

School Assessment Report



School: Slater Elementary School

Report: Nov 17, 2015

Condition Assessment:

Suitability Assessment:

Table of Contents

Executive Summary	3
Condition Budget Summary	3
Suitability Summary	6
Enrollment Projection	8
Buildings	9
Building Name: 1952_1953_1970 Bldg 2010_2011_2012	9
Building Condition Budget Summary	10
Building Condition Budget Detail	10
Building Deficiency Priority	13
Building Condition Deficiencies	14
Building Condition Deficiencies Narrative	15
Building Name: 2002 Bldg 2014	21
Building Condition Budget Summary	21
Building Condition Budget Detail	22
Building Deficiency Priority	24
Building Condition Deficiencies	25
Building Condition Deficiencies Narrative	26
Sites	27
Site Summary	27
Deficiency Condition Budget Summary: Site	27
Site Deficiencies Budget Detail	28
Site Renewal Schedule	29
Site Deficiency Priority	29
Site Condition Deficiencies	30
Site Deficiencies Budget Narrative	31
Appendix 1 - Educational Suitability Reports	33
Suitability Report	33

The following reference documents may be viewed at the Atlanta Public Schools eCOMET Feedback website under 'Support' tab:

- eCOMET Glossary
- UNIFORMAT Definitions
- Suitability Criteria Score Description Text

Executive Summary

School Name: Slater Elementary School

Number of Buildings:	2
Gross Area (SF):	78,232
Replacement Value:	\$17,124,110
Condition Budget:	\$2,966,696
Total FCI:	17.32%
Suitability Budget:	\$920,470
Total RSLI:	23%
Total APSFI:	22.85%
Condition Score:	82.68
Suitability Score:	84.64
School Score:	83.36



Summary:

The Slater Elementary School consists of (1) main school building located at 1320 Pryor Road, in Atlanta, GA. The original campus was constructed in 1953. Additions to the main building were constructed in 1970 and 2002. The school campus and site are fairly well maintained in fair overall condition.

Roof covering was installed in 2002 and has 12 main sections including some smaller sections. Roofing is typically low slope with built-up system in fair condition with reported repairs needed for blistering surface. (Roofing membrane report and drawings are available on the home page of each school in eCOMET® on the drop down menu "Drawings/Attachments").

Domestic water and sanitary waste systems were installed in 2002 and are in good condition, the systems in the 1952-1970 building section have reached the end of life expectancy.

HVAC systems were installed in 2002 and are in good condition, except for some terminal & package units installed around 1980 have reached the end of life expectancy.

Electrical service and lighting were upgraded in 2002 and 2011 and is in good condition. Lighting and branch wiring installed in the 1952-1970 building section have reached the end of life expectancy.

This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Condition Budget Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. 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 useful life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

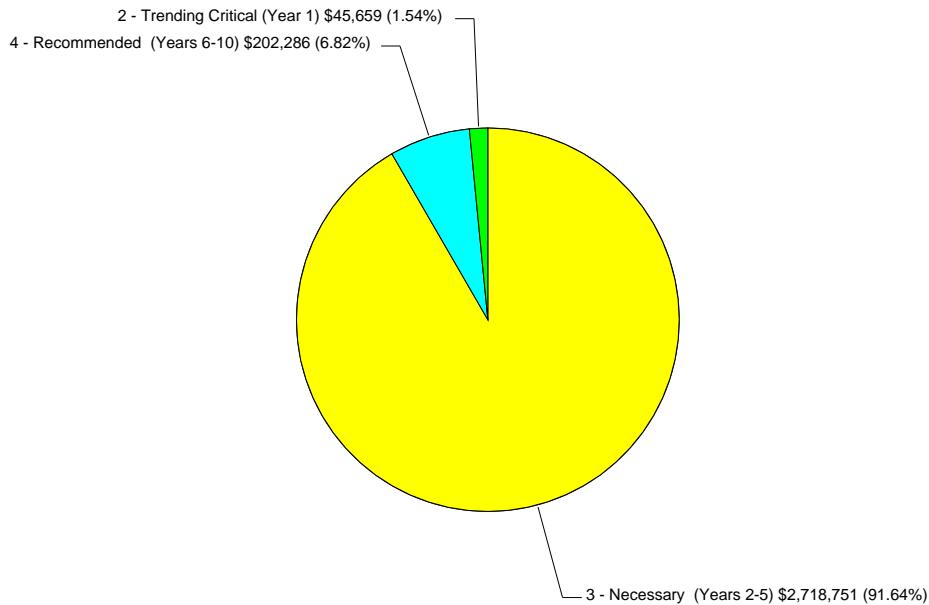
Following are the cost model's system details for this facility. The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new system) to 0.00% (system expired). The System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium, the additional costs to prepare for the system's renewal such as demolition costs. 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.

Current Investment Requirement and Condition by Unifomat Classification

Unifomat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	14%	34.48%	\$583,069
B30 Roofing	35%	0.00%	\$0
C10 Interior Construction	57%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	30%	5.39%	\$93,804
D10 Conveying	0%	110.00%	\$78,247
D20 Plumbing	32%	28.09%	\$203,786
D30 HVAC	18%	20.67%	\$770,432
D40 Fire Protection	54%	0.00%	\$0
D50 Electrical	21%	54.60%	\$777,530
E10 Equipment	35%	0.00%	\$0
E20 Furnishings	34%	0.00%	\$0
G20 Site Improvements	58%	0.00%	\$0
G30 Site Mechanical Utilities	0%	110.00%	\$357,396
G40 Site Electrical Utilities	57%	20.95%	\$102,431
		Total:	\$2,966,696

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
1952_1953_1970 Bldg	60,418	20.9%	\$0	\$45,659	\$2,165,120	\$195,188	\$0	\$2,405,966
2010_2011_2012 Bldg	17,814	3.0%	\$0	\$0	\$93,804	\$7,099	\$0	\$100,903
2002 Bldg 2014 Site		20.9%	\$0	\$0	\$459,827	\$0	\$0	\$459,827
Total:	78,232	17.3%	\$0	\$45,659	\$2,718,751	\$202,286	\$0	\$2,966,696



