Atlanta Public Schools/ N. Atlanta Cluster

Smith, Sara Primary

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):	70,545
Year Built:	1952
Last Renovation:	
Replacement Value:	$15,829,757
Repair Cost:	$2,376,758.03
Total FCI:	15.01 %
Total RSLI:	36.10 %
FCA Score:	84.99

Description:

Smith Sara Primary is located 370 Old Ivy Road in Atlanta, Georgia. The one story, 70,545 square foot building was originally constructed in 1952. Additions to the facility were constructed in 1993, 1999, and 2005.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has a basement.

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

are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile., carpet, and Ceramic tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes one hydraulic elevators, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains.
HVAC: Heating is provided by rooftop package units. Cooling is supplied by rooftop package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This school has a remote Building Automation System.
FIRE PROTECTION: The building does not have a fire sprinkler system. The building does have a kitchen hood fire suppression system. Fire extinguishers and cabinets are distributed near fire exits and corridors.
ELECTRICAL: The main electrical service is fed from a pole mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in all common spaces. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system. There is no natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flagpole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas and site lighting.

CODE REVIEW
ACCESSIBILITY: The building is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.
LIFE-SAFETY SYSTEMS: The building is not covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors. There is no fall protection at the roof.

Attributes:

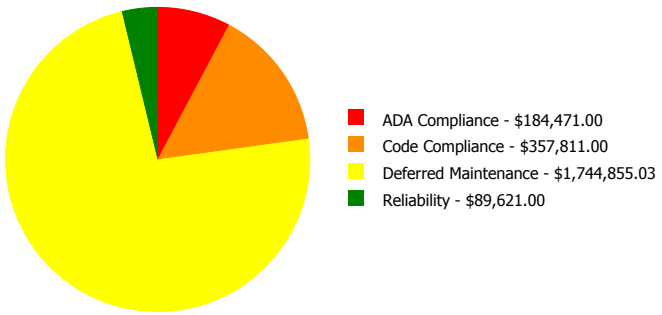
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Homero Guerrero
School Grades:	01, 02, KK, PK	DOE Drawing Total GSF:	70766
DOE Facility Number:	1567	Total # of Modular/Portables:	2
DOE Interior Site SF:	70766	Total GSF of Modular/Portables:	2052
Approx. Acres:	10.3	Status:	Active

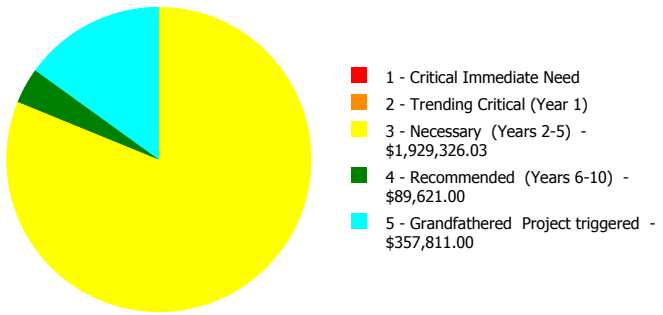
School Dashboard Summary

Gross Area:	70,545		
Year Built:	1952	Last Renovation:	
Repair Cost:	$2,376,758	Replacement Value:	$15,829,757
FCI:	15.01 %	RSLI%:	36.10 %

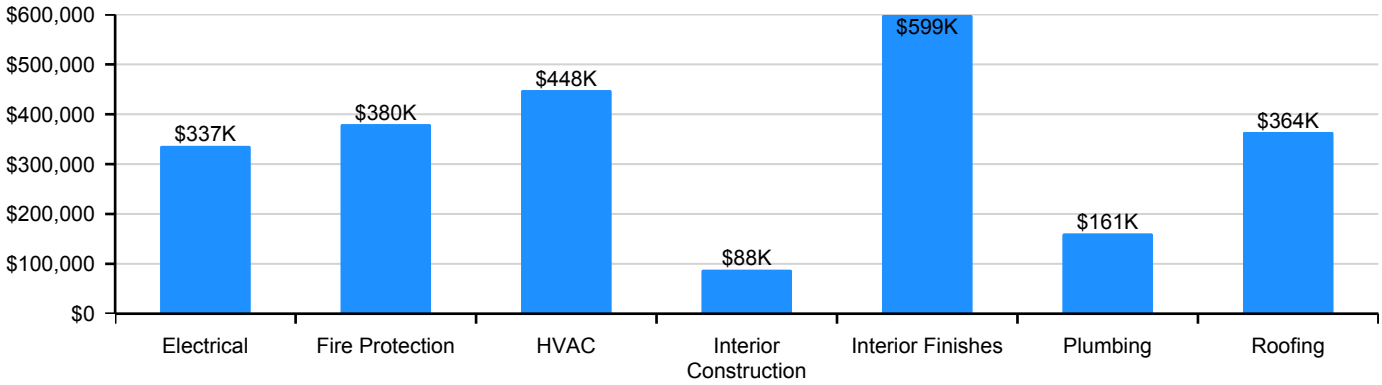
Deficiency By Category



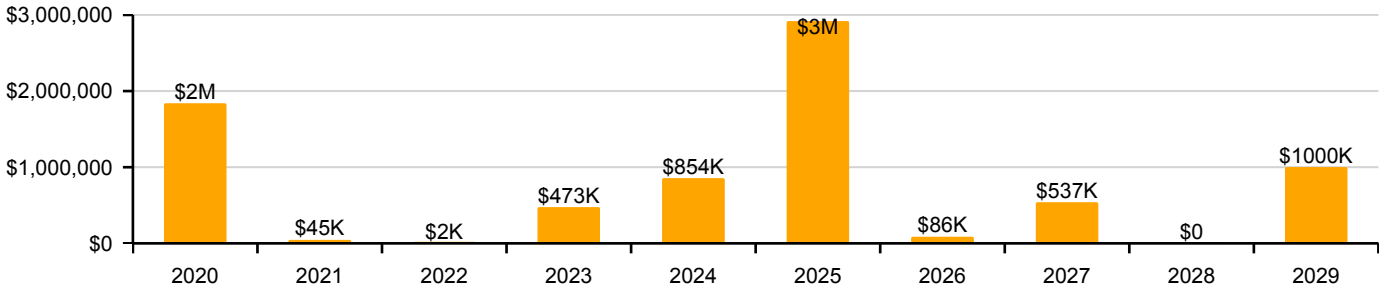
Deficiency By Priority



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.

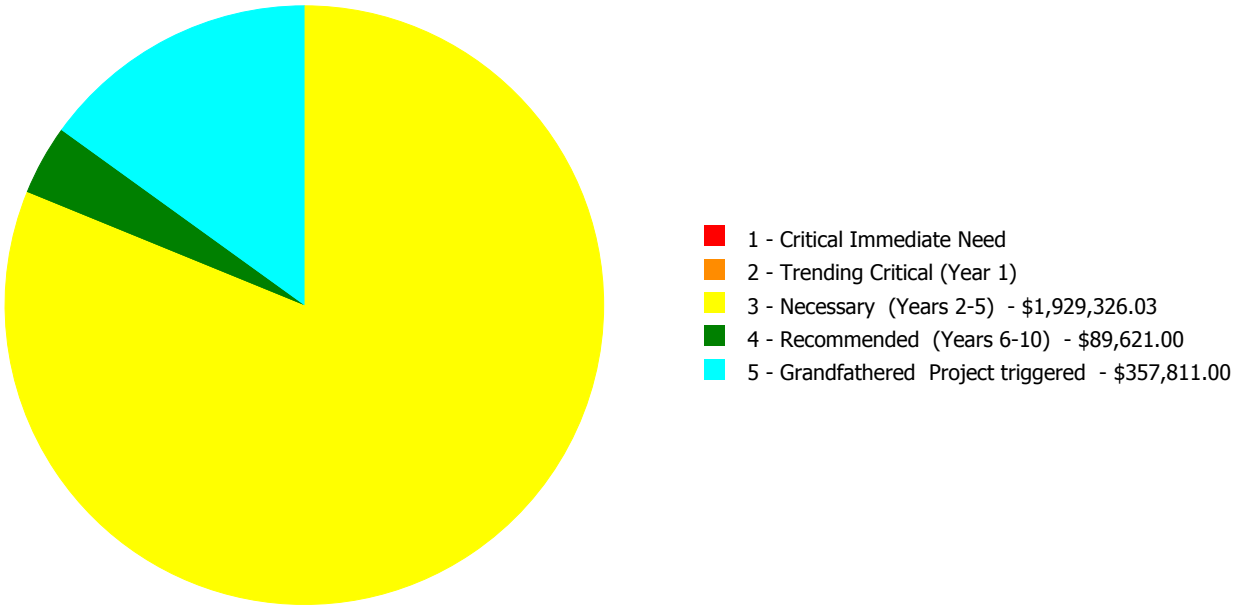
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	60.01 %	0.00 %	$0.00
A20 - Basement Construction	60.05 %	0.00 %	$0.00
B10 - Superstructure	53.51 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.70 %	0.00 %	$0.00
B30 - Roofing	14.57 %	67.53 %	$364,335.00
C10 - Interior Construction	48.91 %	9.64 %	$88,061.00
C20 - Stairs	37.99 %	0.00 %	$0.00
C30 - Interior Finishes	19.98 %	43.90 %	$598,912.00
D10 - Conveying	25.00 %	0.00 %	$0.00
D20 - Plumbing	20.76 %	23.22 %	$160,673.00
D30 - HVAC	20.72 %	15.94 %	$448,321.03
D40 - Fire Protection	0.91 %	105.73 %	$379,946.00
D50 - Electrical	22.13 %	20.59 %	$336,510.00
E10 - Equipment	22.66 %	0.00 %	$0.00
E20 - Furnishings	9.98 %	0.00 %	$0.00
G20 - Site Improvements	46.95 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	62.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	36.67 %	0.00 %	$0.00
Totals:	**36.10 %**	**15.01 %**	**$2,376,758.03**

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 Bldg 2010	32,456	14.38	$0.00	$0.00	$674,188.03	$46,055.00	$166,013.00
1993 Bldg 2020, 2030	16,092	15.99	$0.00	$0.00	$426,012.00	$21,772.00	$73,283.00
1999 Bldg 2011	11,733	39.15	$0.00	$0.00	$829,126.00	$17,165.00	$61,950.00
2005 Bldg 2012, 2013	10,264	3.12	$0.00	$0.00	$0.00	$4,629.00	$56,565.00
Site	70,766	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**15.01**	**$0.00**	**$0.00**	**$1,929,326.03**	**$89,621.00**	**$357,811.00**

Deficiencies By Priority



Budget Estimate Total: $2,376,758.03

Executive Summary

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Function:	Elementary
Gross Area (SF):	32,456
Year Built:	1952
Last Renovation:	
Replacement Value:	$6,162,873
Repair Cost:	$886,256.03
Total FCI:	14.38 %
Total RSLI:	29.76 %
FCA Score:	85.62

Description:

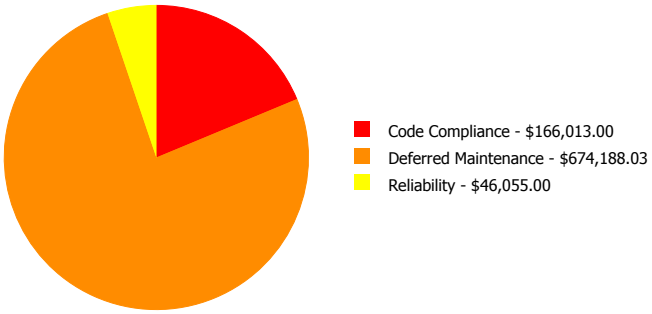
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

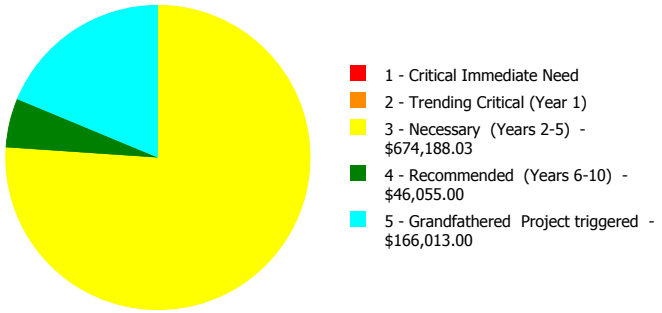
Dashboard Summary

Function:	Elementary	Gross Area:	32,456
Year Built:	1952	Last Renovation:	
Repair Cost:	$886,256	Replacement Value:	$6,162,873
FCI:	14.38 %	RSLI%:	29.76 %

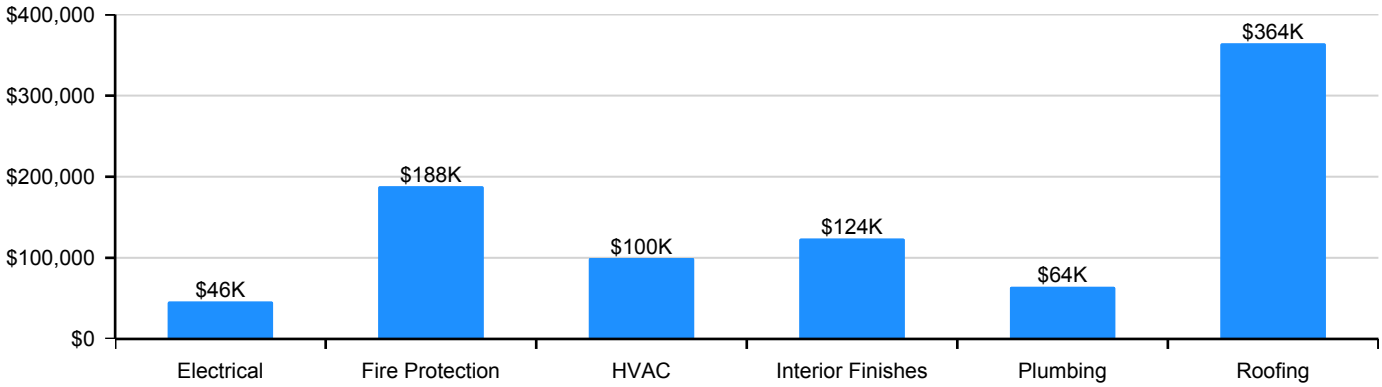
Deficiency By Category



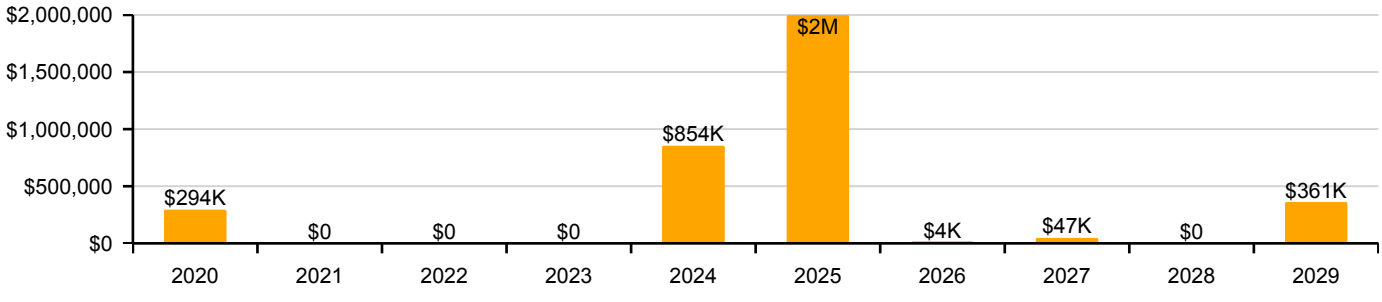
Deficiency By Priority



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
A10 - Foundations	33.00 %	0.00 %	$0.00
A20 - Basement Construction	33.00 %	0.00 %	$0.00
B10 - Superstructure	33.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	41.26 %	0.00 %	$0.00
B30 - Roofing	2.30 %	146.17 %	$364,335.00
C10 - Interior Construction	42.16 %	0.00 %	$0.00
C20 - Stairs	33.00 %	0.00 %	$0.00
C30 - Interior Finishes	25.49 %	19.51 %	$123,681.00
D10 - Conveying	25.00 %	0.00 %	$0.00
D20 - Plumbing	25.76 %	20.60 %	$64,263.00
D30 - HVAC	30.88 %	9.96 %	$99,774.03
D40 - Fire Protection	0.78 %	108.15 %	$188,148.00
D50 - Electrical	25.91 %	6.11 %	$46,055.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**29.76 %**	**14.38 %**	**$886,256.03**

Photo Album

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

1). South Elevation, West Wing - Nov 23, 2019

2). West Elevation, West Wing - Nov 23, 2019

3). North Elevation, West Wing - Nov 23, 2019

4). Northwest Elevation, East Wing - Nov 23, 2019

5). Southeast Elevation, East Wing - Nov 23, 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	$7.71	S.F.	32,456	100	1952	2052		33.00 %	0.00 %	33			$250,236
A1020	Special Foundations	$0.35	S.F.	32,456	100	1952	2052		33.00 %	0.00 %	33			$11,360
A1030	Slab on Grade	$6.51	S.F.	32,456	100	1952	2052		33.00 %	0.00 %	33			$211,289
A2010	Basement Excavation	$0.21	S.F.	32,456	100	1952	2052		33.00 %	0.00 %	33			$6,816
A2020	Basement Walls	$2.43	S.F.	32,456	100	1952	2052		33.00 %	0.00 %	33			$78,868
B1010	Floor Construction	$19.61	S.F.	32,456	100	1952	2052		33.00 %	0.00 %	33			$636,462
B1020	Roof Construction	$12.71	S.F.	32,456	100	1952	2052		33.00 %	0.00 %	33			$412,516
B2010	Exterior Walls	$14.45	S.F.	32,456	100	1952	2052		33.00 %	0.00 %	33			$468,989
B2020	Exterior Windows	$9.00	S.F.	32,456	30	2005	2035		53.33 %	0.00 %	16			$292,104
B2030	Exterior Doors	$0.88	S.F.	32,456	30	2005	2035		53.33 %	0.00 %	16			$28,561
B3010105	Built-Up	$7.15	S.F.	32,456	25	1952	1977		0.00 %	157.00 %	-42		$364,335.00	$232,060
B3020	Roof Openings	$0.53	S.F.	32,456	30	1999	2029		33.33 %	0.00 %	10			$17,202
C1010	Partitions	$5.86	S.F.	32,456	100	1952	2052		33.00 %	0.00 %	33			$190,192
C1020	Interior Doors	$3.83	S.F.	32,456	40	2005	2045		65.00 %	0.00 %	26			$124,306
C1030	Fittings	$2.78	S.F.	32,456	20	2005	2025		30.00 %	0.00 %	6			$90,228
C2010	Stair Construction	$2.98	S.F.	32,456	100	1952	2052		33.00 %	0.00 %	33			$96,719
C3010220	Tile	$9.25	S.F.	2,000	30	1952	1982		0.00 %	150.00 %	-37		$27,750.00	$18,500
C3010230	Paint & Covering	$1.47	S.F.	30,456	10	1952	1962		0.00 %	0.00 %	-57			$44,770
C3020405	Epoxy	$17.30	S.F.	1,000	15	2005	2020		6.67 %	0.00 %	1			$17,300
C3020420	Ceramic Tile	$16.74	S.F.	2,000	50	2005	2055		72.00 %	0.00 %	36			$33,480
C3020901	Carpet	$11.29	S.F.	3,000	8	2005	2013		0.00 %	110.00 %	-6		$37,257.00	$33,870
C3020903	VCT	$3.48	S.F.	20,456	15	2005	2020		6.67 %	0.00 %	1			$71,187
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	2,000	10	2005	2015		0.00 %	110.00 %	-4		$58,674.00	$53,340
C3020999	Other - Wood	$13.79	S.F.	4,000	50	2005	2055		72.00 %	0.00 %	36			$55,160
C3030	Ceiling Finishes	$9.44	S.F.	32,456	20	2005	2025		30.00 %	0.00 %	6			$306,385
D1010	Elevators and Lifts	$1.33	S.F.	32,456	20	2004	2024		25.00 %	0.00 %	5			$43,166
D2010	Plumbing Fixtures	$6.64	S.F.	32,456	20	2005	2025		30.00 %	0.00 %	6			$215,508
D2020	Domestic Water Distribution	$0.76	S.F.	32,456	30	2000	2030		36.67 %	0.00 %	11			$24,667
D2030	Sanitary Waste	$1.80	S.F.	32,456	30	1952	1982		0.00 %	110.00 %	-37		$64,263.00	$58,421
D2040	Rain Water Drainage	$0.41	S.F.	32,456	20			2029	50.00 %	0.00 %	10			$13,307
D3010	Energy Supply	$0.61	S.F.	32,456	30	2005	2035		53.33 %	0.00 %	16			$19,798
D3020	Heat Generating Systems	$3.78	S.F.	32,456	20	2005	2025		30.00 %	0.00 %	6			$122,684

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 $
D3030	Cooling Generating Systems	$6.40	S.F.	32,456	20	2005	2025		30.00 %	0.00 %	6			$207,718
D3040	Distribution Systems	$11.13	S.F.	32,456	20	2005	2025		30.00 %	27.62 %	6		$99,774.03	$361,235
D3050	Terminal & Package Units	$6.66	S.F.	32,456	15	2010	2025		40.00 %	0.00 %	6			$216,157
D3060	Controls & Instrumentation	$2.30	S.F.	32,456	15	2005	2020		6.67 %	0.00 %	1			$74,649
D4010	Sprinklers	$4.30	S.F.	32,456	30			2019	0.00 %	110.00 %	0		$153,517.00	$139,561
D4020	Standpipes	$0.35	S.F.	32,456	30			2019	0.00 %	110.00 %	0		$12,496.00	$11,360
D4030	Fire Protection Specialties	$0.09	S.F.	32,456	15	2011	2026		46.67 %	0.00 %	7			$2,921
D4090	Other Fire Protection Systems	$0.62	S.F.	32,456	15	2004	2019		0.00 %	110.00 %	0		$22,135.00	$20,123
D5010	Electrical Service/Distribution	$2.42	S.F.	32,456	20	2004	2024		25.00 %	0.00 %	5			$78,544
D5020	Branch Wiring	$4.68	S.F.	32,456	20	2004	2024		25.00 %	0.00 %	5			$151,894
D5020	Lighting	$7.03	S.F.	32,456	20	2004	2024		25.00 %	0.00 %	5			$228,166
D5030810	Security & Detection Systems	$1.51	S.F.	32,456	20	2004	2024		25.00 %	0.00 %	5			$49,009
D5030910	Fire Alarm Systems	$2.74	S.F.	32,456	20	2004	2024		25.00 %	0.00 %	5			$88,929
D5030920	Data Communication	$3.56	S.F.	32,456	25	2004	2029		40.00 %	0.00 %	10			$115,543
D5090	Other Electrical Systems	$1.29	S.F.	32,456	15			2019	0.00 %	110.00 %	0		$46,055.00	$41,868
E1020	Institutional Equipment	$0.09	S.F.	32,456	20	2004	2024		25.00 %	0.00 %	5			$2,921
E1090	Other Equipment	$0.83	S.F.	32,456	20	2004	2024		25.00 %	0.00 %	5			$26,938
E2010	Fixed Furnishings	$2.03	S.F.	32,456	20	2000	2020		5.00 %	0.00 %	1			$65,886
								Total	**29.76 %**	**14.38 %**			**$886,256.03**	**$6,162,873**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings



Note:

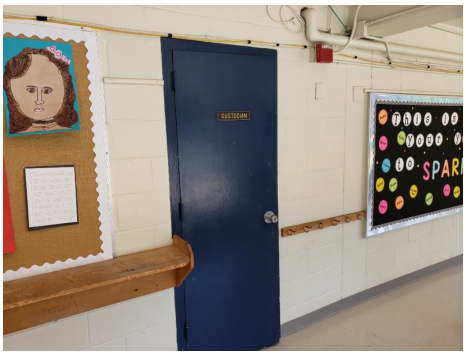
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors





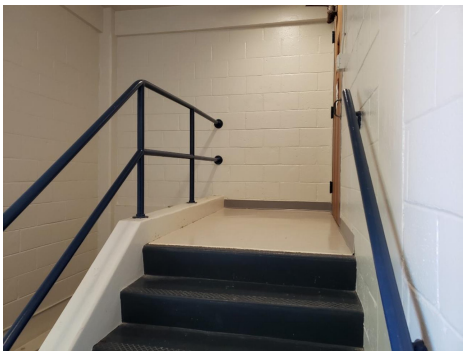
Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction

