	$0.00	$176,896.00	$0.00	$0.00	$176,896.00
D4010	Sprinklers	$0.00	$0.00	$92,017.00	$0.00	$0.00	$92,017.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$34,639.00	$0.00	$34,639.00
	Total:	$0.00	$0.00	$542,353.10	$34,639.00	$0.00	$576,992.10

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



Budget Estimate Total: $576,992.10

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

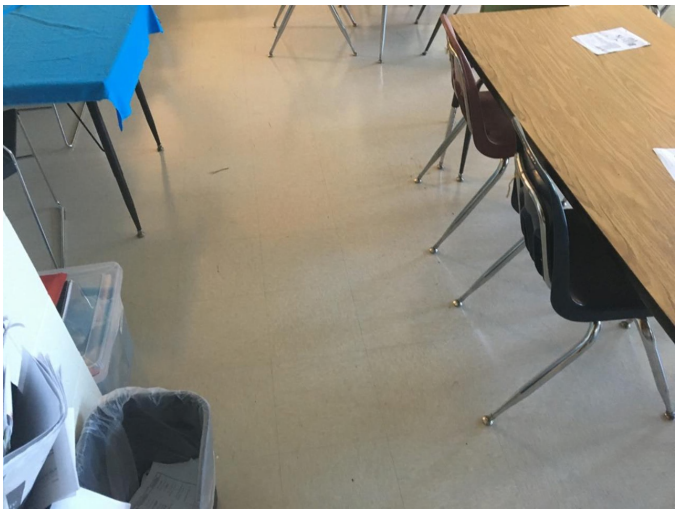
Priority 3 - Necessary (Years 2-5):

System: B3010130 - Preformed Metal Roofing

Location: North and west side of the buidling
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Replace vinyl box gutter, 5" wide
Qty: 160.00
Unit of Measure: L.F.
Estimate: $2,041.10
Assessor Name: Eduardo Lopez
Date Created: 11/01/2019

Notes: The gutters on the north and west side of building are damaged, and are recommended for replacement

System: C3020903 - VCT



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,986.00
Unit of Measure: S.F.
Estimate: $91,622.00
Assessor Name: Eduardo Lopez
Date Created: 11/01/2019

Notes: The VCT floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement

System: C3020999 - Other - Rubber or Neoprene

Location: Multi-purpose room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 6,128.00
Unit of Measure: S.F.
Estimate: $179,777.00
Assessor Name: Eduardo Lopez
Date Created: 11/01/2019

Notes: The Neoprene floor finish is beyond its expected service life and is recommended for replacement

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 24,038.00
Unit of Measure: S.F.
Estimate: $176,896.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The plumbing fixtures are beyond its expected service life and should be scheduled for replacement.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 24,038.00
Unit of Measure: S.F.
Estimate: $92,017.00
Assessor Name: Eduardo Lopez
Date Created: 02/19/2020

Notes: Building does not have sprinkler system.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Mechanical room
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 24,038.00
Unit of Measure: S.F.
Estimate: $34,639.00
Assessor Name: Eduardo Lopez
Date Created: 08/14/2013

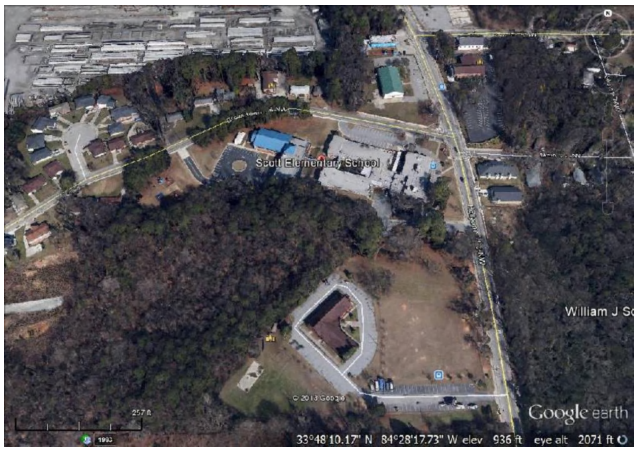
Notes: No Emergency Generator installed, client requested standard.

Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically $/SF, and used to approximate future construction costs or replacement values. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Current Replacement Value (CRV)** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	
Gross Area (SF):	72,891
Year Built:	1951
Last Renovation:	
Replacement Value:	$2,151,315
Repair Cost:	$6,748.00
Total FCI:	0.31 %
Total RSLI:	45.62 %
FCA Score:	99.69



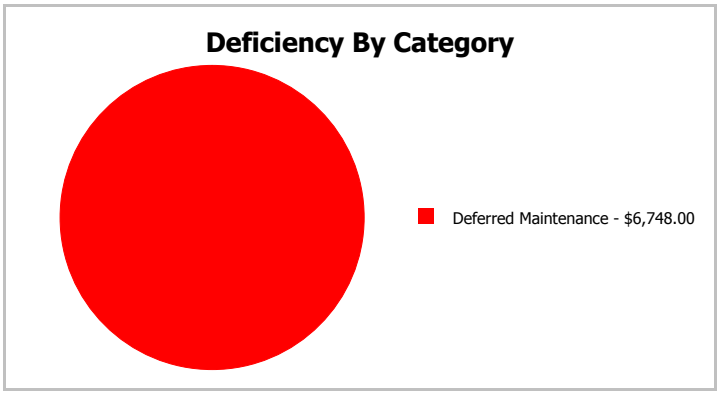
Description:

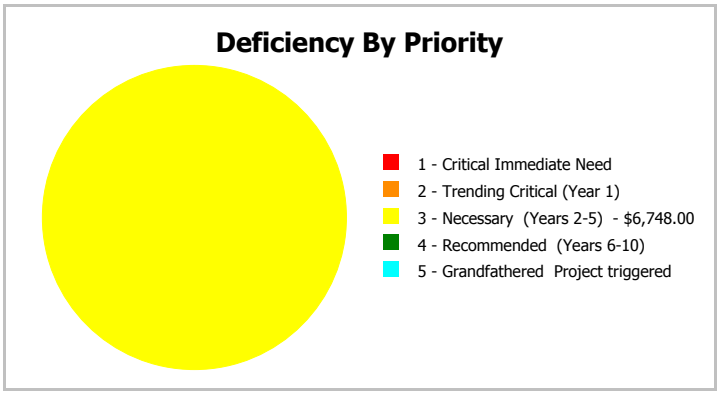
The narrative for this site is included in the Executive Summary Description at the front of this report.