School Condition Budget: \$2,966,696

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$2,966,695		\$2,817,485	\$311,943				\$6,204,540			\$169,977	\$12,470,640
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$583,070							\$1,489,329				\$2,072,399
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure	\$583,070											\$583,070
Exterior Walls	\$45,659											\$45,659
Exterior Windows	\$537,411											\$537,411
Exterior Doors												
Roofing								\$1,489,329				\$1,489,329
Roof Coverings								\$1,489,329				\$1,489,329
Roof Openings												
Interiors	\$93,804			\$311,943				\$2,157,217			\$126,065	\$2,689,029
Interior Construction								\$268,711				\$268,711
Partitions												
Interior Doors												
Fittings								\$268,711				\$268,711
Stairs												
Stair Construction												
Interior Finishes	\$93,804			\$311,943				\$1,888,506			\$126,065	\$2,420,318
Wall Finishes	\$93,804			\$311,943							\$126,065	\$531,812
Floor Finishes								\$1,018,013				\$1,018,013
Ceiling Finishes								\$870,493				\$870,493
Services	\$1,829,995		\$2,817,485					\$2,286,855			\$43,912	\$6,978,247
Conveying	\$78,247											\$78,247
Elevators and Lifts	\$78,247											\$78,247
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$203,786							\$672,225				\$876,011
Plumbing Fixtures								\$648,528				\$648,528
Domestic Water Distribution	\$40,413											\$40,413
Sanitary Waste	\$104,903											\$104,903
Rain Water Drainage	\$24,076							\$9,666				\$33,742
Other Plumbing Systems	\$34,394							\$14,031				\$48,425
HVAC	\$770,432		\$2,451,353					\$1,252,937				\$4,474,722
Energy Supply												
Heat Generating Systems								\$376,332				\$376,332
Cooling Generating Systems								\$635,892				\$635,892
Distribution Systems	\$596,741							\$240,713				\$837,454
Terminal & Package Units			\$2,391,105									\$2,391,105
Controls & Instrumentation	\$135,857		\$47,069									\$182,926
Systems Testing & Balance	\$37,834		\$13,179									\$51,013
Other HVAC Systems/Equip												
Fire Protection											\$43,912	\$43,912
Sprinklers												
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems											\$43,912	\$43,912
Electrical	\$777,530		\$366,132					\$361,693				\$1,505,355
Electrical Service/Distribution								\$60,178				\$60,178
Lighting and Branch Wiring	\$748,935							\$301,515				\$1,050,450
Communications and Security			\$366,132									\$366,132
Other Electrical Systems	\$28,595											\$28,595
Equipment & Furnishings								\$271,139				\$271,139
Equipment								\$88,450				\$88,450
Institutional Equipment								\$9,897				\$9,897
Vehicular Equipment												
Other Equipment								\$78,553				\$78,553
Furnishings								\$182,689				\$182,689
Fixed Furnishings								\$182,689				\$182,689
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												
Building Sitework	\$459,826											\$459,826
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements												
Roadways												
Parking Lots												
Pedestrian Paving												
Site Development												
Landscaping												
Site Mechanical Utilities	\$357,395											\$357,395
Water Supply	\$84,617											\$84,617
Sanitary Sewer	\$172,574											\$172,574
Storm Sewer	\$100,204											\$100,204
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities	\$102,431											\$102,431
Electrical Distribution												
Site Lighting												
Site Communication and Security	\$102,431											\$102,431
Other Site Electrical Utilities												

Suitability Summary

The educational suitability assessment of a school facility is a measure of how well the building(s) and grounds support and enhance the educational programs being offered. The assessment evaluates multiple systems or categories. Some of these are school-wide, like learning environment, while others are focused on specific space types such as art rooms. Some systems or categories are found in all types of schools, such as general classrooms, while others are specific to certain grade configurations, like preschool classrooms. Each school receives an educational suitability score based on a 100 point scale developed as a percentage of possible points for all scored suitability categories.

The educational suitability assessment team evaluated the adequacy of the specific space types in each school model, e.g., general classrooms, science rooms, support spaces, etc. The possible score for each space type was weighted based on that space type's proportion of the total area of the school model. Consequently, general classrooms in an elementary school receive more possible points than general classrooms in a high school, since they represent a greater proportion of the total space.

Suitability Scoring

The suitability scoring system includes additional educational suitability categories that cannot always be weighted based on simple square footage. Some examples of these categories include ease of supervision, learning environment, pedestrian traffic, and others. The weightings of these categories were determined through field work by experienced educators and architects and reflect each category's relative importance in that particular model. The points assigned a specific educational suitability category in one model may differ from another model. A comparison of the points assigned to a specific educational suitability category across models is not appropriate because the size and proportion of spaces will be different based on the type of school. For example, an auditorium is typical at a high school, but elementary and middle schools may have multi-purpose spaces (e.g., "cafegymtoriums"). The points assigned to these spaces are likely to be different.

Another aspect of the suitability scoring system is that the weights assigned to the categories are expressed in numbers to two decimal points. This is due to several factors. Using a 100 point scale to review numerous educational suitability systems and categories, many of the point assignments are a fraction of a whole number. Expanding point assignments to two decimals allows the system to reflect the original logic of basing the suitability scoring on square footage and relative importance, and facilitates consistent sums when adding to arrive at a total suitability score.

Suitability Budget

The budget for correcting educational suitability deficiencies is intended to be used as an estimate for correcting the overall educational suitability needs of a facility and not as a means to develop cost estimates for individual deficiencies. Experience has shown that it is difficult to calculate the cost of correcting items such as classrooms that are sized incorrectly, spaces with inappropriate adjacencies, lack of a variety of teaching and learning spaces, etc. The remediation of these deficiencies can take a variety of forms and requires a design study before accurate cost calculations can be made. A budget was developed for suitability improvements based on the overall suitability score of a particular school and team experience in correcting the overall deficiencies based on that score. Suitability Budget needs for each facility are included in the report and should be used as a starting place for long range planning.

Much like a facility condition index, the inverse of the suitability score is a measure of the value of the building which should be reinvested to remediate the deficiencies. The Atlanta Public School Facilities Inventory (APSFI) includes a model which is adequate to develop budget projections for remediating educational suitability deficiencies. The model is as follows:

$$\text{Atlanta Suitability Index} = (1.0 - \text{Suitability Score (\%)})$$

$$\text{APSFI} \times .35 \times \text{School Current Replacement Value (CRV)} = \text{Total Suitability Budget Needs}$$

The APSFI budget projection of 35% of the Current Replacement Value is based on several factors:

First, the remediation of educational suitability deficiencies may be accomplished in a number of ways. For instance, remediating a classroom which does not meet the size standard for a given number of students can be "fixed" by, on one extreme, lowering the class size which costs no capital dollars, and on the other extreme, by building a new classroom, which would cost 100% of the replacement cost. Most often, the solution is to carve out some additional space, or combine three classrooms into two by removing the internal walls. Consequently, the cost of remediation is most often less than 100% of the replacement cost and our experience has shown that the 35% factor is an effective planning parameter.

Second, the fact that these deficiencies are typically remediated along with building condition deficiencies and often overlap in scope of work and cost. Budgets for both assessments at 100% of the replacement cost would likely result in excessive budgets.

The report below provides information about the Educational Suitability of this school, based on the Criteria in Appendix 1. Each area was scored 1 through 5, or "NA" with 1 being the high score. Items are scored "NA" if they are not appropriate to that school program (e.g., football fields at an elementary school or preschool at a high school) or are not needed at a school (e.g., no computer lab at a school where every student has a laptop). All scores are shown. However, the suitability deficiency budget reflects only the deficiencies identified with scores of 2 or lower.

Suitability Narrative:

Slater Elementary is a neighborhood school serving students in grades pre-kindergarten through fifth. It includes programs and services for hearing impaired students within the general classroom setting. The school is housed in a two-story facility, with a cafeteria and a multi-purpose gymnasium.