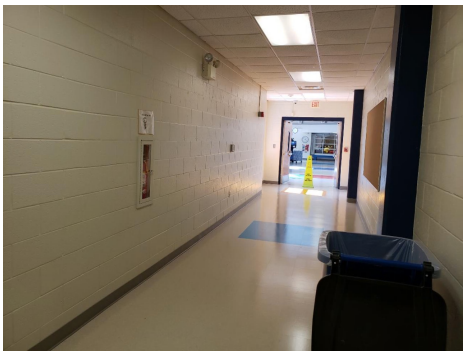
Note:

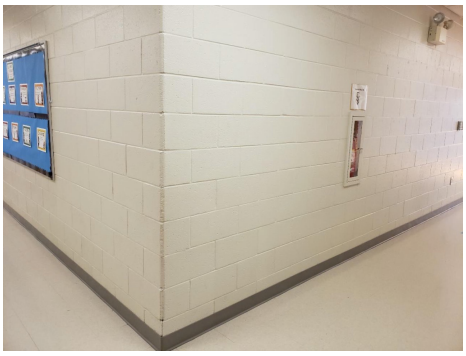
System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering





Note:

System: C3020405 - Epoxy



Note:

System: C3020420 - Ceramic Tile

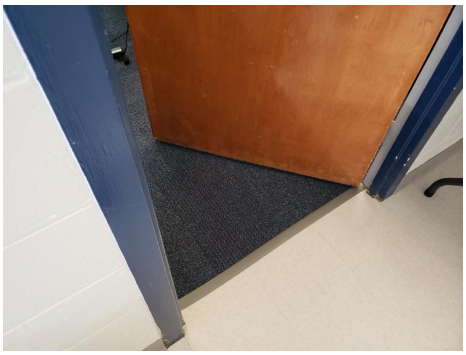

Note:

System: C3020901 - Carpet



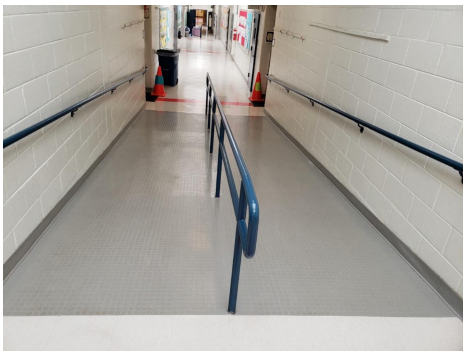
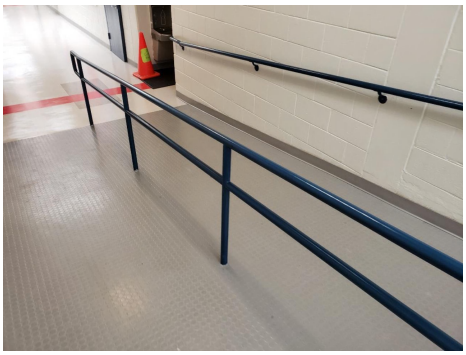
Note:

System: C3020903 - VCT


Note:

System: C3020999 - Other - Rubber or Neoprene

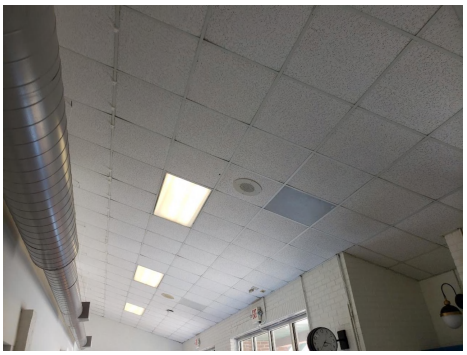



Note:

System: C3020999 - Other - Wood

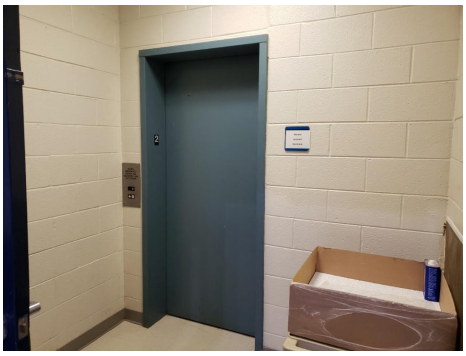
Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures This system contains no images

Note: Most plumbing fixtures replacing during 2005 renovation. Sinks in classrooms are from the 2000 renovation.

System: D2040 - Rain Water Drainage

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

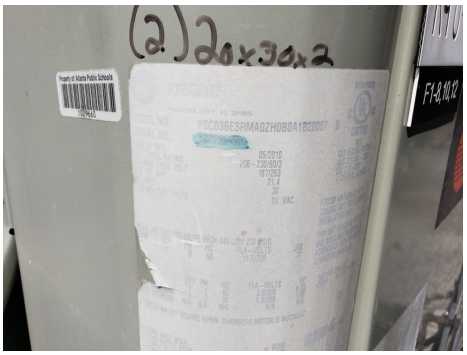


Note:

System: D3040 - Distribution Systems

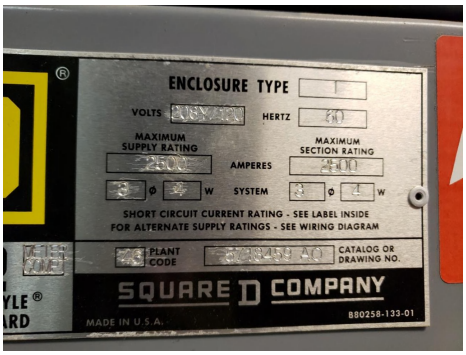
Note:

System: D3050 - Terminal & Package Units



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring

Note:

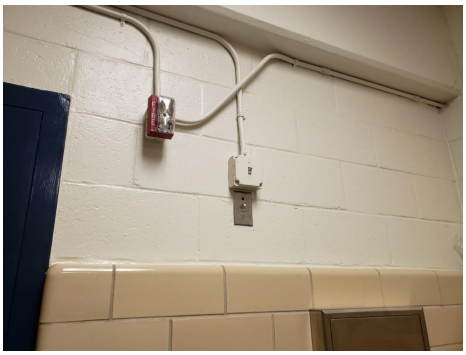
System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems



Note:

System: 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:	**$886,256**	**$293,902**	**$0**	**$0**	**$0**	**$853,831**	**$1,996,343**	**$3,952**	**$47,196**	**$0**	**$360,948**	**$4,442,428**
*** 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**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$364,335	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$364,335**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,430	**$25,430**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$118,510	$0	$0	$0	$0	**$118,510**

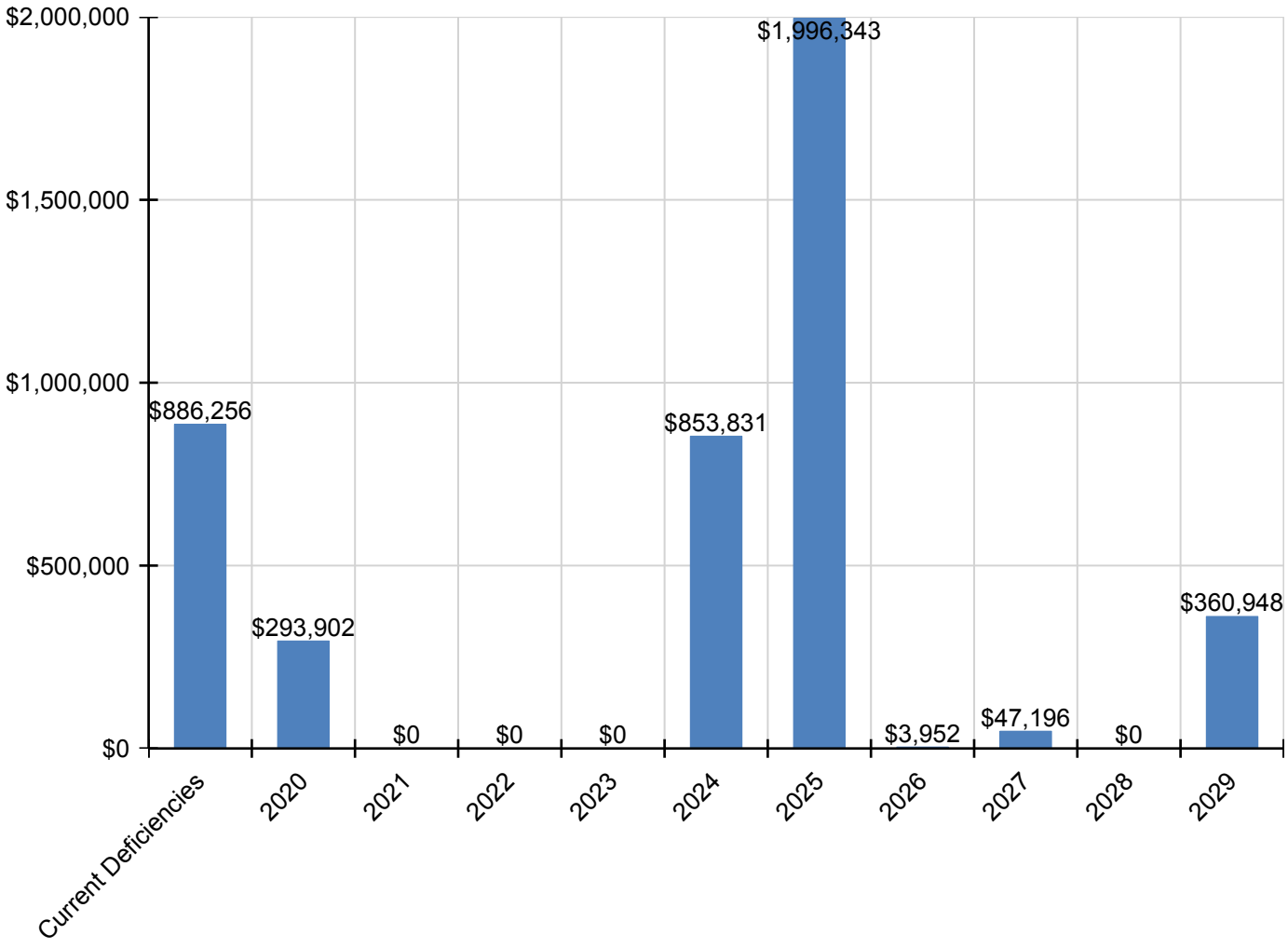
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$27,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,750**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$66,184	**$66,184**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$21,026	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,026**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$37,257	$0	$0	$0	$0	$0	$0	$0	$47,196	$0	$0	**$84,453**
C3020903 - VCT	$0	$113,650	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$113,650**
C3020999 - Other - Rubber or Neoprene	$58,674	$0	$0	$0	$0	$0	$0	$0	$0	$0	$78,853	**$137,527**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$402,423	$0	$0	$0	$0	**$402,423**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$55,046	$0	$0	$0	$0	$0	**$55,046**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$283,061	$0	$0	$0	$0	**$283,061**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$64,263	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,263**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,672	**$19,672**
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	$161,140	$0	$0	$0	$0	**$161,140**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$272,829	$0	$0	$0	$0	**$272,829**
D3040 - Distribution Systems	$99,774	$0	$0	$0	$0	$0	$474,467	$0	$0	$0	$0	**$574,241**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$283,913	$0	$0	$0	$0	**$283,913**
D3060 - Controls & Instrumentation	$0	$84,577	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,577**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$153,517	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$153,517**
D4020 - Standpipes	$12,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,496**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$3,952	$0	$0	$0	**$3,952**
D4090 - Other Fire Protection Systems	$22,135	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,135**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$100,159	$0	$0	$0	$0	$0	**$100,159**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$193,695	$0	$0	$0	$0	$0	**$193,695**
D5020 - Lighting	$0	$0	$0	$0	$0	$290,957	$0	$0	$0	$0	$0	**$290,957**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$62,495	$0	$0	$0	$0	$0	**$62,495**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$113,403	$0	$0	$0	$0	$0	**$113,403**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$170,809	**$170,809**
D5090 - Other Electrical Systems	$46,055	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,055**
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	$0	$0	$3,725	$0	$0	$0	$0	$0	**$3,725**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$34,352	$0	$0	$0	$0	$0	**$34,352**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$74,648	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,648**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

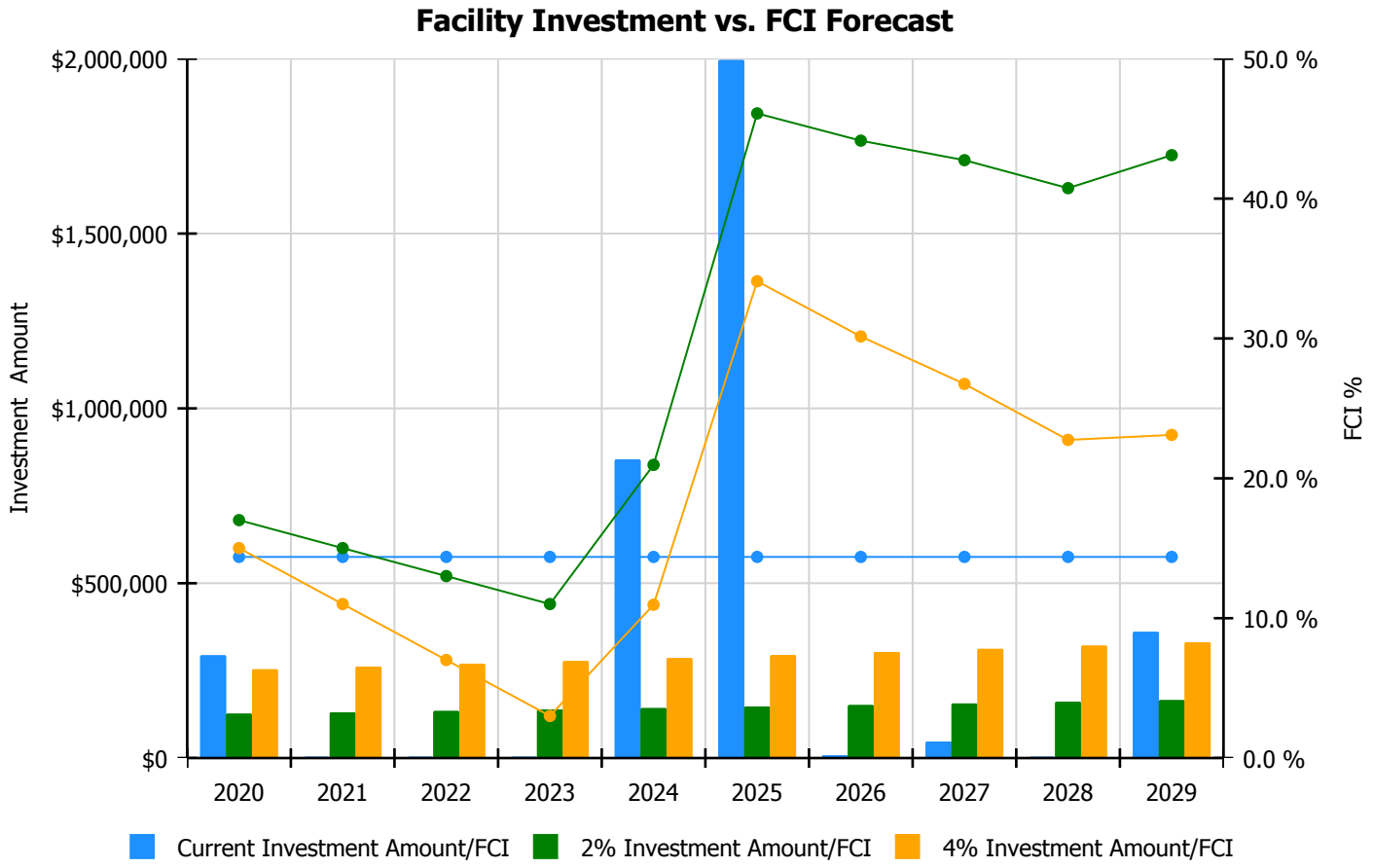
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

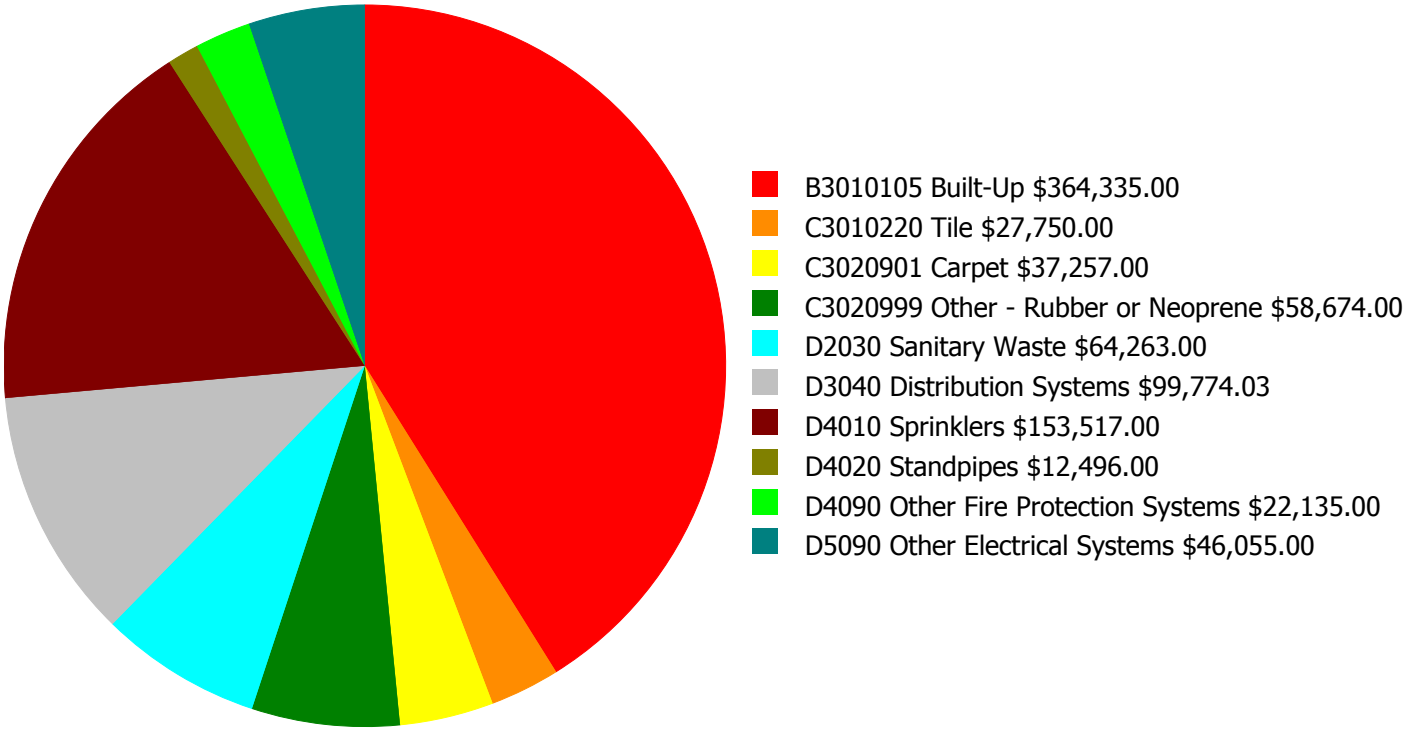
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 14.38%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$293,902	$126,955.00	17.01 %	$253,910.00	15.01 %
2021	$0	$130,764.00	15.01 %	$261,528.00	11.01 %
2022	$0	$134,687.00	13.01 %	$269,374.00	7.01 %
2023	$0	$138,727.00	11.01 %	$277,455.00	3.01 %
2024	$853,831	$142,889.00	20.96 %	$285,778.00	10.96 %
2025	$1,996,343	$147,176.00	46.09 %	$294,352.00	34.09 %
2026	$3,952	$151,591.00	44.14 %	$303,182.00	30.14 %
2027	$47,196	$156,139.00	42.75 %	$312,278.00	26.75 %
2028	$0	$160,823.00	40.75 %	$321,646.00	22.75 %
2029	$360,948	$165,648.00	43.10 %	$331,295.00	23.10 %
Total:	**$3,556,172**	**$1,455,399.00**		**$2,910,798.00**	

Deficiency Summary by System

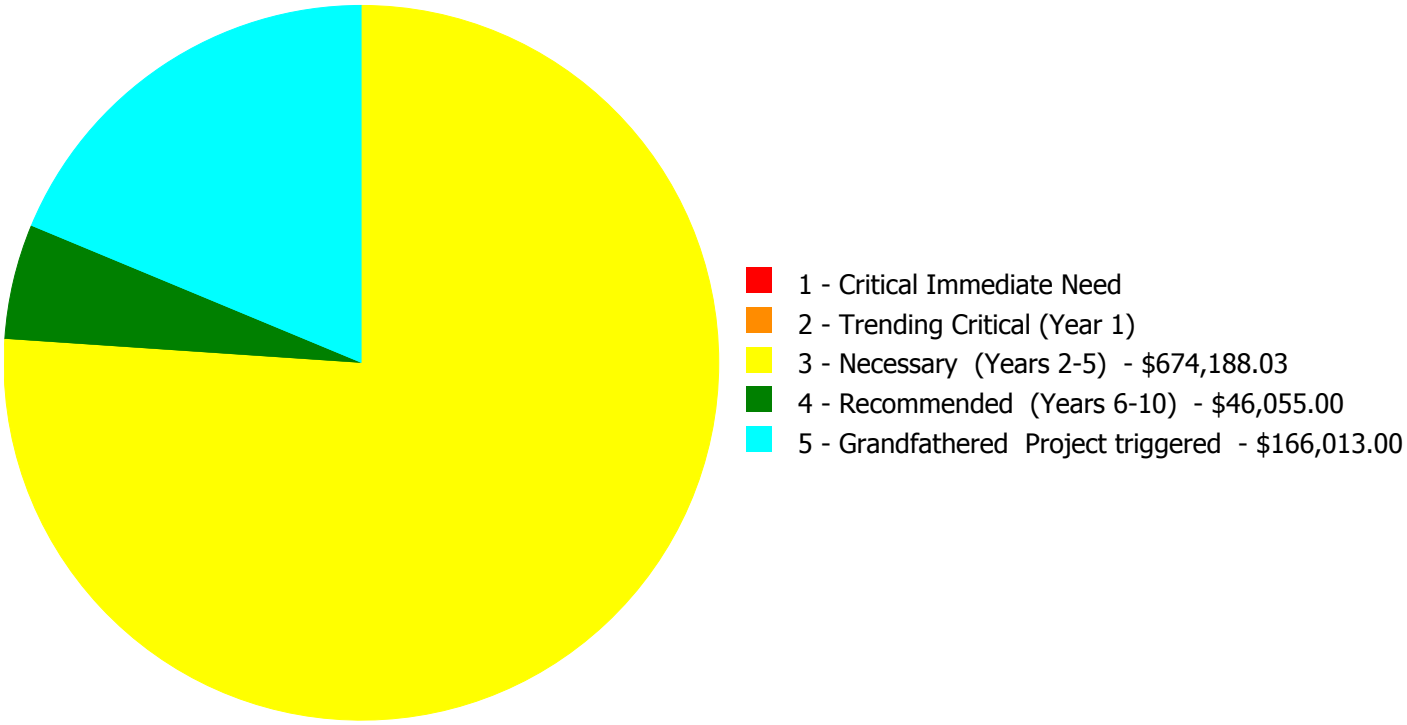
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $886,256.03