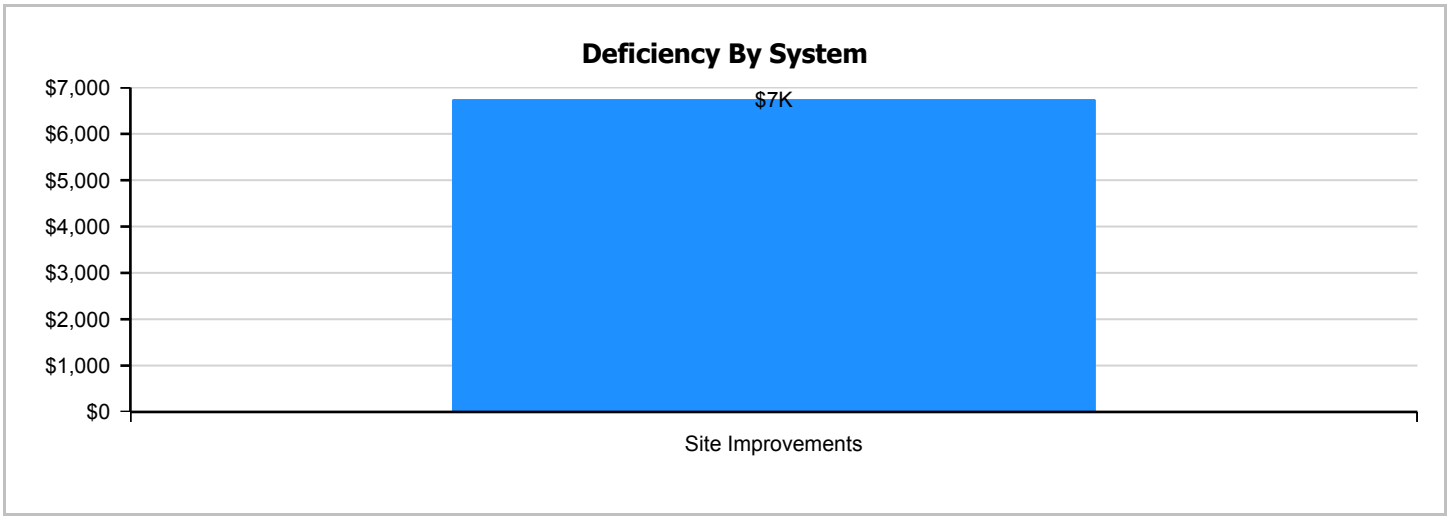
Attributes: This asset has no attributes.

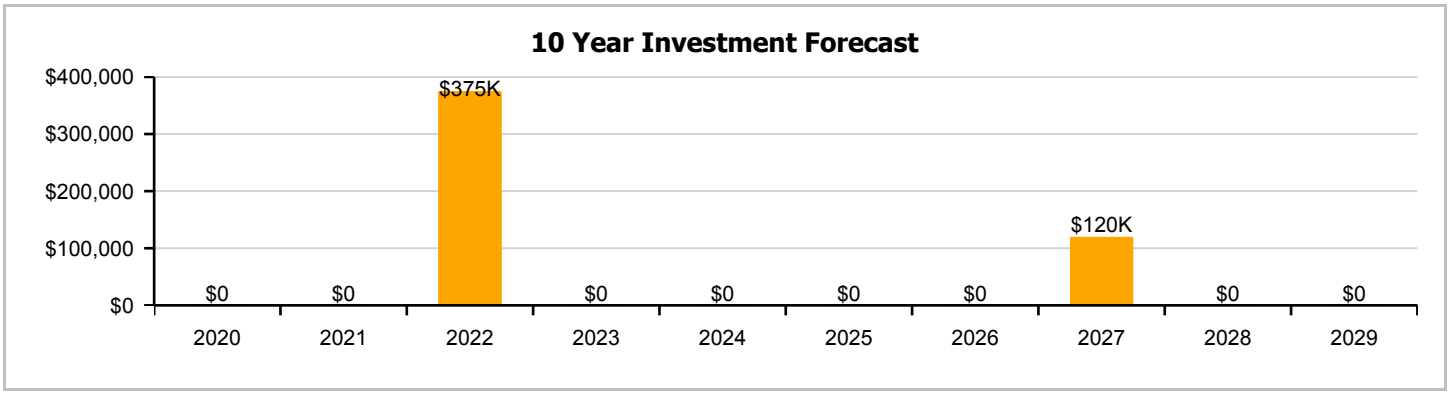
Dashboard Summary

Function:		Gross Area:	72,891
Year Built:	1951	Last Renovation:	
Repair Cost:	$6,748	Replacement Value:	$2,151,315
FCI:	0.31 %	RSLI%:	45.62 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	41.39 %	0.51 %	$6,748.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	43.33 %	0.00 %	$0.00
Totals:	**45.62 %**	**0.31 %**	**$6,748.00**

Photo Album

The photo album consists of the various cardinal compass directions of the building..

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment)
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system as new construction.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	72,891	35	2002	2037		51.43 %	0.00 %	18			$172,752
G2020	Parking Lots	$8.00	S.F.	72,891	35	2002	2037		51.43 %	0.00 %	18			$583,128
G2030	Pedestrian Paving	$2.33	S.F.	72,891	35	2002	2037		51.43 %	0.00 %	18			$169,836
G2040105	Fence & Guardrails	$1.15	S.F.	5,334	30	1970	2000		0.00 %	110.01 %	-19		$6,748.00	$6,134
G2040950	Playing Field	$4.28	S.F.	72,891	20	2002	2022		15.00 %	0.00 %	3			$311,973
G2050	Landscaping	$1.18	S.F.	72,891	25	2002	2027		32.00 %	0.00 %	8			$86,011
G3010	Water Supply	$1.09	S.F.	72,891	50	2002	2052		66.00 %	0.00 %	33			$79,451
G3020	Sanitary Sewer	$2.20	S.F.	72,891	50	2002	2052		66.00 %	0.00 %	33			$160,360
G3030	Storm Sewer	$1.25	S.F.	72,891	50	2002	2052		66.00 %	0.00 %	33			$91,114
G4010	Electrical Distribution	$2.55	S.F.	72,891	30	2002	2032		43.33 %	0.00 %	13			$185,872
G4020	Site Lighting	$2.98	S.F.	72,891	30	2002	2032		43.33 %	0.00 %	13			$217,215
G4030	Site Communication and Security	$1.20	S.F.	72,891	30	2002	2032		43.33 %	0.00 %	13			$87,469
								Total	**45.62 %**	**0.31 %**			**$6,748.00**	**$2,151,315**

System Notes

The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility.

