Atlanta Public Schools/ Carver Cluster

Slater 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):	78,232
Year Built:	1952
Last Renovation:	
Replacement Value:	$15,537,459
Repair Cost:	$2,909,324.47
Total FCI:	18.72 %
Total RSLI:	34.47 %
FCA Score:	81.28

Description:

Slater Elementary School is located at 1320 Pryor Road in Atlanta, GA. The 78,232 square foot building was originally constructed in 1952/53. There have been many addition and renovation to the main building in 1970 and 2002.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Floor construction is concrete and metal pan deck with lightweight fill. Roof construction is metal. The exterior envelope is composed walls of brick veneer and stucco over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are

typically hollow metal steel with glazing and with aluminum with full glazing. Roofing is typically low slope modified bitumen. Roof openings include roof hatch with fixed ladder access and skylights in the 2002 addition.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hallow steel 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 solid concrete stairs with terrazzo finishes. The interior wall finishes are typically painted CMU and painted drywalls. Wall finishes in assignable areas are ceramic tile in restrooms. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces include vinyl composition tile, carpet, terrazzo, rubber, wood, ceramic tile and epoxy. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

D. SERVICES
CONVEYING: The building includes conveying equipment. Conveying equipment includes 1 hydraulic elevator.
PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. The sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains.
HVAC: Heating is provided by one boiler. Cooling is provided by one cooling tower, rooftop package units and split systems. The heating/cooling distribution system is by ductwork. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled or monitored by an energy management system.
FIRE PROTECTION: The buildings have a fire sprinkler system. The main building does have other suppression system, which include dry chemical kitchen hood protection. Fire extinguishers and cabinets are distributed near fire exits and in corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically surface mounted type fixtures and suspended type fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible / visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building has 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 interior and exterior CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does not have a dedicated emergency power generation system. Emergency and life safety egress lighting systems are installed and illuminated exit signs are present at exit doors and near stairways.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, theater and stage, audio-visual, fixed casework, and window treatment.

G. SITE
Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; landscaping; flagpole, hard surface play area; playground; and fencing. Site mechanical and electrical features include: water; sanitary and storm sewers; natural gas; and site lighting.

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

Attributes:

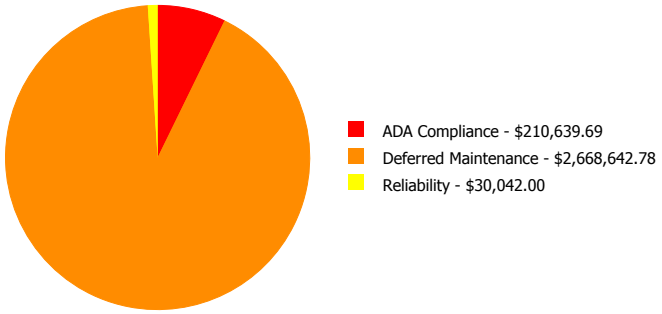
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Eduardo Lopez
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	78232
DOE Facility Number:	4066	Total # of Modular/Portables:	0
DOE Interior Site SF:	78232	Total GSF of Modular/Portables:	0
Approx. Acres:	13	Status:	Active

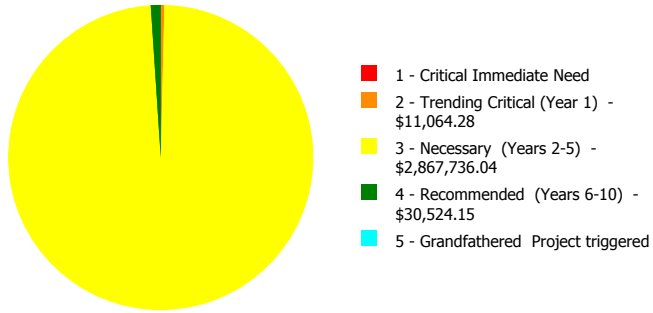
School Dashboard Summary

Gross Area:	78,232		
Year Built:	1952	Last Renovation:	
Repair Cost:	$2,909,324	Replacement Value:	$15,537,459
FCI:	18.72 %	RSLI%:	34.47 %

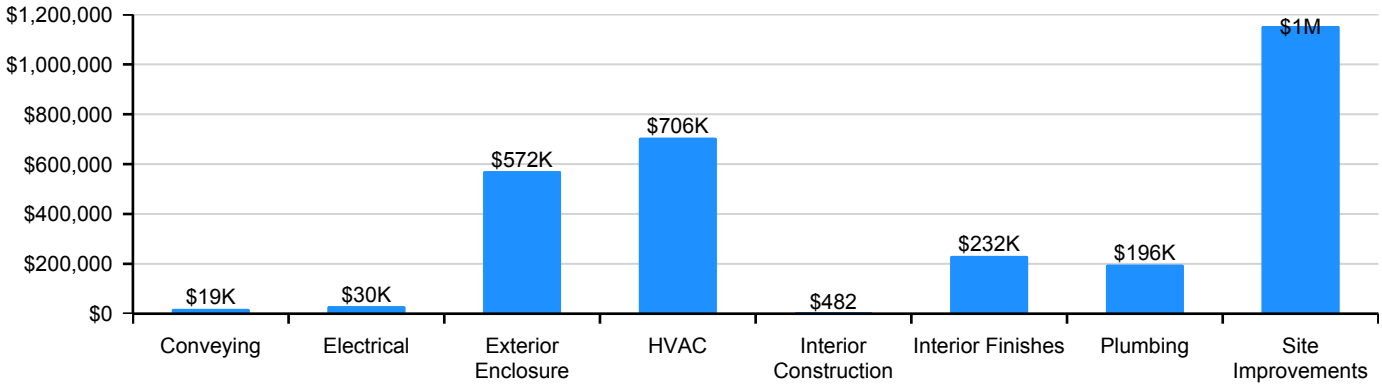
Deficiency By Category



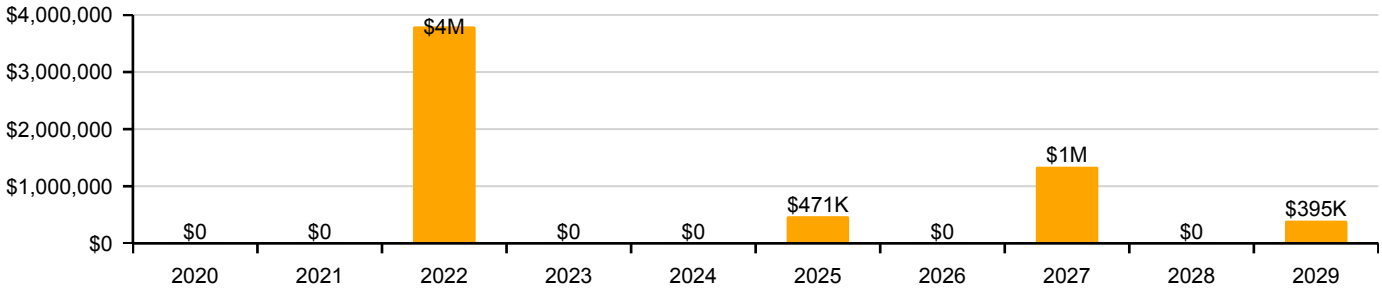
Deficiency By Priority



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.

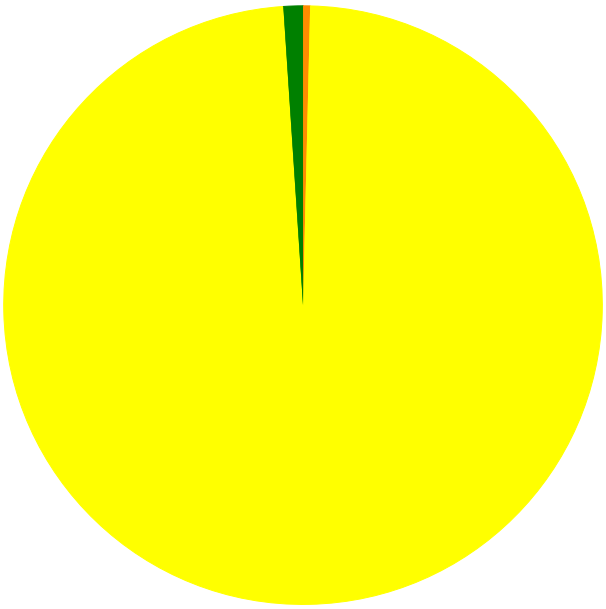
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	46.10 %	0.00 %	$0.00
A20 - Basement Construction	34.00 %	0.00 %	$0.00
B10 - Superstructure	39.59 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.91 %	30.64 %	$571,554.00
B30 - Roofing	32.77 %	0.00 %	$0.00
C10 - Interior Construction	42.65 %	0.05 %	$482.15
C20 - Stairs	34.00 %	0.00 %	$0.00
C30 - Interior Finishes	19.24 %	17.06 %	$231,777.74
D10 - Conveying	30.00 %	25.51 %	$19,264.04
D20 - Plumbing	13.38 %	26.68 %	$196,400.54
D30 - HVAC	62.35 %	32.15 %	$705,803.00
D40 - Fire Protection	45.54 %	0.00 %	$0.00
D50 - Electrical	21.11 %	1.74 %	$30,042.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
G20 - Site Improvements	5.57 %	93.72 %	$1,154,001.00
G30 - Site Mechanical Utilities	22.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	54.57 %	0.00 %	$0.00
Totals:	**34.47 %**	**18.72 %**	**$2,909,324.47**

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
1952_1953_1970 Bldg 2010_2011_2012	60,418	15.22	$0.00	$11,064.28	$1,580,123.04	$23,078.15	$0.00
2002 Bldg 2014	17,814	5.02	$0.00	$0.00	$133,612.00	$7,446.00	$0.00
Site	78,232	54.45	$0.00	$0.00	$1,154,001.00	$0.00	$0.00
Total:		**18.72**	**$0.00**	**$11,064.28**	**$2,867,736.04**	**$30,524.15**	**$0.00**

Deficiencies By Priority



1 - Critical Immediate Need
2 - Trending Critical (Year 1) - $11,064.28
3 - Necessary (Years 2-5) - $2,867,736.04
4 - Recommended (Years 6-10) - $30,524.15
5 - Grandfathered Project triggered

Budget Estimate Total: $2,909,324.47

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.

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Function:	Elementary
Gross Area (SF):	60,418
Year Built:	1953
Last Renovation:	
Replacement Value:	$10,606,231
Repair Cost:	$1,614,265.47
Total FCI:	15.22 %
Total RSLI:	33.78 %
FCA Score:	84.78

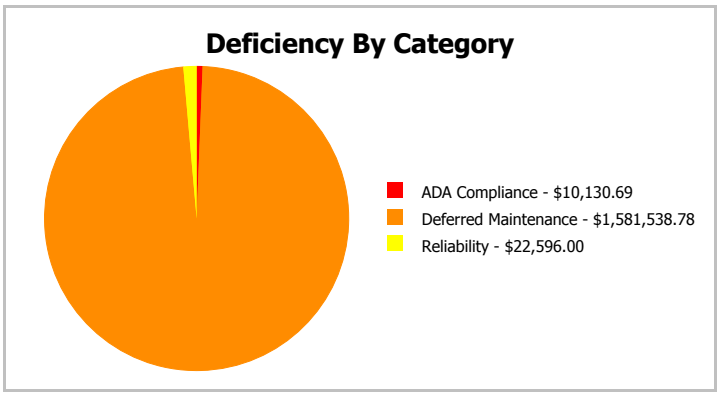
Description:

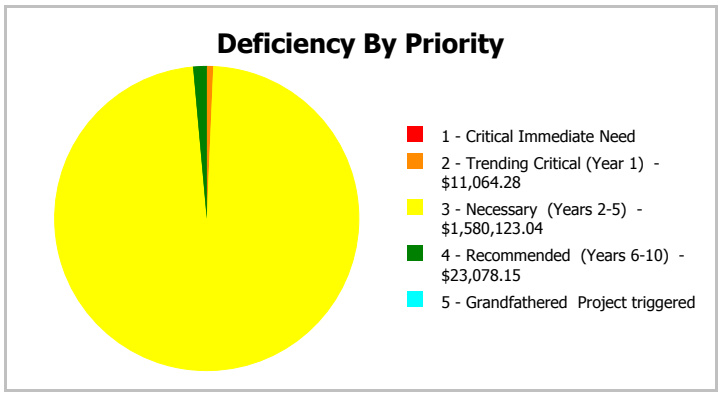
The narrative for this building is included in the Executive Summary Description at the front of this report.

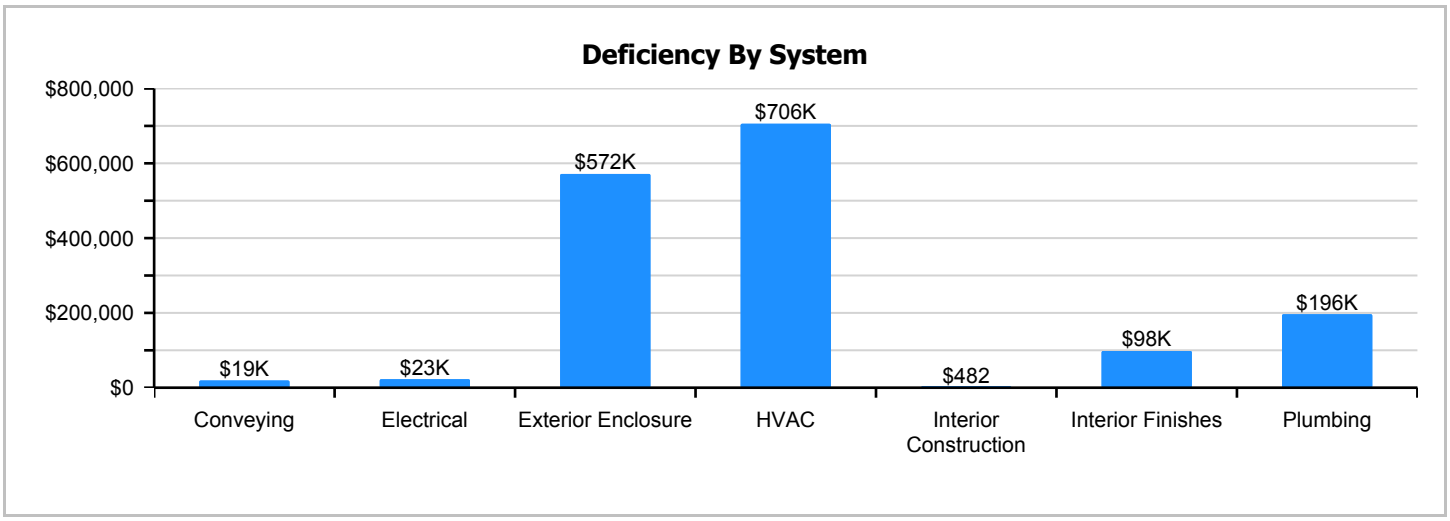
Attributes: This asset has no attributes.

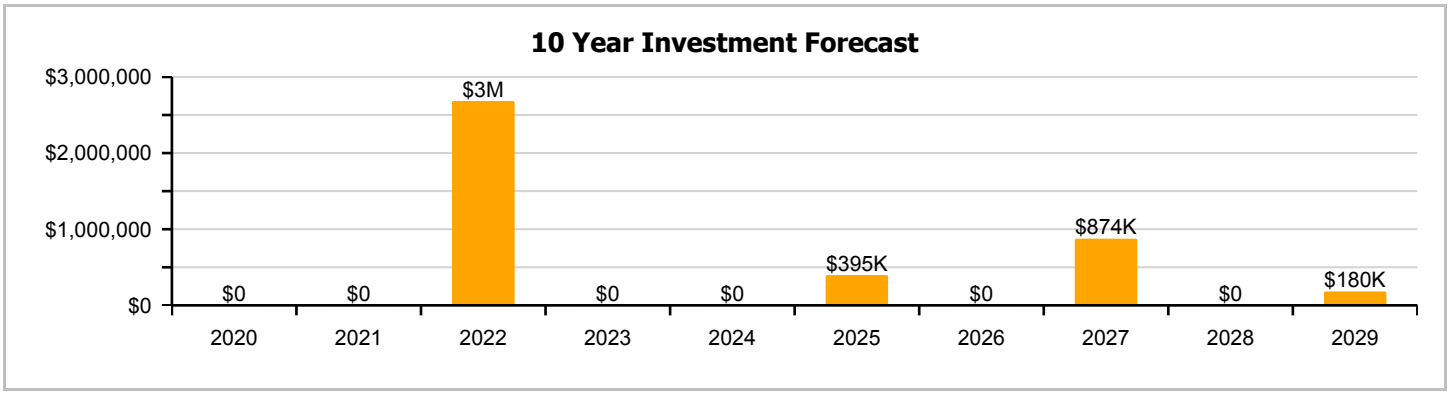
Dashboard Summary

Function:	Elementary	Gross Area:	60,418
Year Built:	1953	Last Renovation:	
Repair Cost:	$1,614,265	Replacement Value:	$10,606,231
FCI:	15.22 %	RSLI%:	33.78 %









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	34.00 %	0.00 %	$0.00
A20 - Basement Construction	34.00 %	0.00 %	$0.00
B10 - Superstructure	34.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	21.76 %	40.71 %	$571,554.00
B30 - Roofing	32.74 %	0.00 %	$0.00
C10 - Interior Construction	36.98 %	0.07 %	$482.15
C20 - Stairs	34.00 %	0.00 %	$0.00
C30 - Interior Finishes	20.96 %	10.15 %	$98,165.74
D10 - Conveying	30.00 %	25.51 %	$19,264.04
D20 - Plumbing	10.41 %	35.41 %	$196,400.54
D30 - HVAC	64.33 %	39.24 %	$705,803.00
D40 - Fire Protection	46.12 %	0.00 %	$0.00
D50 - Electrical	22.12 %	1.67 %	$22,596.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**33.78 %**	**15.22 %**	**$1,614,265.47**

Photo Album

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

1). Southwest Elevation - Oct 13, 2019

2). North Elevation - Oct 13, 2019

3). Northeast Elevation - Oct 13, 2019

4). South Elevation - Oct 13, 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.