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: $886,256.03

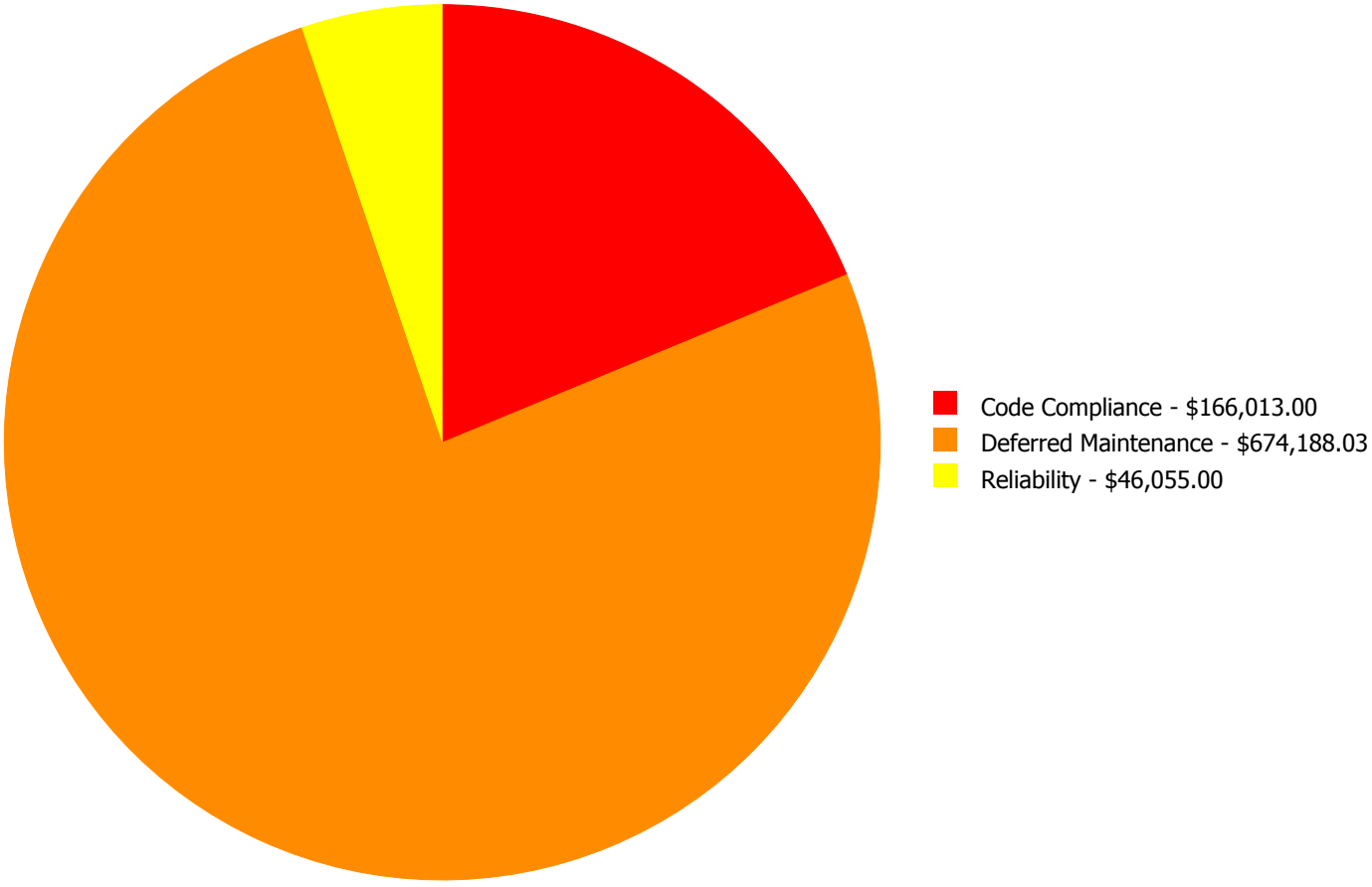
Deficiency By Priority Investment Table

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
B3010105	Built-Up	$0.00	$0.00	$364,335.00	$0.00	$0.00	$364,335.00
C3010220	Tile	$0.00	$0.00	$27,750.00	$0.00	$0.00	$27,750.00
C3020901	Carpet	$0.00	$0.00	$37,257.00	$0.00	$0.00	$37,257.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$58,674.00	$0.00	$0.00	$58,674.00
D2030	Sanitary Waste	$0.00	$0.00	$64,263.00	$0.00	$0.00	$64,263.00
D3040	Distribution Systems	$0.00	$0.00	$99,774.03	$0.00	$0.00	$99,774.03
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$153,517.00	$153,517.00
D4020	Standpipes	$0.00	$0.00	$0.00	$0.00	$12,496.00	$12,496.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$22,135.00	$0.00	$0.00	$22,135.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$46,055.00	$0.00	$46,055.00
	Total:	$0.00	$0.00	$674,188.03	$46,055.00	$166,013.00	$886,256.03

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: $886,256.03

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: B3010105 - Built-Up

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 32,456.00
Unit of Measure: S.F.
Estimate: $364,335.00
Assessor Name: Homero Guerrero
Date Created: 01/27/2020

Notes: The roofing system is not expected to outlast the purview of this analysis. Future budgetary consideration should include provision for the renewal of the clay tile roofing system.

System: C3010220 - Tile

Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $27,750.00
Assessor Name: Homero Guerrero
Date Created: 01/27/2020

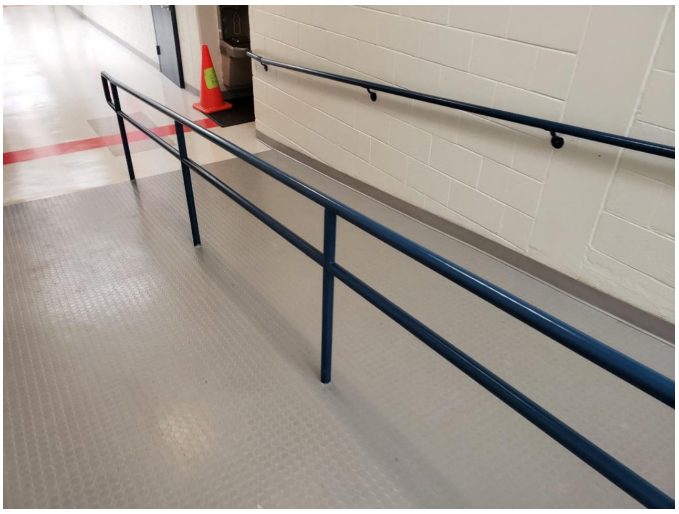
Notes: The Tile floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: C3020901 - Carpet

Location: Office
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,000.00
Unit of Measure: S.F.
Estimate: $37,257.00
Assessor Name: Homero Guerrero
Date Created: 01/27/2020

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

System: C3020999 - Other - Rubber or Neoprene



Location: Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $58,674.00
Assessor Name: Homero Guerrero
Date Created: 01/27/2020

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

System: D2030 - Sanitary Waste

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 32,456.00
Unit of Measure: S.F.
Estimate: $64,263.00
Assessor Name: Homero Guerrero
Date Created: 09/12/2013

Notes: The sanitary waste piping is original to the buildings construction. There were no reported issues during the time of the inspection however; based on age this system is recommended for upgrade.

System: D3040 - Distribution Systems

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Replace HVAC Distribution System (SF)
Qty: 9,737.00
Unit of Measure: S.F.
Estimate: $99,774.03
Assessor Name: Homero Guerrero
Date Created: 09/12/2013

Notes: Approximately 30% of the distribution system is beyond expected life (including but not limited to exhaust duct systems, exhaust fans, and supply ductwork on roof).

System: D4090 - Other Fire Protection Systems

This deficiency has no image.

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 32,456.00
Unit of Measure: S.F.
Estimate: $22,135.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

Notes: The exhaust hood system is original. This building high traffic use warrants upgrades to this system based on usage and age. This deficiency provides a budgetary consideration for universal upgrades to the system.

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: 32,456.00
Unit of Measure: S.F.
Estimate: $46,055.00
Assessor Name: Homero Guerrero
Date Created: 09/12/2013

Notes: No Emergency Generator installed, client requested standard.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 32,456.00
Unit of Measure: S.F.
Estimate: $153,517.00
Assessor Name: Homero Guerrero
Date Created: 09/12/2013

Notes: No sprinkler system installed, client requested standard.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 32,456.00
Unit of Measure: S.F.
Estimate: $12,496.00
Assessor Name: Homero Guerrero
Date Created: 09/12/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	16,092
Year Built:	1993
Last Renovation:	
Replacement Value:	$3,259,364
Repair Cost:	$521,067.00
Total FCI:	15.99 %
Total RSLI:	31.26 %
FCA Score:	84.01

Description:

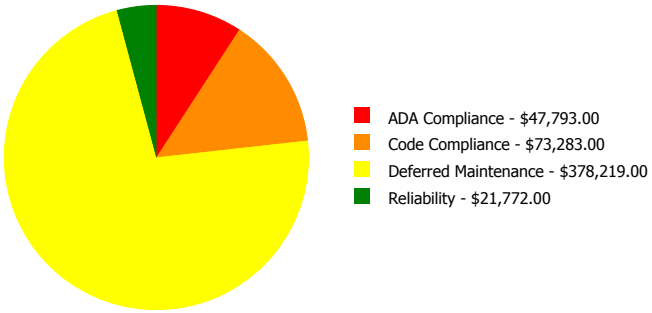
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

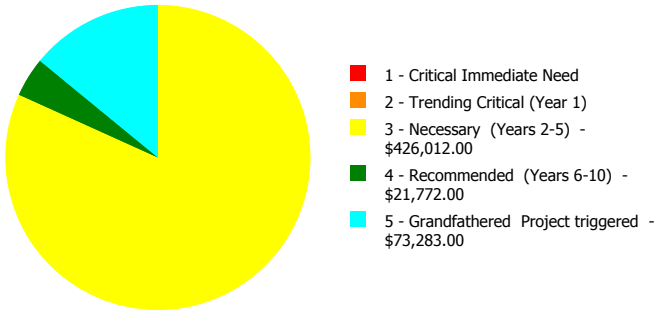
Dashboard Summary

Function:	Elementary	Gross Area:	16,092
Year Built:	1993	Last Renovation:	
Repair Cost:	$521,067	Replacement Value:	$3,259,364
FCI:	15.99 %	RSLI%:	31.26 %

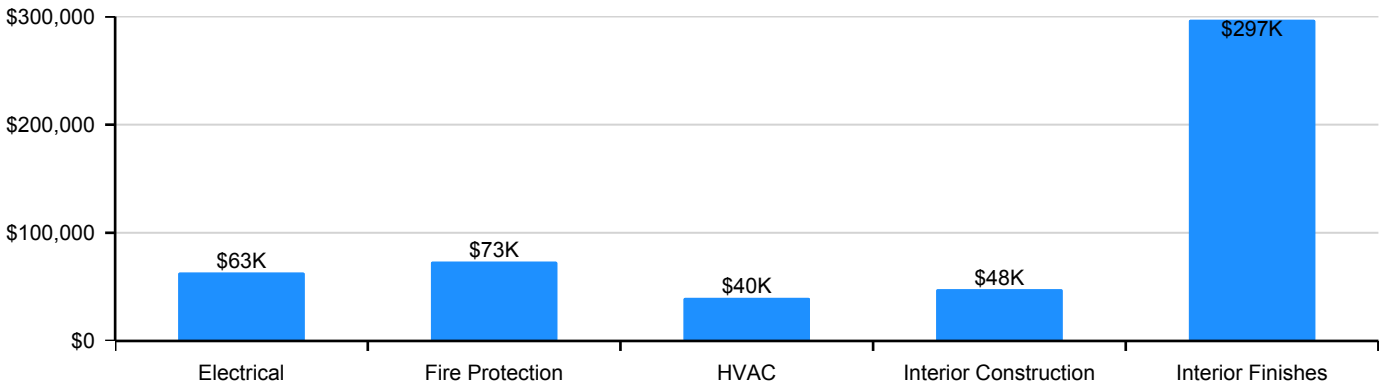
Deficiency By Category



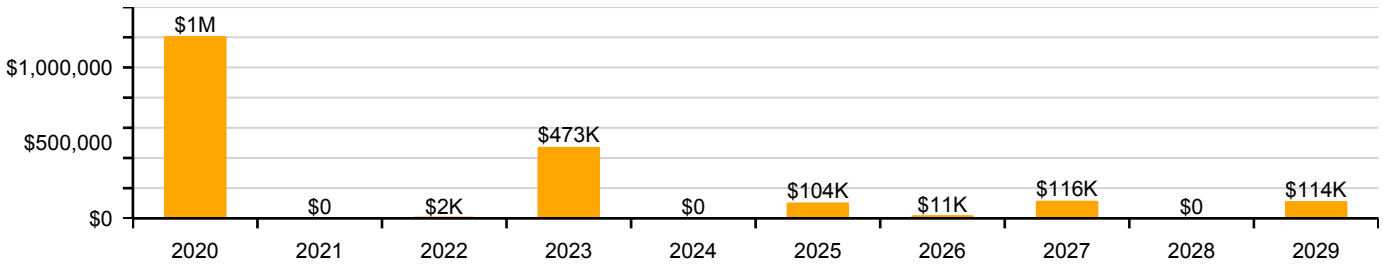
Deficiency By Priority



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
A10 - Foundations	74.00 %	0.00 %	$0.00
A20 - Basement Construction	74.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	49.32 %	0.00 %	$0.00
B30 - Roofing	13.89 %	0.00 %	$0.00
C10 - Interior Construction	45.50 %	24.63 %	$47,793.00
C30 - Interior Finishes	2.73 %	100.81 %	$296,970.00
D20 - Plumbing	7.33 %	0.00 %	$0.00
D30 - HVAC	8.01 %	4.57 %	$39,828.00
D40 - Fire Protection	0.43 %	107.66 %	$73,283.00
D50 - Electrical	18.13 %	17.29 %	$63,193.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**31.26 %**	**15.99 %**	**$521,067.00**

Photo Album

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

1). West Elevation, North Wing - Nov 18, 2019

2). Northwest Elevation, North Wing - Nov 18, 2019

3). Northeast Elevation, North Wing - Nov 18, 2019

4). Southeast Elevation, North Wing - Nov 18, 2019

5). Southwest Elevation, South Wing - Nov 18, 2019

6). Southeast Elevation, South Wing - Nov 18, 2019

7). Northeast Elevation, South Wing - Nov 23, 2019

8). Northeast Elevation, South Wing - Nov 23, 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	$7.45	S.F.	16,092	100	1993	2093		74.00 %	0.00 %	74			$119,885
A1030	Slab on Grade	$6.30	S.F.	16,092	100	1993	2093		74.00 %	0.00 %	74			$101,380
A2010	Basement Excavation	$0.19	S.F.	16,092	100	1993	2093		74.00 %	0.00 %	74			$3,057
A2020	Basement Walls	$2.33	S.F.	16,092	100	1993	2093		74.00 %	0.00 %	74			$37,494
B1010	Floor Construction	$18.98	S.F.	16,092	100	1993	2093		74.00 %	0.00 %	74			$305,426
B1020	Roof Construction	$12.29	S.F.	16,092	100	1993	2093		74.00 %	0.00 %	74			$197,771
B2010	Exterior Walls	$14.00	S.F.	16,092	100	1993	2093		74.00 %	0.00 %	74			$225,288
B2020	Exterior Windows	$8.73	S.F.	16,092	30	1993	2023		13.33 %	0.00 %	4			$140,483
B2030	Exterior Doors	$0.87	S.F.	16,092	30	1993	2023		13.33 %	0.00 %	4			$14,000
B3010130	Preformed Metal Roofing	$8.50	S.F.	16,092	30	1993	2023		13.33 %	0.00 %	4			$136,782
B3020	Roof Openings	$0.50	S.F.	16,092	30	1996	2026		23.33 %	0.00 %	7			$8,046
C1010	Partitions	$5.67	S.F.	16,092	100	1993	2093		74.00 %	0.00 %	74			$91,242
C1020	Interior Doors	$3.69	S.F.	16,092	40	1993	2033		35.00 %	0.00 %	14			$59,379
C1030	Fittings	$2.70	S.F.	16,092	20	1993	2013		0.00 %	110.00 %	-6		$47,793.00	$43,448
C3010230	Paint & Covering	$1.47	S.F.	16,092	10	1993	2003		0.00 %	0.00 %	-16			$23,655
C3020420	Ceramic Tile	$16.74	S.F.	1,000	50	1993	2043		48.00 %	0.00 %	24			$16,740
C3020901	Carpet	$7.50	S.F.	2,000	8	1993	2001		0.00 %	110.00 %	-18		$16,500.00	$15,000
C3020903	VCT	$3.48	S.F.	11,092	15	1993	2008		0.00 %	155.00 %	-11		$59,830.00	$38,600
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	2,000	10	1993	2003		0.00 %	110.00 %	-16		$58,674.00	$53,340
C3030	Ceiling Finishes	$9.15	S.F.	16,092	20	1993	2013		0.00 %	110.00 %	-6		$161,966.00	$147,242
D2010	Plumbing Fixtures	$6.44	S.F.	16,092	20	2000	2020		5.00 %	0.00 %	1			$103,632
D2020	Domestic Water Distribution	$0.75	S.F.	16,092	30	1993	2023		13.33 %	0.00 %	4			$12,069
D2030	Sanitary Waste	$1.75	S.F.	16,092	30	1993	2023		13.33 %	0.00 %	4			$28,161
D3010	Energy Supply	$0.61	S.F.	16,092	30	1993	2023		13.33 %	0.00 %	4			$9,816
D3020	Heat Generating Systems	$5.10	S.F.	16,092	20	2000	2020		5.00 %	0.00 %	1			$82,069
D3030	Cooling Generating Systems	$8.89	S.F.	16,092	20	2000	2020		5.00 %	0.00 %	1			$143,058
D3040	Distribution Systems	$32.45	S.F.	16,092	20	2000	2020		5.00 %	0.00 %	1			$522,185
D3050	Terminal & Package Units	$4.83	S.F.	16,092	15	2010	2025		40.00 %	0.00 %	6			$77,724
D3060	Controls & Instrumentation	$2.25	S.F.	16,092	15	2000	2015		0.00 %	110.00 %	-4		$39,828.00	$36,207
D4010	Sprinklers	$4.14	S.F.	16,092	30			2019	0.00 %	110.00 %	0		$73,283.00	$66,621
D4030	Fire Protection Specialties	$0.09	S.F.	16,092	15	2007	2022		20.00 %	0.00 %	3			$1,448
D5010	Electrical Service/Distribution	$2.34	S.F.	16,092	20	1993	2013		0.00 %	110.00 %	-6		$41,421.00	$37,655
D5020	Branch Wiring	$4.54	S.F.	16,092	20	2000	2020		5.00 %	0.00 %	1			$73,058
D5020	Lighting	$6.79	S.F.	16,092	20	2000	2020		5.00 %	0.00 %	1			$109,265
D5030810	Security & Detection Systems	$1.51	Ea.	16,092	20	2007	2027		40.00 %	0.00 %	8			$24,299
D5030910	Fire Alarm Systems	$2.74	S.F.	16,092	20	2007	2027		40.00 %	0.00 %	8			$44,092
D5030920	Data Communication	$3.56	S.F.	16,092	25	2007	2032		52.00 %	0.00 %	13			$57,288
D5090	Other Electrical Systems	$1.23	S.F.	16,092	15			2019	0.00 %	110.00 %	0		$21,772.00	$19,793
E1020	Institutional Equipment	$0.09	S.F.	16,092	20	2005	2025		30.00 %	0.00 %	6			$1,448
E2010	Fixed Furnishings	$1.94	S.F.	16,092	20	2000	2020		5.00 %	0.00 %	1			$31,218
								Total	**31.26 %**	**15.99 %**			**$521,067.00**	**$3,259,364**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

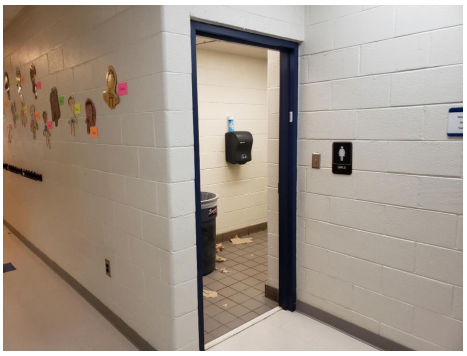
Note:

System: B3010130 - Preformed Metal Roofing



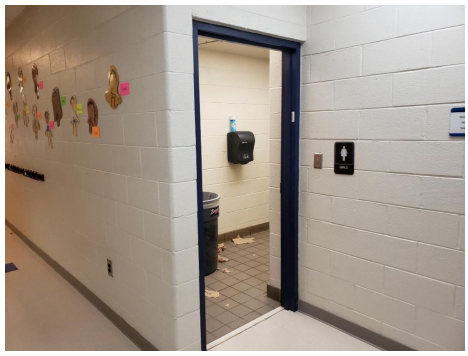
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

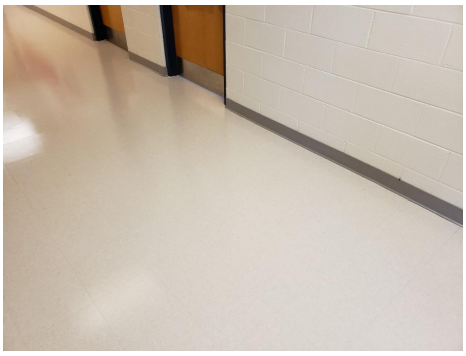
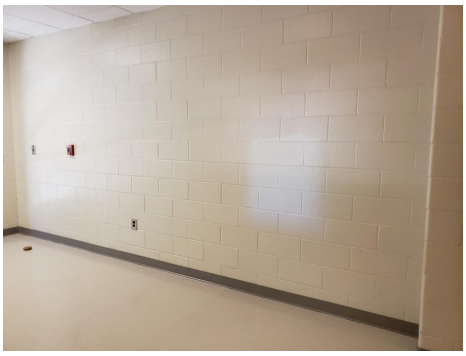

Note:

System: C1030 - Fittings



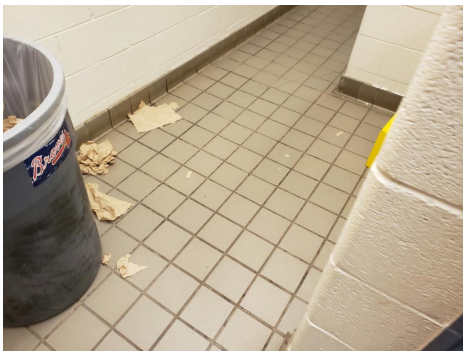
Note:

System: C3010230 - Paint & Covering

Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020901 - Carpet


Note:

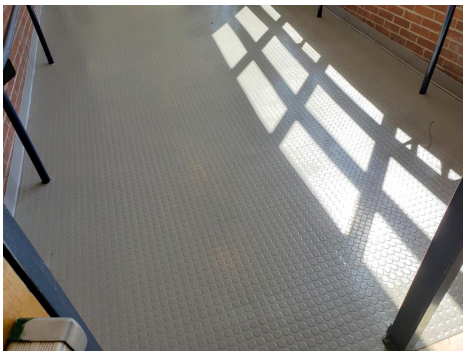
System: C3020903 - VCT



Note:

System: C3020999 - Other - Rubber or Neoprene





Note:

System: C3030 - Ceiling Finishes



Note:

System: D2020 - Domestic Water Distribution

This system contains no images

Note: New water heater installed 2006.