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040 - Site Development



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting


Note:

System: G4030 - Site Communication and Security



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the System Listing table. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

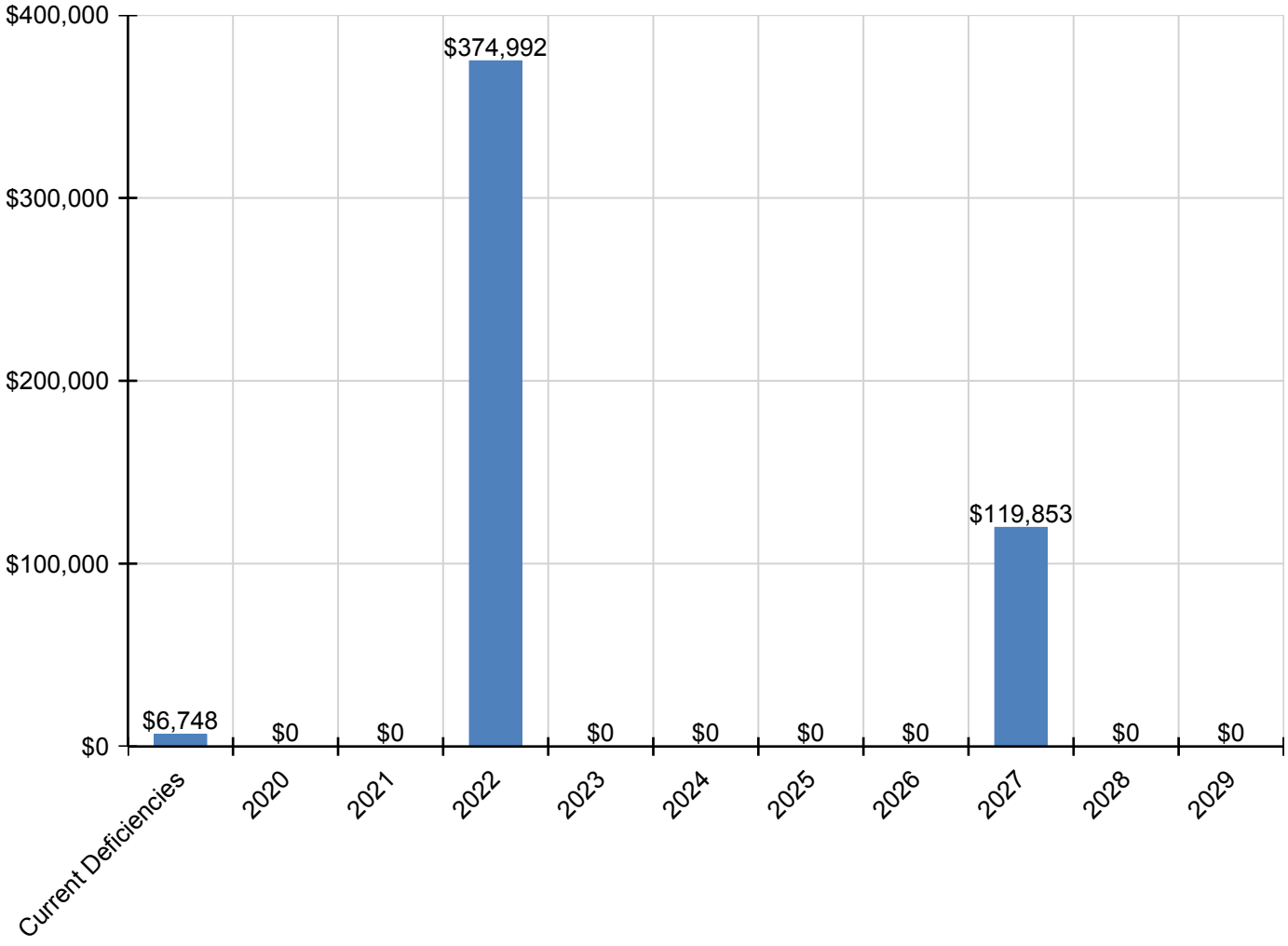
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$6,748**	**$0**	**$0**	**$374,992**	**$0**	**$0**	**$0**	**$0**	**$119,853**	**$0**	**$0**	**$501,593**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$6,748	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,748**
G2040950 - Playing Field	$0	$0	$0	$374,992	$0	$0	$0	$0	$0	$0	$0	**$374,992**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$119,853	$0	$0	**$119,853**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