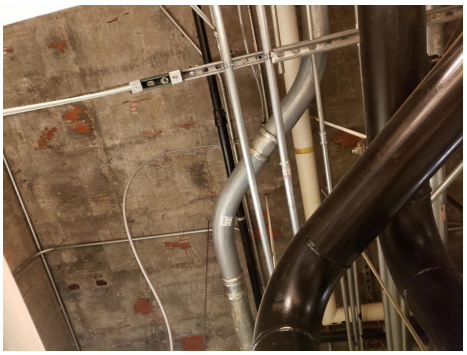
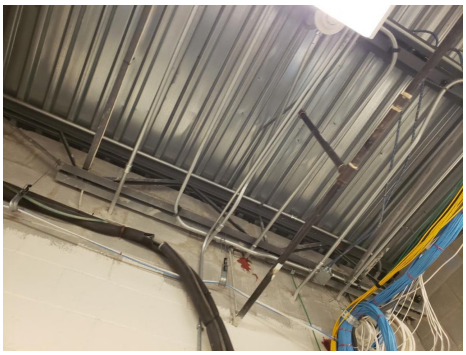
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.37	S.F.	60,418	100	1953	2053		34.00 %	0.00 %	34			$445,281
A1030	Slab on Grade	$6.22	S.F.	60,418	100	1953	2053		34.00 %	0.00 %	34			$375,800
A2010	Basement Excavation	$0.19	S.F.	60,418	100	1953	2053		34.00 %	0.00 %	34			$11,479
A2020	Basement Walls	$2.32	S.F.	60,418	100	1953	2053		34.00 %	0.00 %	34			$140,170
B1010	Floor Construction	$18.73	S.F.	60,418	100	1953	2053		34.00 %	0.00 %	34			$1,131,629
B1020	Roof Construction	$12.10	S.F.	60,418	100	1953	2053		34.00 %	0.00 %	34			$731,058
B2010	Exterior Walls	$13.80	S.F.	60,418	100	1953	2053		34.00 %	0.00 %	34			$833,768
B2020	Exterior Windows	$8.60	S.F.	60,418	30	1980	2010		0.00 %	110.00 %	-9		$571,554.00	$519,595
B2030	Exterior Doors	$0.84	S.F.	60,418	30	2002	2032		43.33 %	0.00 %	13			$50,751
B3010105	Built-Up	$7.15	S.F.	34,096	25	2002	2027		32.00 %	0.00 %	8			$243,786
B3020	Roof Openings	$0.50	S.F.	34,096	30	2002	2032		43.33 %	0.00 %	13			$17,048
C1010	Partitions	$5.59	S.F.	60,418	100	1953	2053		34.00 %	0.00 %	34			$337,737
C1020	Interior Doors	$3.65	S.F.	60,418	40	2002	2042		57.50 %	0.22 %	23		$482.15	$220,526
C1030	Fittings	$2.65	S.F.	60,418	20	2002	2022		15.00 %	0.00 %	3			$160,108
C2010	Stair Construction	$2.83	S.F.	60,418	100	1953	2053		34.00 %	0.00 %	34			$170,983
C3010220	Tile	$9.25	S.F.	2,252	30	2002	2032		43.33 %	0.00 %	13			$20,831
C3010230	Paint & Covering	$1.47	S.F.	58,166	10	2002	2012		0.00 %	0.00 %	-7			$85,504
C3020405	Epoxy	$17.30	S.F.	1,282	15	2002	2017		0.00 %	118.00 %	-2		$26,171.00	$22,179
C3020420	Ceramic Tile	$16.74	S.F.	2,252	50	2002	2052		66.00 %	0.00 %	33			$37,698
C3020430	Terrazzo	$21.62	S.F.	1,160	50	2002	2052		66.00 %	0.00 %	33			$25,079
C3020901	Carpet	$7.50	S.F.	8,555	8	2002	2010		0.00 %	110.00 %	-9		$70,579.00	$64,163
C3020903	VCT	$3.48	S.F.	46,004	15	2002	2017	2025	40.00 %	0.00 %	6			$160,094
C3020999	Other - Concrete Finish	$6.87	S.F.	1,165	100	2002	2102		83.00 %	0.00 %	83			$8,004
C3030	Ceiling Finishes	$9.00	S.F.	60,418	20	2002	2022		15.00 %	0.26 %	3		$1,415.74	$543,762
D1010	Elevators and Lifts	$1.25	S.F.	60,418	20	1986	2006	2025	30.00 %	25.51 %	6		$19,264.04	$75,523
D2010	Plumbing Fixtures	$6.37	S.F.	60,418	20	2002	2022		15.00 %	2.51 %	3		$9,648.54	$384,863
D2020	Domestic Water Distribution	$0.72	S.F.	60,418	30	1970	2000		0.00 %	110.00 %	-19		$47,851.00	$43,501
D2030	Sanitary Waste	$1.69	S.F.	60,418	30	1970	2000		0.00 %	110.00 %	-19		$112,317.00	$102,106
D2040	Rain Water Drainage	$0.40	S.F.	60,418	20	1953	1973		0.00 %	110.00 %	-46		$26,584.00	$24,167
D3010	Energy Supply	$0.61	S.F.	60,418	30	2019	2049		100.00 %	0.00 %	30			$36,855
D3020	Heat Generating Systems	$3.60	S.F.	60,418	20	2019	2039		100.00 %	0.00 %	20			$217,505
D3030	Cooling Generating Systems	$6.09	S.F.	60,418	20	2019	2039		100.00 %	0.00 %	20			$367,946

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 $
D3040	Distribution Systems	$10.62	S.F.	60,418	20	1980	2000		0.00 %	110.00 %	-19		$705,803.00	$641,639
D3050	Terminal & Package Units	$6.65	S.F.	60,418	15	2019	2034		100.00 %	0.00 %	15			$401,780
D3060	Controls & Instrumentation	$2.20	S.F.	60,418	15	2019	2034		100.00 %	0.00 %	15			$132,920
D4010	Sprinklers	$4.08	S.F.	60,418	30	2002	2032		43.33 %	0.00 %	13			$246,505
D4020	Standpipes	$0.34	S.F.	60,418	30	2002	2032		43.33 %	0.00 %	13			$20,542
D4090	Other Fire Protection Systems	$0.60	S.F.	60,418	15	2014	2029		66.67 %	0.00 %	10			$36,251
D5010	Electrical Service/Distribution	$2.30	S.F.	60,418	20	2011	2031		60.00 %	0.00 %	12			$138,961
D5020	Branch Wiring	$7.13	S.F.	60,418	20	2002	2022		15.00 %	0.00 %	3			$430,780
D5020	Lighting	$4.75	S.F.	60,418	20	2002	2022		15.00 %	0.00 %	3			$286,986
D5030810	Security & Detection Systems	$1.51	Ea.	60,418	20	2002	2022		15.00 %	0.00 %	3			$91,231
D5030910	Fire Alarm Systems	$2.74	S.F.	60,418	20	2002	2022		15.00 %	0.00 %	3			$165,545
D5030920	Data Communication	$3.56	S.F.	60,418	25	2002	2027		32.00 %	0.00 %	8			$215,088
D5090	Other Electrical Systems	$0.34	S.F.	60,418	15			2019	0.00 %	110.00 %	0		$22,596.00	$20,542
E1020	Institutional Equipment	$0.09	S.F.	60,418	20	2002	2022		15.00 %	0.00 %	3			$5,438
E1090	Other Equipment	$0.78	S.F.	60,418	20	2002	2022		15.00 %	0.00 %	3			$47,126
E2010	Fixed Furnishings	$1.91	S.F.	60,418	20	2002	2022		15.00 %	0.00 %	3			$115,398
								Total	**33.78 %**	**15.22 %**			**$1,614,265.47**	**$10,606,231**

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: B1010 - Floor Construction


Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



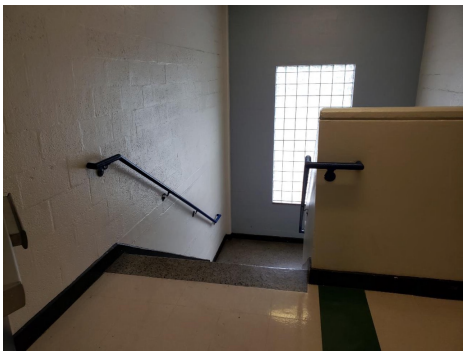
Note:

System: C1020 - Interior Doors



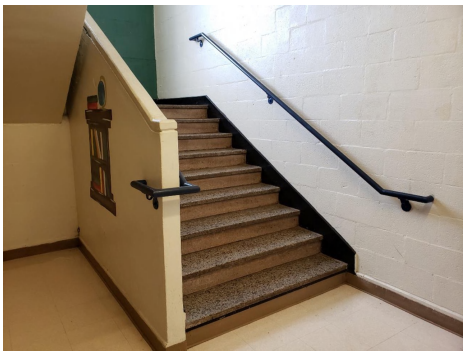
Note:

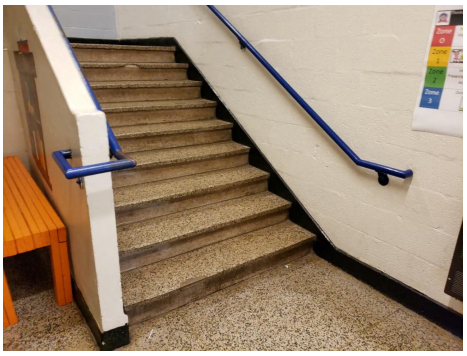
System: C1030 - Fittings


Note:

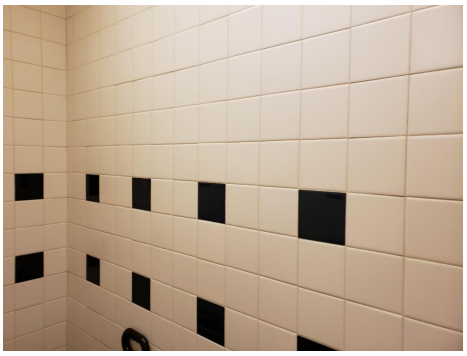
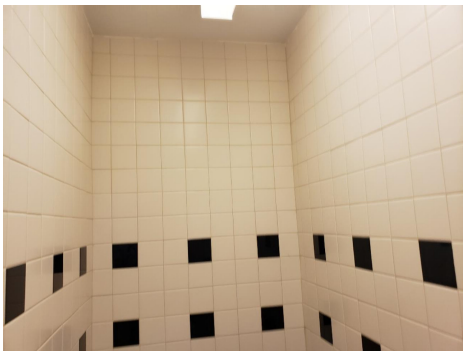
System: C2010 - Stair Construction





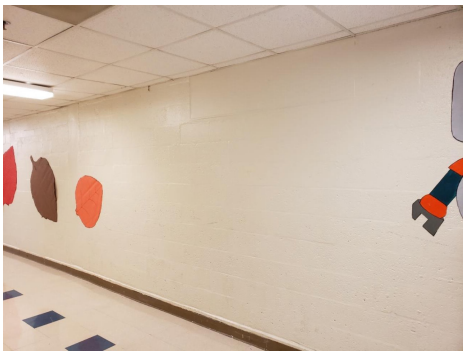
Note:

System: C3010220 - Tile


Note:

System: C3010230 - Paint & Covering

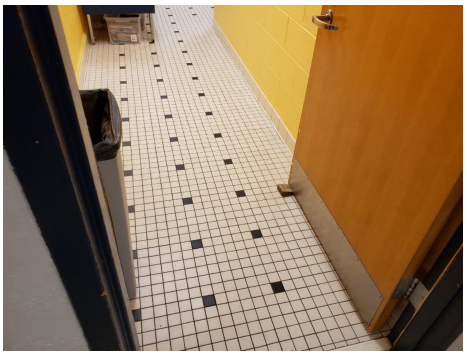
Note:

System: C3020405 - Epoxy



Note:

System: C3020420 - Ceramic Tile

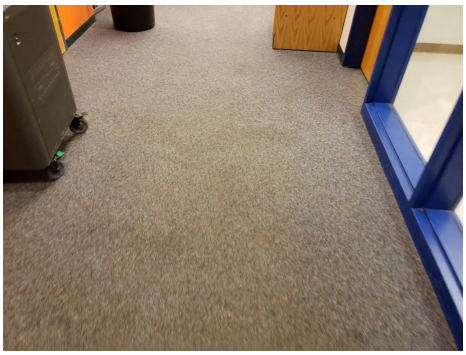
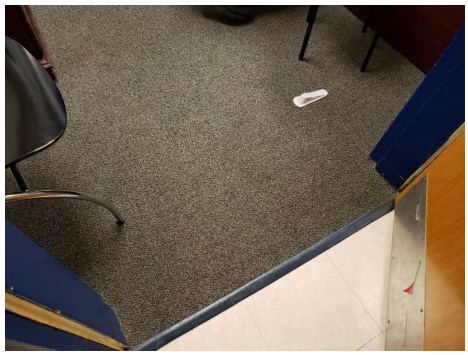
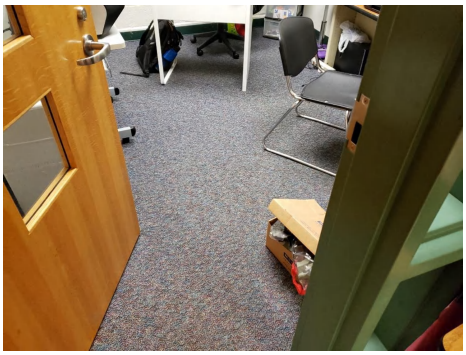


Note:

System: C3020430 - Terrazzo

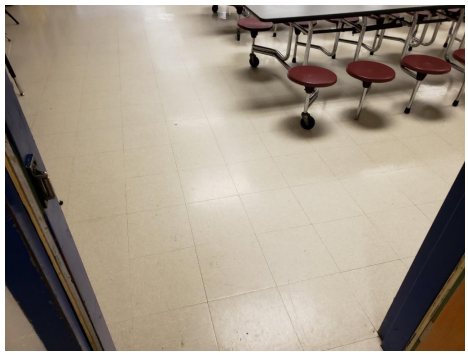

Note:

System: C3020901 - Carpet

Note:

System: C3020903 - VCT

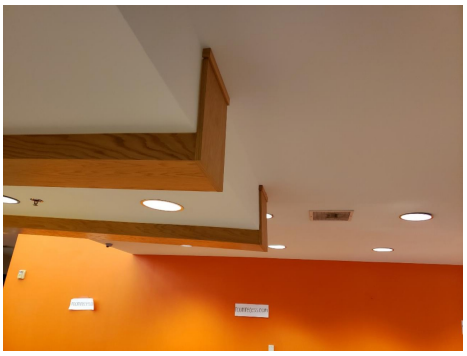



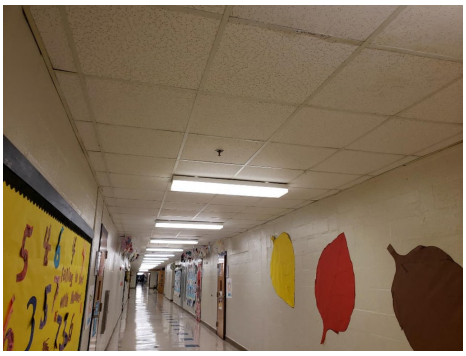

Note:

System: C3020999 - Other - Concrete Finish


Note:

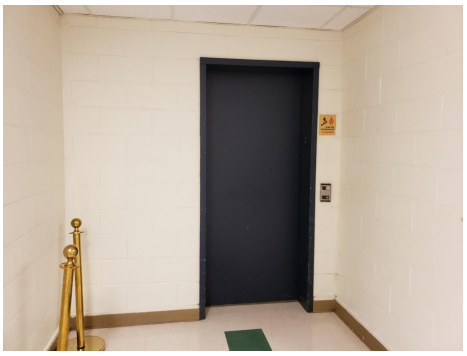
System: C3030 - Ceiling Finishes





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: D3020 - Heat Generating Systems


Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units


Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

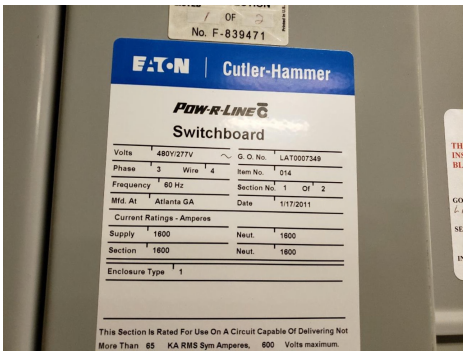
Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution

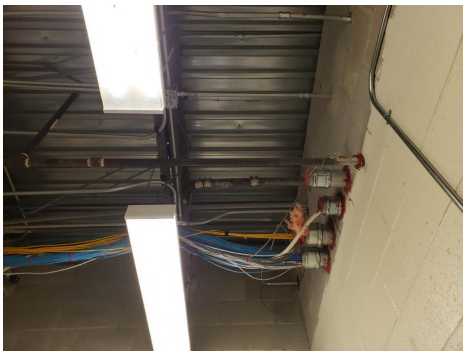


Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



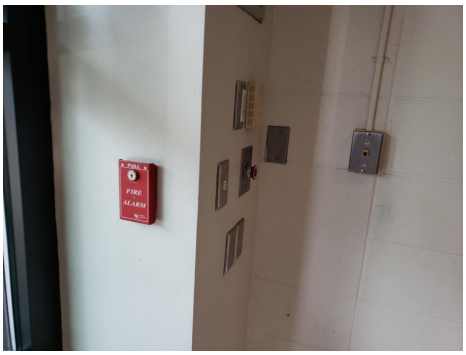
Note:

System: D5030810 - Security & Detection Systems



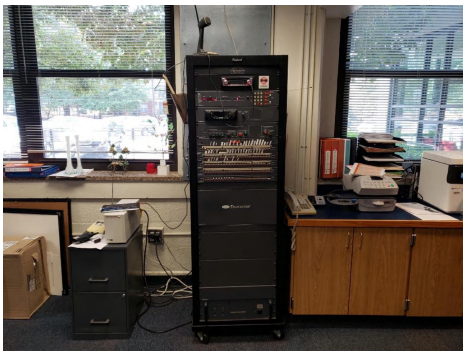
Note:

System: D5030910 - Fire Alarm Systems

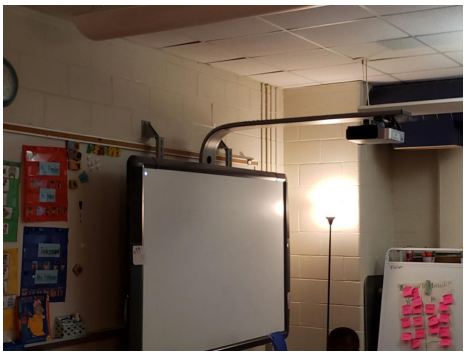
Note:

System: D5030920 - Data Communication


Note:

System: 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:	**$1,614,265**	**$0**	**$0**	**$2,681,944**	**$0**	**$0**	**$395,495**	**$0**	**$873,971**	**$0**	**$179,991**	**$5,745,667**
*** 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	$571,554	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$571,554**
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	$0	$0	$0	$0	$484,850	$0	$0	**$484,850**
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	$482	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$482**
C1030 - Fittings	$0	$0	$0	$192,449	$0	$0	$0	$0	$0	$0	$0	**$192,449**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

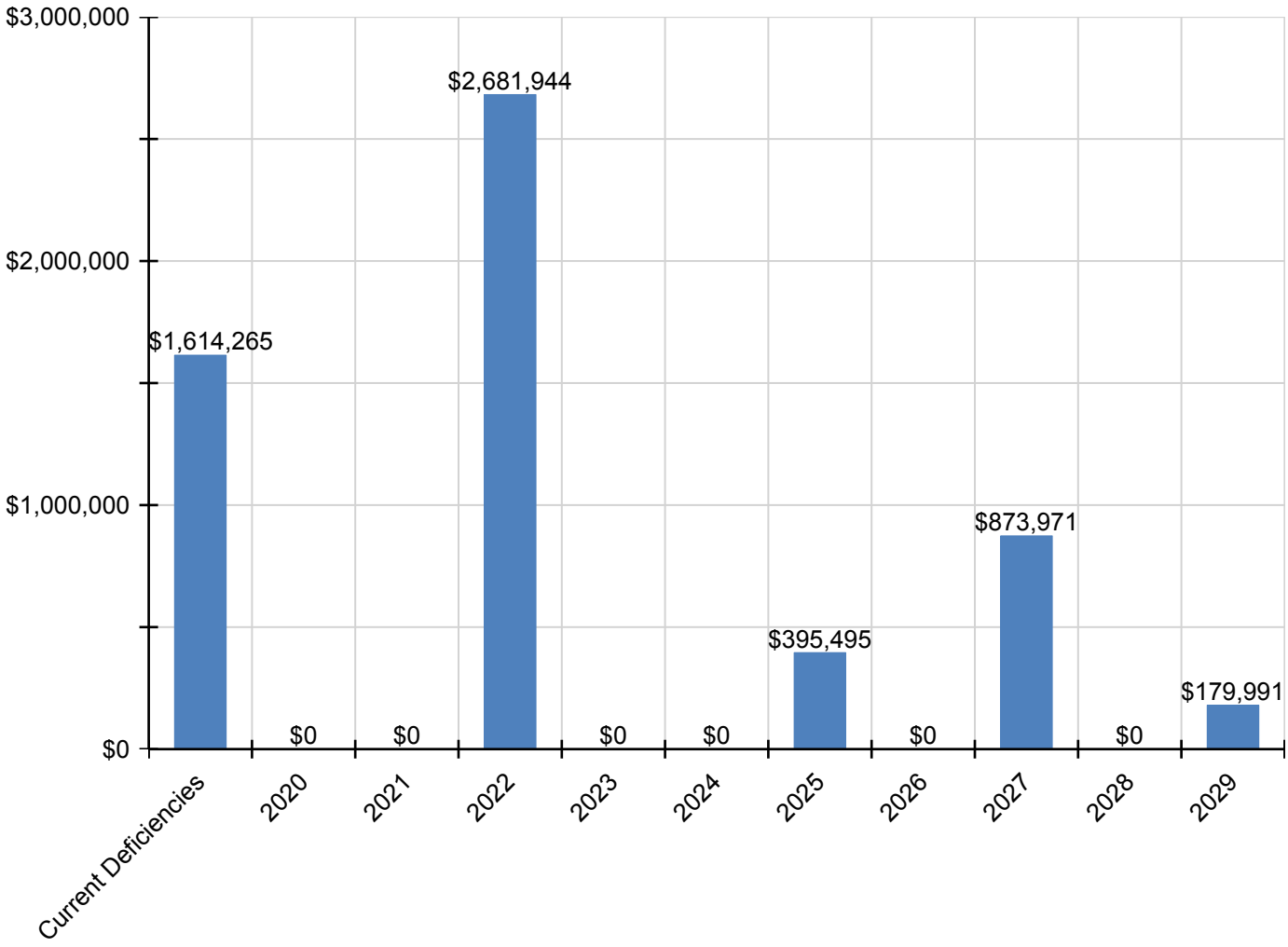
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$126,401	**$126,401**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$26,171	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,171**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020430 - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$70,579	$0	$0	$0	$0	$0	$0	$0	$89,407	$0	$0	**$159,986**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$296,299	$0	$0	$0	$0	**$296,299**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$1,416	$0	$0	$653,602	$0	$0	$0	$0	$0	$0	$0	**$655,017**
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	$19,264	$0	$0	$0	$0	$0	$99,196	$0	$0	$0	$0	**$118,460**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$9,649	$0	$0	$462,605	$0	$0	$0	$0	$0	$0	$0	**$472,253**
D2020 - Domestic Water Distribution	$47,851	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,851**
D2030 - Sanitary Waste	$112,317	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$112,317**
D2040 - Rain Water Drainage	$26,584	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,584**
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**
D3020 - Heat Generating Systems	$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	$705,803	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$705,803**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$53,590	**$53,590**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
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	$517,797	$0	$0	$0	$0	$0	$0	$0	**$517,797**
D5020 - Lighting	$0	$0	$0	$344,956	$0	$0	$0	$0	$0	$0	$0	**$344,956**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$109,660	$0	$0	$0	$0	$0	$0	$0	**$109,660**
D5030910 - Fire Alarm Systems	$0	$0	$0	$198,986	$0	$0	$0	$0	$0	$0	$0	**$198,986**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$299,714	$0	$0	**$299,714**
D5090 - Other Electrical Systems	$22,596	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,596**
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	$6,536	$0	$0	$0	$0	$0	$0	$0	**$6,536**
E1090 - Other Equipment	$0	$0	$0	$56,646	$0	$0	$0	$0	$0	$0	$0	**$56,646**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$138,709	$0	$0	$0	$0	$0	$0	$0	**$138,709**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

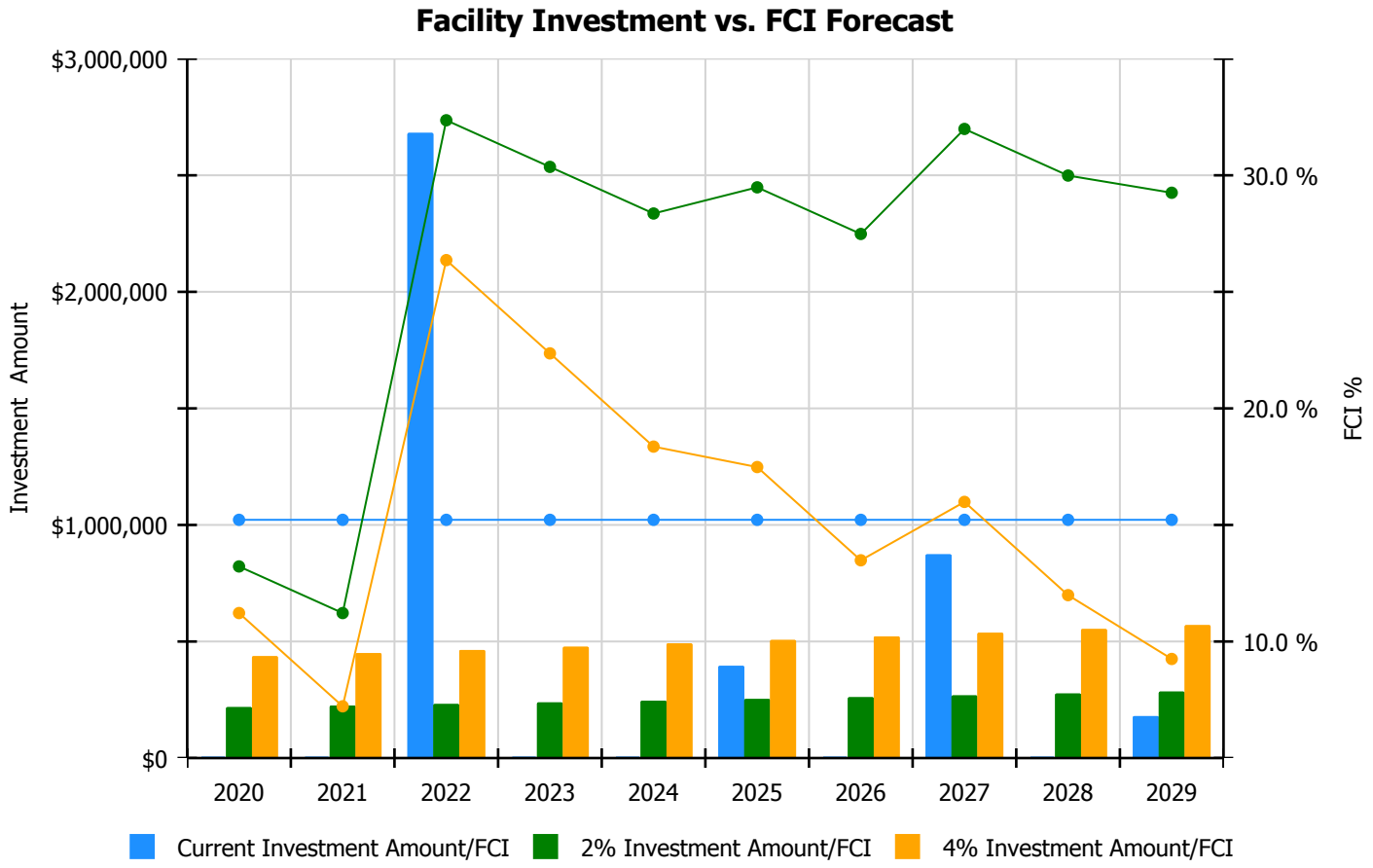
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

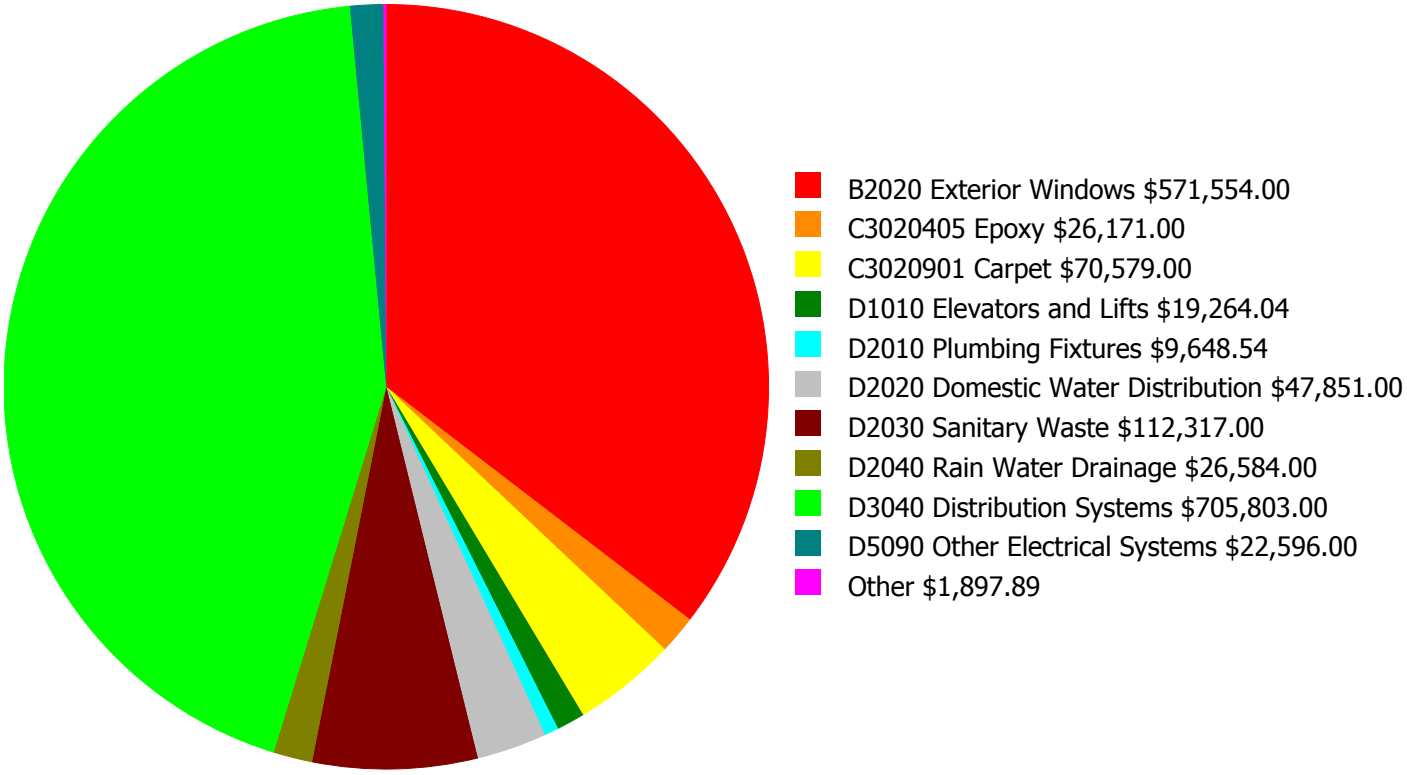
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 15.22%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$218,488.00	13.22 %	$436,977.00	11.22 %
2021	$0	$225,043.00	11.22 %	$450,086.00	7.22 %
2022	$2,681,944	$231,794.00	32.36 %	$463,589.00	26.36 %
2023	$0	$238,748.00	30.36 %	$477,496.00	22.36 %
2024	$0	$245,911.00	28.36 %	$491,821.00	18.36 %
2025	$395,495	$253,288.00	29.48 %	$506,576.00	17.48 %
2026	$0	$260,887.00	27.48 %	$521,773.00	13.48 %
2027	$873,971	$268,713.00	31.99 %	$537,426.00	15.99 %
2028	$0	$276,775.00	29.99 %	$553,549.00	11.99 %
2029	$179,991	$285,078.00	29.25 %	$570,156.00	9.25 %
Total:	**$4,131,402**	**$2,504,725.00**		**$5,009,449.00**	

Deficiency Summary by System

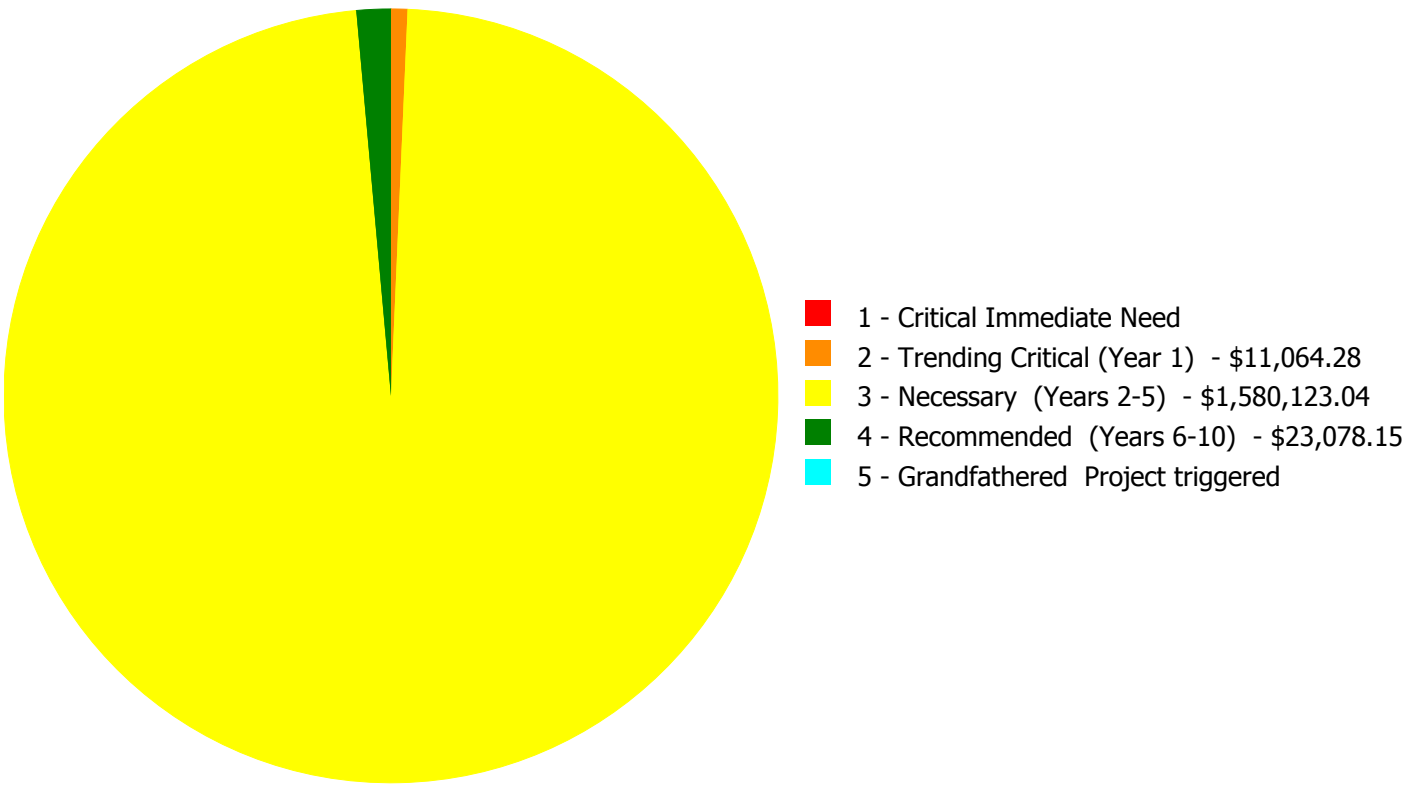
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,614,265.47