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

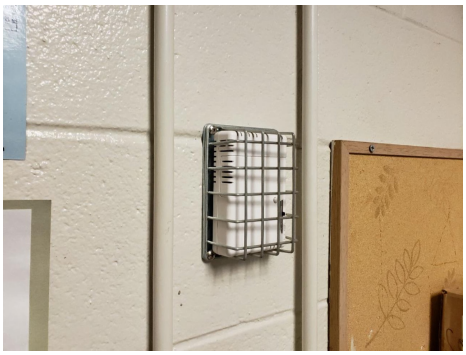
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



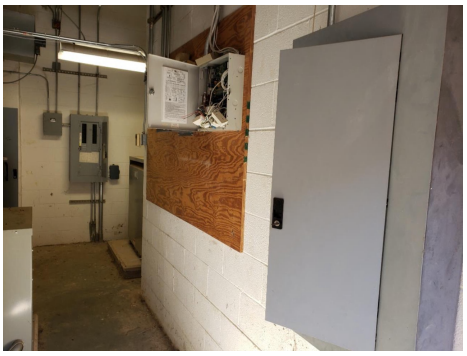
Note:

System: 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: 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:	**$521,067**	**$1,206,062**	**$0**	**$1,741**	**$473,366**	**$0**	**$103,990**	**$10,886**	**$116,201**	**$0**	**$113,823**	**$2,547,136**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$173,926	$0	$0	$0	$0	$0	$0	**$173,926**
B2030 - Exterior Doors	$0	$0	$0	$0	$17,333	$0	$0	$0	$0	$0	$0	**$17,333**
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**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$220,147	$0	$0	$0	$0	$0	$0	**$220,147**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$10,886	$0	$0	$0	**$10,886**
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	$47,793	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,793**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

School Assessment Report - 1993 Bldg 2020, 2030

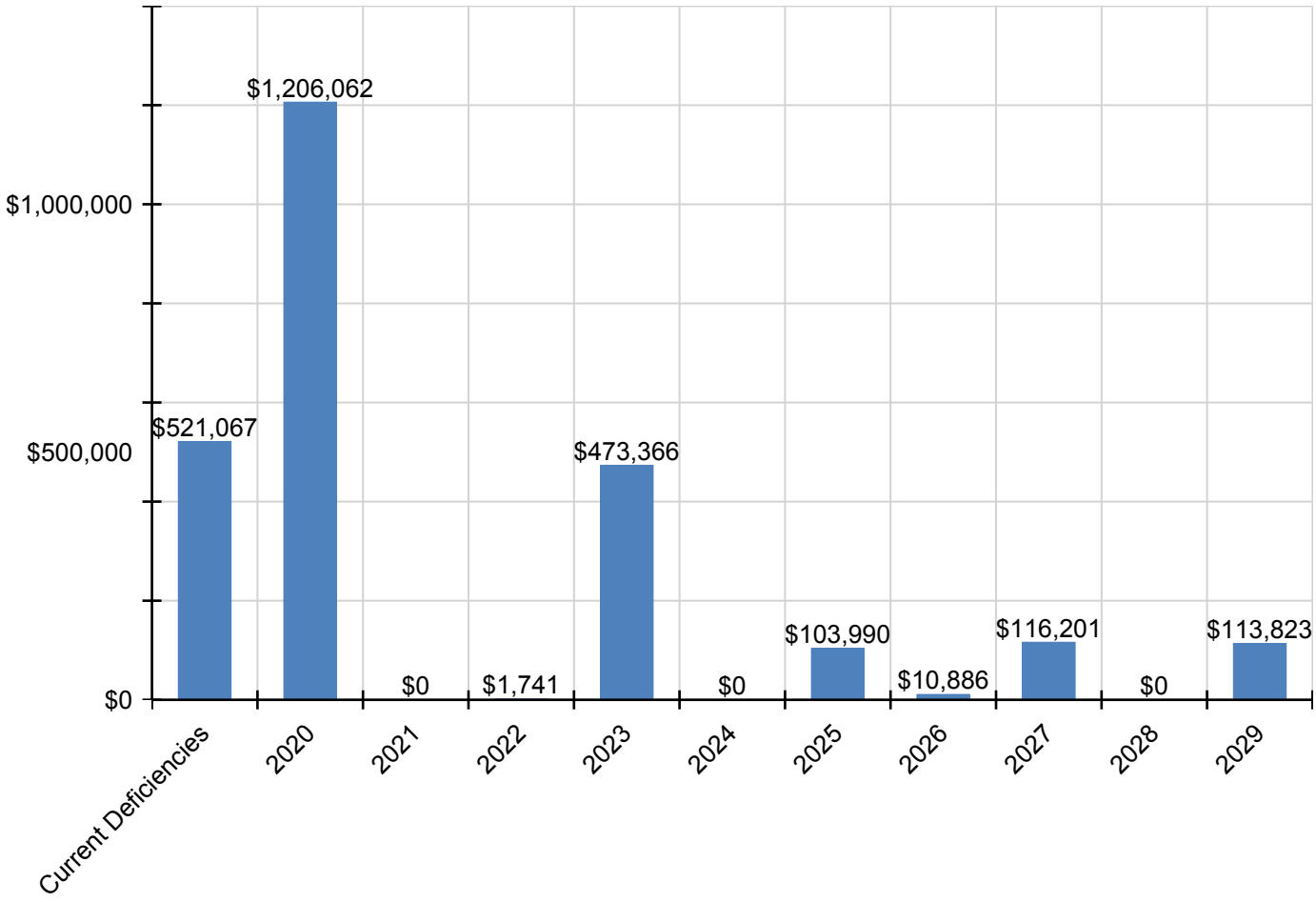
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$34,970	**$34,970**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$16,500	$0	$0	$0	$0	$0	$0	$0	$20,902	$0	$0	**$37,402**
C3020903 - VCT	$59,830	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,830**
C3020999 - Other - Rubber or Neoprene	$58,674	$0	$0	$0	$0	$0	$0	$0	$0	$0	$78,853	**$137,527**
C3030 - Ceiling Finishes	$161,966	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$161,966**
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	$117,416	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$117,416**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$14,942	$0	$0	$0	$0	$0	$0	**$14,942**
D2030 - Sanitary Waste	$0	$0	$0	$0	$34,865	$0	$0	$0	$0	$0	$0	**$34,865**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$12,153	$0	$0	$0	$0	$0	$0	**$12,153**
D3020 - Heat Generating Systems	$0	$92,984	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$92,984**
D3030 - Cooling Generating Systems	$0	$162,085	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$162,085**
D3040 - Distribution Systems	$0	$591,636	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$591,636**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$102,088	$0	$0	$0	$0	**$102,088**
D3060 - Controls & Instrumentation	$39,828	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,828**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$73,283	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,283**
D4030 - Fire Protection Specialties	$0	$0	$0	$1,741	$0	$0	$0	$0	$0	$0	$0	**$1,741**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$41,421	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,421**
D5020 - Branch Wiring	$0	$82,774	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$82,774**
D5020 - Lighting	$0	$123,797	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$123,797**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$33,859	$0	$0	**$33,859**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$61,440	$0	$0	**$61,440**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$21,772	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,772**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
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	$0	$0	$0	$1,902	$0	$0	$0	$0	**$1,902**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$35,370	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,370**

** 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.

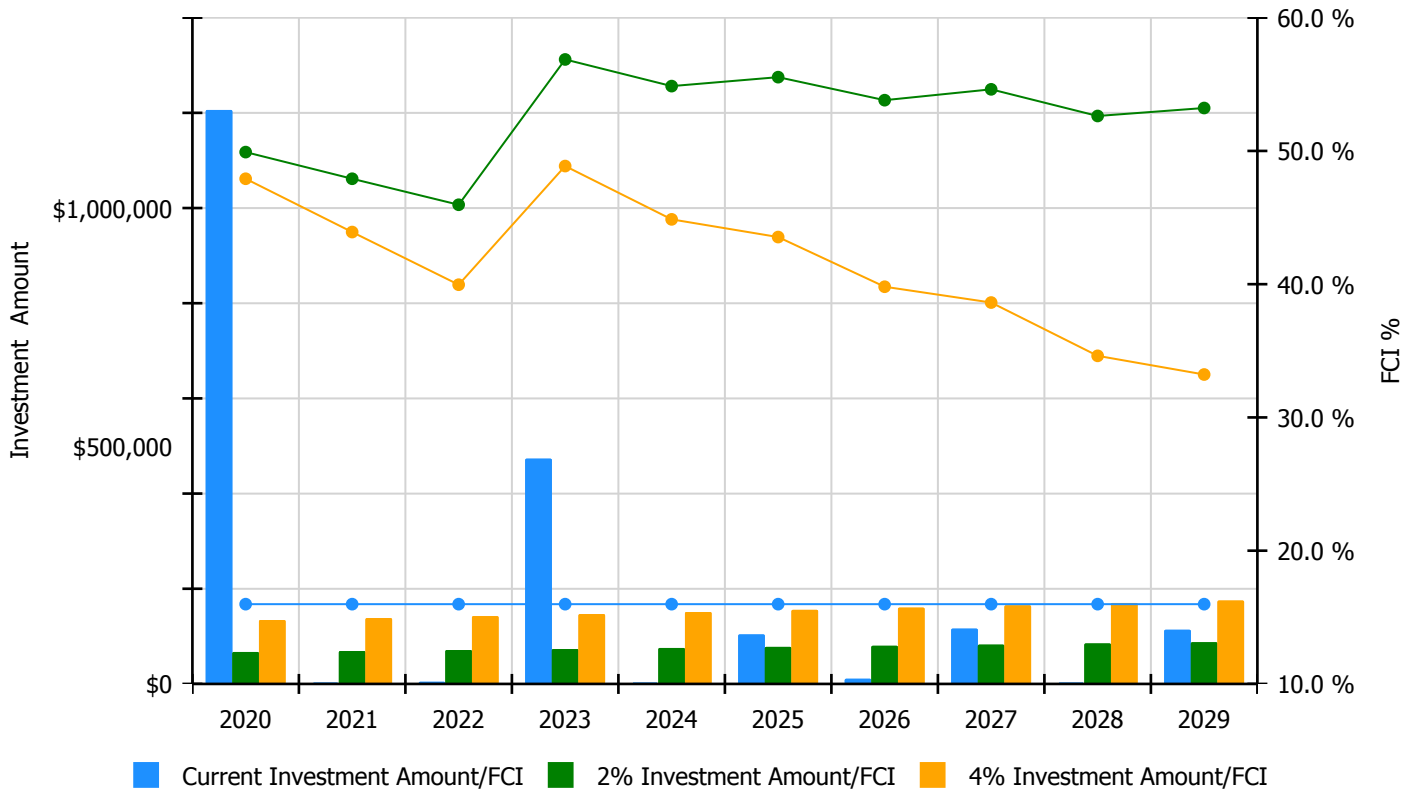


Condition Index Forecast by Investment Scenario

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

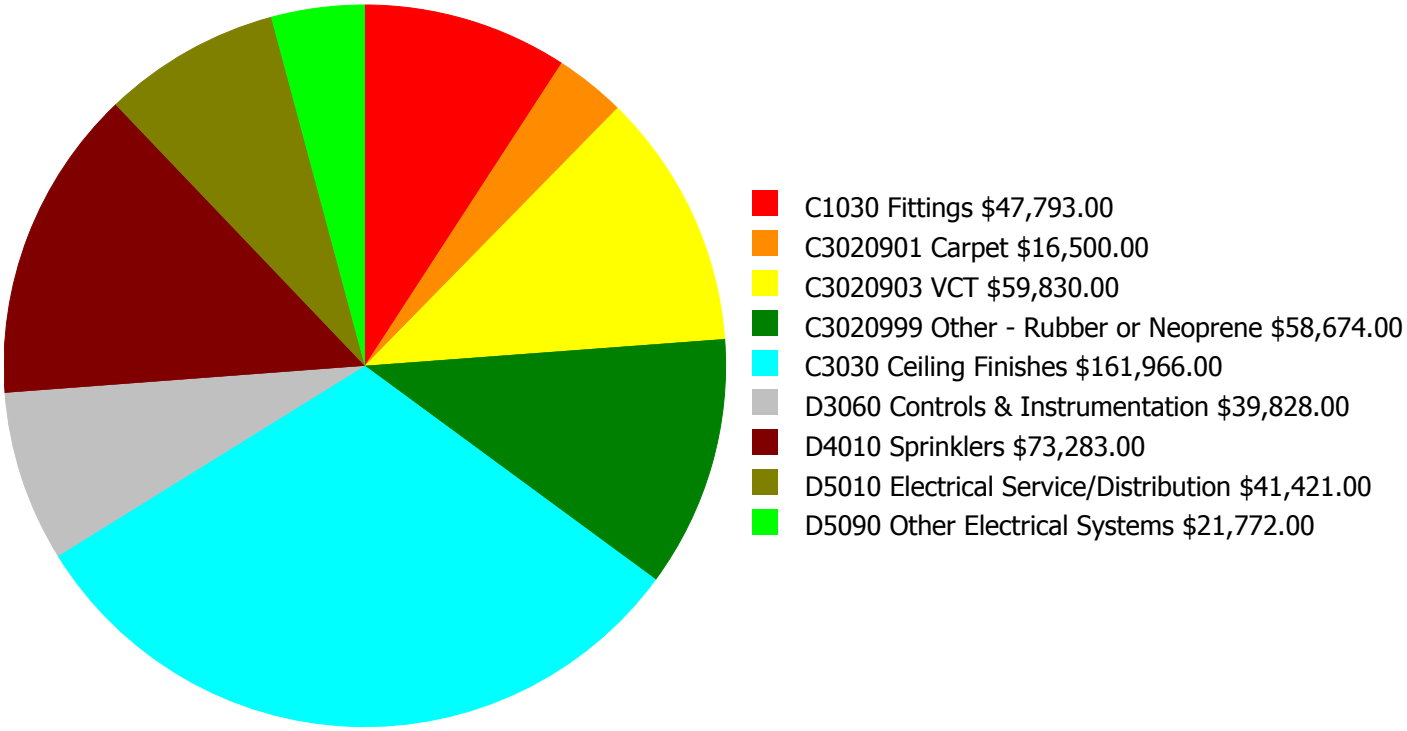
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 15.99%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$1,206,062	$67,143.00	49.91 %	$134,286.00	47.91 %
2021	$0	$69,157.00	47.91 %	$138,314.00	43.91 %
2022	$1,741	$71,232.00	45.96 %	$142,464.00	39.96 %
2023	$473,366	$73,369.00	56.86 %	$146,738.00	48.86 %
2024	$0	$75,570.00	54.86 %	$151,140.00	44.86 %
2025	$103,990	$77,837.00	55.54 %	$155,674.00	43.54 %
2026	$10,886	$80,172.00	53.81 %	$160,344.00	39.81 %
2027	$116,201	$82,577.00	54.62 %	$165,155.00	38.62 %
2028	$0	$85,055.00	52.62 %	$170,109.00	34.62 %
2029	$113,823	$87,606.00	53.22 %	$175,213.00	33.22 %
Total:	**$2,026,069**	**$769,718.00**		**$1,539,437.00**	

Deficiency Summary by System

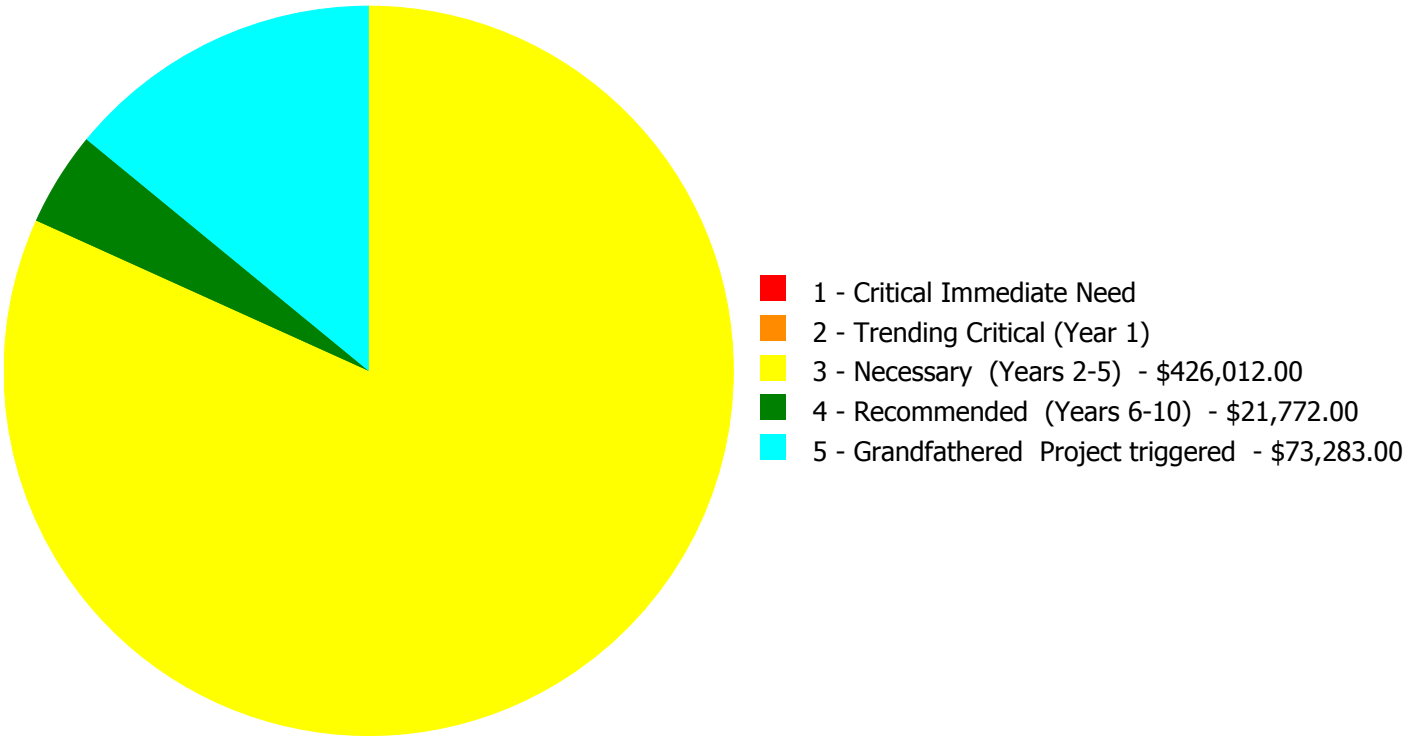
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $521,067.00

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: $521,067.00

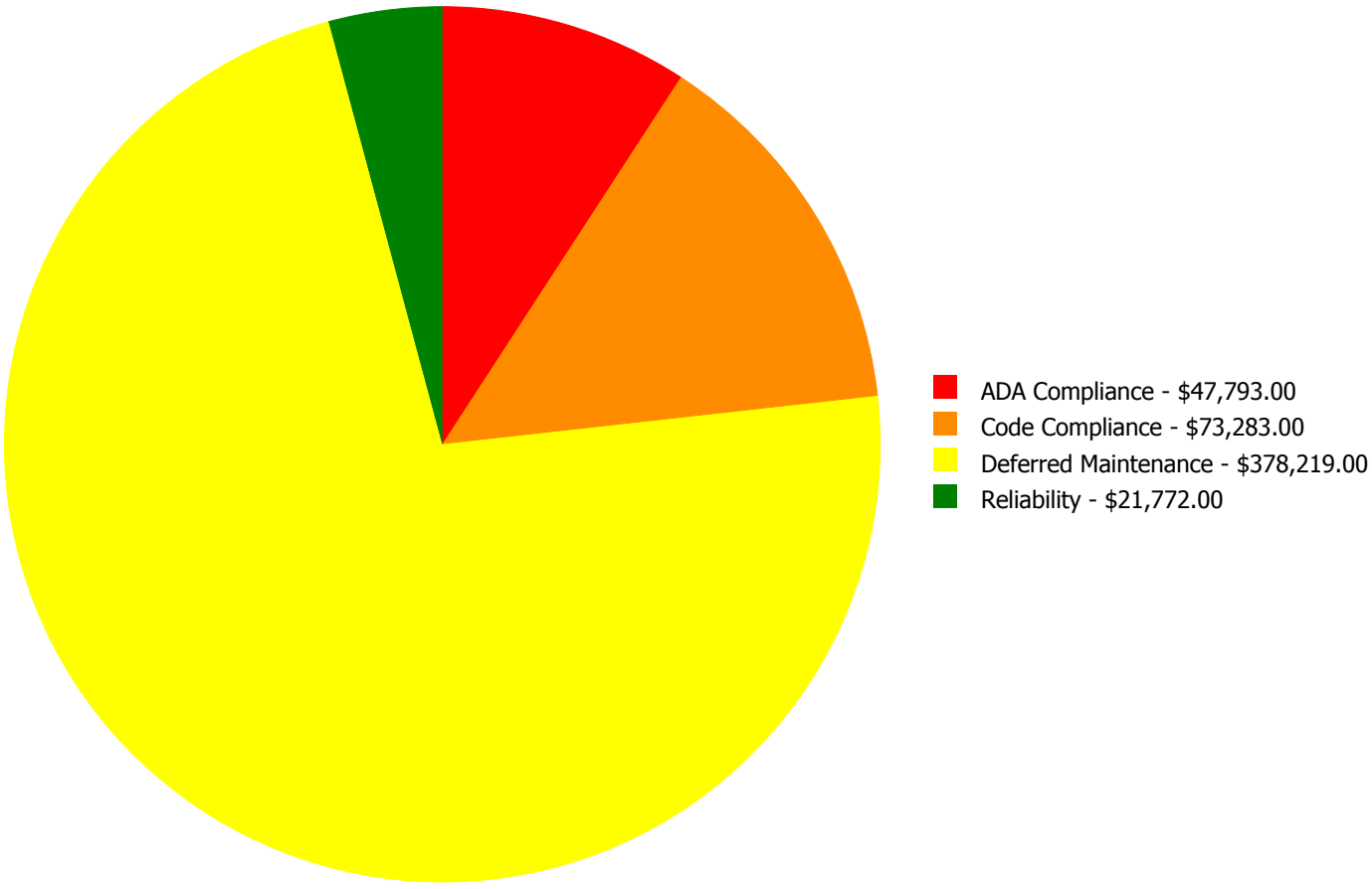
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1030	Fittings	$0.00	$0.00	$47,793.00	$0.00	$0.00	$47,793.00
C3020901	Carpet	$0.00	$0.00	$16,500.00	$0.00	$0.00	$16,500.00
C3020903	VCT	$0.00	$0.00	$59,830.00	$0.00	$0.00	$59,830.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$58,674.00	$0.00	$0.00	$58,674.00
C3030	Ceiling Finishes	$0.00	$0.00	$161,966.00	$0.00	$0.00	$161,966.00
D3060	Controls & Instrumentation	$0.00	$0.00	$39,828.00	$0.00	$0.00	$39,828.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$73,283.00	$73,283.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$41,421.00	$0.00	$0.00	$41,421.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$21,772.00	$0.00	$21,772.00
	Total:	$0.00	$0.00	$426,012.00	$21,772.00	$73,283.00	$521,067.00

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: $521,067.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C1030 - Fittings

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,092.00
Unit of Measure: S.F.
Estimate: $47,793.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: The ADA signage, lockers and storage shelving is from original construction and beyond the expected life for this application. The system in outdated and not current with the ADA standard.

System: C3020901 - Carpet

Location: Media Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $16,500.00
Assessor Name: Hayden Collins
Date Created: 01/27/2020

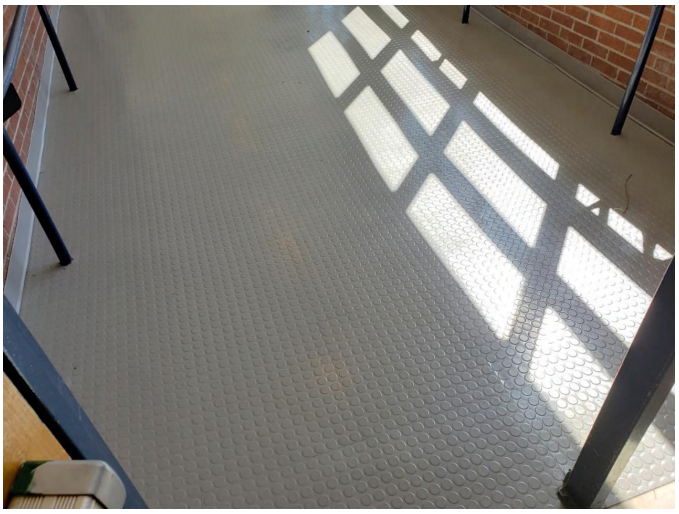
Notes: The carpet floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,092.00
Unit of Measure: S.F.
Estimate: $59,830.00
Assessor Name: Hayden Collins
Date Created: 01/27/2020

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

System: C3020999 - Other - Rubber or Neoprene



Location: Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $58,674.00
Assessor Name: Hayden Collins
Date Created: 01/27/2020

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

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,092.00
Unit of Measure: S.F.
Estimate: $161,966.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

Notes: The acoustic ceilings are aged and stained and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,092.00
Unit of Measure: S.F.
Estimate: $39,828.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

Notes: The Controls and Instrumentation systems are original. Several issues have surfaced over recent years and isolated upgrades have taken place to support the systems. This deficiency provides a budgetary consideration for a universal upgrade.

System: D5010 - Electrical Service/Distribution

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,092.00
Unit of Measure: S.F.
Estimate: $41,421.00
Assessor Name: Hayden Collins
Date Created: 08/13/2014

Notes: The electrical services and distribution systems consist of a service disconnect, primary main, breaker system, switch box and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded, however a majority of the system is original from original construction. Upgrades are recommended.

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: 16,092.00
Unit of Measure: S.F.
Estimate: $21,772.00
Assessor Name: Hayden Collins
Date Created: 09/12/2013

Notes: No Emergency Generator installed, client requested standard.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 16,092.00
Unit of Measure: S.F.
Estimate: $73,283.00
Assessor Name: Hayden Collins
Date Created: 09/12/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	11,733
Year Built:	1999
Last Renovation:	
Replacement Value:	$2,319,895
Repair Cost:	$908,241.00
Total FCI:	39.15 %
Total RSLI:	39.19 %
FCA Score:	60.85

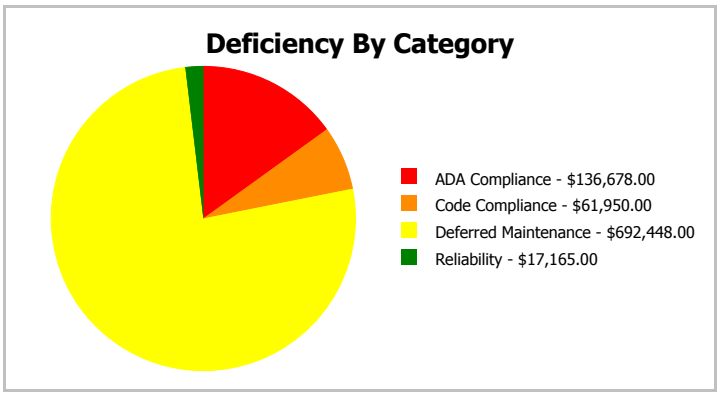
Description:

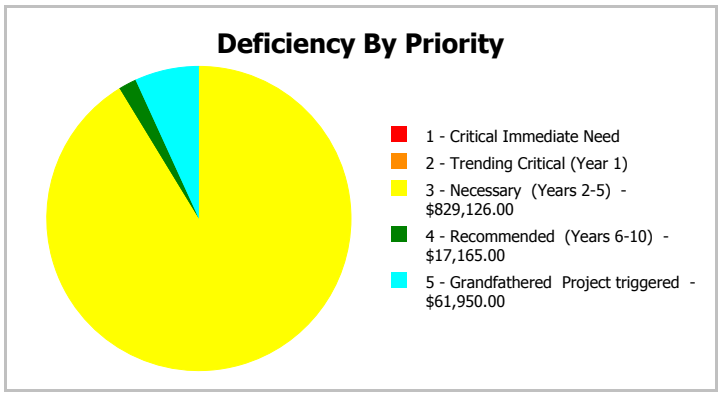
The narrative for this building is included in the Executive Summary Description at the front of this report.