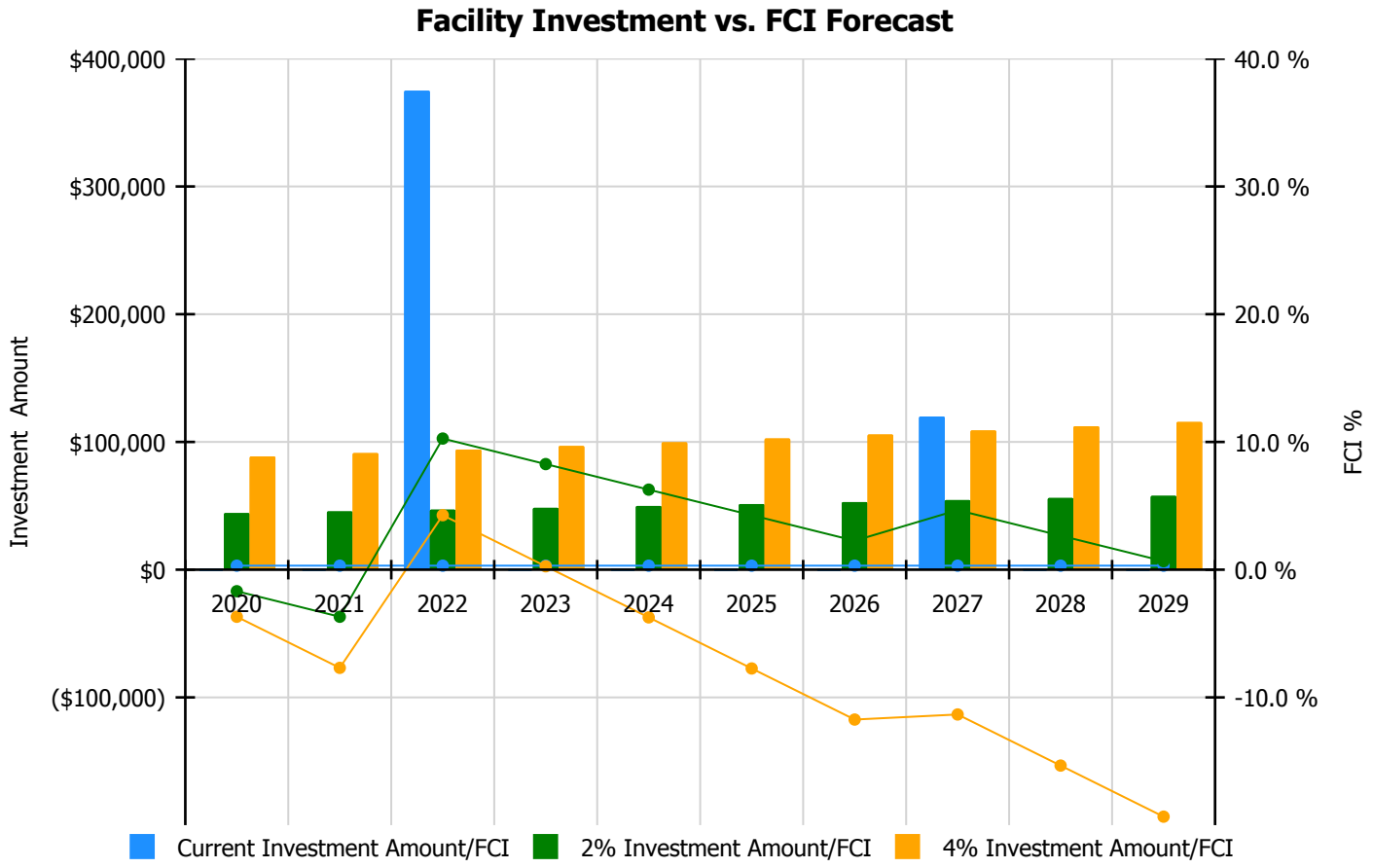
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

The chart below illustrates the effect of various investment levels on the building FCI for the next 10 years. The levels of investment shown below include:

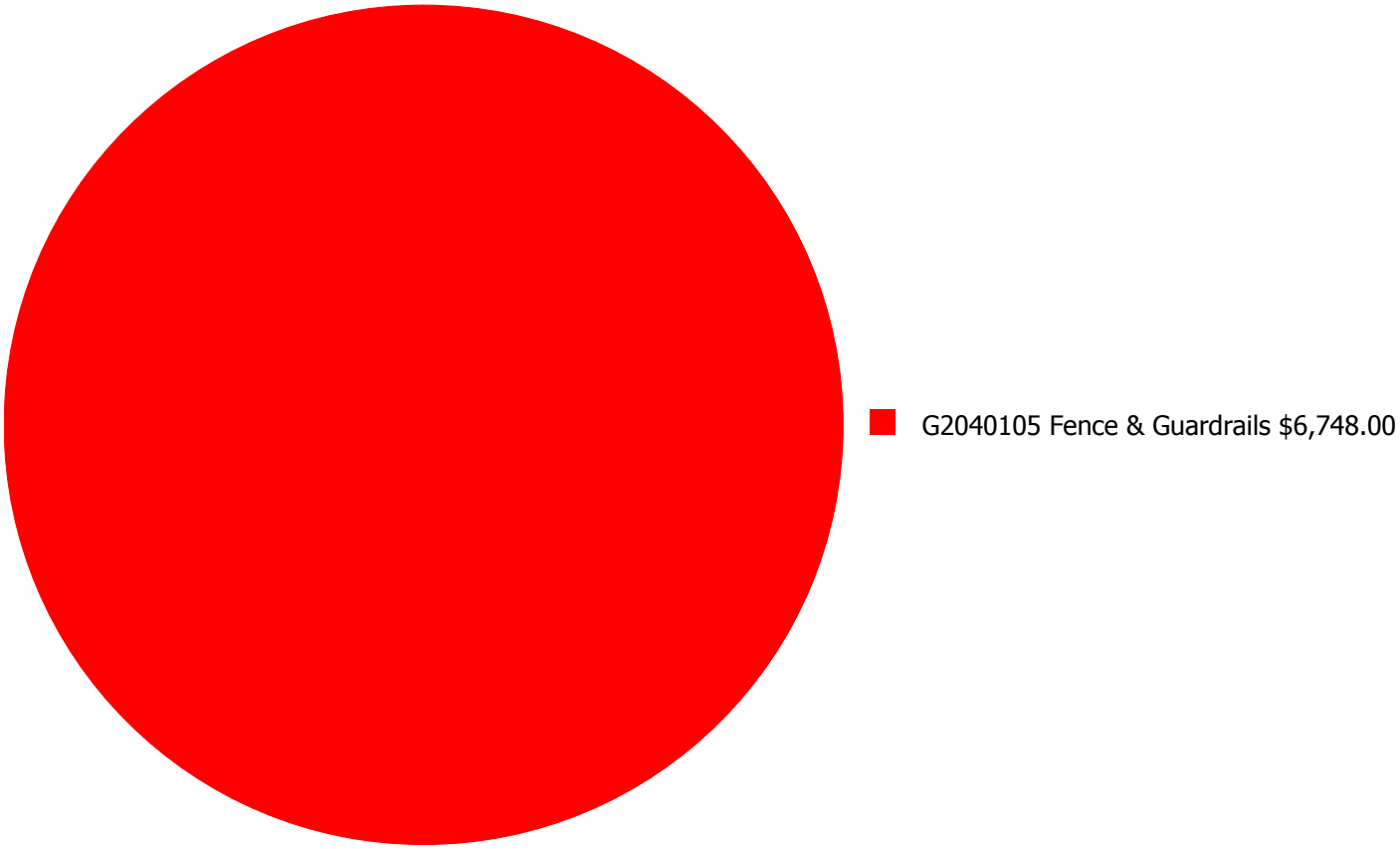
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value of the building, escalated for inflation