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: $1,614,265.47

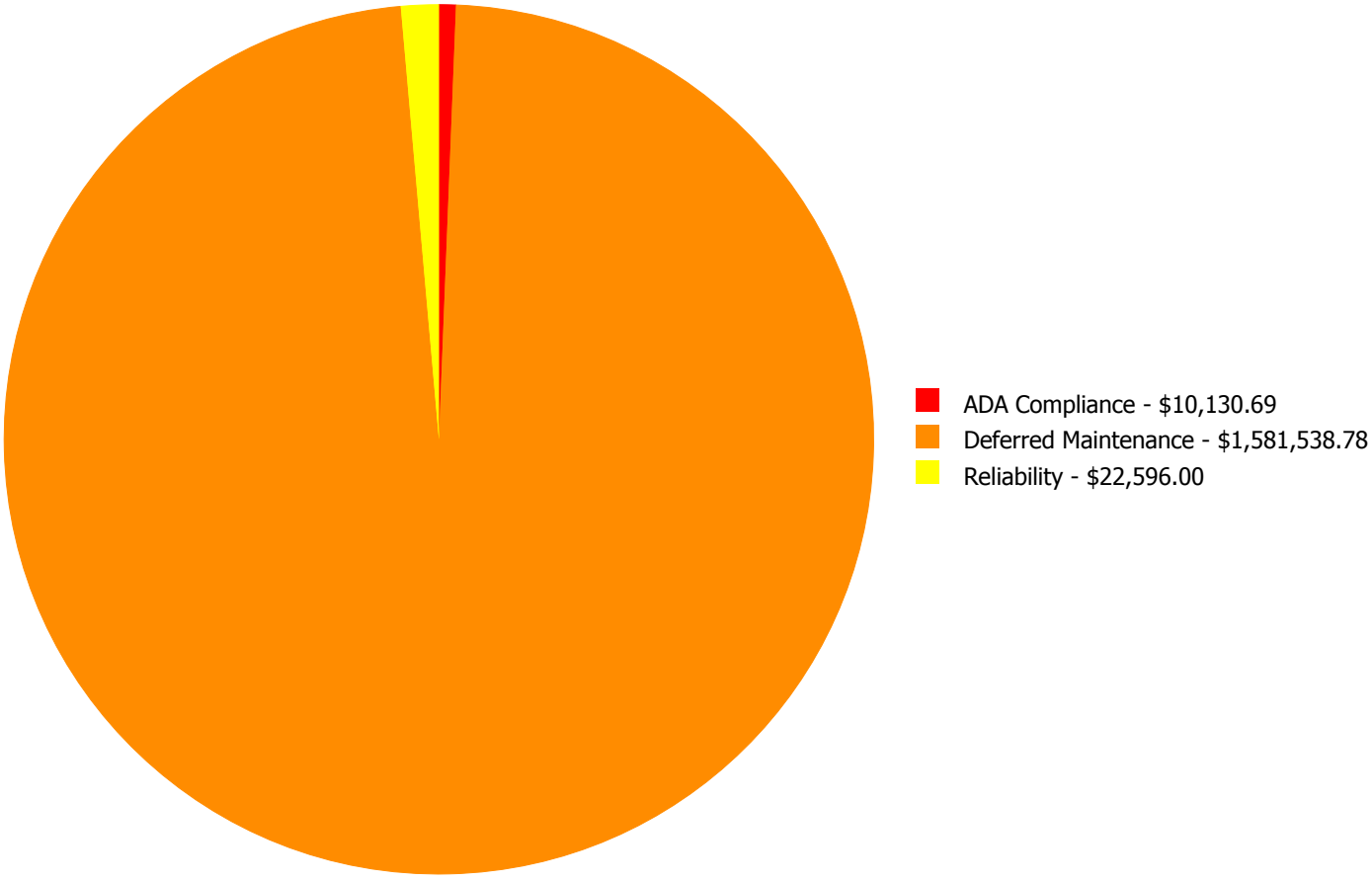
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	$0.00	$0.00	$571,554.00	$0.00	$0.00	$571,554.00
C1020	Interior Doors	$0.00	$0.00	$0.00	$482.15	$0.00	$482.15
C3020405	Epoxy	$0.00	$0.00	$26,171.00	$0.00	$0.00	$26,171.00
C3020901	Carpet	$0.00	$0.00	$70,579.00	$0.00	$0.00	$70,579.00
C3030	Ceiling Finishes	$0.00	$1,415.74	$0.00	$0.00	$0.00	$1,415.74
D1010	Elevators and Lifts	$0.00	$0.00	$19,264.04	$0.00	$0.00	$19,264.04
D2010	Plumbing Fixtures	$0.00	$9,648.54	$0.00	$0.00	$0.00	$9,648.54
D2020	Domestic Water Distribution	$0.00	$0.00	$47,851.00	$0.00	$0.00	$47,851.00
D2030	Sanitary Waste	$0.00	$0.00	$112,317.00	$0.00	$0.00	$112,317.00
D2040	Rain Water Drainage	$0.00	$0.00	$26,584.00	$0.00	$0.00	$26,584.00
D3040	Distribution Systems	$0.00	$0.00	$705,803.00	$0.00	$0.00	$705,803.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$22,596.00	$0.00	$22,596.00
	Total:	$0.00	$11,064.28	$1,580,123.04	$23,078.15	$0.00	$1,614,265.47

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: $1,614,265.47

Deficiency Details by Priority

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

Priority 2 - Trending Critical (Year 1):

System: C3030 - Ceiling Finishes

Location: Kitchen
Distress: Inadequate
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Replace acoustic tile ceiling, fire-rated
Qty: 2.00
Unit of Measure: C.S.F.
Estimate: $1,415.74
Assessor Name: Jejuan Hall
Date Created: 02/08/2020

Notes: Ceiling tiles in kitchen area are in poor condition and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Girls Restroom, East 102
Distress: Non Compliant
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Add handicap compliant restroom
Qty: 1.00
Unit of Measure: Ea.
Estimate: $4,824.27
Assessor Name: Jejuan Hall
Date Created: 02/08/2020

Notes: ADA stall is not provided with 5' radius turnaround. modified to comply with ADA standards.

System: D2010 - Plumbing Fixtures

Location: Girls Restroom, East 202
Distress: Non Compliant
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Add handicap compliant restroom
Qty: 1.00
Unit of Measure: Ea.
Estimate: $4,824.27
Assessor Name: Jejuan Hall
Date Created: 02/08/2020

Notes: ADA stall door does not provide adequate floor clearance from the inside and should be relocated to comply with ADA standards.

Priority 3 - Necessary (Years 2-5):

System: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 60,418.00
Unit of Measure: S.F.
Estimate: $571,554.00
Assessor Name: Jejuan Hall
Date Created: 09/11/2013

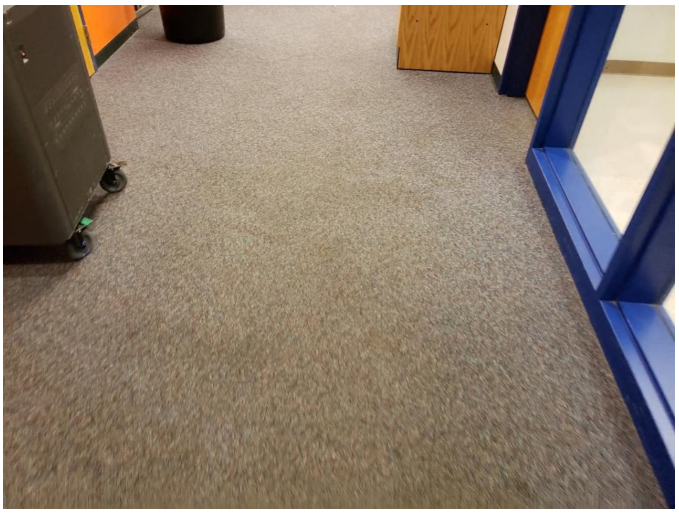
Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: C3020405 - Epoxy

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,282.00
Unit of Measure: S.F.
Estimate: $26,171.00
Assessor Name: Jejuan Hall
Date Created: 02/02/2020

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

System: C3020901 - Carpet



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 8,555.00
Unit of Measure: S.F.
Estimate: $70,579.00
Assessor Name: Jejuan Hall
Date Created: 01/29/2020

Notes: The carpet is stained, showing signs of early failure and should be replaced.

System: D1010 - Elevators and Lifts

Location:	Elevator
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Modernize or upgrade the elevator cab or to comply with ADA - exact scope of work estimate not available
Qty:	1.00
Unit of Measure:	Ea.
Estimate:	$19,264.04
Assessor Name:	Jejuan Hall
Date Created:	02/08/2020

Notes: Modernize/upgrade elevator controls.

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:	60,418.00
Unit of Measure:	S.F.
Estimate:	$47,851.00
Assessor Name:	Jejuan Hall
Date Created:	09/11/2013

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 60,418.00
Unit of Measure: S.F.
Estimate: $112,317.00
Assessor Name: Jejuan Hall
Date Created: 09/11/2013

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 60,418.00
Unit of Measure: S.F.
Estimate: $26,584.00
Assessor Name: Jejuan Hall
Date Created: 09/11/2013

Notes: The rainwater drainage system is aged, in marginal condition, and should be replaced.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 60,418.00
Unit of Measure: S.F.
Estimate: $705,803.00
Assessor Name: Jejuan Hall
Date Created: 02/02/2020

Notes: The distribution system is aged, becoming logistically unsupportable, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: C1020 - Interior Doors

Location: Girls Restroom, East 202
Distress: Failing
Category: ADA Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Change door swing for code compliance
Qty: 1.00
Unit of Measure: Ea.
Estimate: $482.15
Assessor Name: Jejuan Hall
Date Created: 02/08/2020

Notes: Interior door clearance does not comply with ADA standards and should be modified.

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location:	Throughout Building
Distress:	Missing
Category:	Reliability
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	60,418.00
Unit of Measure:	S.F.
Estimate:	$22,596.00
Assessor Name:	Jejuan Hall
Date Created:	09/11/2013

Notes: No emergency generator, client standard required.

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):	17,814
Year Built:	2002
Last Renovation:	
Replacement Value:	$2,811,922
Repair Cost:	$141,058.00
Total FCI:	5.02 %
Total RSLI:	47.49 %
FCA Score:	94.98

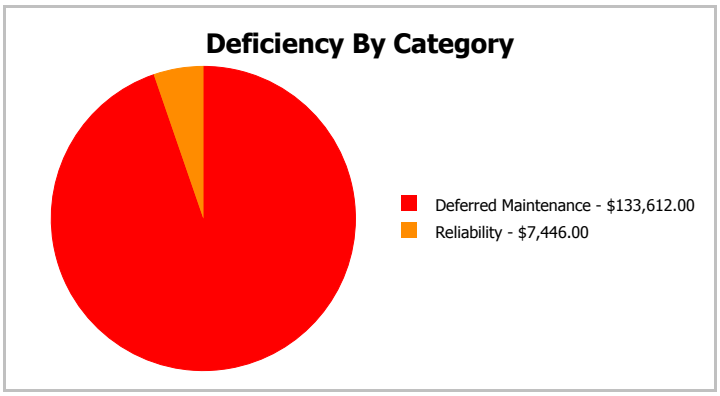
Description:

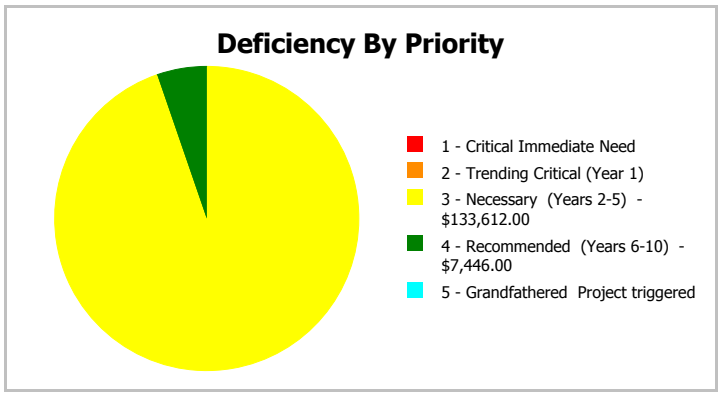
The narrative for this building is included in the Executive Summary Description at the front of this report.

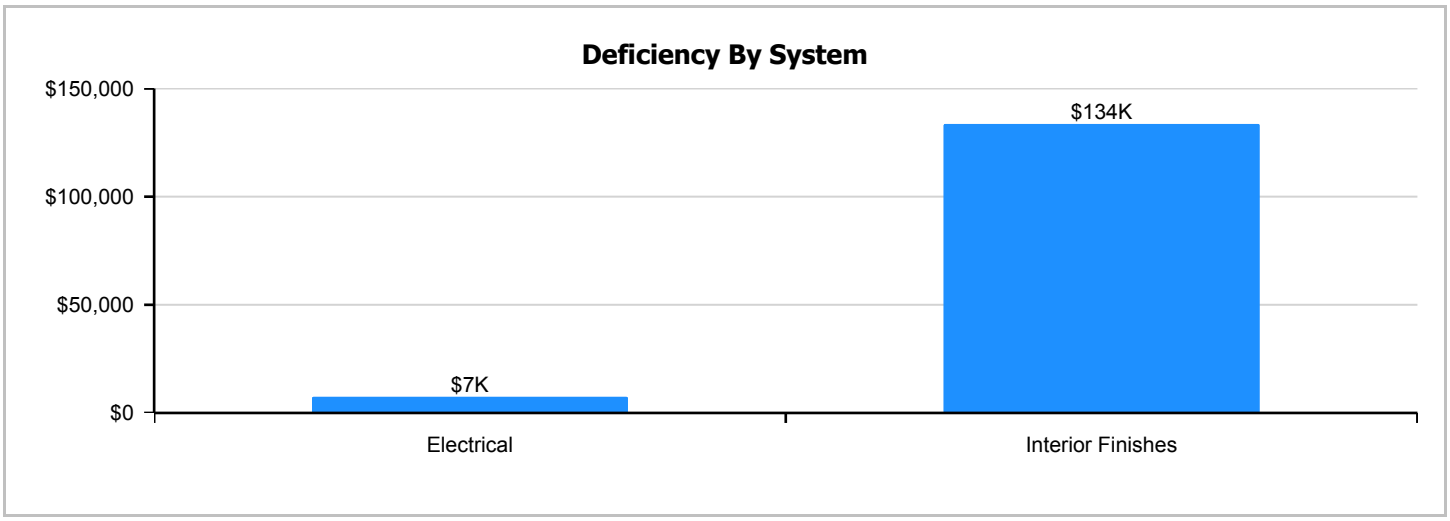
Attributes: This asset has no attributes.