Suitability Category Scoring Summary

Task No	Task Description	Score
4845	Support Spaces	77.70
4846	Learning Environment	86.47
4851	General Classrooms	93.00
4856	Kindergarten	87.75
4861	Pre-K	90.75
4866	Self-Contained Special Ed	0.00
4867	Instructional Resource Rooms	80.00
4868	Science	90.00
4869	Music	80.00
4870	Art	87.75
4892	Computer Labs	100.00
4893	P.E.	93.00
4894	Performing Arts	90.75
4895	Media Center	86.00
4924	Outside	61.65
4925	Safety and Security	65.71

Slater Elementary School Suitability Budget Total: \$920,470

Enrollment Projection

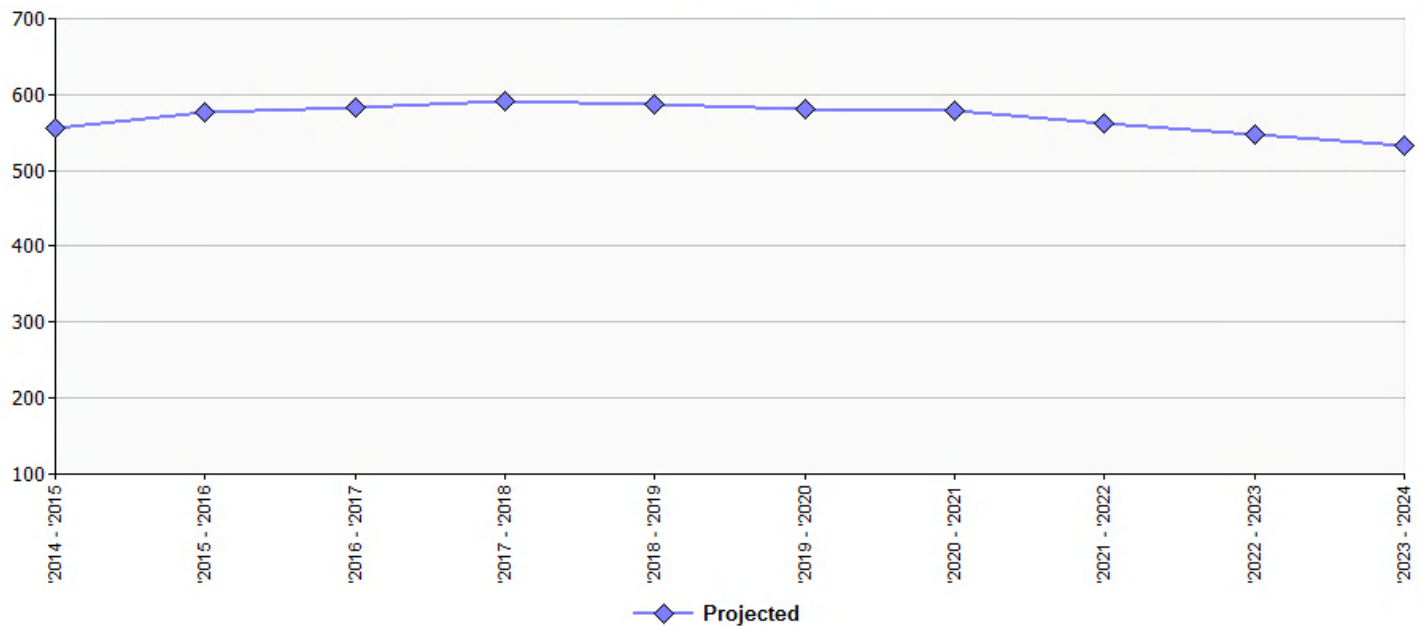
Enrollment projections are merely an *estimate* of future activity based on the historical data and information provided. These numbers can be highly accurate, but it must be remembered that the numbers are still a projection or estimate. During the implementation of any of the recommendations provided, it is critical that the school reassess these numbers on a regular basis and adjust plans accordingly.

Slater Elementary School

Projected Enrollment

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Kindergarten	88	97	95	93	90	87	84	81	81	80
1	94	86	95	93	91	88	85	82	79	79
2	99	100	91	101	99	97	94	91	88	85
3	100	114	115	105	117	115	113	110	106	103
4	99	93	106	107	98	109	107	105	102	98
5	76	86	81	92	93	85	95	93	91	88
Subtotal	556	576	583	591	588	581	578	562	547	533

School Projected Enrollment



** EC Students are not used in the development of the projections.

Buildings

Building Name: 1952_1953_1970 Bldg 2010_2011_2012

Year Built:	1953
Gross Area (SF):	60,418
Replacement Value:	\$11,538,498
Repair Cost:	\$2,405,966
Total FCI:	20.85%
Total RSLI:	17%

BUILDING NARRATIVE

The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is concrete pan joists with lightweight concrete fill. The exterior enclosure is comprised of walls with brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is comprised of low slope with modified bitumen coverings. The roof is in mostly good condition with no reported leaks.



Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	1%	45.79%	\$583,069
B30 Roofing	35%	0.00%	\$0
C10 Interior Construction	44%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	34%	0.00%	\$0
D10 Conveying	0%	110.00%	\$78,247
D20 Plumbing	23%	37.30%	\$203,786
D30 HVAC	14%	27.45%	\$770,432
D40 Fire Protection	58%	0.00%	\$0
D50 Electrical	13%	71.84%	\$770,432
E10 Equipment	35%	0.00%	\$0
E20 Furnishings	34%	0.00%	\$0
		Total:	\$2,405,966

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.07	100	1953	2053	\$396,316	-	0.00%	\$0
A1020	Special Foundations	\$0.24	100	1953	2053	\$18,761	-	0.00%	\$0
A1030	Slab on Grade	\$4.38	100	1953	2053	\$342,379	-	0.00%	\$0
B1010	Floor Construction	\$12.05	100	1953	2053	\$941,934	-	0.00%	\$0
B1020	Roof Construction	\$8.53	100	1953	2053	\$666,780	-	0.00%	\$0
B2010	Exterior Walls	\$9.51	100	1953	2053	\$743,385	-	6.14%	\$45,659
B2020	Exterior Windows	\$6.25	30	1980	2010	\$488,555	0%	110%	\$537,411
B2030	Exterior Doors	\$0.53	30	2002	2032	\$41,429	57%	0.00%	\$0
B3010	Roof Coverings	\$10.61	20	2002	2022	\$829,371	35%	0.00%	\$0
B3020	Roof Openings	\$0.36	30	2002	2032	\$28,141	57%	0.00%	\$0
C1010	Partitions	\$3.91	100	1953	2053	\$305,640	38%	0.00%	\$0
C1020	Interior Doors	\$2.52	40	2002	2042	\$196,985	68%	0.00%	\$0
C1030	Fittings	\$1.91	20	2002	2022	\$149,302	35%	0.00%	\$0
C2010	Stair Construction	\$1.93	100	1953	2053	\$150,866	-	0.00%	\$0
C3010	Wall Finishes	\$3.32	10	2008	2018	\$259,520	30%	0.00%	\$0
C3020	Floor Finishes	\$7.25	20	2002	2022	\$566,724	35%	0.00%	\$0
C3030	Ceiling Finishes	\$6.20	20	2002	2022	\$484,647	35%	0.00%	\$0
D1010	Elevators and Lifts	\$0.91	20	1986	2006	\$71,134	0%	110%	\$78,247
D2010	Plumbing Fixtures	\$4.62	20	2002	2022	\$361,140	35%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.47	30	1970	2000	\$36,739	0%	110%	\$40,413
D2030	Sanitary Waste	\$1.22	30	1970	2000	\$95,366	0%	110%	\$104,903
D2040	Rain Water Drainage	\$0.28	20	1953	1973	\$21,887	0%	110%	\$24,076
D2090	Other Plumbing Systems	\$0.40	20	1970	1990	\$31,268	0%	110%	\$34,394
D3020	Heat Generating Systems	\$2.68	20	2002	2022	\$209,492	35%	0.00%	\$0
D3030	Cooling Generating Systems	\$4.53	20	2002	2022	\$354,105	35%	0.00%	\$0
D3040	Distribution Systems	\$6.94	20	1980	2000	\$542,492	0%	110%	\$596,741
D3050	Terminal & Package Units	\$19.74	15	2002	2017	\$1,543,052	13%	0.00%	\$0
D3060	Controls & Instrumentation	\$1.58	15	2002	2017	\$123,507	13%	110%	\$135,857
D3070	Systems Testing & Balance	\$0.44	15	2002	2017	\$34,394	13%	110%	\$37,834
D4010	Sprinklers	\$2.92	30	2002	2032	\$228,253	57%	0.00%	\$0
D4020	Standpipes	\$0.21	30	2002	2032	\$16,415	57%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.07	15	2012	2027	\$5,472	80%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.38	15	2010	2025	\$29,704	67%	0.00%	\$0
D5010	Electrical Service/Distribution	\$1.74	20	2011	2031	\$136,014	80%	0.00%	\$0