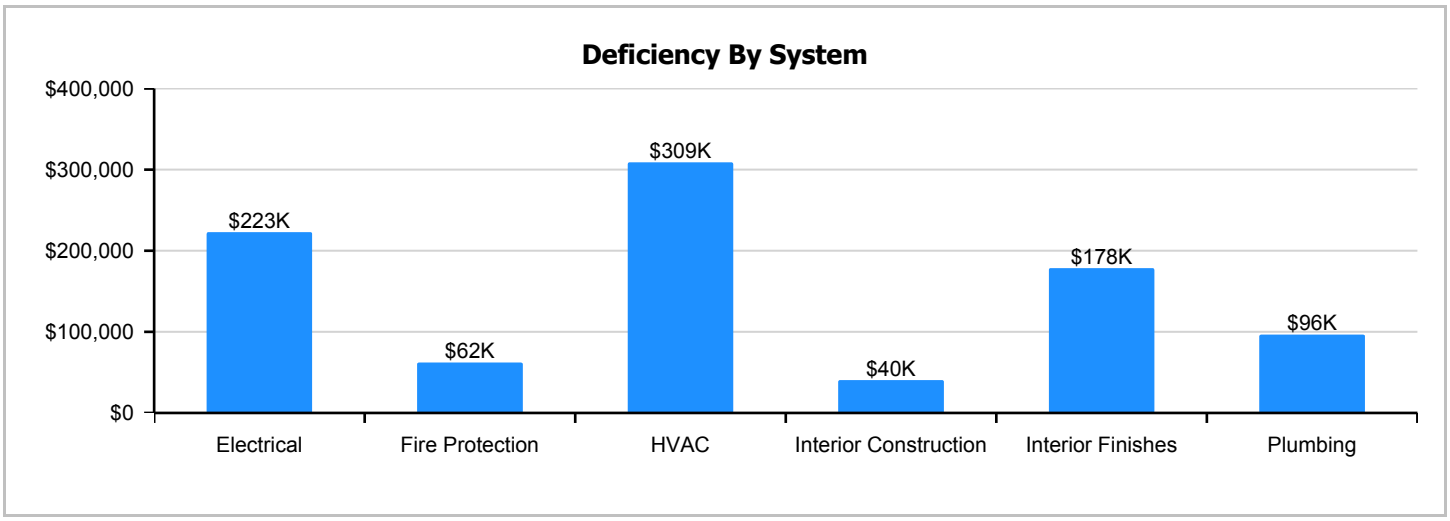
Attributes: This asset has no attributes.

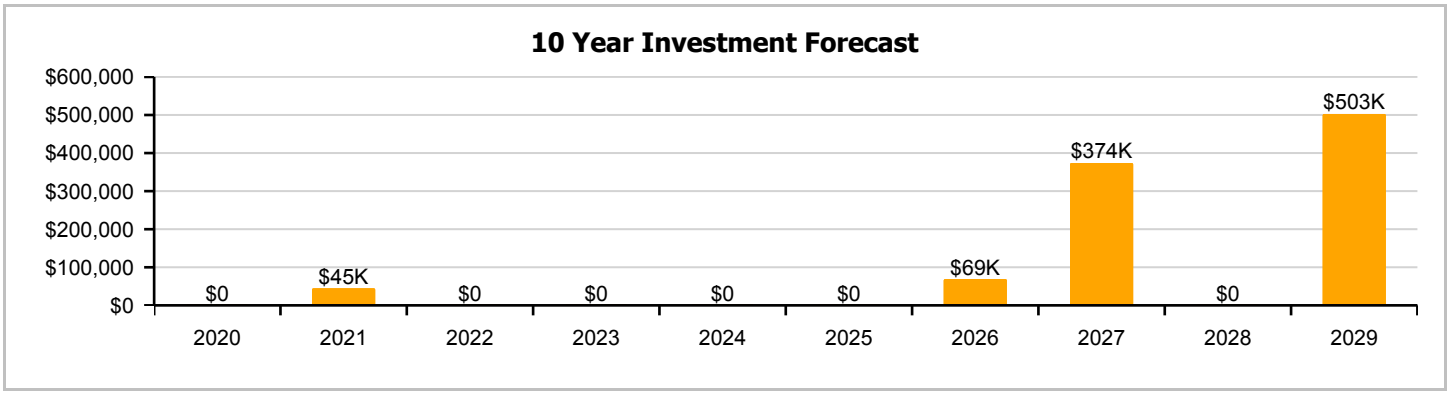
Dashboard Summary

Function:	Elementary	Gross Area:	11,733
Year Built:	1999	Last Renovation:	
Repair Cost:	$908,241	Replacement Value:	$2,319,895
FCI:	39.15 %	RSLI%:	39.19 %









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	80.00 %	0.00 %	$0.00
A20 - Basement Construction	80.00 %	0.00 %	$0.00
B10 - Superstructure	80.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	61.02 %	0.00 %	$0.00
B30 - Roofing	33.33 %	0.00 %	$0.00
C10 - Interior Construction	52.98 %	24.50 %	$40,268.00
C30 - Interior Finishes	17.48 %	72.79 %	$178,261.00
D20 - Plumbing	9.14 %	79.85 %	$96,410.00
D30 - HVAC	26.07 %	56.23 %	$308,719.00
D40 - Fire Protection	0.95 %	107.76 %	$61,950.00
D50 - Electrical	6.92 %	88.26 %	$222,633.00
E10 - Equipment	10.00 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**39.19 %**	**39.15 %**	**$908,241.00**

Photo Album

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

1). West Elevation - Nov 18, 2019

2). Northwest Elevation - Nov 23, 2019

3). Northeast Elevation - Nov 23, 2019

4). Southeast Elevation - Nov 23, 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	$10.10	S.F.	11,733	100	1999	2099		80.00 %	0.00 %	80			$118,503
A1020	Special Foundations	$0.48	S.F.	11,733	100	1999	2099		80.00 %	0.00 %	80			$5,632
A1030	Slab on Grade	$8.56	S.F.	11,733	100	1999	2099		80.00 %	0.00 %	80			$100,434
A2010	Basement Excavation	$0.26	S.F.	11,733	100	1999	2099		80.00 %	0.00 %	80			$3,051
A2020	Basement Walls	$3.17	S.F.	11,733	100	1999	2099		80.00 %	0.00 %	80			$37,194
B1020	Roof Construction	$17.03	S.F.	11,733	100	1999	2099		80.00 %	0.00 %	80			$199,813
B2010	Exterior Walls	$16.24	S.F.	11,733	100	1999	2099		80.00 %	0.00 %	80			$190,544
B2020	Exterior Windows	$10.13	S.F.	11,733	30	1999	2029		33.33 %	0.00 %	10			$118,855
B2030	Exterior Doors	$1.00	S.F.	11,733	30	1999	2029		33.33 %	0.00 %	10			$11,733
B3010130	Preformed Metal Roofing	$8.50	S.F.	11,733	30	1999	2029		33.33 %	0.00 %	10			$99,731
B3020	Roof Openings	$0.61	S.F.	11,733	30	1999	2029		33.33 %	0.00 %	10			$7,157
C1010	Partitions	$6.59	S.F.	11,733	100	1999	2099		80.00 %	0.00 %	80			$77,320
C1020	Interior Doors	$4.30	S.F.	11,733	40	1999	2039		50.00 %	0.00 %	20			$50,452
C1030	Fittings	$3.12	S.F.	11,733	20	1999	2019		0.00 %	110.00 %	0		$40,268.00	$36,607
C3010220	Tile	$9.25	S.F.	2,000	30	1999	2029		33.33 %	0.00 %	10			$18,500
C3010230	Paint & Covering	$1.47	S.F.	9,733	10	1999	2009		0.00 %	0.00 %	-10			$14,308
C3020420	Ceramic Tile	$16.74	S.F.	2,000	50	1999	2049		60.00 %	0.00 %	30			$33,480
C3020903	VCT	$3.48	S.F.	7,733	15	1999	2014		0.00 %	155.00 %	-5		$41,712.00	$26,911
C3020999	Other - Wood	$13.79	S.F.	2,000	50	1999	2049		60.00 %	0.00 %	30			$27,580
C3030	Ceiling Finishes	$10.58	S.F.	11,733	20	1999	2019		0.00 %	110.00 %	0		$136,549.00	$124,135
D2010	Plumbing Fixtures	$7.47	S.F.	11,733	20	1999	2019		0.00 %	110.00 %	0		$96,410.00	$87,646
D2020	Domestic Water Distribution	$0.83	S.F.	11,733	30	1999	2029		33.33 %	0.00 %	10			$9,738
D2030	Sanitary Waste	$1.99	S.F.	11,733	30	1999	2029		33.33 %	0.00 %	10			$23,349
D3020	Heat Generating Systems	$4.22	S.F.	11,733	20	1999	2019		0.00 %	110.00 %	0		$54,465.00	$49,513
D3030	Cooling Generating Systems	$7.19	S.F.	11,733	20	1999	2019		0.00 %	110.00 %	0		$92,796.00	$84,360
D3040	Distribution Systems	$12.51	S.F.	11,733	20	1999	2019		0.00 %	110.00 %	0		$161,458.00	$146,780
D3050	Terminal & Package Units	$20.26	S.F.	11,733	15	2012	2027		53.33 %	0.00 %	8			$237,711
D3060	Controls & Instrumentation	$2.61	S.F.	11,733	15	2012	2027		53.33 %	0.00 %	8			$30,623
D4010	Sprinklers	$4.80	S.F.	11,733	30			2019	0.00 %	110.00 %	0		$61,950.00	$56,318
D4030	Fire Protection Specialties	$0.10	S.F.	11,733	15	2011	2026		46.67 %	0.00 %	7			$1,173
D5010	Electrical Service/Distribution	$2.69	S.F.	11,733	20	1999	2019		0.00 %	110.00 %	0		$34,718.00	$31,562
D5020	Branch Wiring	$5.29	S.F.	11,733	20	1999	2019		0.00 %	110.00 %	0		$68,274.00	$62,068
D5020	Lighting	$7.94	S.F.	11,733	20	1999	2019		0.00 %	110.00 %	0		$102,476.00	$93,160
D5030810	Security & Detection Systems	$1.51	S.F.	11,733	20	2006	2026		35.00 %	0.00 %	7			$17,717
D5030910	Fire Alarm Systems	$2.74	S.F.	11,733	20	2006	2026		35.00 %	0.00 %	7			$32,148
D5090	Other Electrical Systems	$1.33	S.F.	11,733	15			2019	0.00 %	110.00 %	0		$17,165.00	$15,605
E1020	Institutional Equipment	$0.10	S.F.	11,733	20	1999	2019	2021	10.00 %	0.00 %	2			$1,173
E1090	Other Equipment	$0.93	S.F.	11,733	20	1999	2019	2021	10.00 %	0.00 %	2			$10,912
E2010	Fixed Furnishings	$2.25	S.F.	11,733	20	1999	2019	2021	10.00 %	0.00 %	2			$26,399
								Total	**39.19 %**	**39.15 %**			**$908,241.00**	**$2,319,895**

System Notes

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

System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors


Note:

System: B3010130 - Preformed Metal Roofing

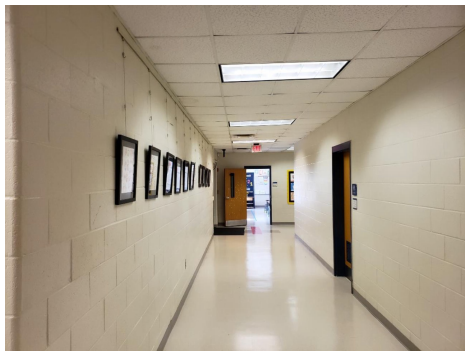


Note:

System: B3020 - Roof Openings

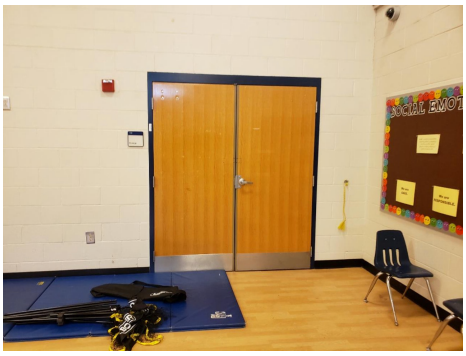
Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

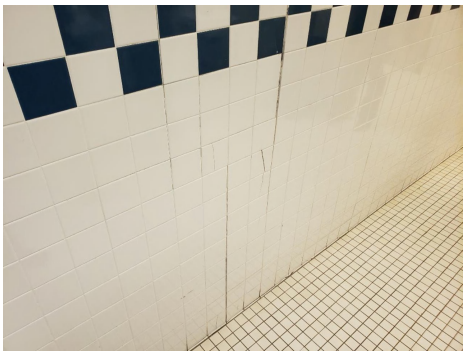


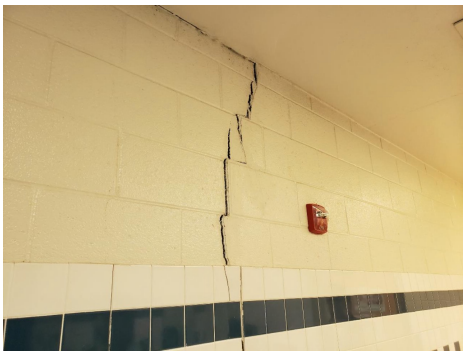
Note:

System: C1030 - Fittings

Note:

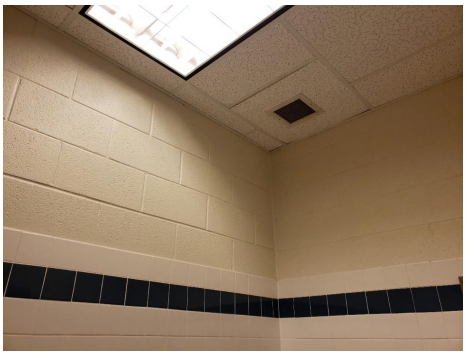
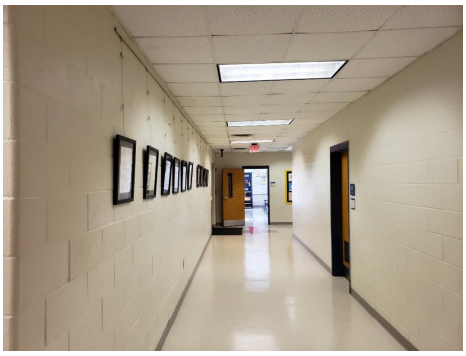
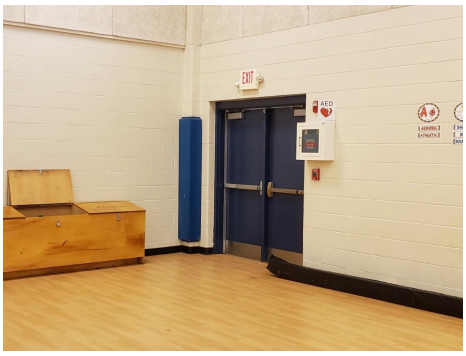
System: C3010220 - Tile





Note:

System: C3010230 - Paint & Covering

Note:

System: C3020420 - Ceramic Tile

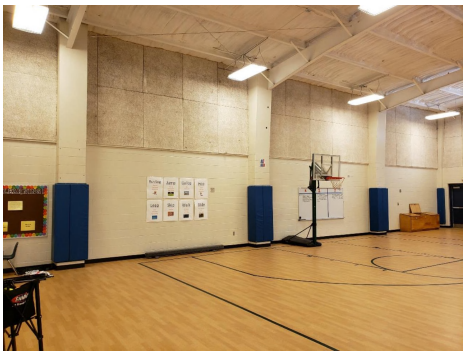


Note:

System: C3020903 - VCT

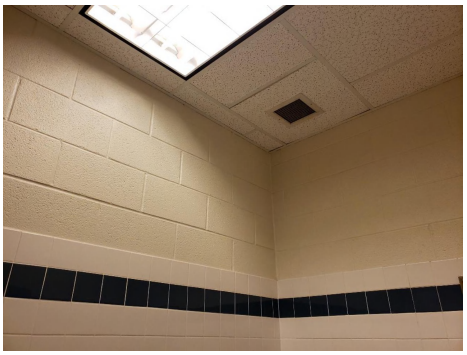
Note:

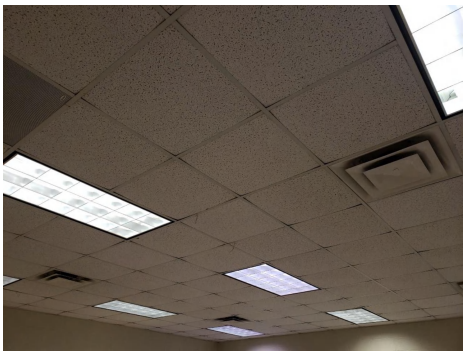
System: C3020999 - Other - Wood



Note:

System: C3030 - Ceiling Finishes





Note:

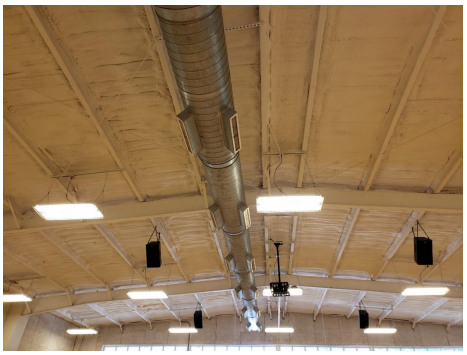
System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems



Note:

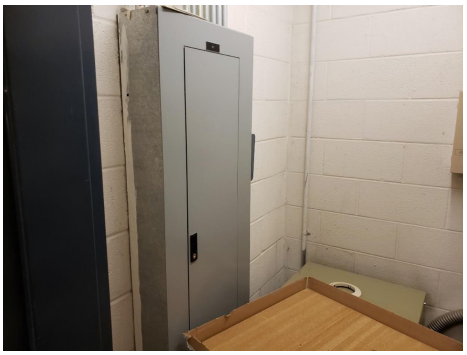
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

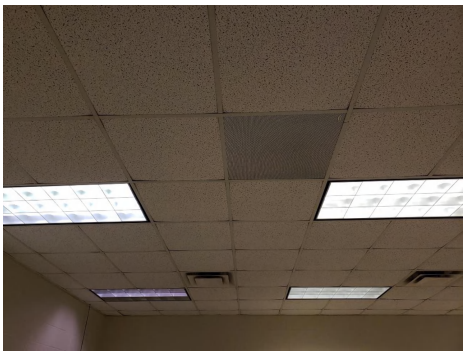
Note:

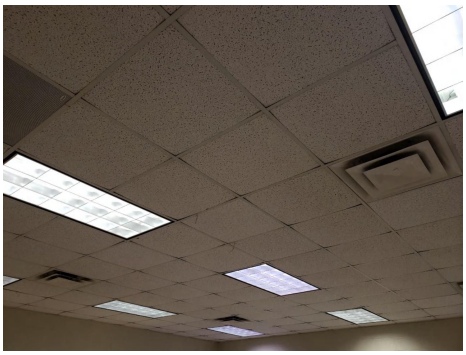
System: D5020 - Branch Wiring



Note:

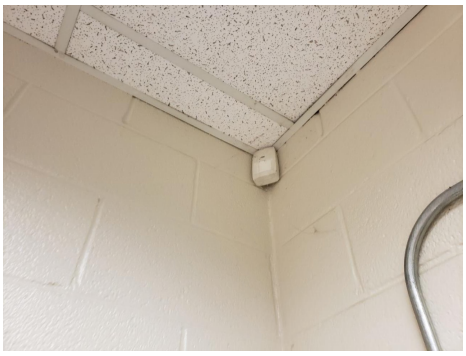
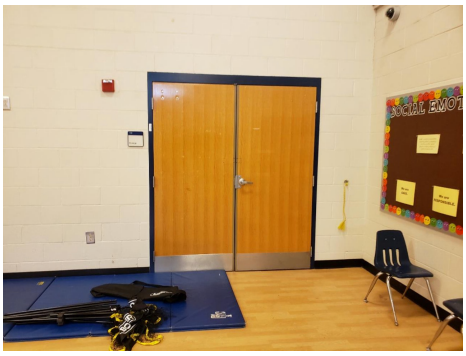
System: D5020 - Lighting





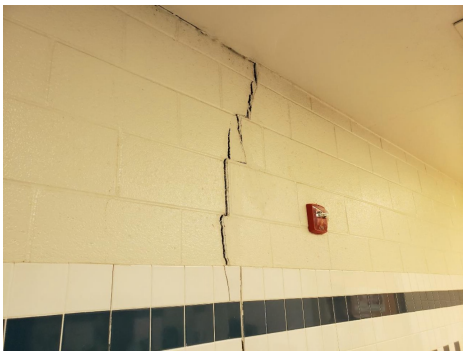
Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems



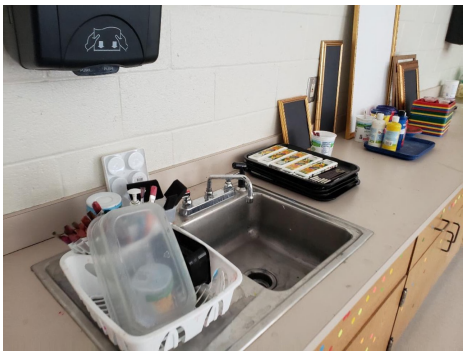

Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$908,241**	**$0**	**$44,911**	**$0**	**$0**	**$0**	**$0**	**$69,049**	**$373,909**	**$0**	**$502,650**	**$1,898,760**
*** 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**
A1020 - Special 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**
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	$175,705	**$175,705**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,345	**$17,345**
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**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$191,663	**$191,663**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,581	**$10,581**
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	$40,268	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,268**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