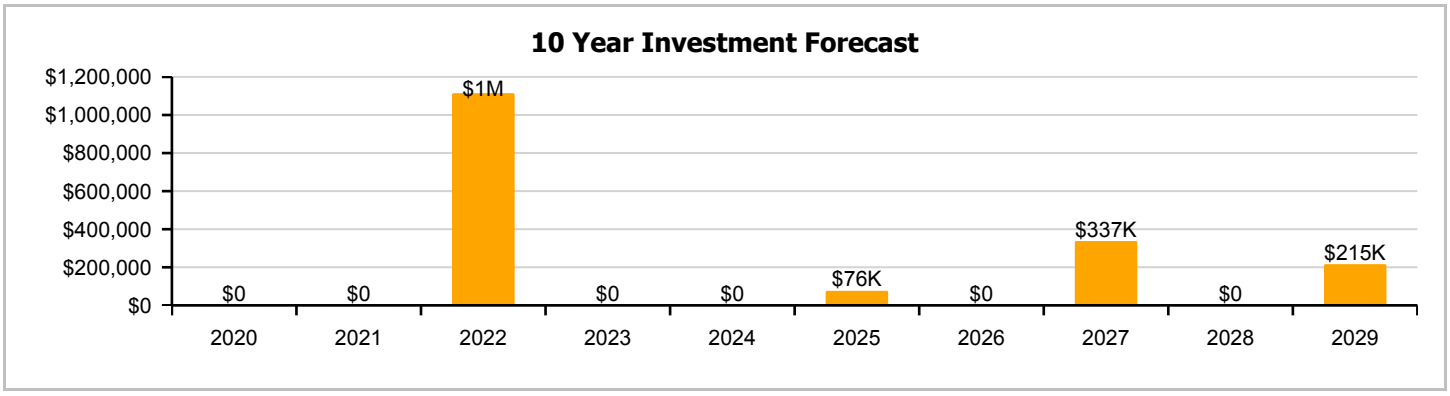
Dashboard Summary

Function:	Elementary	Gross Area:	17,814
Year Built:	2002	Last Renovation:	
Repair Cost:	$141,058	Replacement Value:	$2,811,922
FCI:	5.02 %	RSLI%:	47.49 %









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
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	66.87 %	0.00 %	$0.00
B30 - Roofing	32.84 %	0.00 %	$0.00
C10 - Interior Construction	59.91 %	0.00 %	$0.00
C30 - Interior Finishes	15.00 %	34.15 %	$133,612.00
D20 - Plumbing	22.45 %	0.00 %	$0.00
D30 - HVAC	53.37 %	0.00 %	$0.00
D40 - Fire Protection	43.33 %	0.00 %	$0.00
D50 - Electrical	17.56 %	1.95 %	$7,446.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**47.49 %**	**5.02 %**	**$141,058.00**

Photo Album

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

1). West Elevation - Oct 13, 2019

2). South Elevation - Oct 13, 2019

3). North Elevation - Oct 13, 2019

4). East Elevation - Oct 13, 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

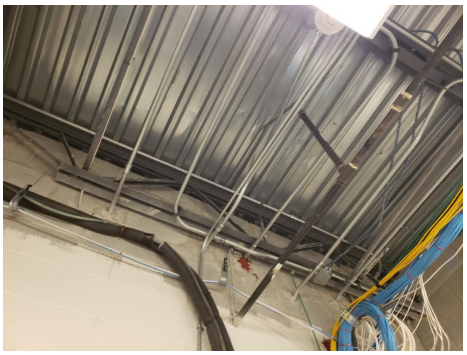
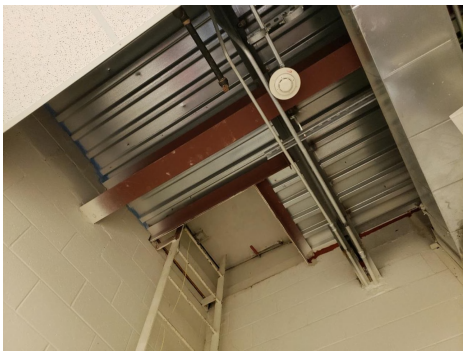
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	$8.19	S.F.	17,814	100	2002	2102		83.00 %	0.00 %	83			$145,897
A1030	Slab on Grade	$6.92	S.F.	17,814	100	2002	2102		83.00 %	0.00 %	83			$123,273
B1020	Roof Construction	$13.46	S.F.	17,814	100	2002	2102		83.00 %	0.00 %	83			$239,776
B2010	Exterior Walls	$15.36	S.F.	17,814	100	2002	2102		83.00 %	0.00 %	83			$273,623
B2020	Exterior Windows	$9.57	S.F.	17,814	30	2002	2032		43.33 %	0.00 %	13			$170,480
B2030	Exterior Doors	$0.96	S.F.	17,814	30	2002	2032		43.33 %	0.00 %	13			$17,101
B3010105	Built-Up	$7.15	S.F.	17,389	25	2002	2027		32.00 %	0.00 %	8			$124,331
B3020	Roof Openings	$0.57	S.F.	17,389	30	2002	2032		43.33 %	0.00 %	13			$9,912
C1010	Partitions	$6.22	S.F.	17,814	100	2002	2102		83.00 %	0.00 %	83			$110,803
C1020	Interior Doors	$4.05	S.F.	17,814	40	2002	2042		57.50 %	0.00 %	23			$72,147
C1030	Fittings	$2.98	S.F.	17,814	20	2002	2022		15.00 %	0.00 %	3			$53,086
C3010220	Tile	$9.25	S.F.	600	30	2002	2032		43.33 %	0.00 %	13			$5,550
C3010230	Paint & Covering	$1.47	S.F.	17,214	10	2002	2012		0.00 %	0.00 %	-7			$25,305
C3020420	Ceramic Tile	$16.74	S.F.	600	50	2002	2052		66.00 %	0.00 %	33			$10,044
C3020901	Carpet	$7.50	S.F.	165	8	2002	2010		0.00 %	109.94 %	-9		$1,361.00	$1,238
C3020903	VCT	$3.48	S.F.	11,788	15	2002	2017	2025	40.00 %	0.00 %	6			$41,022
C3020999	Other - Concrete Finish	$6.87	S.F.	95	100	2002	2102		83.00 %	0.00 %	83			$653
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	4,508	10	2002	2012		0.00 %	110.00 %	-7		$132,251.00	$120,228
C3020999	Other - Wood	$13.79	S.F.	658	50	2002	2052		66.00 %	0.00 %	33			$9,074
C3030	Ceiling Finishes	$10.00	S.F.	17,814	20	2002	2022		15.00 %	0.00 %	3			$178,140
D2010	Plumbing Fixtures	$7.06	S.F.	17,814	20	2002	2022		15.00 %	0.00 %	3			$125,767
D2020	Domestic Water Distribution	$0.79	S.F.	17,814	30	2002	2032		43.33 %	0.00 %	13			$14,073
D2030	Sanitary Waste	$1.89	S.F.	17,814	30	2002	2032		43.33 %	0.00 %	13			$33,668
D2040	Rain Water Drainage	$0.45	S.F.	17,814	20	2002	2022		15.00 %	0.00 %	3			$8,016
D3010	Energy Supply	$0.61	S.F.	17,814	30	2002	2032		43.33 %	0.00 %	13			$10,867
D3040	Distribution Systems	$11.81	S.F.	17,814	20	2002	2022		15.00 %	0.00 %	3			$210,383
D3050	Terminal & Package Units	$7.39	S.F.	17,814	15	2019	2034		100.00 %	0.00 %	15			$131,645
D3060	Controls & Instrumentation	$2.46	S.F.	17,814	15	2019	2034		100.00 %	0.00 %	15			$43,822
D4010	Sprinklers	$4.54	S.F.	17,814	30	2002	2032		43.33 %	0.00 %	13			$80,876
D5020	Branch Wiring	$5.28	S.F.	17,814	20	2002	2022		15.00 %	0.00 %	3			$94,058
D5020	Lighting	$7.92	S.F.	17,814	20	2002	2022		15.00 %	0.00 %	3			$141,087
D5030810	Security & Detection Systems	$1.51	Ea.	17,814	20	2002	2022		15.00 %	0.00 %	3			$26,899
D5030910	Fire Alarm Systems	$2.74	S.F.	17,814	20	2002	2022		15.00 %	0.00 %	3			$48,810
D5030920	Data Communication	$3.56	S.F.	17,814	25	2002	2027		32.00 %	0.00 %	8			$63,418
D5090	Other Electrical Systems	$0.38	S.F.	17,814	15			2019	0.00 %	110.00 %	0		$7,446.00	$6,769
E1020	Institutional Equipment	$0.10	S.F.	17,814	20	2002	2022		15.00 %	0.00 %	3			$1,781
E2010	Fixed Furnishings	$2.15	S.F.	17,814	20	2002	2022		15.00 %	0.00 %	3			$38,300
								Total	**47.49 %**	**5.02 %**			**$141,058.00**	**$2,811,922**

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: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



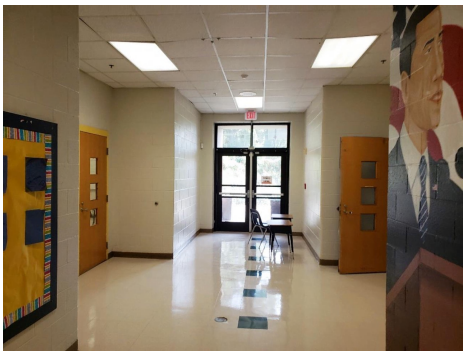
Note:

System: B3020 - Roof Openings



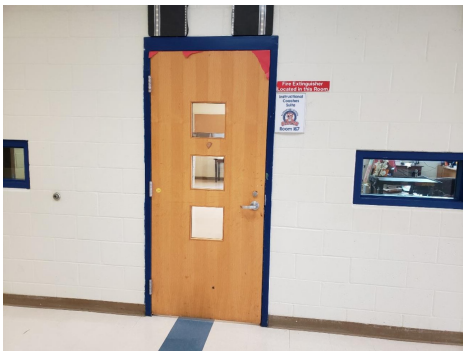
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

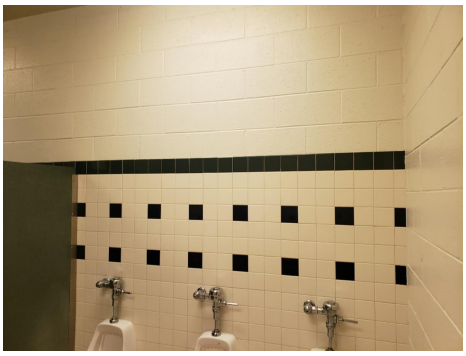


Note:

System: C1030 - Fittings

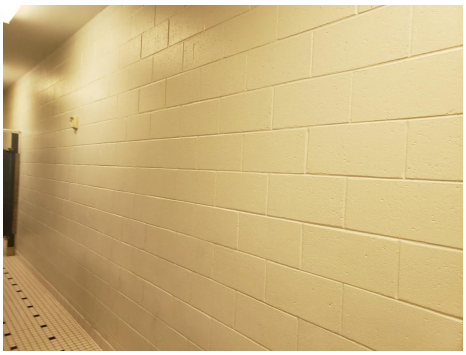
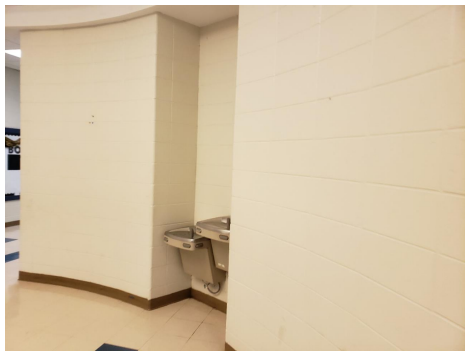
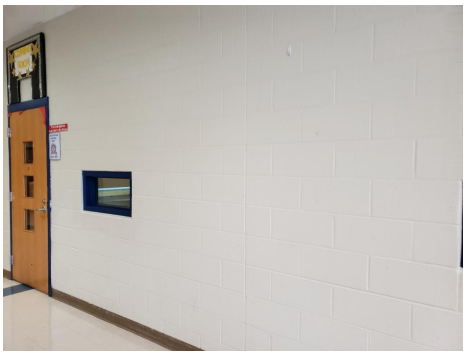
Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering

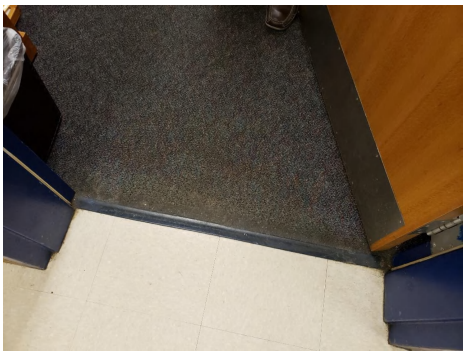
Note:

System: C3020420 - Ceramic Tile



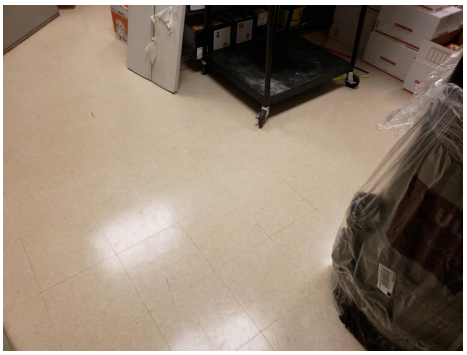
Note:

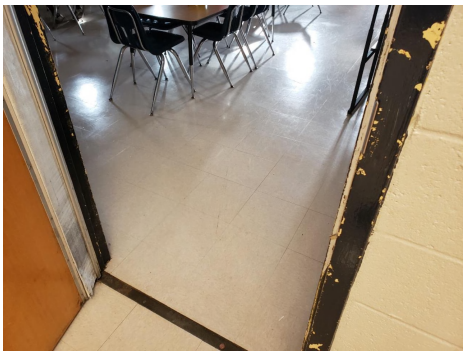
System: C3020901 - Carpet



Note:

System: C3020903 - VCT



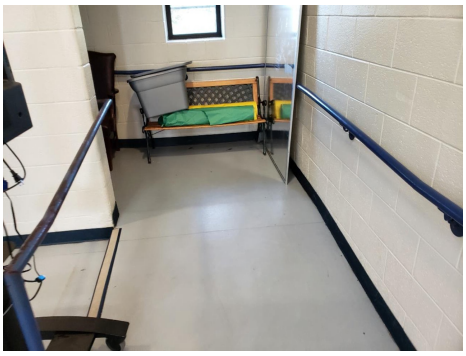


Note:

System: C3020999 - Other - Concrete Finish

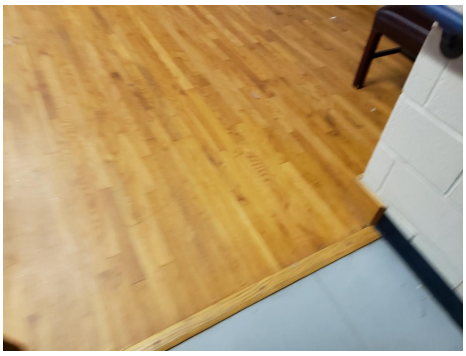
Note:

System: C3020999 - Other - Rubber or Neoprene



Note:

System: C3020999 - Other - Wood


Note:

System: C3030 - Ceiling Finishes



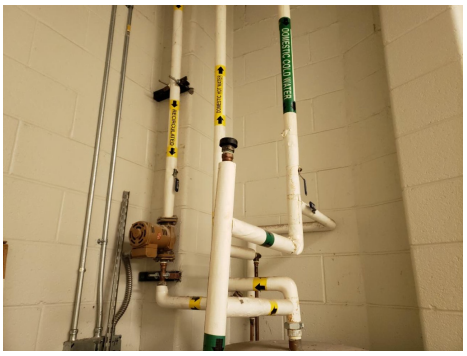
Note:

System: D2010 - Plumbing Fixtures



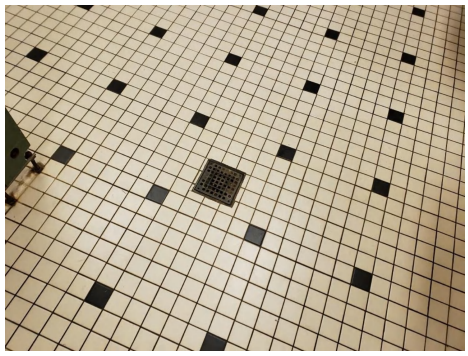
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste


Note:

System: D2040 - Rain Water Drainage

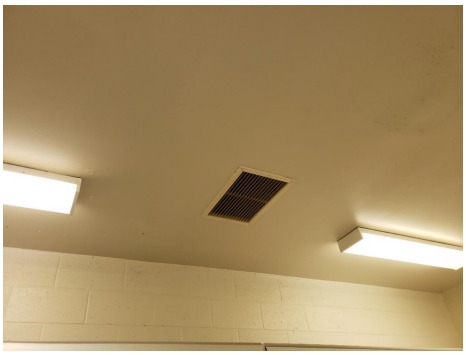


Note:

System: D3010 - Energy Supply


Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units

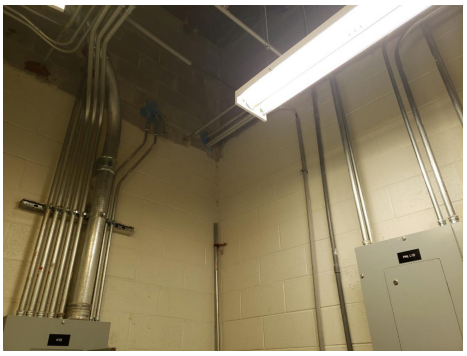


Note:

System: D4010 - Sprinklers


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: 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:	**$141,058**	**$0**	**$0**	**$1,113,447**	**$0**	**$0**	**$75,923**	**$0**	**$337,367**	**$0**	**$215,142**	**$1,882,938**
*** 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**
*** 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	$0	$0	$0	$0	$247,274	$0	$0	**$247,274**
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	$63,809	$0	$0	$0	$0	$0	$0	$0	**$63,809**
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	$37,408	**$37,408**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