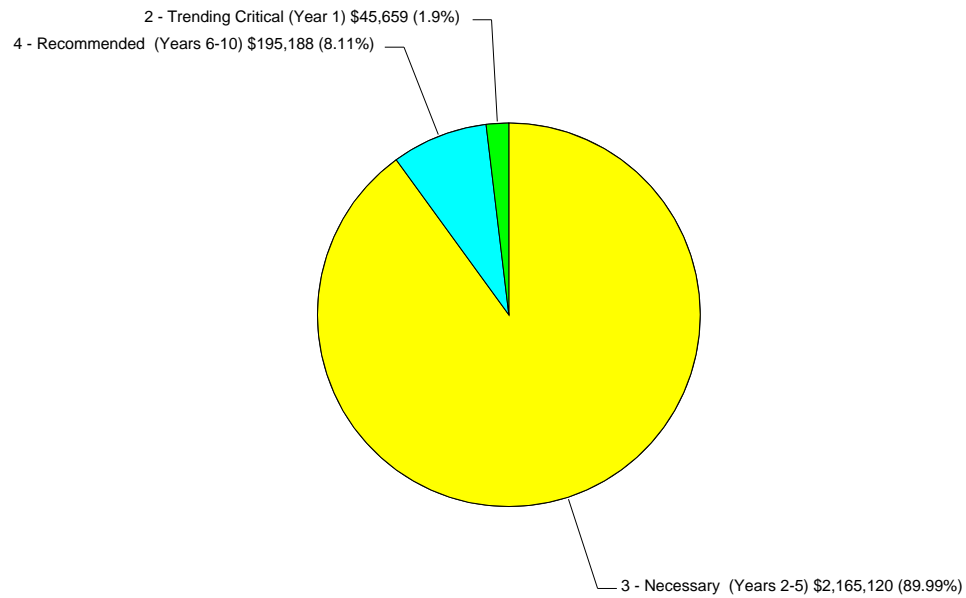
Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5020	Lighting and Branch Wiring	\$8.71	20	1970	1990	\$680,850	0%	110%	\$748,935
D5030	Communications and Security	\$3.02	15	2002	2017	\$236,070	13%	0.00%	\$0
D5090	Other Electrical Systems	\$0.25	15			\$19,542	0%	110%	\$21,496
E1020	Institutional Equipment	\$0.07	20	2002	2022	\$5,472	35%	0.00%	\$0
E1090	Other Equipment	\$0.56	20	2002	2022	\$43,775	35%	0.00%	\$0
E2010	Fixed Furnishings	\$1.30	20	2002	2022	\$101,619	35%	0.00%	\$0
Total		\$149.38				\$11,538,498	23%	20.85%	\$2,405,966

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$2,405,966		\$2,076,218	\$311,943				\$4,201,510			\$43,912	\$9,039,549
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$583,070							\$1,122,024				\$1,705,094
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure	\$583,070											\$583,070
Exterior Walls	\$45,659											\$45,659
Exterior Windows	\$537,411											\$537,411
Exterior Doors												
Roofing								\$1,122,024				\$1,122,024
Roof Coverings								\$1,122,024				\$1,122,024
Roof Openings												
Interiors				\$311,943				\$1,624,344				\$1,936,287
Interior Construction								\$201,985				\$201,985
Partitions												
Interior Doors												
Fittings								\$201,985				\$201,985
Stairs												
Stair Construction												
Interior Finishes				\$311,943				\$1,422,359				\$1,734,302
Wall Finishes				\$311,943								\$311,943
Floor Finishes								\$766,699				\$766,699
Ceiling Finishes								\$655,660				\$655,660
Services	\$1,822,896		\$2,076,218					\$1,251,041			\$43,912	\$5,194,067
Conveying	\$78,247											\$78,247
Elevators and Lifts	\$78,247											\$78,247
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$203,786							\$488,572				\$692,358
Plumbing Fixtures								\$488,572				\$488,572
Domestic Water Distribution	\$40,413											\$40,413
Sanitary Waste	\$104,903											\$104,903
Rain Water Drainage	\$24,076											\$24,076
Other Plumbing Systems	\$34,394											\$34,394
HVAC	\$770,432		\$1,800,727					\$762,469				\$3,333,628
Energy Supply												
Heat Generating Systems								\$283,414				\$283,414
Cooling Generating Systems								\$479,055				\$479,055
Distribution Systems	\$596,741											\$596,741
Terminal & Package Units			\$1,800,727									\$1,800,727
Controls & Instrumentation	\$135,857											\$135,857
Systems Testing & Balance	\$37,834											\$37,834
Other HVAC Systems/Equip												
Fire Protection											\$43,912	\$43,912
Sprinklers												
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems											\$43,912	\$43,912
Electrical	\$770,431		\$275,491									\$1,045,922
Electrical Service/Distribution												
Lighting and Branch Wiring	\$748,935											\$748,935
Communications and Security			\$275,491									\$275,491
Other Electrical Systems	\$21,496											\$21,496
Equipment & Furnishings								\$204,101				\$204,101
Equipment								\$66,624				\$66,624
Institutional Equipment								\$7,403				\$7,403
Vehicular Equipment												
Other Equipment								\$59,221				\$59,221
Furnishings								\$137,477				\$137,477
Fixed Furnishings								\$137,477				\$137,477
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

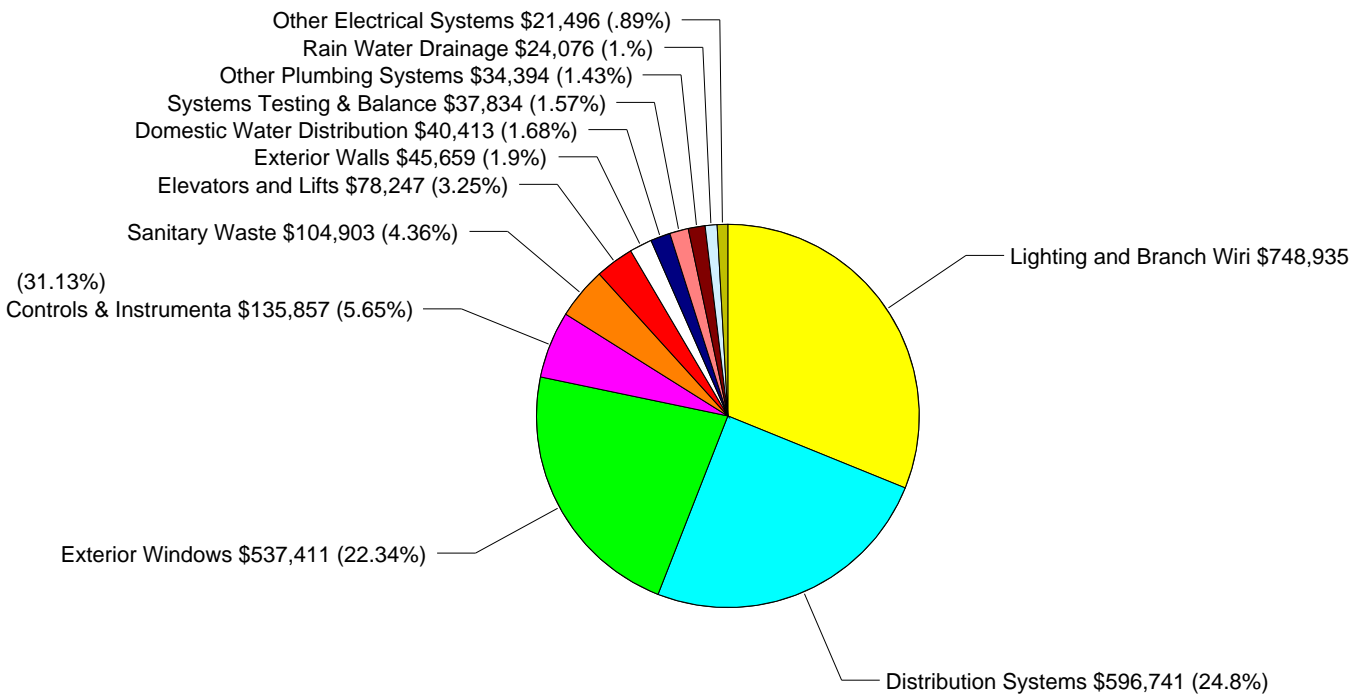
Deficiencies by Priority:



1952_1953_1970 Bldg 2010_2011_2012 Condition Budget: \$2,405,966

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



1952_1953_1970 Bldg 2010_2011_2012 Condition Budget: \$2,405,966

Building Condition Deficiencies Narrative

System: B2020 - Exterior Windows

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.

Recomm.: The system should be replaced.



Deficiency

Location: 1952_1953_1970 Bldg 2010_2011_2012

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$537,411

System: D1010 - Elevators and Lifts

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1986. It has a 20-year service life which expired in 2006.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1952_1953_1970 Bldg 2010_2011_2012

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$78,247

System: D2020 - Domestic Water Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 30-year service life which expired in 2000.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1952_1953_1970 Bldg 2010_2011_2012
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$40,413

System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 30-year service life which expired in 2000.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1952_1953_1970 Bldg 2010_2011_2012
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$104,903

System: D2040 - Rain Water Drainage

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1953. It has a 20-year service life which expired in 1973.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1952_1953_1970 Bldg 2010_2011_2012

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$24,076

System: D2090 - Other Plumbing Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 20-year service life which expired in 1990.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1952_1953_1970 Bldg 2010_2011_2012

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$34,394

System: D3040 - Distribution Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1952_1953_1970 Bldg 2010_2011_2012
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$596,741

System: D3060 - Controls & Instrumentation

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2002. It has a 15-year service life which expired in 2013.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1952_1953_1970 Bldg 2010_2011_2012
Distress: Failing
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Notes: Asst Principal and numerous staff state inadequately consistent heating and cooling. Some adjacent spaces too hot and too cold. Some areas of building appear to have inadequate outside air and lack of adequate cooling. Appear to have severe issues with controls and/or balancing.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$135,857

System: D3070 - Systems Testing & Balance

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2002. It has a 15-year service life which expired in 2013.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1952_1953_1970 Bldg 2010_2011_2012

Distress: Failing

Category: Deferred Maintenance

Priority: 4 - Recommended (Years 6-10)

Notes: Asst Principal and numerous staff state inadequately consistent heating and cooling. Some adjacent spaces too hot and too cold. Some areas of building appear to have inadequate outside air and lack of adequate cooling. Appear to have severe issues with controls and/or balancing.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$37,834

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 20-year service life which expired in 1990.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1952_1953_1970 Bldg 2010_2011_2012

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$748,935

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1952_1953_1970 Bldg 2010_2011_2012

Distress: Missing

Category: Reliability

Priority: 4 - Recommended (Years 6-10)

Notes: No emergency generator, client standard required.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$21,496

Building Name: 2002 Bldg 2014

Year Built:	2002
Gross Area (SF):	17,814
Replacement Value:	\$3,386,176
Repair Cost:	\$100,903
Total FCI:	2.98%
Total RSLI:	26%

BUILDING NARRATIVE

The superstructure is steel frame with load bearing CMU. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of walls with brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are aluminum framed with glazing. Roofing is comprised of low sloped structure with modified bitumen built-up coverings. The roof is in good condition with no reported leaks.

**Building Condition Budget Summary**

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	24%	0.00%	\$0
B30 Roofing	35%	0.00%	\$0
C10 Interior Construction	69%	0.00%	\$0
C30 Interior Finishes	28%	21.82%	\$93,804
D20 Plumbing	40%	0.00%	\$0
D30 HVAC	21%	0.00%	\$0
D40 Fire Protection	50%	0.00%	\$0
D50 Electrical	29%	2.02%	\$7,099
E10 Equipment	34%	0.00%	\$0
E20 Furnishings	34%	0.00%	\$0
		Total:	\$100,903