Year	Investment Amount Current FCI - 0.31%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$44,317.00	-1.69 %	$88,634.00	-3.69 %
2021	$0	$45,647.00	-3.69 %	$91,293.00	-7.69 %
2022	$374,992	$47,016.00	10.27 %	$94,032.00	4.27 %
2023	$0	$48,426.00	8.27 %	$96,853.00	0.27 %
2024	$0	$49,879.00	6.27 %	$99,759.00	-3.73 %
2025	$0	$51,376.00	4.27 %	$102,751.00	-7.73 %
2026	$0	$52,917.00	2.27 %	$105,834.00	-11.73 %
2027	$119,853	$54,504.00	4.66 %	$109,009.00	-11.34 %
2028	$0	$56,140.00	2.66 %	$112,279.00	-15.34 %
2029	$0	$57,824.00	0.66 %	$115,647.00	-19.34 %
Total:	**$494,845**	**$508,046.00**		**$1,016,091.00**	

Deficiency Summary by System

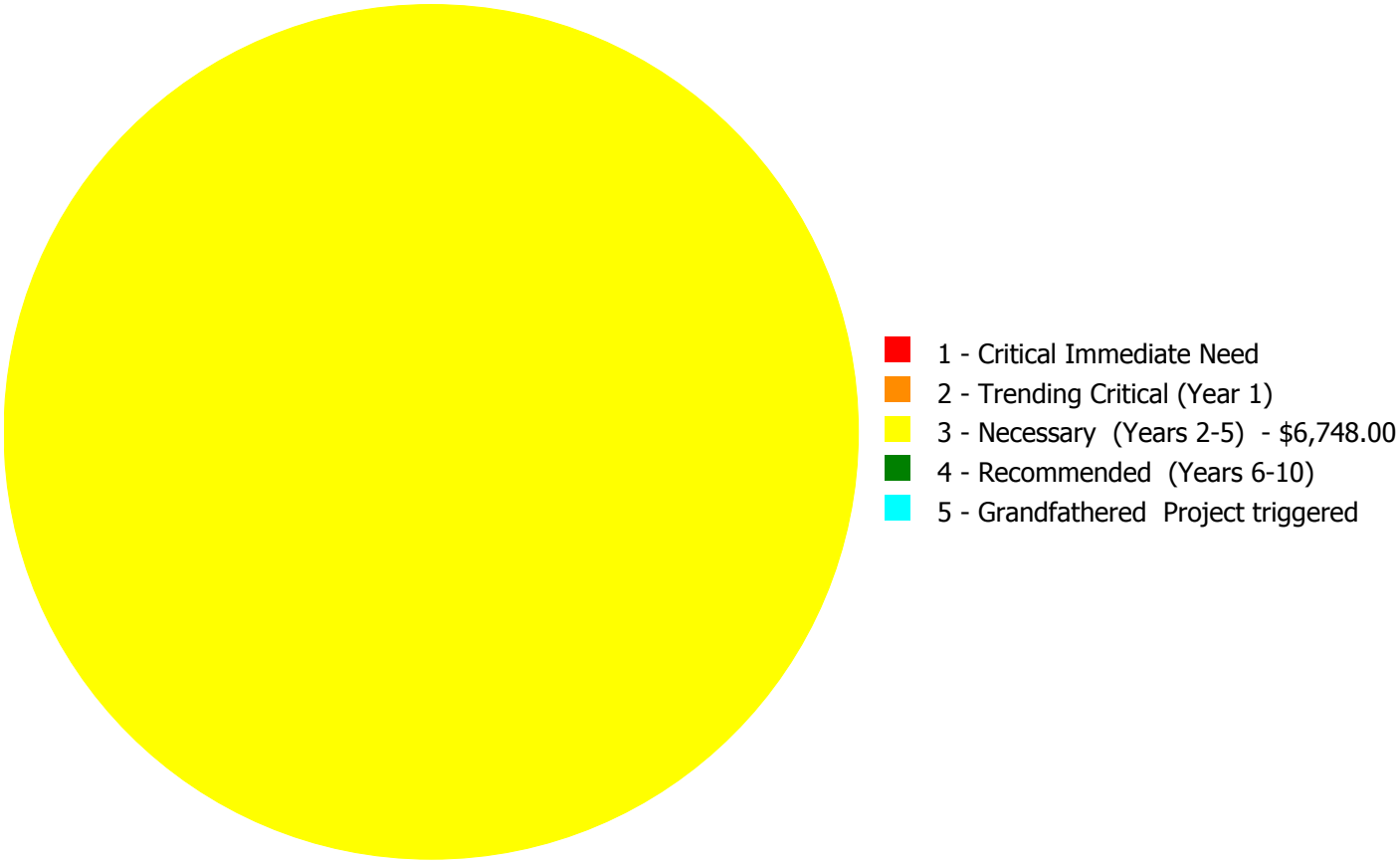
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $6,748.00