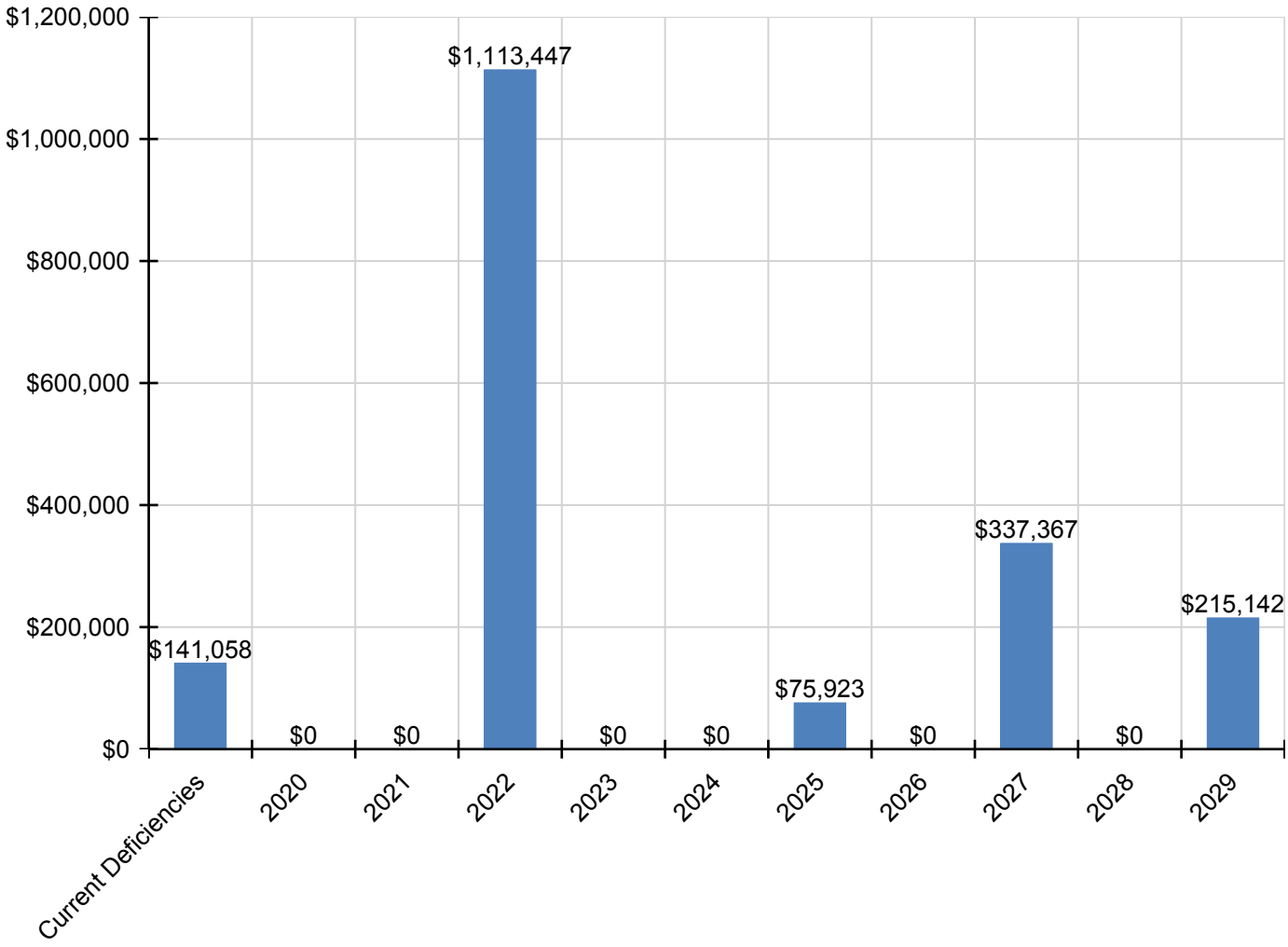
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$1,361	$0	$0	$0	$0	$0	$0	$0	$1,724	$0	$0	**$3,085**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$75,923	$0	$0	$0	$0	**$75,923**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$132,251	$0	$0	$0	$0	$0	$0	$0	$0	$0	$177,734	**$309,985**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$214,124	$0	$0	$0	$0	$0	$0	$0	**$214,124**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$151,172	$0	$0	$0	$0	$0	$0	$0	**$151,172**
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**
D2040 - Rain Water Drainage	$0	$0	$0	$9,636	$0	$0	$0	$0	$0	$0	$0	**$9,636**
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	$0	$0	$0	$252,881	$0	$0	$0	$0	$0	$0	$0	**$252,881**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$113,058	$0	$0	$0	$0	$0	$0	$0	**$113,058**
D5020 - Lighting	$0	$0	$0	$169,587	$0	$0	$0	$0	$0	$0	$0	**$169,587**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$32,333	$0	$0	$0	$0	$0	$0	$0	**$32,333**
D5030910 - Fire Alarm Systems	$0	$0	$0	$58,670	$0	$0	$0	$0	$0	$0	$0	**$58,670**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$88,370	$0	$0	**$88,370**
D5090 - Other Electrical Systems	$7,446	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,446**
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	$2,142	$0	$0	$0	$0	$0	$0	$0	**$2,142**
E20 - Furnishings	$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
E2010 - Fixed Furnishings	$0	$0	$0	$46,037	$0	$0	$0	$0	$0	$0	$0	**$46,037**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

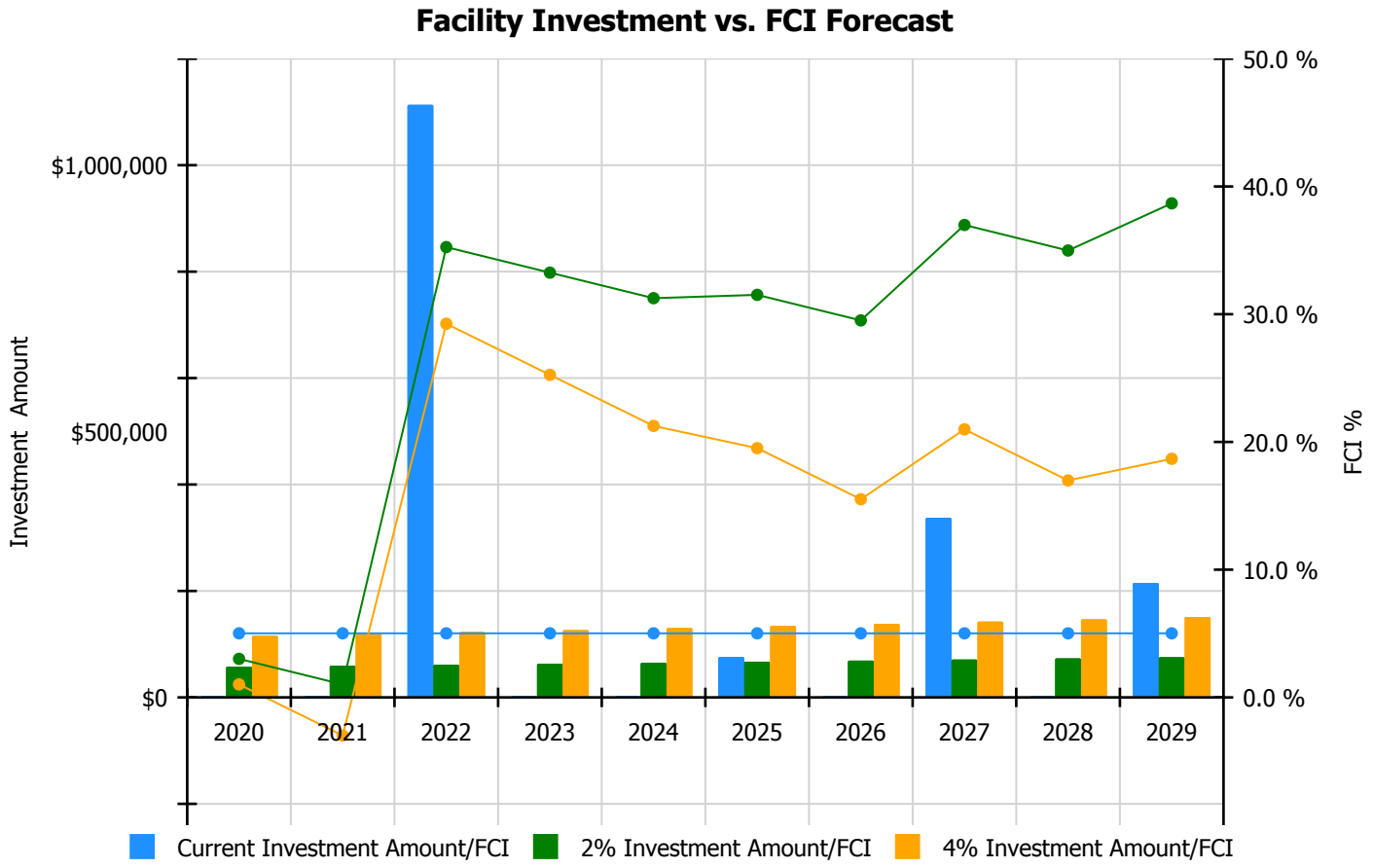
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

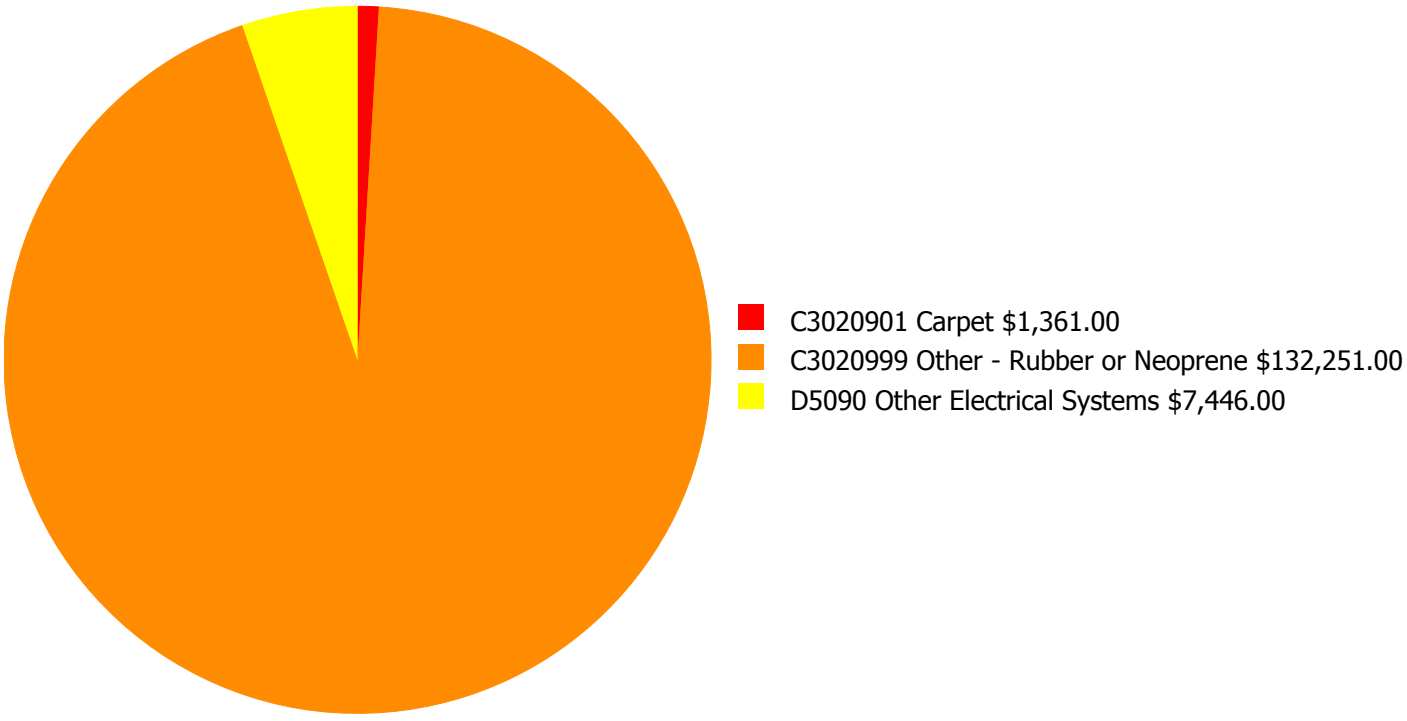
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 5.02%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$57,926.00	3.02 %	$115,851.00	1.02 %
2021	$0	$59,663.00	1.02 %	$119,327.00	-2.98 %
2022	$1,113,447	$61,453.00	35.25 %	$122,907.00	29.25 %
2023	$0	$63,297.00	33.25 %	$126,594.00	25.25 %
2024	$0	$65,196.00	31.25 %	$130,392.00	21.25 %
2025	$75,923	$67,152.00	31.51 %	$134,303.00	19.51 %
2026	$0	$69,166.00	29.51 %	$138,332.00	15.51 %
2027	$337,367	$71,241.00	36.99 %	$142,482.00	20.99 %
2028	$0	$73,378.00	34.99 %	$146,757.00	16.99 %
2029	$215,142	$75,580.00	38.68 %	$151,160.00	18.68 %
Total:	**$1,741,880**	**$664,052.00**		**$1,328,105.00**	

Deficiency Summary by System

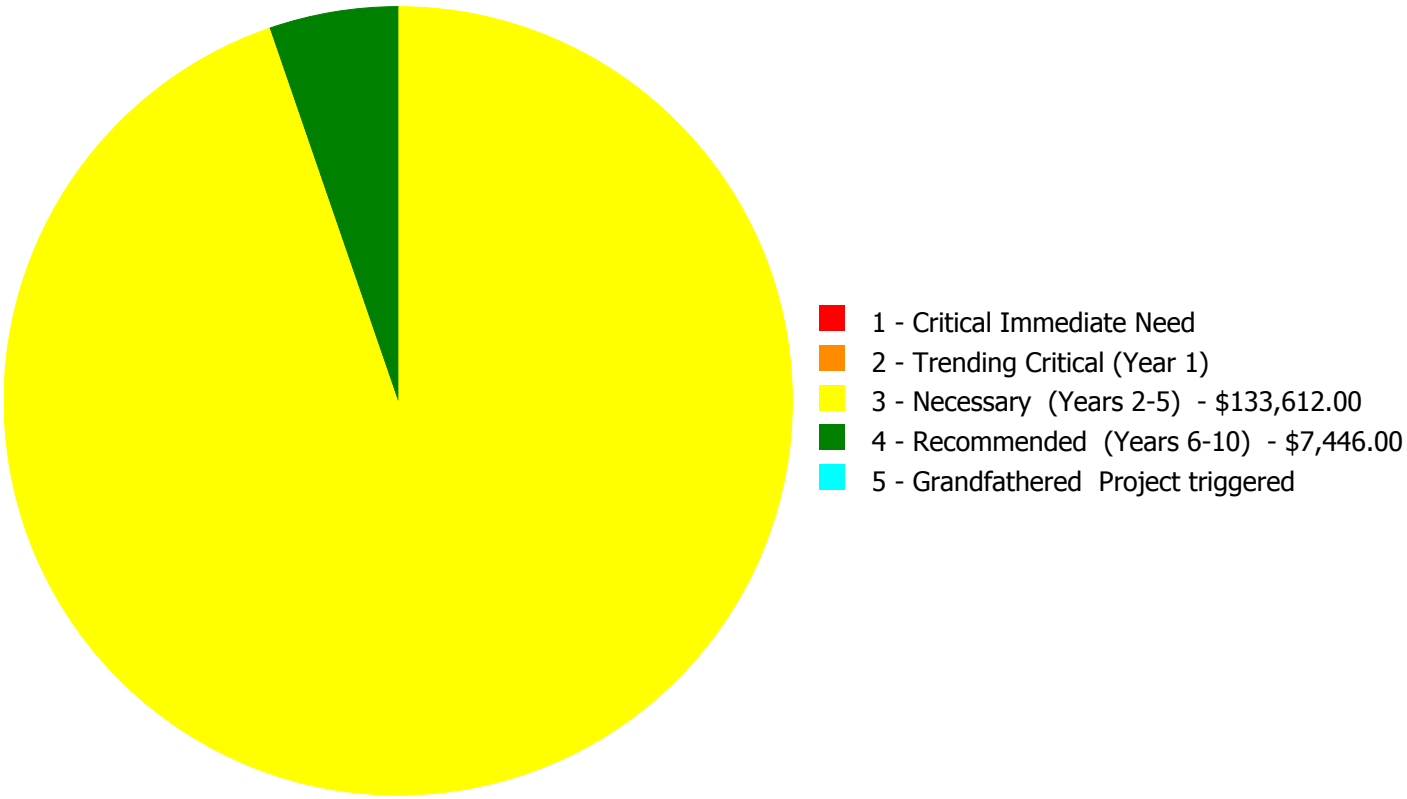
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $141,058.00