Building Condition Budget Detail

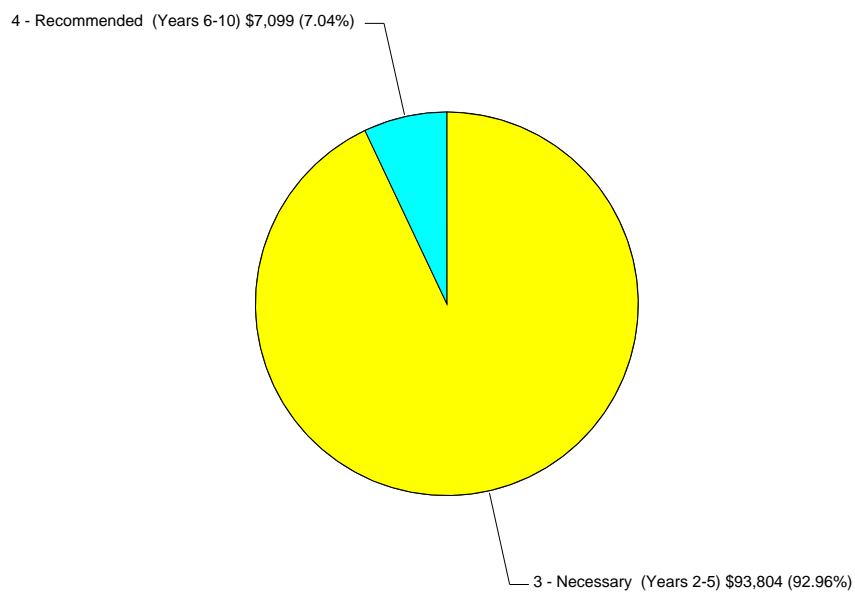
Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.64	100	2002	2102	\$129,989	-	0.00%	\$0
A1020	Special Foundations	\$0.27	100	2002	2102	\$6,223	-	0.00%	\$0
A1030	Slab on Grade	\$4.87	100	2002	2102	\$112,243	-	0.00%	\$0
B1020	Roof Construction	\$9.48	100	2002	2102	\$218,493	-	0.00%	\$0
B2010	Exterior Walls	\$10.58	100	2002	2102	\$243,845	-	0.00%	\$0
B2020	Exterior Windows	\$6.95	30	2002	2032	\$160,182	57%	0.00%	\$0
B2030	Exterior Doors	\$0.59	30	2002	2032	\$13,598	57%	0.00%	\$0
B3010	Roof Coverings	\$11.78	20	2002	2022	\$271,503	35%	0.00%	\$0
B3020	Roof Openings	\$0.40	30	2002	2032	\$9,219	57%	0.00%	\$0
C1010	Partitions	\$4.35	100	2002	2102	\$100,258	87%	0.00%	\$0
C1020	Interior Doors	\$2.80	40	2002	2042	\$64,534	68%	0.00%	\$0
C1030	Fittings	\$2.14	20	2002	2022	\$49,322	35%	0.00%	\$0
C3010	Wall Finishes	\$3.70	10	2002	2012	\$85,277	0%	110%	\$93,804
C3020	Floor Finishes	\$8.06	20	2002	2022	\$185,765	35%	0.00%	\$0
C3030	Ceiling Finishes	\$6.89	20	2002	2022	\$158,799	35%	0.00%	\$0
D2010	Plumbing Fixtures	\$5.13	20	2002	2022	\$118,235	35%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.52	30	2002	2032	\$11,985	57%	0.00%	\$0
D2030	Sanitary Waste	\$1.36	30	2002	2032	\$31,345	57%	0.00%	\$0
D2040	Rain Water Drainage	\$0.31	20	2002	2022	\$7,145	35%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.45	20	2002	2022	\$10,371	35%	0.00%	\$0
D3020	Heat Generating Systems	\$2.98	20	2002	2022	\$68,682	35%	0.00%	\$0
D3030	Cooling Generating Systems	\$5.03	20	2002	2022	\$115,930	35%	0.00%	\$0
D3040	Distribution Systems	\$7.72	20	2002	2022	\$177,929	35%	0.00%	\$0
D3050	Terminal & Package Units	\$21.95	15	2002	2017	\$505,898	13%	0.00%	\$0
D3060	Controls & Instrumentation	\$1.75	15	2002	2017	\$40,334	13%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.49	15	2002	2017	\$11,293	13%	0.00%	\$0
D4010	Sprinklers	\$3.25	30	2002	2032	\$74,905	57%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.08	15	2012	2027	\$1,844	80%	0.00%	\$0
D5010	Electrical Service/Distribution	\$1.93	20	2002	2022	\$44,482	35%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$9.67	20	2002	2022	\$222,872	35%	0.00%	\$0
D5030	Communications and Security	\$3.37	15	2002	2017	\$77,671	13%	0.00%	\$0
D5090	Other Electrical Systems	\$0.28	15			\$6,453	0%	110%	\$7,099
E1020	Institutional Equipment	\$0.08	20	2002	2022	\$1,844	35%	0.00%	\$0
E1090	Other Equipment	\$0.62	20	2002	2022	\$14,290	35%	0.00%	\$0
E2010	Fixed Furnishings	\$1.45	20	2002	2022	\$33,419	35%	0.00%	\$0
Total		\$149.30				\$3,386,176	33%	2.98%	\$100,903

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$100,903		\$741,267					\$2,003,030			\$126,065	\$2,971,265
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell								\$367,305				\$367,305
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure												
Exterior Walls												
Exterior Windows												
Exterior Doors												
Roofing								\$367,305				\$367,305
Roof Coverings								\$367,305				\$367,305
Roof Openings												
Interiors	\$93,804							\$532,873			\$126,065	\$752,742
Interior Construction								\$66,726				\$66,726
Partitions												
Interior Doors												
Fittings								\$66,726				\$66,726
Stairs												
Stair Construction												
Interior Finishes	\$93,804							\$466,147			\$126,065	\$686,016
Wall Finishes	\$93,804										\$126,065	\$219,869
Floor Finishes								\$251,314				\$251,314
Ceiling Finishes								\$214,833				\$214,833
Services	\$7,099		\$741,267					\$1,035,814				\$1,784,180
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing								\$183,653				\$183,653
Plumbing Fixtures								\$159,956				\$159,956
Domestic Water Distribution												
Sanitary Waste												
Rain Water Drainage								\$9,666				\$9,666
Other Plumbing Systems								\$14,031				\$14,031
HVAC			\$650,626					\$490,468				\$1,141,094
Energy Supply												
Heat Generating Systems								\$92,918				\$92,918
Cooling Generating Systems								\$156,837				\$156,837
Distribution Systems								\$240,713				\$240,713
Terminal & Package Units			\$590,378									\$590,378
Controls & Instrumentation			\$47,069									\$47,069
Systems Testing & Balance			\$13,179									\$13,179
Other HVAC Systems/Equip												
Fire Protection												
Sprinklers												
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$7,099		\$90,641					\$361,693				\$459,433
Electrical Service/Distribution								\$60,178				\$60,178
Lighting and Branch Wiring								\$301,515				\$301,515
Communications and Security			\$90,641									\$90,641
Other Electrical Systems	\$7,099											\$7,099
Equipment & Furnishings								\$67,038				\$67,038
Equipment								\$21,826				\$21,826
Institutional Equipment								\$2,494				\$2,494
Vehicular Equipment												
Other Equipment								\$19,332				\$19,332
Furnishings								\$45,212				\$45,212
Fixed Furnishings								\$45,212				\$45,212
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

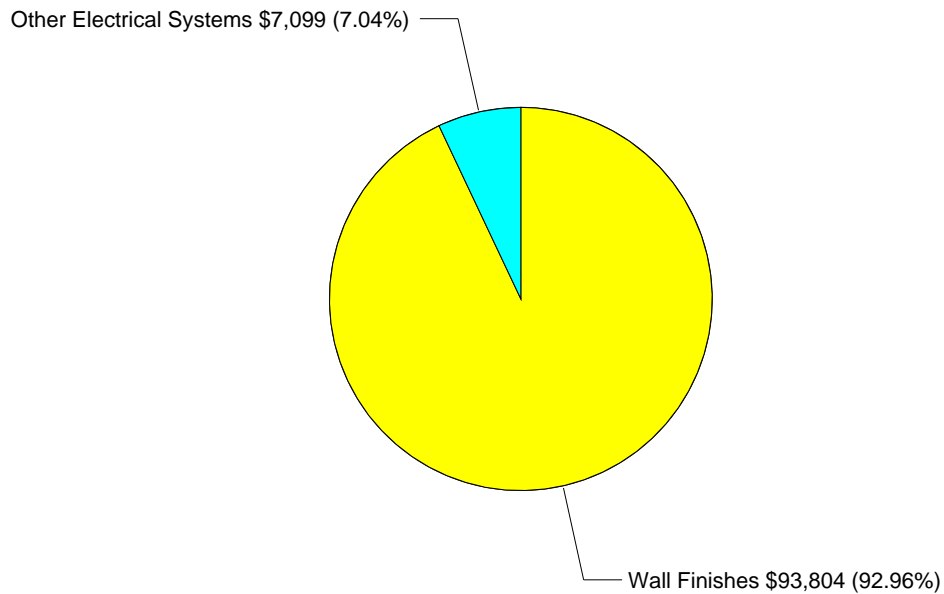
Deficiencies by Priority:



2002 Bldg 2014 Condition Budget: \$100,903

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



2002 Bldg 2014 Condition Budget: \$100,903

Building Condition Deficiencies Narrative

System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2002. It has a 10-year service life which expired in 2012.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 2002 Bldg 2014

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$93,804

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 2002 Bldg 2014

Distress: Missing

Category: Reliability

Priority: 4 - Recommended (Years 6-10)

Notes: No emergency generator, client standard required.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$7,099