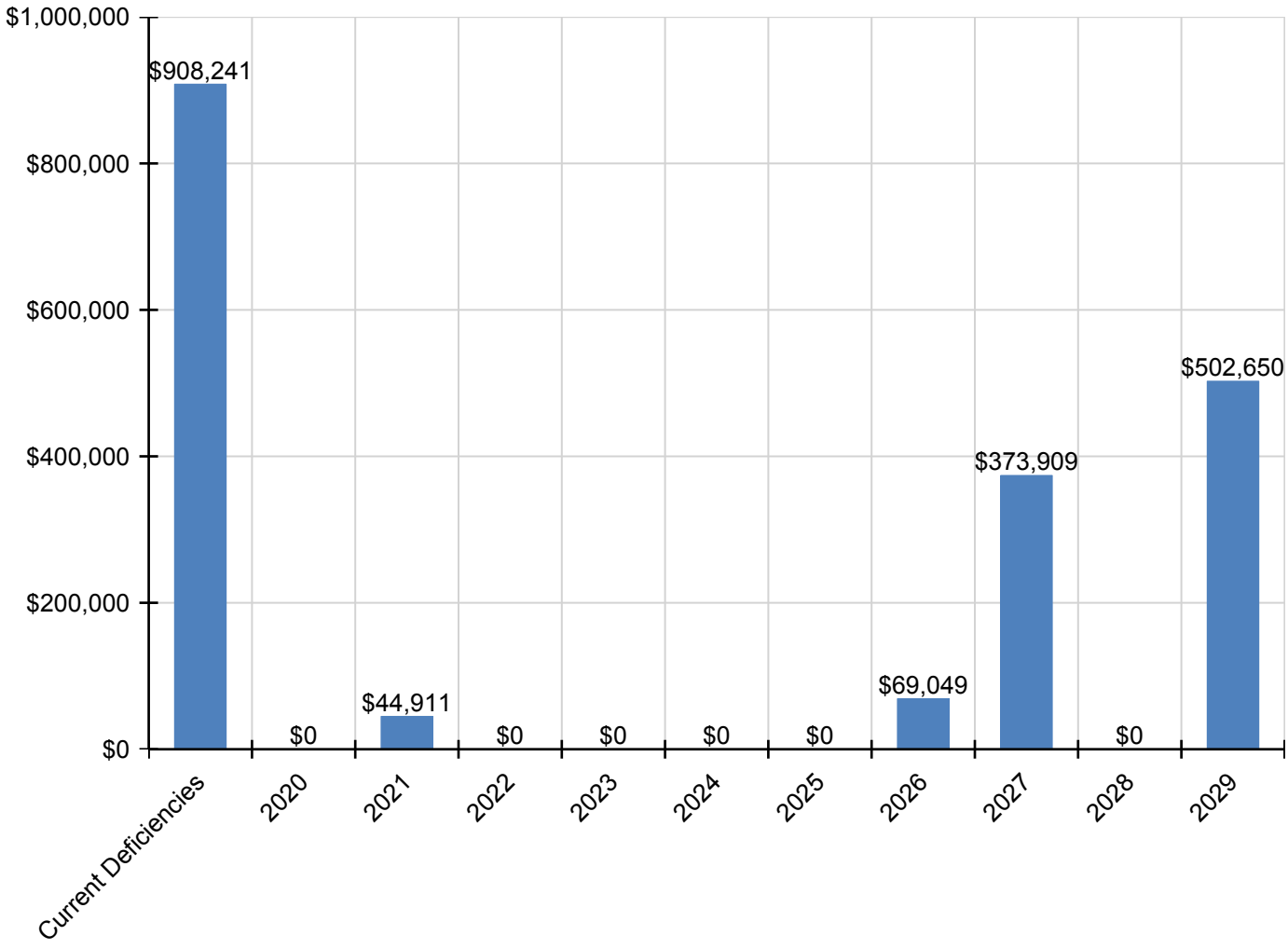
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$37,294	**$37,294**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,151	**$21,151**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$41,712	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,712**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$136,549	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$136,549**
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	$96,410	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,410**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,396	**$14,396**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$34,517	**$34,517**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$54,465	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,465**
D3030 - Cooling Generating Systems	$92,796	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$92,796**
D3040 - Distribution Systems	$161,458	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$161,458**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$331,238	$0	$0	**$331,238**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$42,671	$0	$0	**$42,671**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$61,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,950**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$1,588	$0	$0	$0	**$1,588**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$34,718	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,718**
D5020 - Branch Wiring	$68,274	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,274**
D5020 - Lighting	$102,476	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$102,476**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$23,969	$0	$0	$0	**$23,969**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$43,492	$0	$0	$0	**$43,492**
D5090 - Other Electrical Systems	$17,165	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,165**
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**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E1020 - Institutional Equipment	$0	$0	$1,370	$0	$0	$0	$0	$0	$0	$0	$0	**$1,370**
E1090 - Other Equipment	$0	$0	$12,734	$0	$0	$0	$0	$0	$0	$0	$0	**$12,734**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$30,807	$0	$0	$0	$0	$0	$0	$0	$0	**$30,807**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

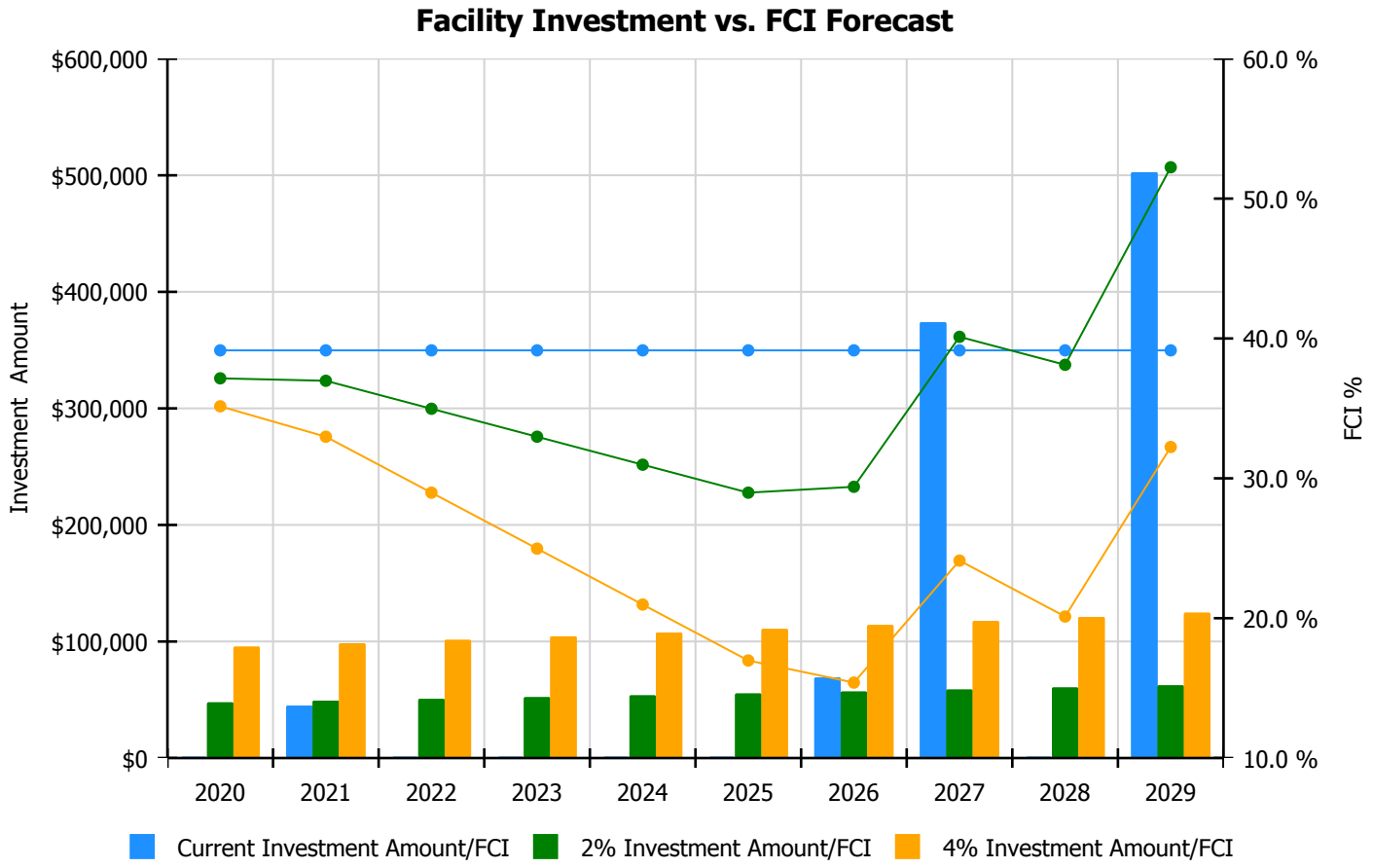
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

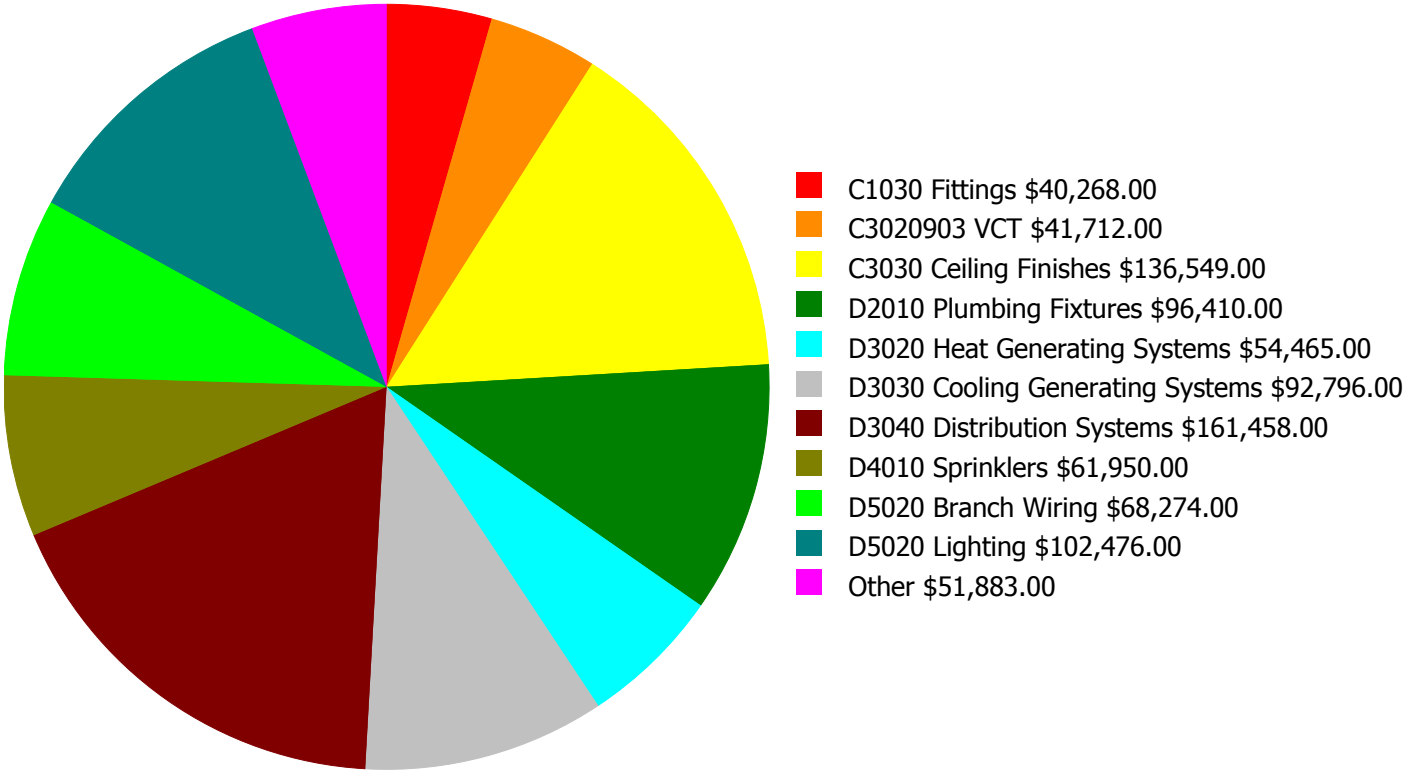
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 39.15%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$47,790.00	37.15 %	$95,580.00	35.15 %
2021	$44,911	$49,224.00	36.97 %	$98,447.00	32.97 %
2022	$0	$50,700.00	34.97 %	$101,400.00	28.97 %
2023	$0	$52,221.00	32.97 %	$104,442.00	24.97 %
2024	$0	$53,788.00	30.97 %	$107,576.00	20.97 %
2025	$0	$55,402.00	28.97 %	$110,803.00	16.97 %
2026	$69,049	$57,064.00	29.39 %	$114,127.00	15.39 %
2027	$373,909	$58,775.00	40.12 %	$117,551.00	24.12 %
2028	$0	$60,539.00	38.12 %	$121,077.00	20.12 %
2029	$502,650	$62,355.00	52.24 %	$124,710.00	32.24 %
Total:	**$990,519**	**$547,858.00**		**$1,095,713.00**	

Deficiency Summary by System

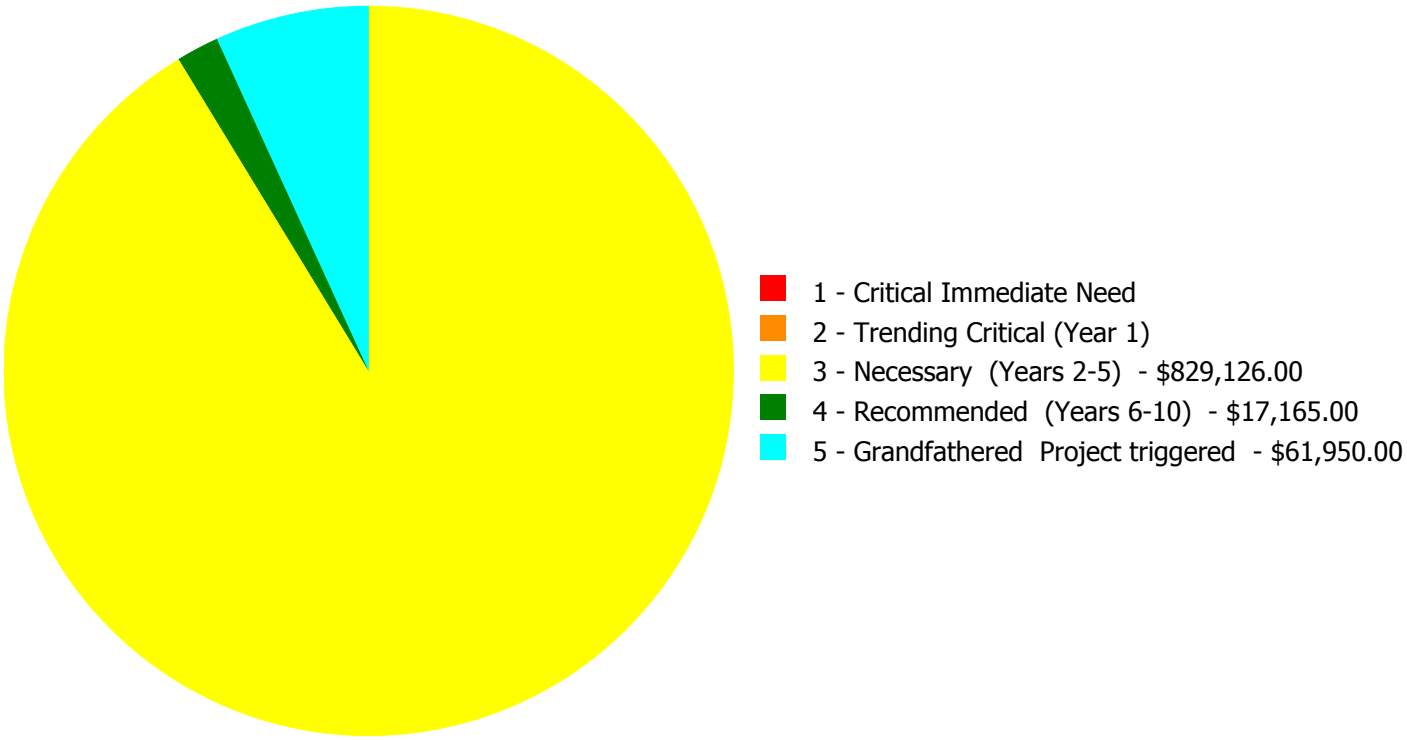
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $908,241.00

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: $908,241.00

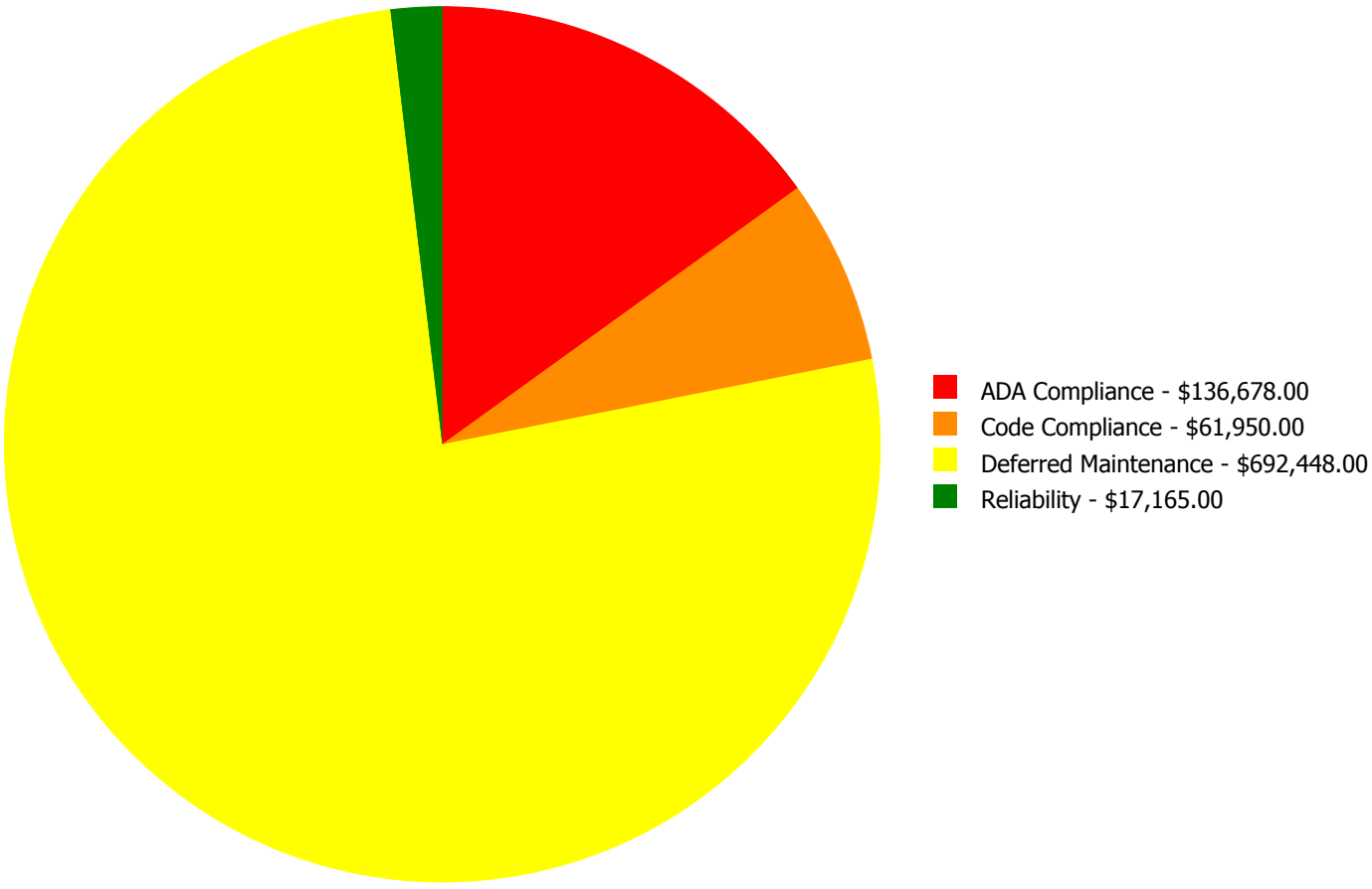
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1030	Fittings	$0.00	$0.00	$40,268.00	$0.00	$0.00	$40,268.00
C3020903	VCT	$0.00	$0.00	$41,712.00	$0.00	$0.00	$41,712.00
C3030	Ceiling Finishes	$0.00	$0.00	$136,549.00	$0.00	$0.00	$136,549.00
D2010	Plumbing Fixtures	$0.00	$0.00	$96,410.00	$0.00	$0.00	$96,410.00
D3020	Heat Generating Systems	$0.00	$0.00	$54,465.00	$0.00	$0.00	$54,465.00
D3030	Cooling Generating Systems	$0.00	$0.00	$92,796.00	$0.00	$0.00	$92,796.00
D3040	Distribution Systems	$0.00	$0.00	$161,458.00	$0.00	$0.00	$161,458.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$61,950.00	$61,950.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$34,718.00	$0.00	$0.00	$34,718.00
D5020	Branch Wiring	$0.00	$0.00	$68,274.00	$0.00	$0.00	$68,274.00
D5020	Lighting	$0.00	$0.00	$102,476.00	$0.00	$0.00	$102,476.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$17,165.00	$0.00	$17,165.00
	Total:	$0.00	$0.00	$829,126.00	$17,165.00	$61,950.00	$908,241.00

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: $908,241.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C1030 - Fittings

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,733.00
Unit of Measure: S.F.
Estimate: $40,268.00
Assessor Name: Jejuan Hall
Date Created: 10/01/2019

Notes: The ADA signage, lockers and storage shelving is from original construction and beyond the expected life for this application. The system in outdated and not current with the ADA standard.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,733.00
Unit of Measure: S.F.
Estimate: $41,712.00
Assessor Name: Homero Guerrero
Date Created: 01/27/2020

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

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,733.00
Unit of Measure: S.F.
Estimate: $136,549.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

Notes: The acoustic ceilings are aged and stained and should be scheduled for replacement.

System: D2010 - Plumbing Fixtures

This deficiency has no image.

Location: Restrooms
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,733.00
Unit of Measure: S.F.
Estimate: $96,410.00
Assessor Name: Jejuan Hall
Date Created: 10/01/2019

Notes: The restroom fixtures are from original construction with few exceptions. The systems are beyond the expected life cycle and upgrades are warranted. The new restroom fixtures should include all aspects of the current ADA standards.

System: D3020 - Heat Generating Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,733.00
Unit of Measure: S.F.
Estimate: $54,465.00
Assessor Name: Homero Guerrero
Date Created: 01/27/2020

Notes: The heating generation system consist of ceiling mounted electric units. The systems are original and nearing the end of their useful life. This system is recommended for replacement with an in kind replacement.

System: D3030 - Cooling Generating Systems

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,733.00
Unit of Measure: S.F.
Estimate: $92,796.00
Assessor Name: Homero Guerrero
Date Created: 01/27/2020

Notes: The cooling generation system consist of ceiling mounted electric units. The systems are original and nearing the end of their useful life. This system is recommended for replacement with an in kind replacement.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,733.00
Unit of Measure: S.F.
Estimate: $161,458.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

Notes: The HVAC Distribution Systems is from original construction. This system is beyond the expected life cycle for this application. Upgrades are warranted.

System: D5010 - Electrical Service/Distribution

This deficiency has no image.

Location: Electrical Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,733.00
Unit of Measure: S.F.
Estimate: $34,718.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

Notes: The electrical services and distribution systems consist of a service disconnect, primary main, breaker system, switch box and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded, however a majority of the system is original from original construction. Upgrades are recommended.

System: D5020 - Branch Wiring

Location: Electrical Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,733.00
Unit of Measure: S.F.
Estimate: $68,274.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

Notes: The original branch wiring system is operational but is aged and should be replaced with an energy efficient system.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,733.00
Unit of Measure: S.F.
Estimate: $102,476.00
Assessor Name: Homero Guerrero
Date Created: 10/31/2019

Notes: The original lighting system is operational but is aged and should be replaced with an energy efficient system.

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: 11,733.00
Unit of Measure: S.F.
Estimate: $17,165.00
Assessor Name: Homero Guerrero
Date Created: 09/12/2013

Notes: No Emergency Generator installed, client requested standard.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 11,733.00
Unit of Measure: S.F.
Estimate: $61,950.00
Assessor Name: Homero Guerrero
Date Created: 09/12/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	10,264
Year Built:	2005
Last Renovation:	
Replacement Value:	$1,961,815
Repair Cost:	$61,194.00
Total FCI:	3.12 %
Total RSLI:	48.67 %
FCA Score:	96.88

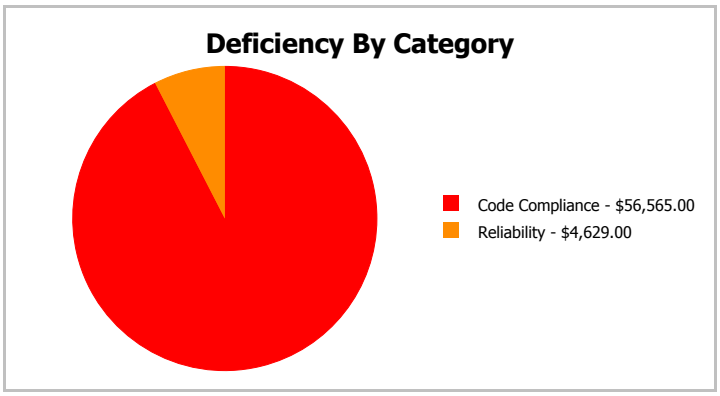
Description:

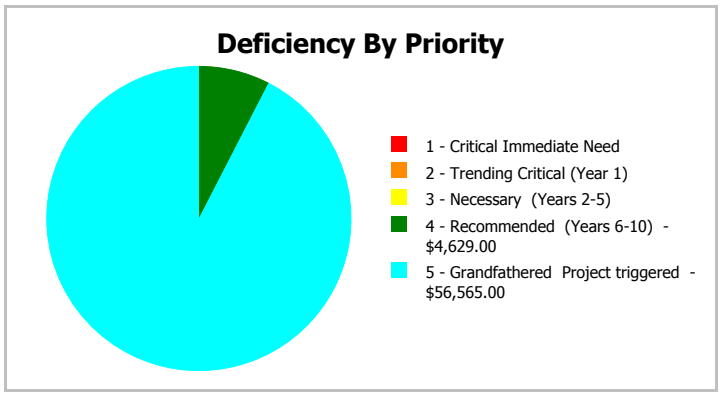
The narrative for this building is included in the Executive Summary Description at the front of this report.