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: $141,058.00

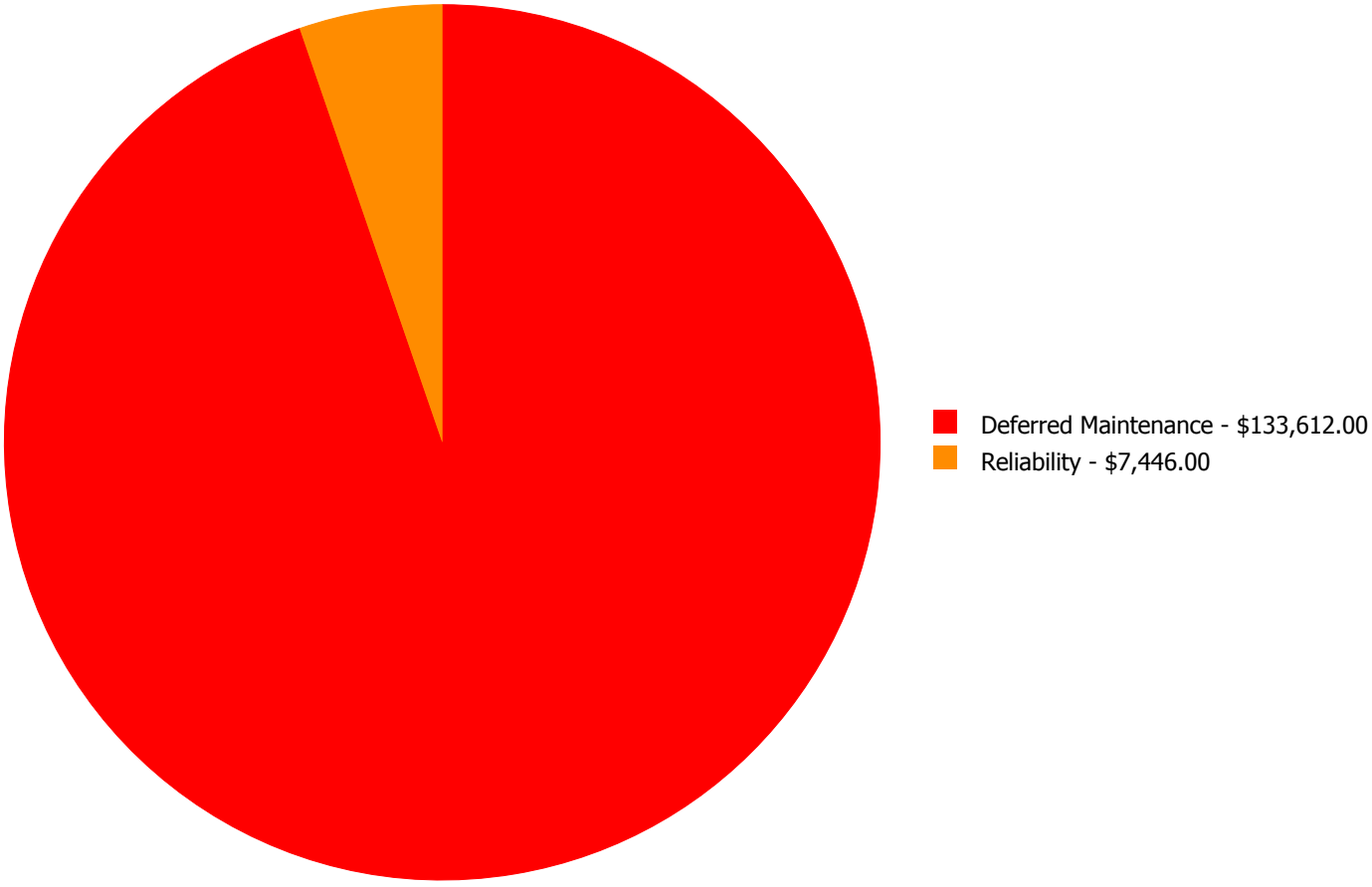
Deficiency By Priority Investment Table

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
C3020901	Carpet	$0.00	$0.00	$1,361.00	$0.00	$0.00	$1,361.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$132,251.00	$0.00	$0.00	$132,251.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$7,446.00	$0.00	$7,446.00
	Total:	$0.00	$0.00	$133,612.00	$7,446.00	$0.00	$141,058.00

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:



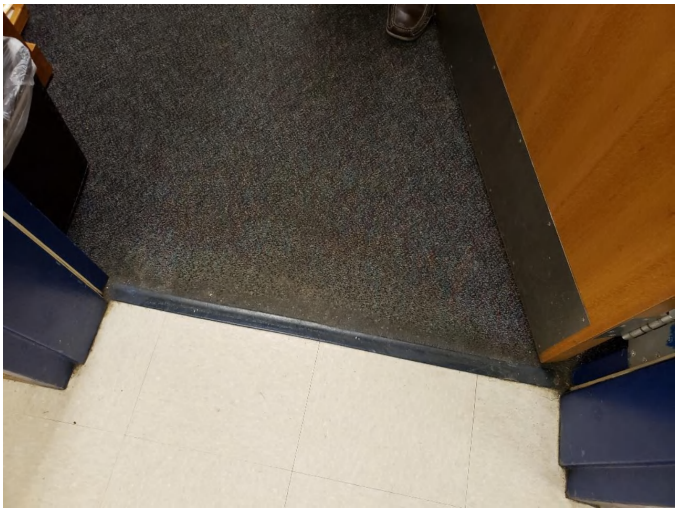
Budget Estimate Total: $141,058.00

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: C3020901 - Carpet



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 165.00
Unit of Measure: S.F.
Estimate: $1,361.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

Notes: The carpet is stained, showing signs of early failure and should be replaced.

System: C3020999 - Other - Rubber or Neoprene

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,508.00
Unit of Measure: S.F.
Estimate: $132,251.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,814.00
Unit of Measure: S.F.
Estimate: $7,446.00
Assessor Name: Eduardo Lopez
Date Created: 09/11/2013

Notes: No emergency generator, client standard required.

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):	78,232
Year Built:	1953
Last Renovation:	
Replacement Value:	$2,119,306
Repair Cost:	$1,154,001.00
Total FCI:	54.45 %
Total RSLI:	20.64 %
FCA Score:	45.55

Description:

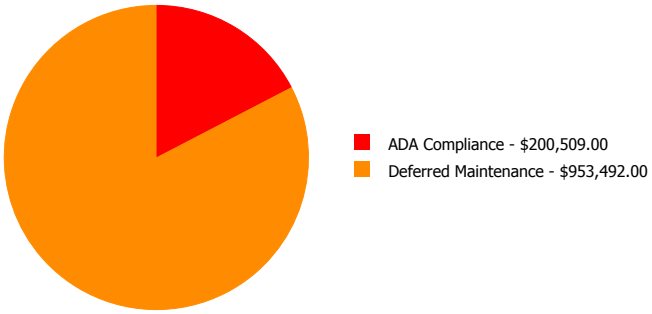
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

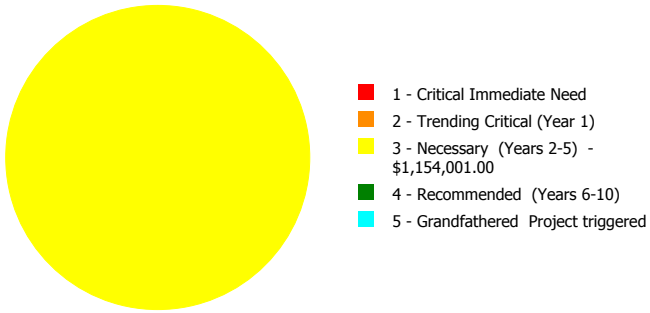
Dashboard Summary

Function:		Gross Area:	78,232
Year Built:	1953	Last Renovation:	
Repair Cost:	$1,154,001	Replacement Value:	$2,119,306
FCI:	54.45 %	RSLI%:	20.64 %

Deficiency By Category

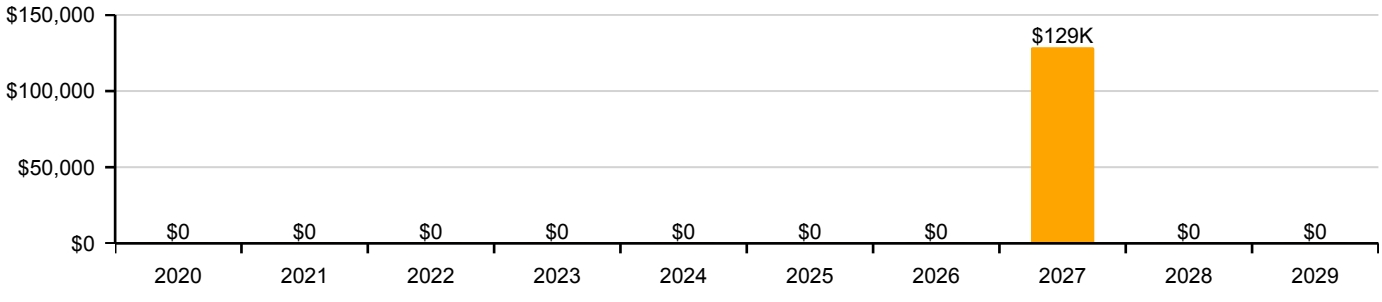


Deficiency By Priority



Deficiency By System

10 Year Investment Forecast



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	5.57 %	93.72 %	$1,154,001.00
G30 - Site Mechanical Utilities	22.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	54.57 %	0.00 %	$0.00
Totals:	**20.64 %**	**54.45 %**	**$1,154,001.00**

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.	78,232	35	1980	2015		0.00 %	110.00 %	-4		$203,951.00	$185,410
G2020	Parking Lots	$8.00	S.F.	78,232	35	1980	2015		0.00 %	110.00 %	-4		$688,442.00	$625,856
G2030	Pedestrian Paving	$2.33	S.F.	78,232	35	1980	2015		0.00 %	110.00 %	-4		$200,509.00	$182,281
G2040105	Fence & Guardrails	$1.15	S.F.	78,232	30	2002	2032		43.33 %	0.00 %	13			$89,967
G2040950	Hard Surface Play Area	$0.71	S.F.	78,232	20	1980	2000		0.00 %	110.00 %	-19		$61,099.00	$55,545
G2050	Landscaping	$1.18	S.F.	78,232	25	2002	2027		32.00 %	0.00 %	8			$92,314
G3010	Water Supply	$1.09	S.F.	78,232	50	1980	2030		22.00 %	0.00 %	11			$85,273
G3020	Sanitary Sewer	$2.20	S.F.	78,232	50	1980	2030		22.00 %	0.00 %	11			$172,110
G3030	Storm Sewer	$1.25	S.F.	78,232	50	1980	2030		22.00 %	0.00 %	11			$97,790
G4010	Electrical Distribution	$2.55	S.F.	78,232	30	2011	2041		73.33 %	0.00 %	22			$199,492
G4020	Site Lighting	$2.98	S.F.	78,232	30	2002	2032		43.33 %	0.00 %	13			$233,131
G4030	Site Communication and Security	$1.28	S.F.	78,232	30	2002	2032		43.33 %	0.00 %	13			$100,137
								Total	**20.64 %**	**54.45 %**			**$1,154,001.00**	**$2,119,306**

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



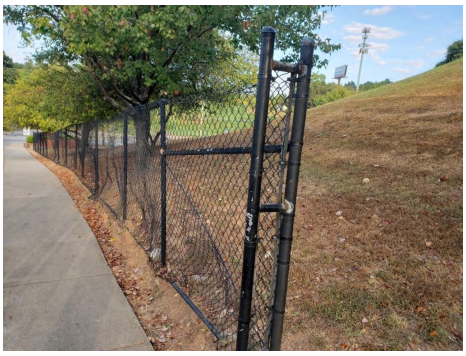
Note:

System: G2030 - Pedestrian Paving


Note:

System: G2040105 - Fence & Guardrails





Note:

System: G2040950 - Hard Surface Play Area



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.

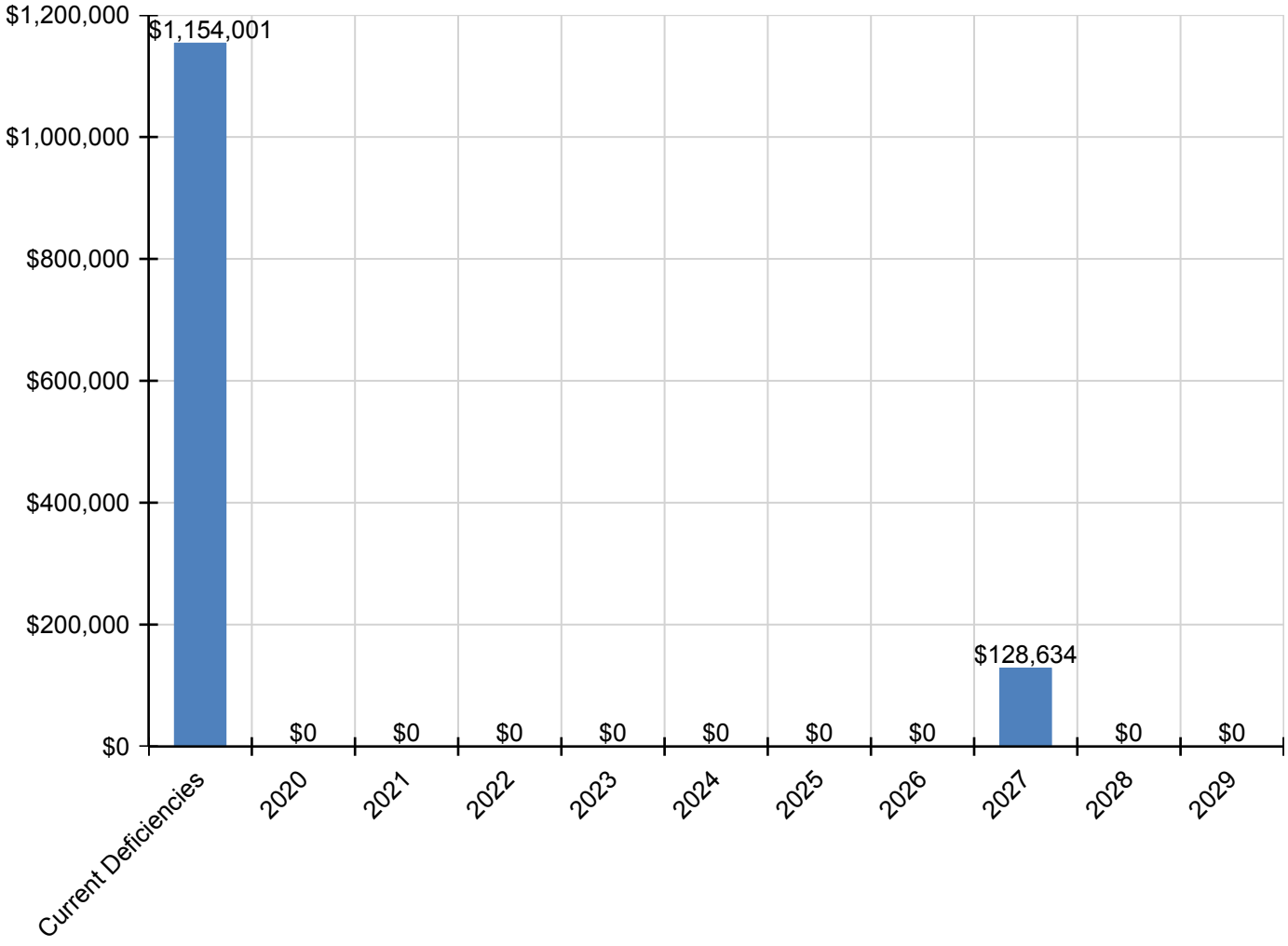
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,154,001**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$128,634**	**$0**	**$0**	**$1,282,635**
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	$203,951	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$203,951**
G2020 - Parking Lots	$688,442	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$688,442**
G2030 - Pedestrian Paving	$200,509	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$200,509**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Hard Surface Play Area	$61,099	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,099**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$128,634	$0	$0	**$128,634**
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

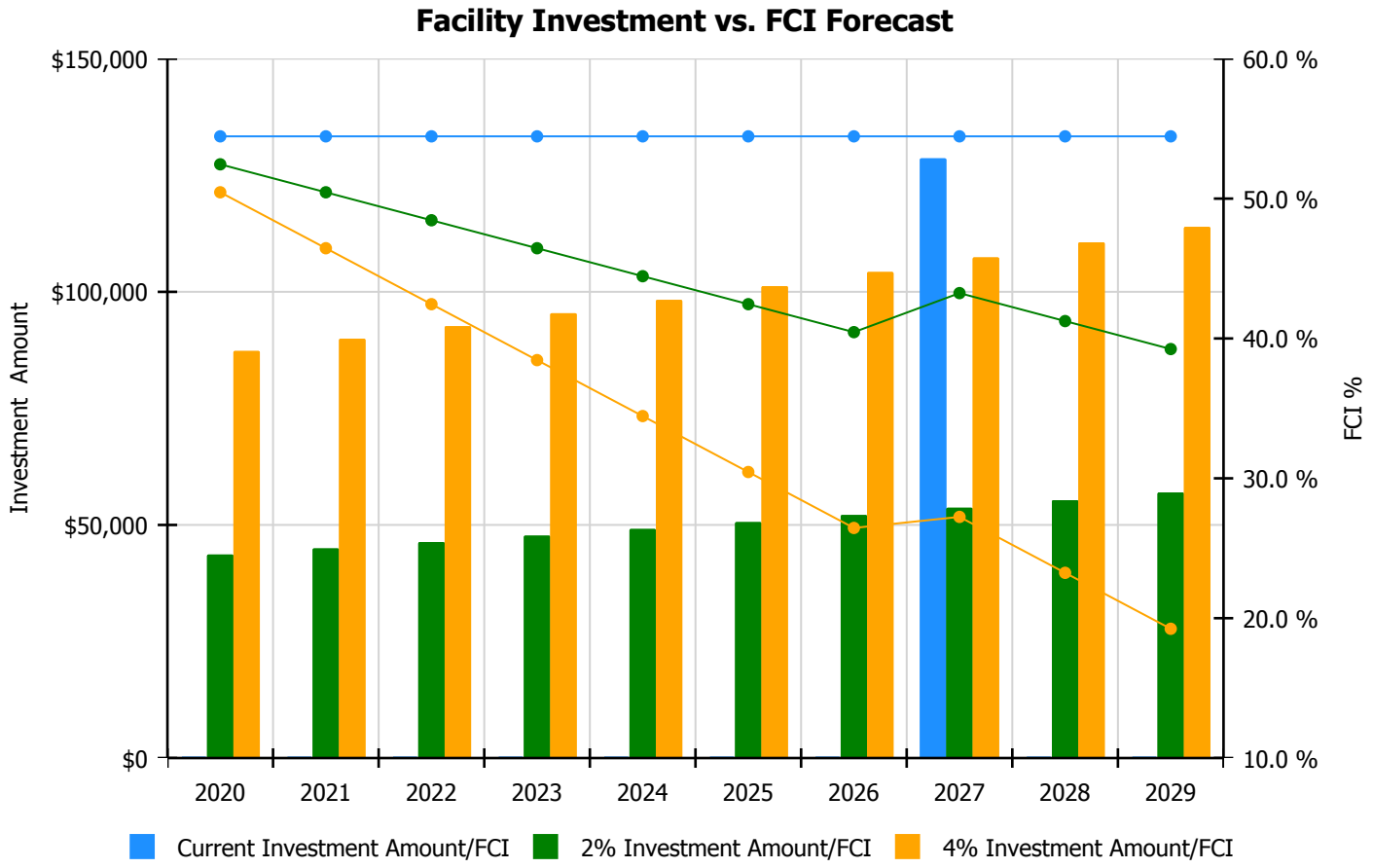
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