Sites

Site Summary



Site Acreage
Replacement Value: \$2,199,436

Condition Budget: \$459,827
Total FCI: 20.91%
Total RSLI: 49%
Condition Score: 82.68

Site:

SITE NARRATIVE

Slater Elementary School was constructed in 1953 and additions to the main school building were constructed in 1970 and 2002. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, seating areas, landscaping, playground, retaining walls and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Deficiency Condition Budget Summary: Site

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	58%	0.00%	\$0
G30 Site Mechanical Utilities	0%	110.00%	\$357,396
G40 Site Electrical Utilities	57%	20.95%	\$102,431
		Total:	\$459,827

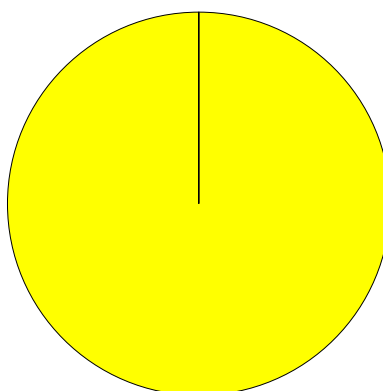
Site Deficiencies Budget Detail

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.79	35	2002	2037	\$181,178	63%	0.00%	\$0
G2020	Parking Lots	\$5.97	35	2002	2037	\$604,263	63%	0.00%	\$0
G2030	Pedestrian Paving	\$1.63	35	2002	2037	\$164,983	63%	0.00%	\$0
G2040	Site Development	\$3.49	25	2002	2027	\$353,246	48%	0.00%	\$0
G2050	Landscaping	\$0.81	25	2002	2027	\$81,985	48%	0.00%	\$0
G3010	Water Supply	\$0.76	50	1953	2003	\$76,925	0%	110%	\$84,617
G3020	Sanitary Sewer	\$1.55	50	1953	2003	\$156,886	0%	110%	\$172,574
G3030	Storm Sewer	\$0.90	50	1953	2003	\$91,095	0%	110%	\$100,204
G4010	Electrical Distribution	\$1.90	30	2011	2041	\$192,311	87%	0.00%	\$0
G4020	Site Lighting	\$2.01	30	2002	2032	\$203,445	57%	0.00%	\$0
G4030	Site Communication and Security	\$0.92	30	1980	2010	\$93,119	0%	110%	\$102,431
Total		\$21.73				\$2,199,436	49%	20.91%	\$459,827

Site Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$459,826											\$459,826
Building Sitework	\$459,826											\$459,826
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements												
Roadways												
Parking Lots												
Pedestrian Paving												
Site Development												
Landscaping												
Site Mechanical Utilities	\$357,395											\$357,395
Water Supply	\$84,617											\$84,617
Sanitary Sewer	\$172,574											\$172,574
Storm Sewer	\$100,204											\$100,204
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities	\$102,431											\$102,431
Electrical Distribution												
Site Lighting												
Site Communication and Security	\$102,431											\$102,431
Other Site Electrical Utilities												

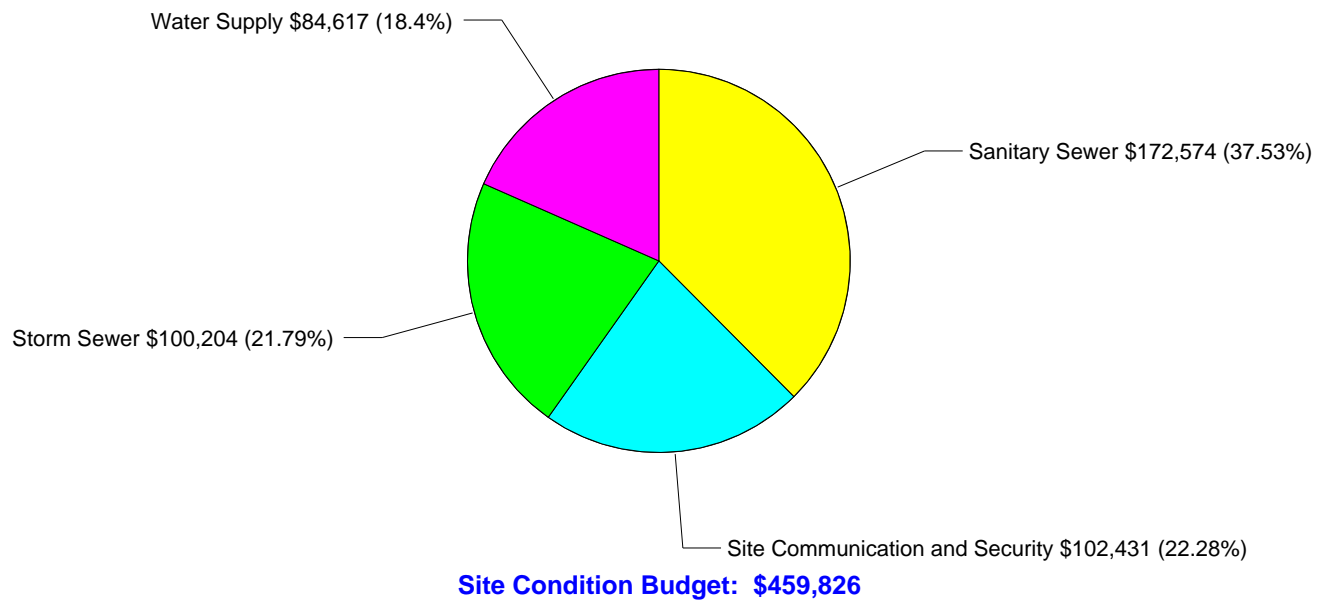
Site Deficiency Priority



3 - Necessary (Years 2-5) \$459,827 (100.%)

Site Condition Budget: \$459,827

Site Condition Deficiencies



Site Deficiencies Budget Narrative

System: G3010 - Water Supply

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1953. It has a 50-year service life which expired in 2003.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$84,617

System: G3020 - Sanitary Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1953. It has a 50-year service life which expired in 2003.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$172,574

System: G3030 - Storm Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1953. It has a 50-year service life which expired in 2003.

Recomm.: The system should be replaced.



Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$100,204

System: G4030 - Site Communication and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Inadequate
Category: Facility Integrity
Priority: 3 - Necessary (Years 2-5)
Notes: Additional cameras are required to provide coverage for site.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$102,431