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



Budget Estimate Total: $6,748.00

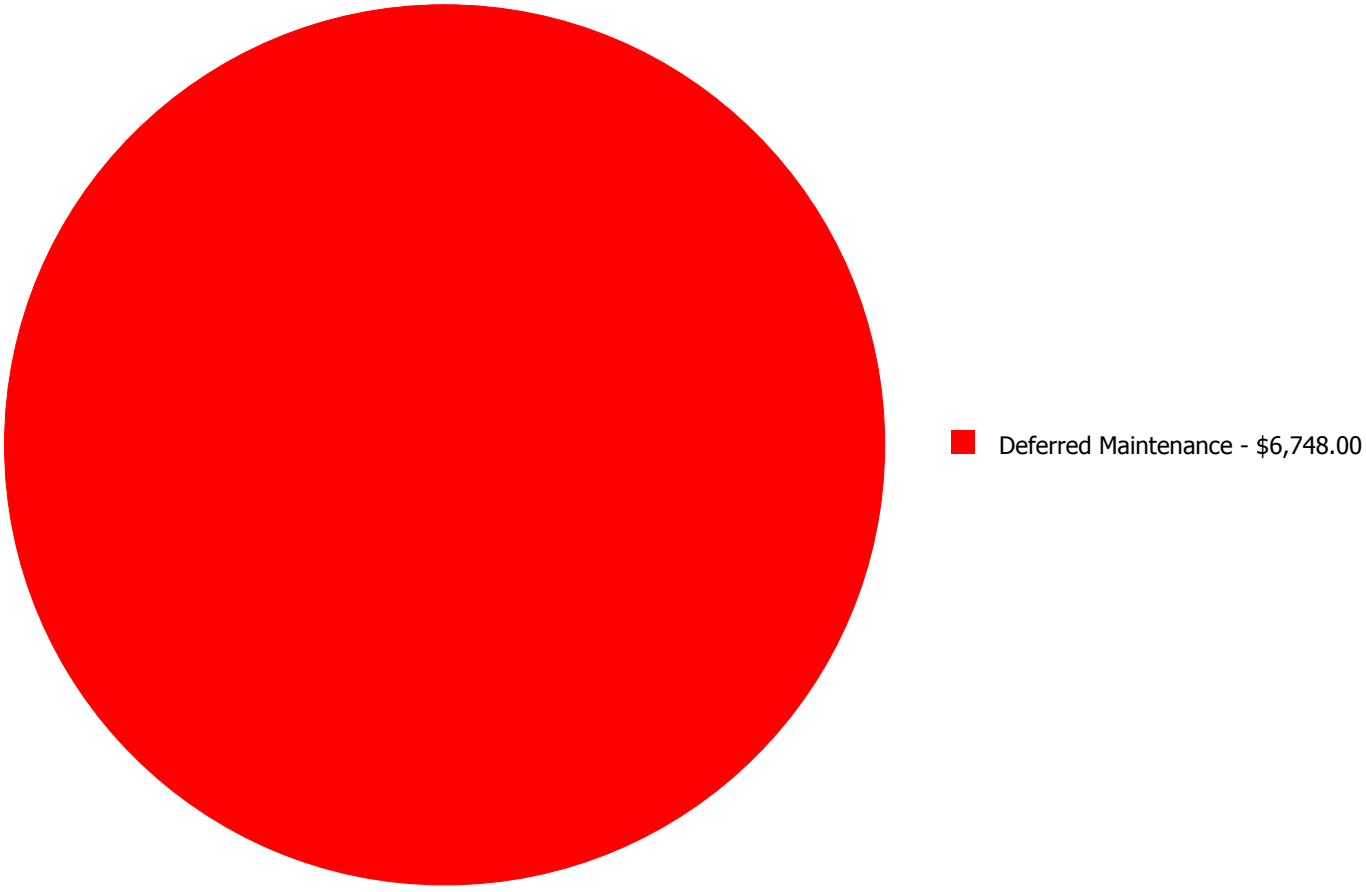
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
G2040105	Fence & Guardrails	$0.00	$0.00	$6,748.00	$0.00	$0.00	$6,748.00
	Total:	$0.00	$0.00	$6,748.00	$0.00	$0.00	$6,748.00

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



Budget Estimate Total: $6,748.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 3 - Necessary (Years 2-5):

System: G2040105 - Fence & Guardrails

Location:	Perimeter of the site property
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	5,334.00
Unit of Measure:	S.F.
Estimate:	$6,748.00
Assessor Name:	Eduardo Lopez
Date Created:	01/22/2020

Notes: Chain-link fence is rusting and leaning in certain areas.It is beyond its expected service life and recommended for replacement.

Glossary

Abandoned	A facility owned by the city that is not occupied and not maintained. See Vacant.
Additional Cost	Total project cost is composed of hard and soft costs. Additional costs or soft expenses are costs that are necessary to accomplish the corrective work but are not directly attributable to the deficient systems direct construction cost, which are often referred to as hard cost. The components included in the soft costs vary by owner but usually include architect and contractor fees, contingencies and other owner-incurred costs necessary to fully develop and build a facility. These soft cost factors can be adjusted anytime within the eCOMET database at the owner's discretion.
Assessment	Visual survey of a facility to determine its condition. It involves looking at the age of systems, reviewing information from local sources and visual evidence of potential problems to assign a condition rating. It does not include destructive testing of materials or testing of systems or equipment for functionality.
ASTM	ASTM International (ASTM): Originally known as the American Society for Testing and Materials, ASTM is an international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.
BOMA	Building Owners Managers of America (BOMA): National organization of public and private facility owners focused on building management tools and maintenance techniques. eCOMET® reference: Building and component system effective economic life expectancies.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building Addition	An area, space or component of a building added to a building after the original building's year built date. NOTE: As a convention in the database, "Main" was used to designate the original building. Additions built prior to 1987 (30 years) were included in the main building area calculations to reflect their predicted system depreciation characteristics and remaining service life.
Building Systems	eCOMET® uses UNIFORMAT II to organize building data. UNIFORMAT II was originally developed by the federal General Services Administration to delineate building costs by systems rather than by material. UNIFORMAT II was formalized by an NIST standard, NISTIR 6389 in 1999. It has been further quantified and updated by ASTM standard 2005, E1557-05. The Construction Specifications Institute, CSI, has taken over the standard as part of their MasterFormat / MasterSpec system.
Calculated Next Renewal	The year a system or building element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.
Capital Renewal	Capital renewal refers to the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life. It is not normally included in an annual operating/maintenance budget. See calculated next renewal and next renewal.
City Cost Index (CCI)	RS Means provides building system, equipment, and construction costs at a national level. The City Cost Index (also provided by RS Means) localizes those costs to a geographic region of the United States. In eCOMET®, each building or site is assigned a City Cost Index, which adjusts all of the associated costs for systems, deficiencies and inventory to the local value.
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Budget	The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.