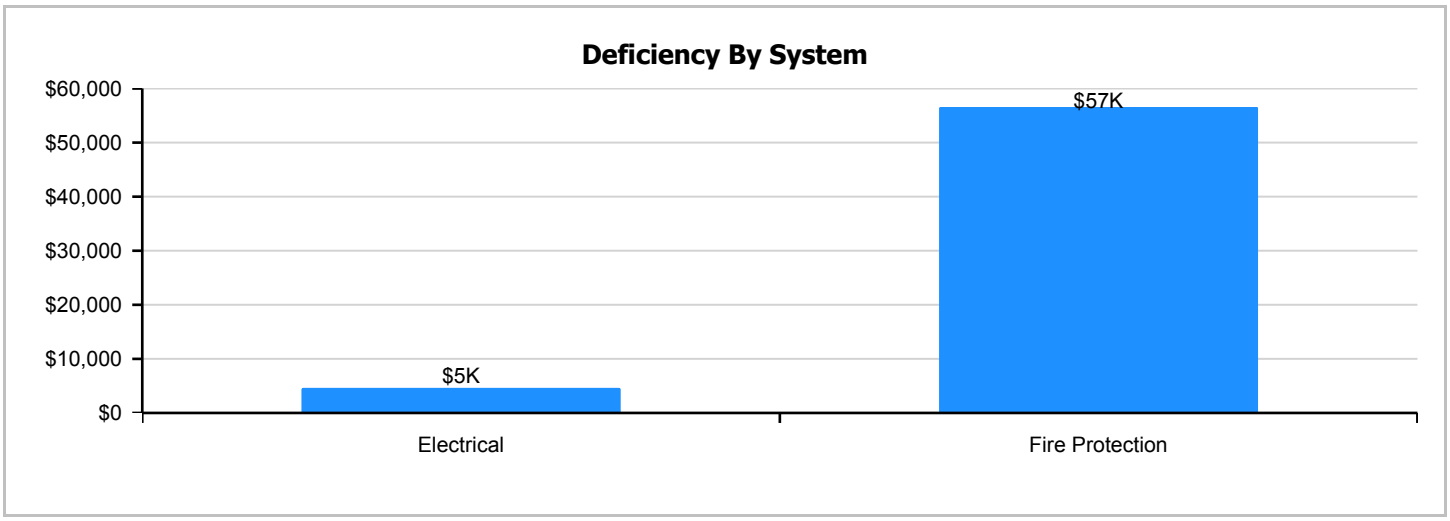
Attributes: This asset has no attributes.

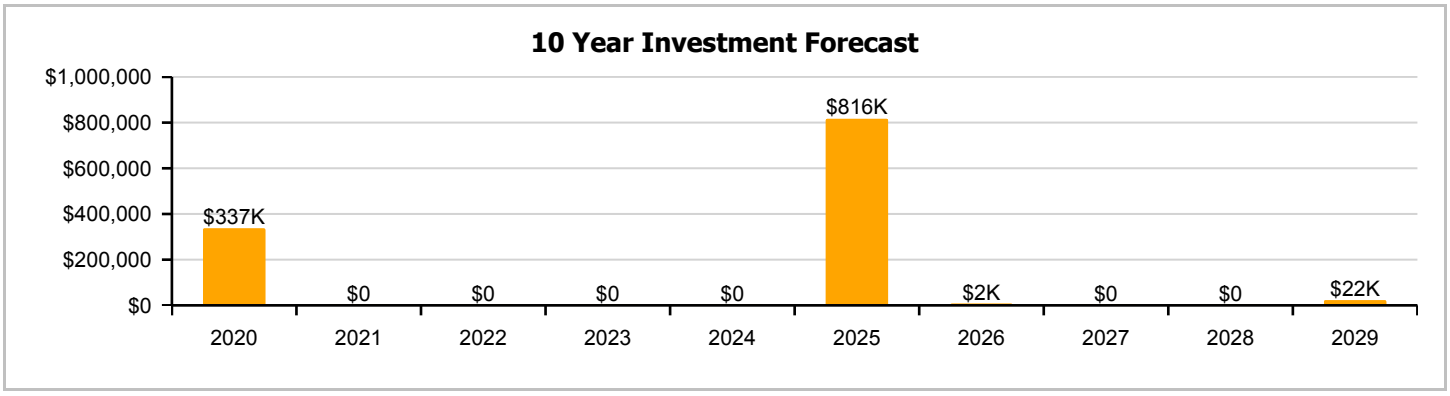
Dashboard Summary

Function:	Elementary	Gross Area:	10,264
Year Built:	2005	Last Renovation:	
Repair Cost:	$61,194	Replacement Value:	$1,961,815
FCI:	3.12 %	RSLI%:	48.67 %









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	86.00 %	0.00 %	$0.00
A20 - Basement Construction	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.73 %	0.00 %	$0.00
B30 - Roofing	44.45 %	0.00 %	$0.00
C10 - Interior Construction	67.10 %	0.00 %	$0.00
C20 - Stairs	86.00 %	0.00 %	$0.00
C30 - Interior Finishes	31.48 %	0.00 %	$0.00
D20 - Plumbing	36.14 %	0.00 %	$0.00
D30 - HVAC	15.43 %	0.00 %	$0.00
D40 - Fire Protection	1.76 %	94.53 %	$56,565.00
D50 - Electrical	31.47 %	1.76 %	$4,629.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**48.67 %**	**3.12 %**	**$61,194.00**

Photo Album

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

1). Southeast Elevation - Nov 23, 2019

2). Northeast Elevation - Nov 23, 2019

3). West Elevation - Nov 23, 2019

4). Southwest Elevation - Nov 23, 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	$10.54	S.F.	10,264	100	2005	2105		86.00 %	0.00 %	86			$108,183
A1030	Slab on Grade	$8.90	S.F.	10,264	100	2005	2105		86.00 %	0.00 %	86			$91,350
A2010	Basement Excavation	$0.27	S.F.	10,264	100	2005	2105		86.00 %	0.00 %	86			$2,771
A2020	Basement Walls	$3.29	S.F.	10,264	100	2005	2105		86.00 %	0.00 %	86			$33,769
B1020	Roof Construction	$17.73	S.F.	10,264	100	2005	2105		86.00 %	0.00 %	86			$181,981
B2010	Exterior Walls	$16.95	S.F.	10,264	100	2005	2105		86.00 %	0.00 %	86			$173,975
B2020	Exterior Windows	$10.54	S.F.	10,264	30	2005	2035		53.33 %	0.00 %	16			$108,183
B2030	Exterior Doors	$1.05	S.F.	10,264	30	2005	2035		53.33 %	0.00 %	16			$10,777
B3010105	Built-Up	$7.15	S.F.	5,127	25	2005	2030		44.00 %	0.00 %	11			$36,658
B3020	Roof Openings	$0.36	S.F.	5,127	30	2005	2035		53.33 %	0.00 %	16			$1,846
C1010	Partitions	$6.88	S.F.	10,264	100	2005	2105		86.00 %	0.00 %	86			$70,616
C1020	Interior Doors	$4.48	S.F.	10,264	40	2005	2045		65.00 %	0.00 %	26			$45,983
C1030	Fittings	$3.25	S.F.	10,264	20	2005	2025		30.00 %	0.00 %	6			$33,358
C2010	Stair Construction	$0.98	S.F.	10,264	100	2005	2105		86.00 %	0.00 %	86			$10,059
C3010230	Paint & Covering	$1.47	S.F.	10,264	10	2005	2015		0.00 %	0.00 %	-4			$15,088
C3020420	Ceramic Tile	$16.74	S.F.	2,000	50	2005	2055		72.00 %	0.00 %	36			$33,480
C3020903	VCT	$3.48	S.F.	8,264	15	2005	2020		6.67 %	0.00 %	1			$28,759
C3030	Ceiling Finishes	$11.04	S.F.	10,264	20	2005	2025		30.00 %	0.00 %	6			$113,315
D2010	Plumbing Fixtures	$7.79	S.F.	10,264	20	2005	2025		30.00 %	0.00 %	6			$79,957
D2020	Domestic Water Distribution	$0.88	S.F.	10,264	30	2005	2035		53.33 %	0.00 %	16			$9,032
D2030	Sanitary Waste	$2.08	S.F.	10,264	30	2005	2035		53.33 %	0.00 %	16			$21,349
D2040	Rain Water Drainage	$0.50	S.F.	10,264	20	2005	2025		30.00 %	0.00 %	6			$5,132
D3010	Energy Supply	$0.61	S.F.	10,264	30	2005	2035		53.33 %	0.00 %	16			$6,261
D3040	Distribution Systems	$13.04	S.F.	10,264	20	2005	2025		30.00 %	0.00 %	6			$133,843
D3050	Terminal & Package Units	$21.59	S.F.	10,264	15	2005	2020		6.67 %	0.00 %	1			$221,600
D3060	Controls & Instrumentation	$2.72	S.F.	10,264	15	2005	2020		6.67 %	0.00 %	1			$27,918
D4010	Sprinklers	$5.01	S.F.	10,264	30			2019	0.00 %	110.00 %	0		$56,565.00	$51,423
D4030	Fire Protection Specialties	$0.12	S.F.	10,264	15	2011	2026		46.67 %	0.00 %	7			$1,232
D4090	Other Fire Protection Systems	$0.70	S.F.	10,264	15	2005	2020		6.67 %	0.00 %	1			$7,185
D5010	Electrical Service/Distribution	$2.81	S.F.	10,264	20	2005	2025		30.00 %	0.00 %	6			$28,842
D5020	Branch Wiring	$5.84	S.F.	10,264	20	2005	2025		30.00 %	0.00 %	6			$59,942
D5020	Lighting	$8.73	S.F.	10,264	20	2005	2025		30.00 %	0.00 %	6			$89,605
D5030810	Security & Detection Systems	$1.51	S.F.	10,264	20	2005	2025		30.00 %	0.00 %	6			$15,499
D5030910	Fire Alarm Systems	$2.74	S.F.	10,264	20	2005	2025		30.00 %	0.00 %	6			$28,123
D5030920	Data Communication	$3.56	S.F.	10,264	25	2005	2030		44.00 %	0.00 %	11			$36,540
D5090	Other Electrical Systems	$0.41	S.F.	10,264	15			2019	0.00 %	110.00 %	0		$4,629.00	$4,208
E1090	Other Equipment	$0.96	S.F.	10,264	20	2005	2025		30.00 %	0.00 %	6			$9,853
E2010	Fixed Furnishings	$2.35	S.F.	10,264	20	2005	2025		30.00 %	0.00 %	6			$24,120
								Total	**48.67 %**	**3.12 %**			**$61,194.00**	**$1,961,815**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010105 - Built-Up



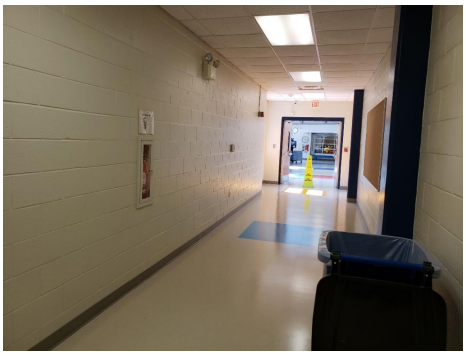
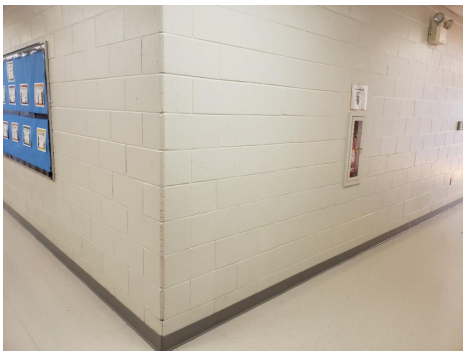
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions

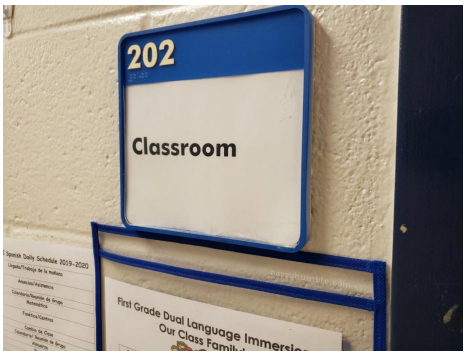
Note:

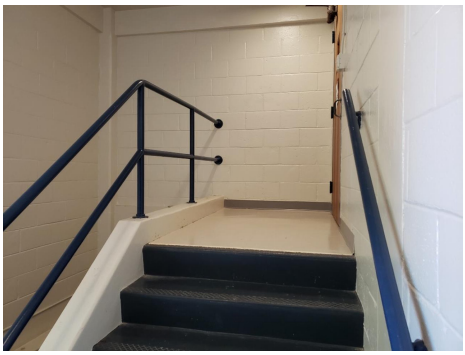
System: C1020 - Interior Doors



Note:

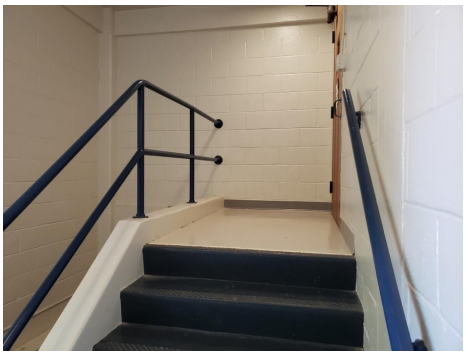
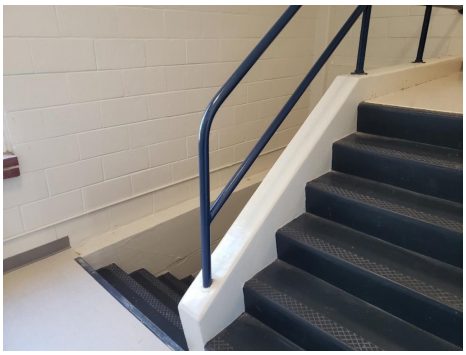
System: C1030 - Fittings





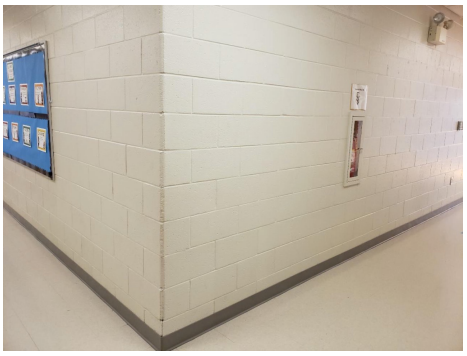
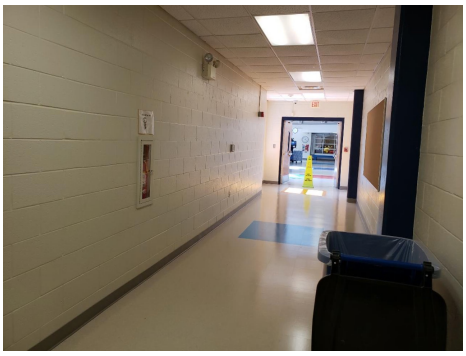
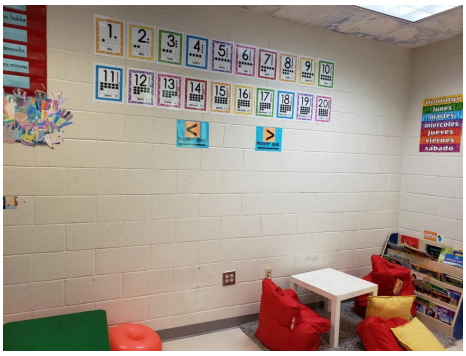
Note:

System: C2010 - Stair Construction

Note:

System: C3010230 - Paint & Covering

Note:

System: C3020420 - Ceramic Tile



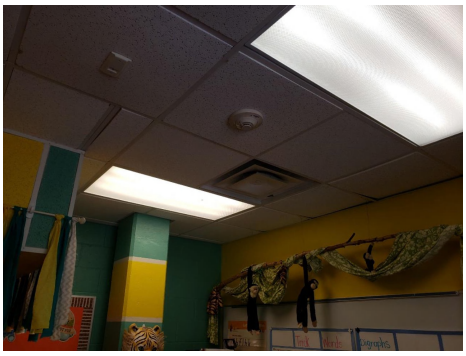
Note:

System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

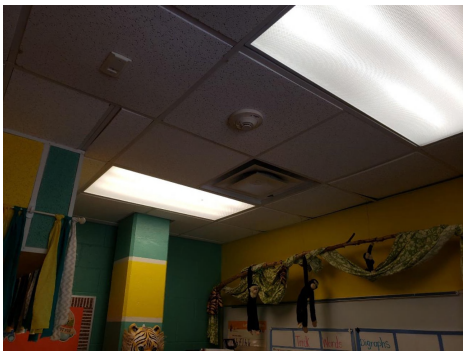
System: D2020 - Domestic Water Distribution

Note:

System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems



Note:

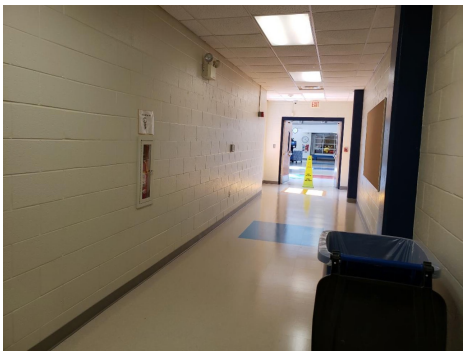
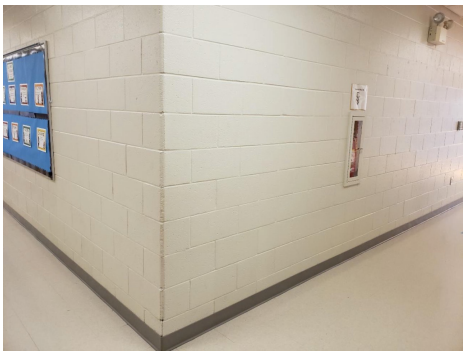
System: D3050 - Terminal & Package Units This system contains no images

Note: Rooftop units are original to addition (2005). Condensing units on roof were installed in 2010.

System: D3060 - Controls & Instrumentation

Note:

System: D4090 - Other Fire Protection Systems

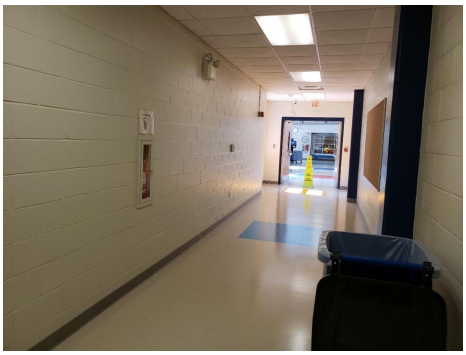



Note:

System: D5020 - Branch Wiring

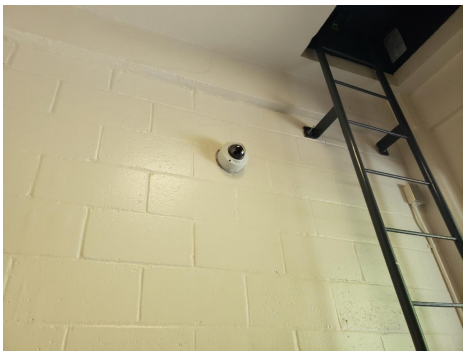
Note:

System: D5020 - Lighting

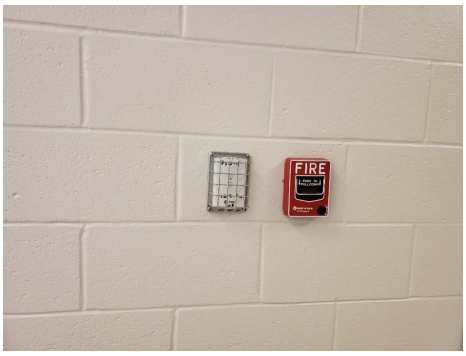
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

Note:

System: 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:	**$61,194**	**$336,757**	**$0**	**$0**	**$0**	**$0**	**$816,430**	**$1,666**	**$0**	**$0**	**$22,305**	**$1,238,353**
*** 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**
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	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$43,815	$0	$0	$0	$0	**$43,815**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

School Assessment Report - 2005 Bldg 2012, 2013

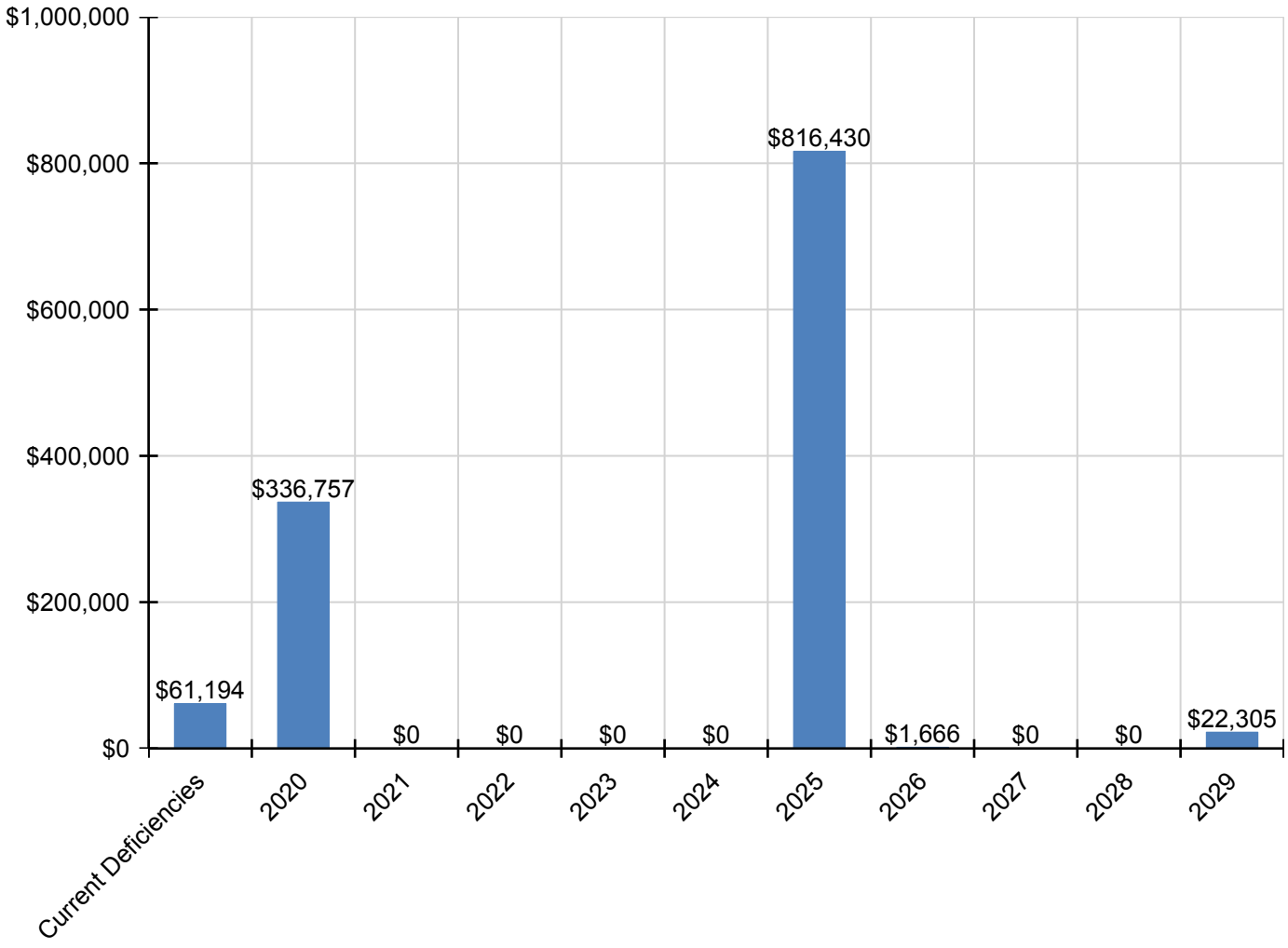
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,305	**$22,305**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$0	$45,913	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,913**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$148,834	$0	$0	$0	$0	**$148,834**
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	$0	$0	$0	$105,019	$0	$0	$0	$0	**$105,019**
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	$0	$0	$0	$6,740	$0	$0	$0	$0	**$6,740**
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	$0	$0	$0	$175,797	$0	$0	$0	$0	**$175,797**
D3050 - Terminal & Package Units	$0	$251,073	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$251,073**
D3060 - Controls & Instrumentation	$0	$31,631	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,631**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$56,565	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,565**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$1,666	$0	$0	$0	**$1,666**
D4090 - Other Fire Protection Systems	$0	$8,140	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,140**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$37,883	$0	$0	$0	$0	**$37,883**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$78,731	$0	$0	$0	$0	**$78,731**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$117,692	$0	$0	$0	$0	**$117,692**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$20,357	$0	$0	$0	$0	**$20,357**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$36,939	$0	$0	$0	$0	**$36,939**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$4,629	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,629**
E - Equipment & 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
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$12,942	$0	$0	$0	$0	**$12,942**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$31,681	$0	$0	$0	$0	**$31,681**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