Appendix 1 - Educational Suitability Reports

Suitability Report

Educational Suitability Report

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
4845	Support Spaces						
4845.4896	Restrooms (Student)	Poor	0.44	0.89	50.00	\$27,235	Ventilation is poor in a number of bathrooms, and there are no urinal partitions. The wing containing second, third, and fifth grade classrooms has boys' and girls' bathrooms at opposite ends of the hall.
4845.4897	Administration	Good	2.05	2.56	80.00	\$31,416	Workroom is small and the office needs additional storage space.
4845.5374	Counseling	Fair	0.19	0.29	65.00	\$6,285	The counselor's office does not have a waiting area for students.
4845.5375	Clinic	Fair	0.38	0.58	65.00	\$12,569	The clinic has one bed and no refrigerator.
4845.5376	Staff Lounge-WkRm	Good	1.01	1.27	80.00	\$15,562	One teacher/staff lounge-workroom has limited space for more than two people at one time.
4845.5377	Cafeteria	Good	4.00	5.00	80.00	\$61,408	
4845.5378	Food Service and Prep	Good	4.96	6.20	80.00	\$76,195	The delivery door does not have call-camera and door buzzer cannot be heard by staff.
4845.5379	Custodial and Maintenance	Good	0.40	0.50	80.00	\$6,141	
4846	Learning Environment						
4846.4847	Learning Style Variety	Excel	5.00	5.00	100.00	\$0	
4846.4849	Interior Environment	Good	1.60	2.00	80.00	\$24,563	
4846.485	Exterior Environment	Poor	0.75	1.50	50.00	\$46,056	Other than the physical education grounds and play pad, there is little outside learning space.
4851	General Classrooms						
4851.4852	Environment	Good	3.92	4.90	80.00	\$60,180	
4851.4853	Size	Excel	12.25	12.25	100.00	\$0	Although only one-third of the classrooms meet the size guideline, nearly all provide at least 90% of that size standard.
4851.4854	Location	Excel	3.67	3.68	100.00	\$0	
4851.4855	Storage/Fixed Equip	Good	2.94	3.68	80.00	\$45,135	
4856	Kindergarten						
4856.4857	Environment	Good	0.33	0.42	80.00	\$5,121	Several rooms have small, high windows reducing natural light.
4856.4858	Size	Excel	1.04	1.04	100.00	\$0	Three of four kindergarten classrooms meet the size guideline.
4856.4859	Location	Good	0.25	0.31	80.00	\$3,842	
4856.486	Storage/Fixed Equip	Fair	0.20	0.31	65.00	\$6,723	Restrooms are located in the adjacent hallway. Hangars and cubbies for children's personal items are not present in all rooms.
4861	Pre-K						
4861.4862	Environment	Good	0.40	0.50	80.00	\$6,140	
4861.4863	Size	Excel	1.25	1.25	100.00	\$0	
4861.4864	Location	Excel	0.37	0.37	100.00	\$0	
4861.4865	Storage/Fixed Equip	Fair	0.24	0.37	65.00	\$8,058	Restrooms are in the adjacent hallway, and the girls bathroom is at the opposite end of the hall. There is no access to a washer and dryer.
4866	Self-Contained Special Ed						
4866.4871	Environment	N/A	0.00	0.00	0.00	\$0	There is no self-contained special education program.
4866.4876	Size	N/A	0.00	0.00	0.00	\$0	There is no self-contained special education program.
4866.4881	Location	N/A	0.00	0.00	0.00	\$0	There is no self-contained special education program.
4866.4886	Storage/Fixed Equip	N/A	0.00	0.00	0.00	\$0	There is no self-contained special education program.
4867	Instructional Resource Rooms						
4867.4872	Environment	Good	0.58	0.72	80.00	\$8,843	
4867.4877	Size	Good	1.44	1.80	80.00	\$22,107	The social worker and school psychologist share a very small office.
4867.4882	Location	Good	0.43	0.54	80.00	\$6,632	
4867.4887	Storage/Fixed Equip	Good	0.43	0.54	80.00	\$6,632	
4868	Science						
4868.4873	Environment	Good	0.40	0.50	80.00	\$6,141	
4868.4878	Size	Excel	1.25	1.25	100.00	\$0	The science classroom meets 90% of the size guideline.
4868.4883	Location	Good	0.30	0.38	80.00	\$4,606	
4868.4888	Storage/Fixed Equip	Good	0.30	0.38	80.00	\$4,606	There is no storage area other than cabinets under the teacher's demonstration worktable at front of the classroom.
4869	Music						
4869.4874	Environment	Good	0.59	0.74	80.00	\$9,098	
4869.4879	Size	Good	1.48	1.85	80.00	\$22,744	The choral room meets size guidelines, but the band room does not.
4869.4884	Location	Good	0.44	0.56	80.00	\$6,824	
4869.4889	Storage/Fixed Equip	Good	0.44	0.56	80.00	\$6,824	There is no water or sink in the two music rooms.
4870	Art						
4870.4875	Environment	Good	0.37	0.47	80.00	\$5,745	
4870.488	Size	Excel	1.17	1.17	100.00	\$0	
4870.4885	Location	Good	0.28	0.35	80.00	\$4,310	
4870.489	Storage/Fixed Equip	Fair	0.23	0.35	65.00	\$7,542	There is not adequate storage space, display space, or electronic technology, such as a permanent Promethean or white board.
4892	Computer Labs						
4892.4899	Environment	Excel	0.34	0.34	100.00	\$0	
4892.4904	Size	Excel	0.85	0.85	100.00	\$0	The computer lab is slightly undersized.
4892.4909	Location	Excel	0.26	0.26	100.00	\$0	
4892.4914	Storage/Fixed Equip	Excel	0.26	0.26	100.00	\$0	
4893	P.E.						

School Assessment Report - Carver Cluster, Slater Elementary School

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
4893.49	Environment	Good	1.54	1.92	80.00	\$23,582	This is a multi-purpose gymnasium.
4893.4905	Size	Excel	4.80	4.80	100.00	\$0	
4893.491	Location	Excel	1.44	1.44	100.00	\$0	
4893.4915	Storage/Fixed Equip	Good	1.15	1.44	80.00	\$17,687	Restrooms and water fountains are outside the main entrance to the gym in the hallway.
4894	Performing Arts						
4894.4901	Environment	Good	0.48	0.60	80.00	\$7,422	This is a multi-purpose gymnasium with a stage.
4894.4906	Size	Excel	1.51	1.51	100.00	\$0	
4894.4911	Location	Excel	0.45	0.45	100.00	\$0	
4894.4916	Storage/Fixed Equip	Fair	0.29	0.45	65.00	\$9,741	There is no storage space for folding chairs.
4895	Media Center						
4895.4902	Environment	Good	0.78	0.97	80.00	\$11,971	There is sporadic AC problems in the media center.
4895.4907	Size	Good	1.95	2.44	80.00	\$29,927	The media center does not meet the size standard.
4895.4912	Location	Excel	0.73	0.73	100.00	\$0	
4895.4917	Storage/Fixed Equip	Excel	0.73	0.73	100.00	\$0	
4924	Outside						
4924.4926	Vehicular Traffic	Fair	1.30	2.00	65.00	\$42,986	Bus and parent drop-off and pick-up use the same traffic lanes, and conflict when entering the service driveway from the street.
4924.4927	Pedestrian Traffic	Good	0.78	0.97	80.00	\$11,950	
4924.4928	Parking	Fair	0.53	0.81	65.00	\$17,454	The one parking lot does not have enough spaces to accommodate all school staff and teachers.
4924.4929	Play Areas	Poor	1.17	2.34	50.00	\$71,872	The front playground area is not ADA accessible, and there is no covered play area.
4925	Safety and Security						
4925.493	Fencing	Poor	0.38	0.75	50.00	\$23,093	Portions of the property perimeter is not fenced, and a back gate is broken open. A water meter and sewer cover on the playground area not fenced.
4925.4931	Signage & Way Finding	Good	0.80	1.00	80.00	\$12,282	Only two warning signs were visible; drug-free zone and weapons ban.
4925.4932	Ease of Supervision	Fair	1.95	3.00	65.00	\$64,479	Interior lines-of-sight are good and there are numerous cameras inside the school, but several critical hall way camera views are disrupted due to overhead lighting glare. There are a limited number of outside security cameras and they do not fully cover the parking lot or the front playground equipment.
4925.4933	Controlled Entrances	Fair	0.33	0.50	65.00	\$10,746	There is no secure entry vestibule at the main entrance.
	Total For Site:		82.57	97.60	84.60	\$920,469	