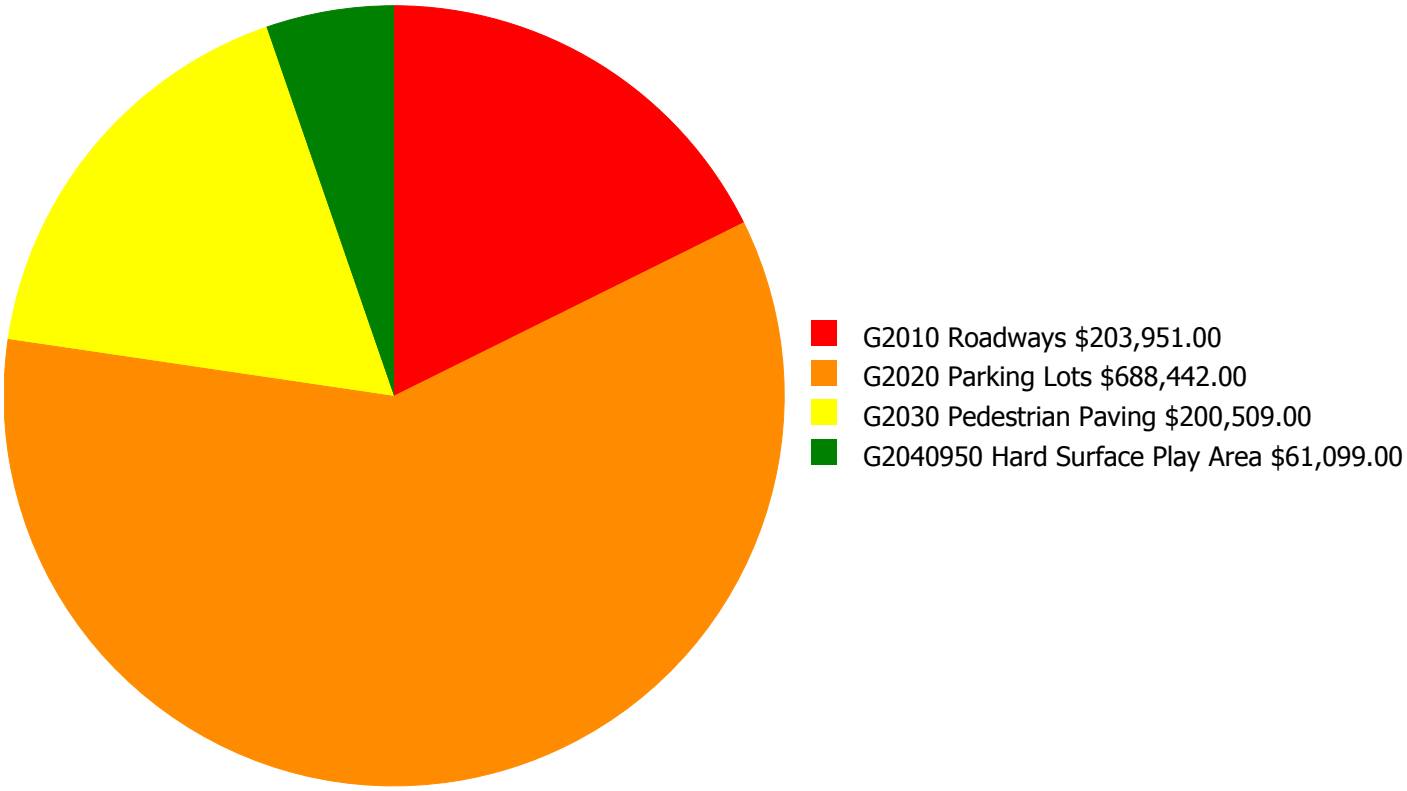
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 54.45%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$43,658.00	52.45 %	$87,315.00	50.45 %
2021	$0	$44,967.00	50.45 %	$89,935.00	46.45 %
2022	$0	$46,316.00	48.45 %	$92,633.00	42.45 %
2023	$0	$47,706.00	46.45 %	$95,412.00	38.45 %
2024	$0	$49,137.00	44.45 %	$98,274.00	34.45 %
2025	$0	$50,611.00	42.45 %	$101,222.00	30.45 %
2026	$0	$52,130.00	40.45 %	$104,259.00	26.45 %
2027	$128,634	$53,693.00	43.24 %	$107,387.00	27.24 %
2028	$0	$55,304.00	41.24 %	$110,609.00	23.24 %
2029	$0	$56,963.00	39.24 %	$113,927.00	19.24 %
Total:	**$128,634**	**$500,485.00**		**$1,000,973.00**	

Deficiency Summary by System

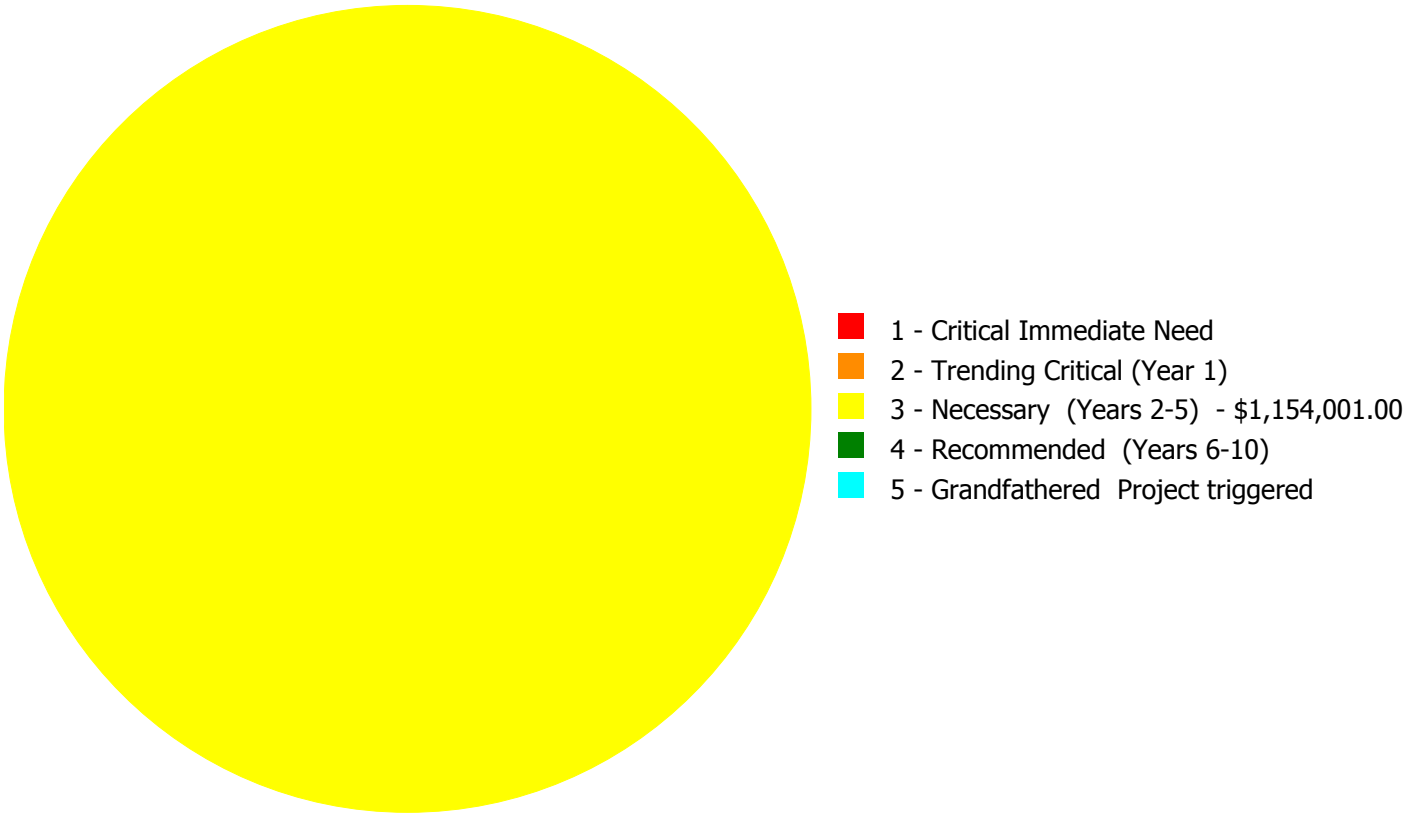
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,154,001.00

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: $1,154,001.00

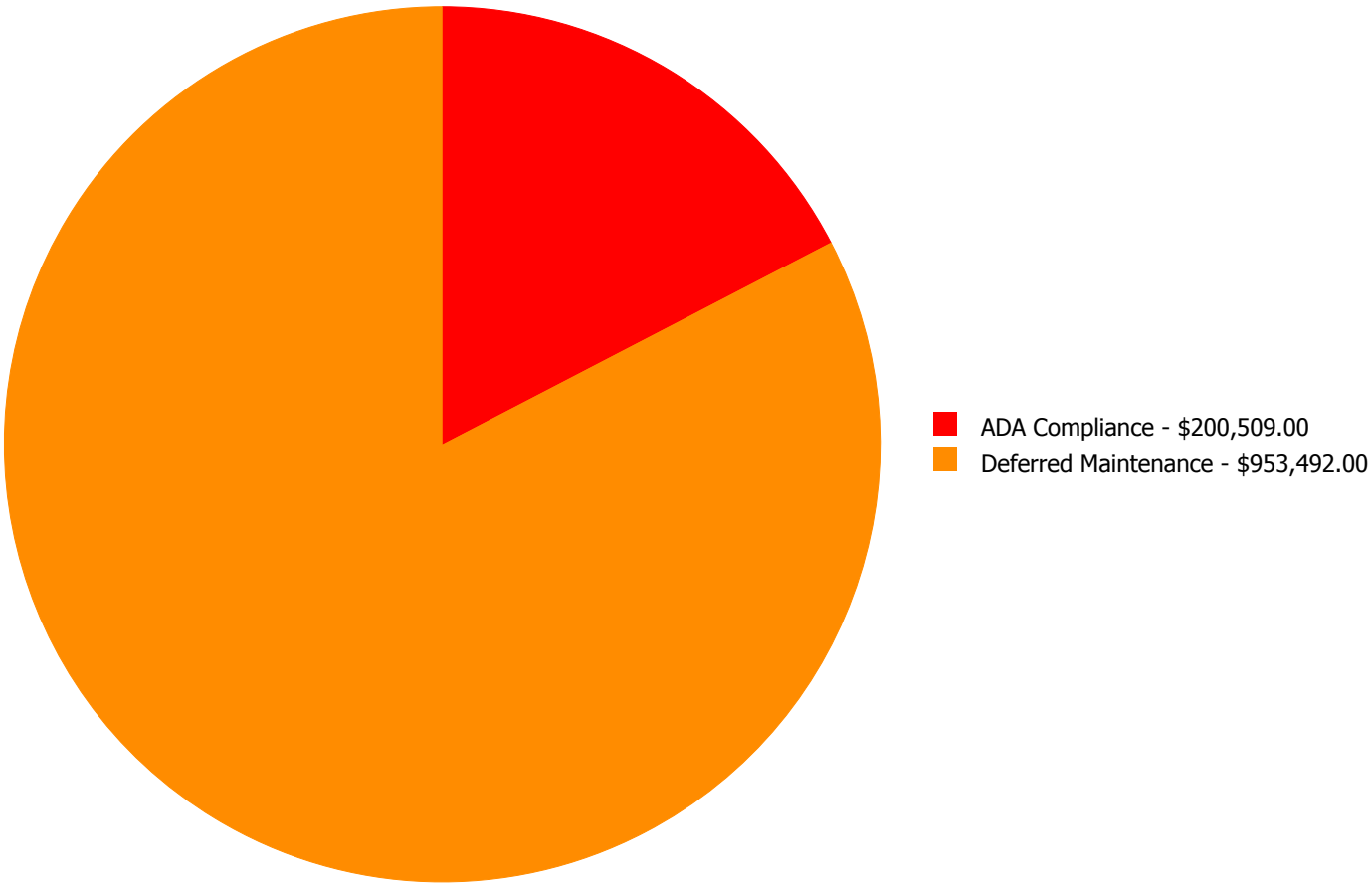
Deficiency By Priority Investment Table

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
G2010	Roadways	$0.00	$0.00	$203,951.00	$0.00	$0.00	$203,951.00
G2020	Parking Lots	$0.00	$0.00	$688,442.00	$0.00	$0.00	$688,442.00
G2030	Pedestrian Paving	$0.00	$0.00	$200,509.00	$0.00	$0.00	$200,509.00
G2040950	Hard Surface Play Area	$0.00	$0.00	$61,099.00	$0.00	$0.00	$61,099.00
	Total:	$0.00	$0.00	$1,154,001.00	$0.00	$0.00	$1,154,001.00

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: $1,154,001.00

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: G2010 - Roadways

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 78,232.00
Unit of Measure: S.F.
Estimate: $203,951.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

Notes: The asphalt roadway is aged, has many road cuts, cracks, potholes and repairs, and should be replaced to include a marked path between accessible parking and the sidewalk leading to the main entrance and fire lane marks.

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 78,232.00
Unit of Measure: S.F.
Estimate: $688,442.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

Notes: The parking lot is aged, has many repairs and potholes, and should be replaced and re-striped. One ADA sign is missing per minimum ADA standards.

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 78,232.00
Unit of Measure: S.F.
Estimate: $200,509.00
Assessor Name: Jejuan Hall
Date Created: 01/29/2020

Notes: The pedestrian paving and walkways are aged and showing inclement weather damage and should be replaced.

System: G2040950 - Hard Surface Play Area

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 78,232.00
Unit of Measure: S.F.
Estimate: $61,099.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

Notes: The system is beyond its expected service life and should be scheduled 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 #:	4066
Project:	APS Assessments 2019	Region:	761	Site:	Slater ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	13.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Poor	2.50	5.00	50.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Unsat	0.00	1.50	0.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Good	9.30	11.63	80.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Excel	3.49	3.49	100.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Good	0.83	1.04	80.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Good	1.00	1.25	80.00
Location	Excel	0.37	0.37	100.00
Storage/Fixed Equip	Poor	0.19	0.37	50.00
Self-Contained Special Ed				
Environment	Good	0.38	0.48	80.00
Size	Good	0.96	1.20	80.00
Location	Good	0.29	0.36	80.00
Storage/Fixed Equip	Fair	0.23	0.36	65.00
Instructional Resource Rooms				
Environment	Good	0.58	0.72	80.00
Size	Excel	1.80	1.80	100.00
Location	Excel	0.54	0.54	100.00
Storage/Fixed Equip	Excel	0.54	0.54	100.00
Science				
Environment	Good	0.32	0.40	80.00
Size	Excel	1.00	1.00	100.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Music				
Environment	Good	0.59	0.74	80.00

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Grade Config:	PK-5	Site Type:	Elementary	Site Size:	13.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Fair	1.20	1.85	65.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Good	0.68	0.85	80.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Excel	0.26	0.26	100.00
P.E.				
Environment	Good	1.54	1.92	80.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Good	0.48	0.60	80.00
Size	Excel	1.51	1.51	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Good	0.36	0.45	80.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Excel	2.56	2.56	100.00
Counseling	Good	0.23	0.29	80.00
Clinic	Good	0.47	0.58	80.00
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	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Fair	1.30	2.00	65.00
Pedestrian Traffic	Fair	0.63	0.97	65.00
Parking	Fair	0.53	0.81	65.00
Play Areas	Fair	1.52	2.34	65.00

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Project:	APS Assessments 2019	Region:	761	Site:	Slater ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	13.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Fair	1.95	3.00	65.00
Controlled Entrances	Fair	0.33	0.50	65.00
Total For Site:		**80.87**	**98.25**	**82.31**

Comments

Suitability - ES

T.H. Slater Elementary was built in 1952, and located in southwest Atlanta. The PK-5 school has had four renovations and/or additions, most recently in 2002. The school formerly served students in kindergarten through 7th grade; however, with the opening of Price Middle School in 1987, the 6th and 7th grades were relocated to Price.

Suitability - ES->Learning Environment-->Learning Style Variety

There are few spaces in the building that allow for flexible use, and do not easily accommodate differentiated instruction or multiple teaching/learning styles.

Suitability - ES->Learning Environment-->Exterior Environment

There are no outdoor learning areas or social gathering spaces outside of the playground area.

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

Fixtures in the room are not age-appropriate, e.g., sinks are too high for students to reach.

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

The pre-k classroom is not equipped up to the standard. There is no restroom in the classroom, the sink is not appropriate height and there is no shared kitchenette with sink.

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

There is no restroom with water, shower, or changing area.

Suitability - ES->Music-->Size

The band room meets the size standard, but the chorus room only meets 60% of the standard.

Suitability - ES->Art-->Environment

The room have very limited natural light.

Suitability - ES->Outside-->Vehicular Traffic

The bus and car lanes are off-street but together, with cars and buses in the same lane for student drop-off in the morning, but separated in the afternoon for dismissal.

Suitability - ES->Outside-->Pedestrian Traffic

Nearly all walkers come from the apartment complex adjacent to the school. There are paved and marked walkways to direct students off campus in the afternoon.

Suitability - ES->Outside-->Parking

There are not a sufficient number of paved parking spaces to accommodate staff members and visitors during the school day.

Suitability - ES->Outside-->Play Areas

There are no covered play areas, and the playground is not ADA accessible.

Suitability - ES->Safety and Security-->Signage & Way Finding

There is little in the way of directional signage either on the exterior or interior of the school.

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Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Safety and Security-->Ease of Supervision

The school has cameras on the interior and exterior, but the viewing range is limited and there are blind spots throughout the school.

Suitability - ES->Safety and Security-->Controlled Entrances

The school does not have a security vestibule. There is a security guard posted at the main entrance and the main office is directly near the entrance.