Condition Index (CI) %	The Condition Index (CI) also known as the Remaining Service Life Index (RSLI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) Value divided by the sum of a system's Replacement Value (both values exclude soft cost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining life).
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a UNIFORMAT II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Cost Model	A cost model is a list of facility systems which could represent the installed systems a given facility. Included in the cost model are standard unit cost estimates, gross areas, life cycles and installed dates. Also represented is the repair cost for deficient systems, replacement values. See eCOMET® cost models.
Criteria	Criteria refer to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Current Period	The Current Period is the current year plus a user defined number of forward years.
Current Replacement Value (CRV)	The Current Replacement Value (CRV) of a facility, building or system represents the hypothetical cost of rebuilding or replacing an existing facility under today's codes and construction standards, using its current configuration. It is calculated by multiplying the gross area of the facility by a square foot cost developed in that facility's cost model. Replacement cost includes construction costs and owner's additional or soft costs for fees, permits and other expenses to reflect a total project cost.
Deferred Maintenance	Deferred maintenance is condition work deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Deficiency Category	Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions include, but are not limited to: Accessibility Code Compliance, Appearance, Building Code Compliance, Deferred Maintenance, Energy, Environmental, Life Safety Code Compliance, and Safety.
Deficiency Priority	Priority refers to a deficiency's urgency for repair as determined by the assessment team. Five typical industry priority settings were used for the assessment: Priority 1 – Currently Critical; Priority 2 – Potentially Critical; Priority 3 – Necessary/Not Yet Critical; Priority 4 – Recommended.
Distress	Distress refers to a user-defined root cause of a deficiency. Distress descriptions are: Beyond Service Life, Damaged, Inadequate, Needs Remediation, and Missing.
eCOMET®	Energy and Condition Management Estimation Technology (eCOMET®) is Parsons proprietary facility asset management software developed to provide facility managers with a state of the art, web-based tool to develop and maintain a comprehensive database of FCA data and information used for facility asset management, maintenance and repair, and capital renewal planning. eCOMET® is used by Parsons and its clients as the primary tool for collecting FCA data, preparing cost estimates, generating individual facility reports and cost estimates, and developing the overall capital renewal program.
eCOMET® Cost Models	eCOMET cost models are derived from RS Means Square Foot Cost Data cost models and these models are used to develop the current replacement value (CRV) and assign life cycle costs to the various systems within a building. Cost models are assigned current costs-per-square-foot to establish replacement values. The Cost models are designed to represent a client specific facility that meets local standards cost trends.

Element	Elements are the major components that comprise building systems as defined by UNIFORMAT II.
Expected Life	Also referred to as Useful Life. See Useful Life definition.
Facility	A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service.
Facility Attributes	Customizable eCOMET fields to identify attributes specific to a facility. These fields are part of the eCOMET database set-up with the owner.
Facility Condition Assessment (FCA)	A facility condition assessment (FCA) is a visual inspection of buildings and grounds at a facility to identify and estimate current and future needed repairs or replacements of major systems for planning and budgeting purposes. It is typically performed for organizations that are tasked with the day to day maintenance, operation, and capital renewal (replacement) of building systems and components of a large inventory of facilities. The primary goal of an FCA is to objectively and quantifiably identify, inspect, and prioritize the repair and replacement needs of the building and ground systems (e.g., roofs, windows, doors, floor finishes, plumbing fixtures, parking lot, and sidewalks) within facilities that have either failed or have surpassed their service life, and to identify and forecast future capital replacement needs for systems that have not yet failed, but planned replacement of those systems is needed to ensure that the facilities will continue to meet the mission of the organization.
Facility Condition Index (FCI%)	FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.
Forecast Period	The Forecast Period refers to a user defined number of years forward of the Current Period.
Gen (Generate)	The Cost Model has a Gen box for each system line item. By checking the box, eCOMET will generate life cycle deficiencies based on the Year Installed and the Life for that system. Systems that typically do not re-generate (foundations, floor construction, roof construction, basement walls, etc.) would not have the Gen box checked as those systems would not re-generate at the end of a life cycle. In those instances, it would be more practical and cost effective to demolish the entire facility than re-new those systems.
Gross Square Feet (GSF)	The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall.
Life Cycle	Life cycle refers to the period of time that a building or site system or element can be expected to adequately serve its intended function. Parsons assigns expected life cycles to all building systems based on Building Operators and Managers of America (BOMA) recommended life cycles, manufacturers suggested life, and RS Means cost data, and client-provided historical data. BOMA standards are a nationally recognized source of life cycle data for various components and/or systems associated with facilities. RS Means is a national company specializing in construction estimating and costs.
Next Renewal	Next Renewal refers to a manually-adjusted expected useful life of a system or element based on on-site inspection either by reducing or extending the Calculated Next Renewal to more accurately reflect current conditions.
Order of Magnitude	Order of Magnitude refers to a rough approximation made with a degree of knowledge and confidence that the budgeted, projected or estimated cost falls within a reasonable range of cost values.
Remaining Service Life (RSL)	RSL is the number of years service remaining for a system or equipment item. It is automatically calculated based on the difference between the current year and the 'Calculated Next Renewal' date or the 'Next Renewal' date whichever one is the later date.

Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's or component's Remaining Service Life (RSL) Value divided by the sum of a system's or component's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining service life).
Remaining Service Life Value	Remaining Service Life Value, also known as the RSL Weight, is a calculated value used to determine the RSLI and is equal to the system Value (Unit Cost * Qty) * RSL (not displayed).
Renewal Factors	Renewal factors represent the difference in cost of renovating or replacing an existing system, rather than new construction of a building system. For example, installing a new built-up roof on an existing building would include removing and disposing of the old roof, a cost not associated with new construction. Using a renewal premium to account for demolition and other difficulty costs, Parsons typically assigns a renewal factor of 110%.
Renewal Schedule	A timeline that provides the items that need repair the year in which the repair is needed and the estimated price of the renewal.
Repair Cost	Repair cost is the sum of all the deficiencies associated with a building or multiple buildings/facilities. It will include any applied soft costs or City Cost Indexes.
Replacement Value	See Current Replacement Value.
Site	A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support a facility.
Soft Costs	Soft Costs are a construction industry term that refers to expense items that are not considered direct construction costs. Soft costs are user-defined and include architectural, engineering, management, testing, and mitigation fees, and other owner pre- and post-construction expenses.
Sustainability	Sustainability refers to the collection of policies and strategies that meet society’s present needs without compromising the ability of future generations to meet their own needs.
System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
System Generated Deficiency	eCOMET automatically generates system deficiencies based on system life cycles using the systems installation dates as the base year. By adjusting the Next Renewal date ahead or behind the predicted or stated life cycle date, a system cost will come due earlier or later than the originally installed life cycle date. This utility accounts for good maintenance conditions and a longer life, or early expiration of a system life due to any number of adverse factors such as poor installation, acts of god, material defects, poor design applications and other factors that may shorten the life of a material or system. It is important to mention that the condition of the systems is not necessarily a reflection of maintenance practices, but a combination of system usage and age.
UNIFORMAT	ASTM UNIFORMAT II, Classification for Building Elements (E1557-97), a publication of the Construction Specification Institute (CSI), is a format used to classify major facility components common to most buildings. The format is based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Unit Price	The Unit Price (Raw) x the Additional Cost Template percentage.
Unit Price (Raw)	The actual $/sq. ft. cost being used for the building and systems. It will include adjustments for the City Cost Index applied to the facility.

Useful Life	Also known as Expected Life, Useful Life refers to the intrinsic period of time a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in the database are derived from the Building Owners and Managers (BOMA) organization's guidelines, RSMeans cost data, and from client- defined historical experience.
Vacant	Vacant refers to a facility that is not occupied but is a maintained facility. See Abandoned.
Year Built	The year that a building or addition was originally built based on substantial completion or occupancy.
Year Installed	The year a system or element was built or the most recent major renovation date where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced.

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	3566
Project:	APS Assessments 2019	Region:	761	Site:	Scott ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Poor	1.74	3.49	50.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
ECE				
Environment	Fair	0.32	0.50	65.00
Size	Excel	1.25	1.25	100.00
Location	Good	0.30	0.37	80.00
Storage/Fixed Equip	Good	0.30	0.37	80.00
Self-Contained Special Ed				
Environment	Fair	0.31	0.48	65.00
Size	Excel	1.20	1.20	100.00
Location	Good	0.29	0.36	80.00
Storage/Fixed Equip	Poor	0.18	0.36	50.00
Instructional Resource Rooms				
Environment	Good	0.58	0.72	80.00
Size	Good	1.44	1.80	80.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Fair	0.26	0.40	65.00
Size	Fair	0.65	1.00	65.00
Location	Fair	0.20	0.30	65.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Music				
Environment	Fair	0.48	0.74	65.00

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Grade Config:	PK-5	Site Type:	Elementary	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Fair	1.20	1.85	65.00
Location	Fair	0.36	0.56	65.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Fair	0.30	0.47	65.00
Size	Fair	0.76	1.17	65.00
Location	Fair	0.23	0.35	65.00
Storage/Fixed Equip	Poor	0.18	0.35	50.00
Maker Space				
Environment	Good	0.28	0.35	80.00
Size	Poor	0.44	0.88	50.00
Location	Fair	0.17	0.26	65.00
Storage/Fixed Equip	Excel	0.26	0.26	100.00
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Good	0.68	0.85	80.00
Location	Fair	0.17	0.26	65.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Good	1.54	1.92	80.00
Size	Excel	4.80	4.80	100.00
Location	Good	1.15	1.44	80.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Unsat	0.00	0.60	0.00
Size	Unsat	0.00	1.51	0.00
Location	Unsat	0.00	0.45	0.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
Media Center				
Environment	Fair	0.63	0.97	65.00
Size	Excel	2.44	2.44	100.00
Location	Fair	0.48	0.73	65.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Fair	1.66	2.56	65.00
Counseling	Good	0.23	0.29	80.00
Clinic	Poor	0.29	0.58	50.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Good	1.60	2.00	80.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Good	0.65	0.81	80.00
Play Areas	Good	1.87	2.34	80.00

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Project:	APS Assessments 2019	Region:	761	Site:	Scott ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Fair	0.49	0.75	65.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		**79.50**	**100.00**	**79.50**

Comments

Suitability - ES

Scott elementary is a neighborhood school that serves students in grades PK-5. The school is two story with multiple levels due to various additions.

Suitability - ES->General Classrooms-->Location

Many classrooms on the eastern wing are located at multiple mid-levels which makes access difficult.

Suitability - ES->ECE-->Environment

There is little natural light in this area. Windows are too small.

Suitability - ES->Self-Contained Special Ed-->Environment

There is little natural light in this area. Windows are too small.

Suitability - ES->Self-Contained Special Ed-->Storage/Fixed Equip

There is no restroom or sink in the room.

Suitability - ES->Instructional Resource Rooms-->Environment

Space is shared within an originally constructed classroom and sectioned off with furniture.

Suitability - ES->Science-->Environment

There is minimal natural light to support the classroom environment.

Suitability - ES->Science-->Size

The room is 67% of the recommended size.

Suitability - ES->Science-->Location

The room is on the far end of the building and not easily accessible by all grades.

Suitability - ES->Music-->Environment

The space is not the recommended height.

Suitability - ES->Music-->Size

There is only one music room.

Suitability - ES->Music-->Location

The room is on the far end of the building and difficult to access due to the mid-level stairs.

Suitability - ES->Art-->Environment

There is minimal natural light to support good instruction.

Suitability - ES->Art-->Size

The average size of the art rooms is 78% of the recommended size.

Suitability - ES->Art-->Location

The space is difficult to access due the multiple sets of mid level stairs.

Suitability - ES->Art-->Storage/Fixed Equip

There is only one sink with no clay trap and the kiln is not properly hooked up for venting.

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Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Maker Space-->Size
The space is below the size requirement.

Suitability - ES->Maker Space-->Location
The room is on the far end of the building and not easily accessible by the other classrooms.

Suitability - ES->Computer Labs-->Location
There are poles and excessive wiring in this room to support a retrofit into an older space.

Suitability - ES->Performing Arts-->Environment
There is no performing arts space.

Suitability - ES->Performing Arts-->Size
There is no performing arts space.

Suitability - ES->Performing Arts-->Location
There is no performing arts space.

Suitability - ES->Performing Arts-->Storage/Fixed Equip
There is no performing arts space.

Suitability - ES->Media Center-->Environment
There is minimal natural light into the space.

Suitability - ES->Media Center-->Location
The space is on a far end of the building making it difficult to access for the majority of the classrooms.

Suitability - ES->Administration
The main office is not located to provide adequate support to the main entry.

Suitability - ES->Clinic
There is not adequate amount of secured storage, only enough space for a single cot and no private office.

Suitability - ES->Safety and Security-->Fencing
The site is not completely closed in with fencing.

Suitability - ES->Safety and Security-->Controlled Entrances
Someone can easily enter into the building once through the initial set of controlled doors.