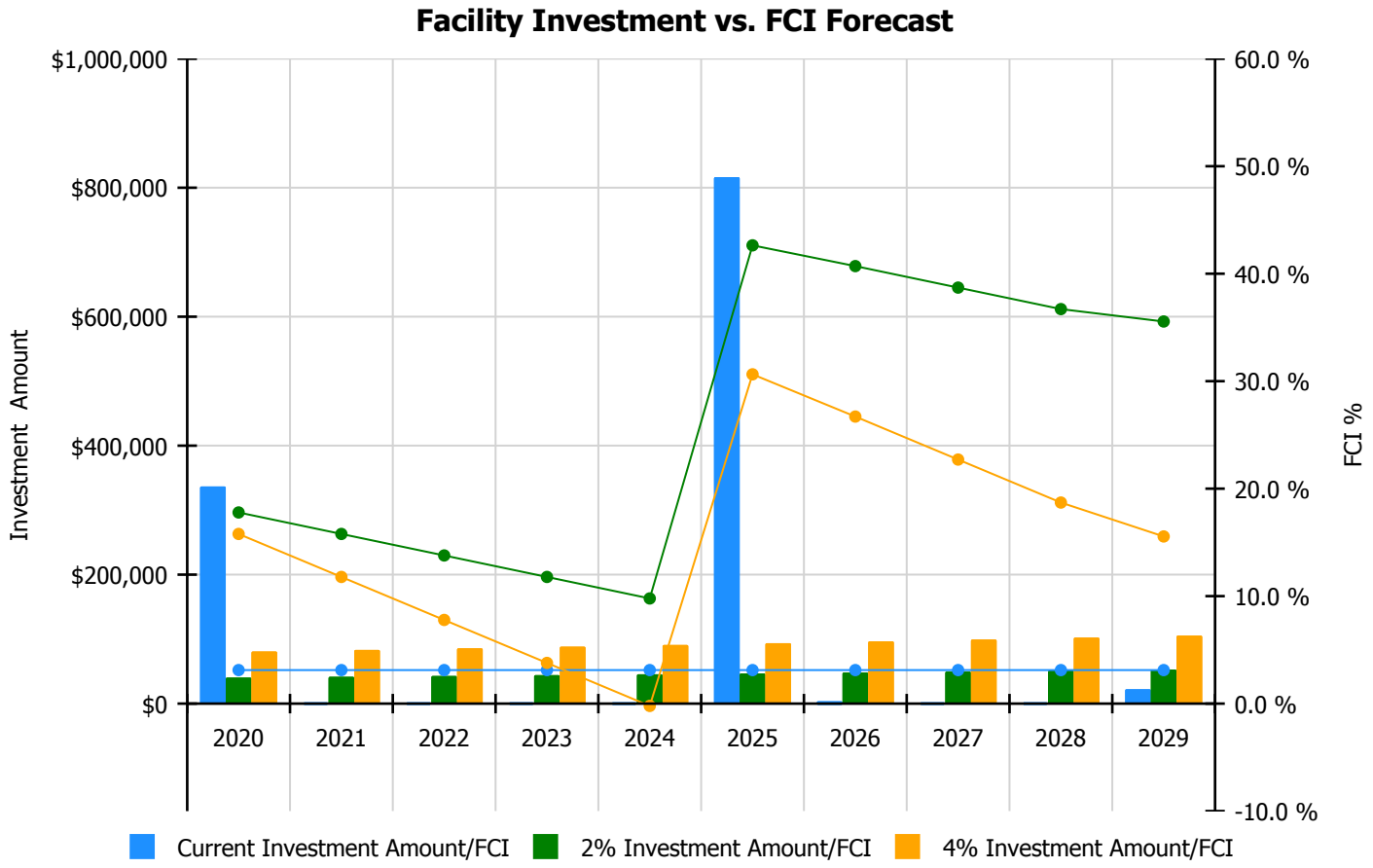
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

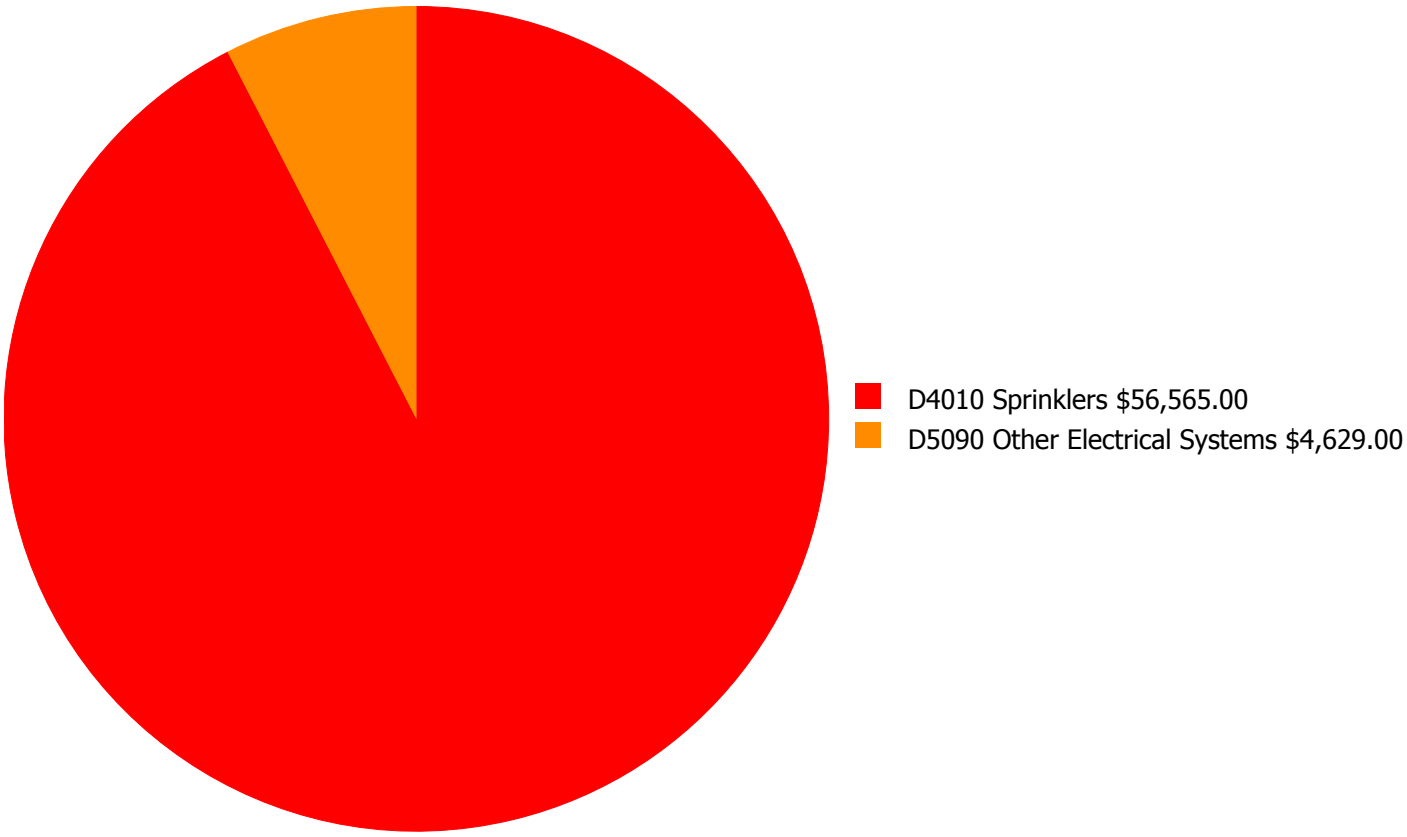
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 3.12%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$336,757	$40,413.00	17.78 %	$80,827.00	15.78 %
2021	$0	$41,626.00	15.78 %	$83,252.00	11.78 %
2022	$0	$42,875.00	13.78 %	$85,749.00	7.78 %
2023	$0	$44,161.00	11.78 %	$88,322.00	3.78 %
2024	$0	$45,486.00	9.78 %	$90,971.00	-0.22 %
2025	$816,430	$46,850.00	42.64 %	$93,700.00	30.64 %
2026	$1,666	$48,256.00	40.71 %	$96,511.00	26.71 %
2027	$0	$49,703.00	38.71 %	$99,407.00	22.71 %
2028	$0	$51,194.00	36.71 %	$102,389.00	18.71 %
2029	$22,305	$52,730.00	35.55 %	$105,461.00	15.55 %
Total:	**$1,177,159**	**$463,294.00**		**$926,589.00**	

Deficiency Summary by System

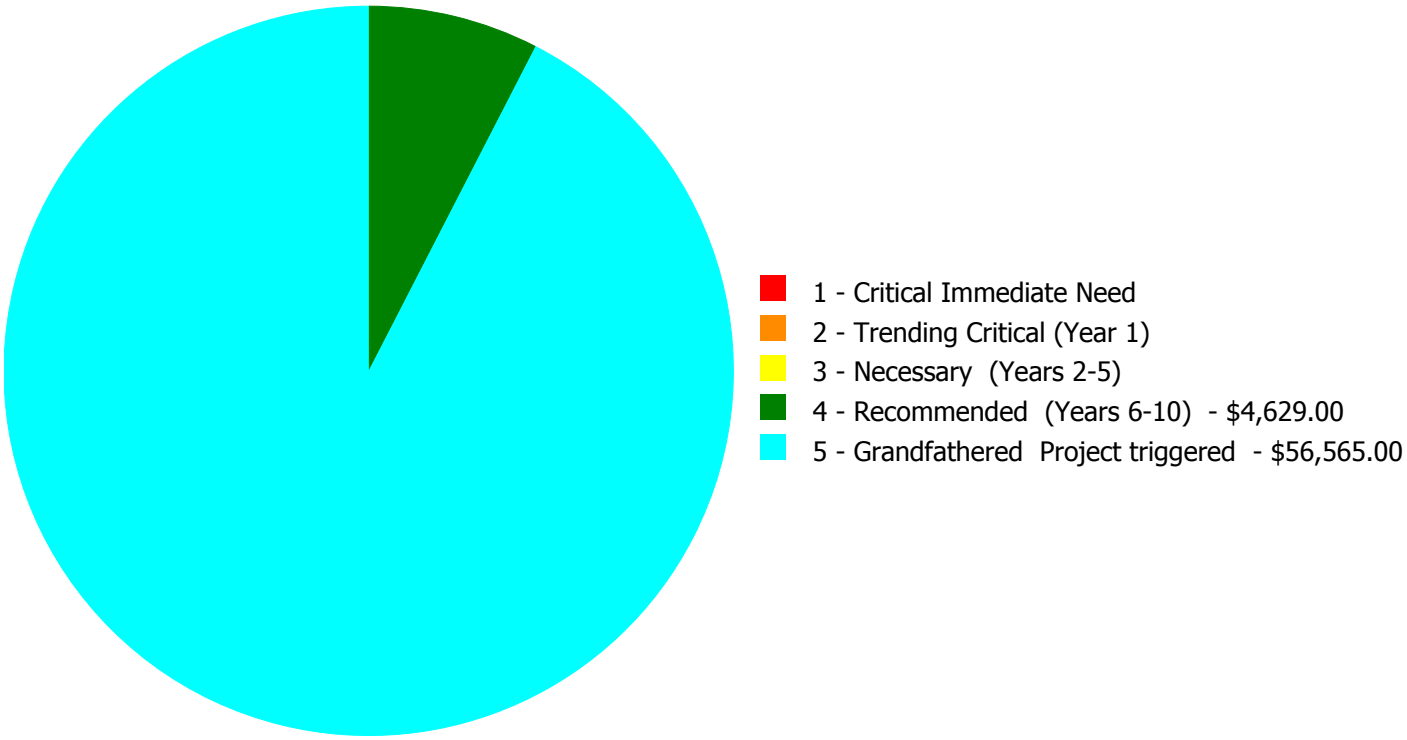
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $61,194.00

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: $61,194.00

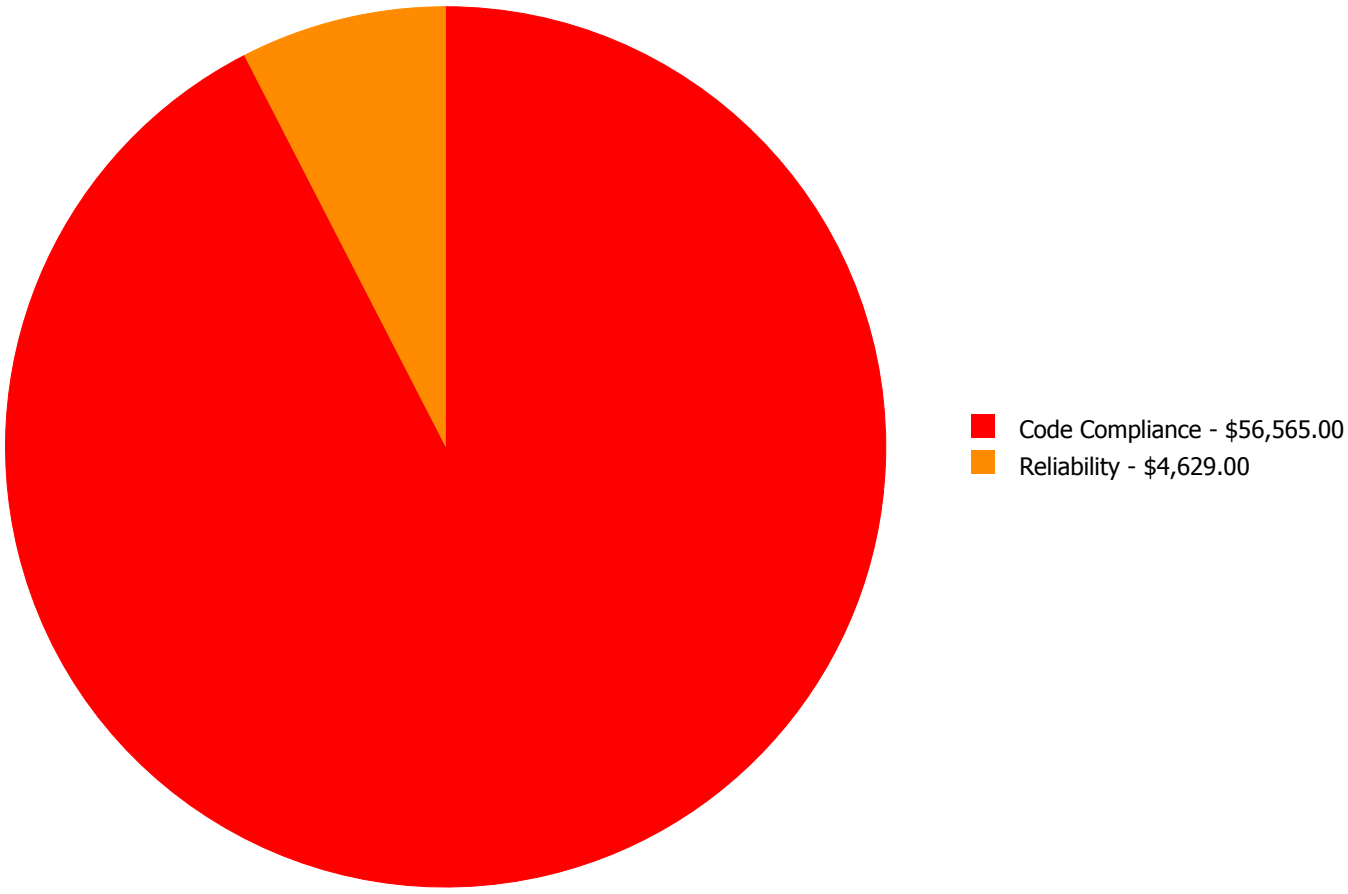
Deficiency By Priority Investment Table

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
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$56,565.00	$56,565.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$4,629.00	$0.00	$4,629.00
	Total:	$0.00	$0.00	$0.00	$4,629.00	$56,565.00	$61,194.00

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: $61,194.00

Deficiency Details by Priority

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

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: 10,264.00
Unit of Measure: S.F.
Estimate: $4,629.00
Assessor Name: Homero Guerrero
Date Created: 09/12/2013

Notes: No Emergency Generator installed, client requested standard.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 10,264.00
Unit of Measure: S.F.
Estimate: $56,565.00
Assessor Name: Homero Guerrero
Date Created: 09/12/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	
Gross Area (SF):	70,766
Year Built:	1952
Last Renovation:	
Replacement Value:	$2,125,810
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	46.89 %
FCA Score:	100.00

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.

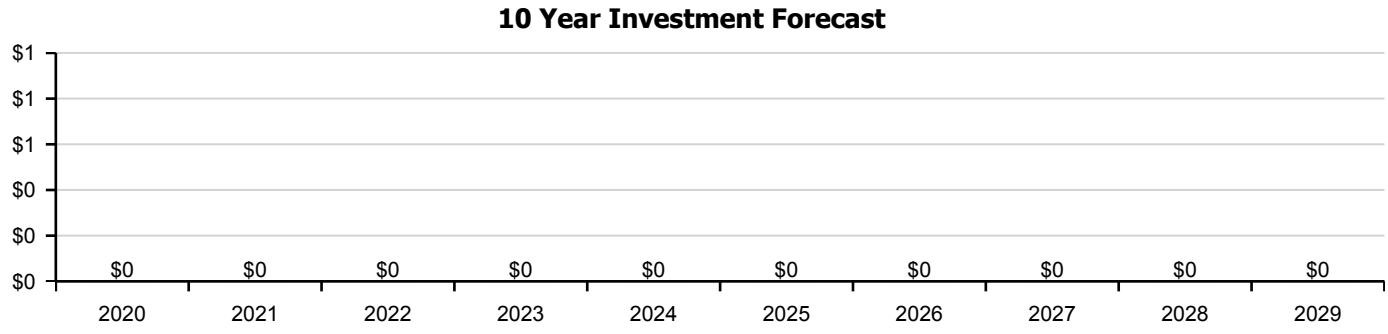
Dashboard Summary

Function:		Gross Area:	70,766
Year Built:	1952	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,125,810
FCI:	0.00 %	RSLI%:	46.89 %

No data found for this asset

No data found for this asset

No data found for this asset



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	46.95 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	62.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	36.67 %	0.00 %	$0.00
Totals:	**46.89 %**	**0.00 %**	**$0.00**

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.	70,766	35	2000	2035		45.71 %	0.00 %	16			$167,715
G2020	Parking Lots	$8.00	S.F.	70,766	35	2000	2035		45.71 %	0.00 %	16			$566,128
G2030	Pedestrian Paving	$2.33	S.F.	70,766	35	2005	2040		60.00 %	0.00 %	21			$164,885
G2040	Site Development	$4.81	S.F.	70,766	25	2005	2030		44.00 %	0.00 %	11			$340,384
G2050	Landscaping	$1.18	S.F.	70,766	25	2005	2030		44.00 %	0.00 %	11			$83,504
G3010	Water Supply	$1.09	S.F.	70,766	50	2000	2050		62.00 %	0.00 %	31			$77,135
G3020	Sanitary Sewer	$2.20	S.F.	70,766	50	2000	2050		62.00 %	0.00 %	31			$155,685
G3030	Storm Sewer	$1.25	S.F.	70,766	50	2000	2050		62.00 %	0.00 %	31			$88,458
G4010	Electrical Distribution	$2.55	S.F.	70,766	30	2000	2030		36.67 %	0.00 %	11			$180,453
G4020	Site Lighting	$2.98	S.F.	70,766	30	2000	2030		36.67 %	0.00 %	11			$210,883
G4030	Site Communication and Security	$1.28	S.F.	70,766	30	2000	2030		36.67 %	0.00 %	11			$90,580
								Total	**46.89 %**					**$2,125,810**

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: G2050 - Landscaping

Note:

System: G3020 - Sanitary Sewer

Note:

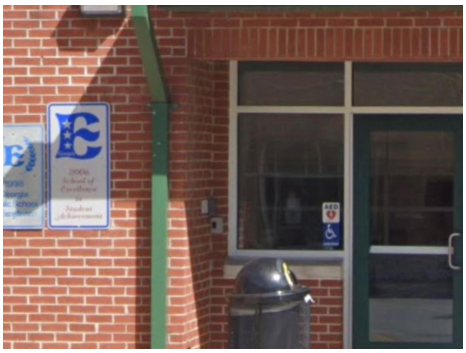
System: G3030 - Storm Sewer

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.

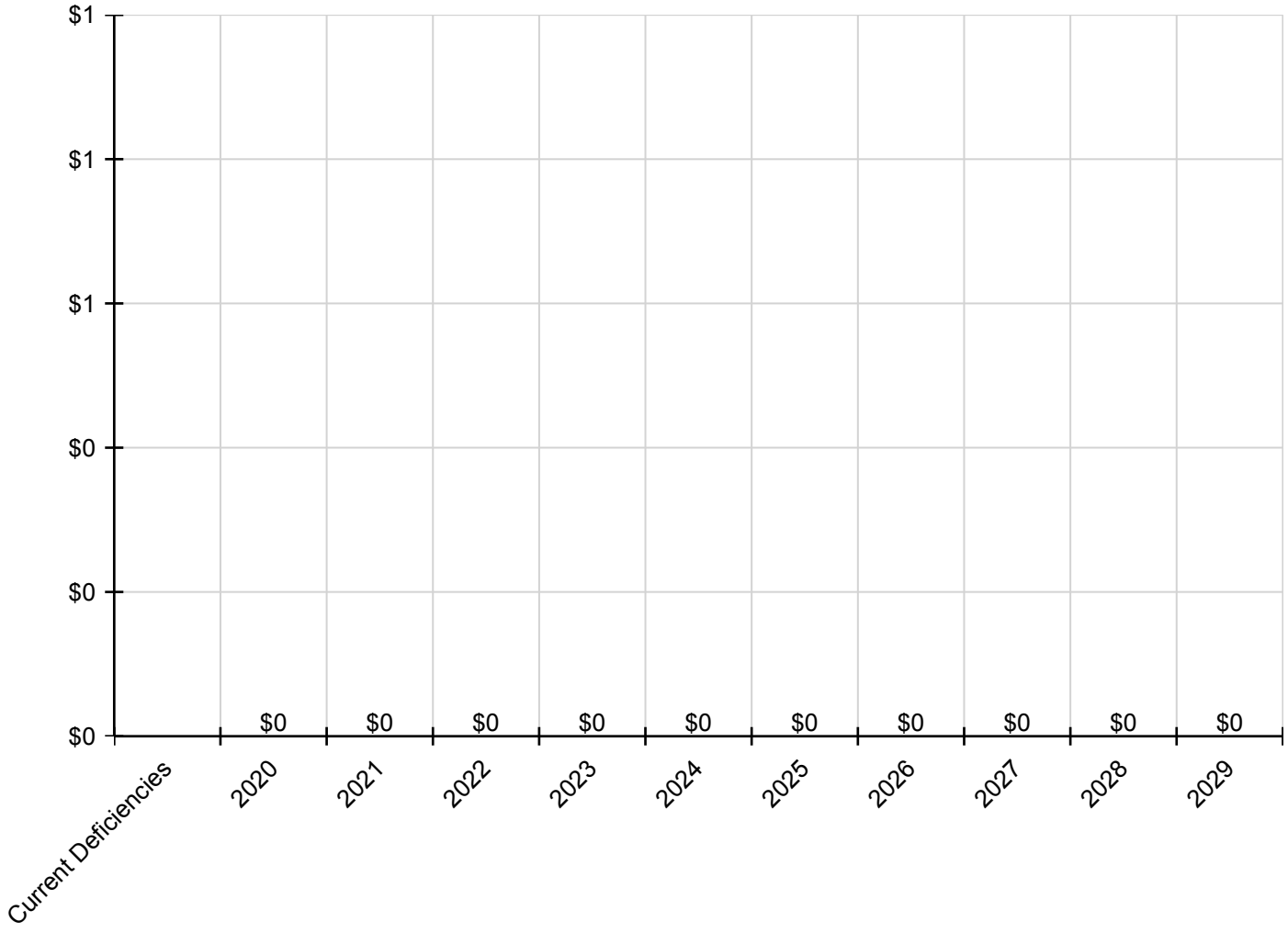
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

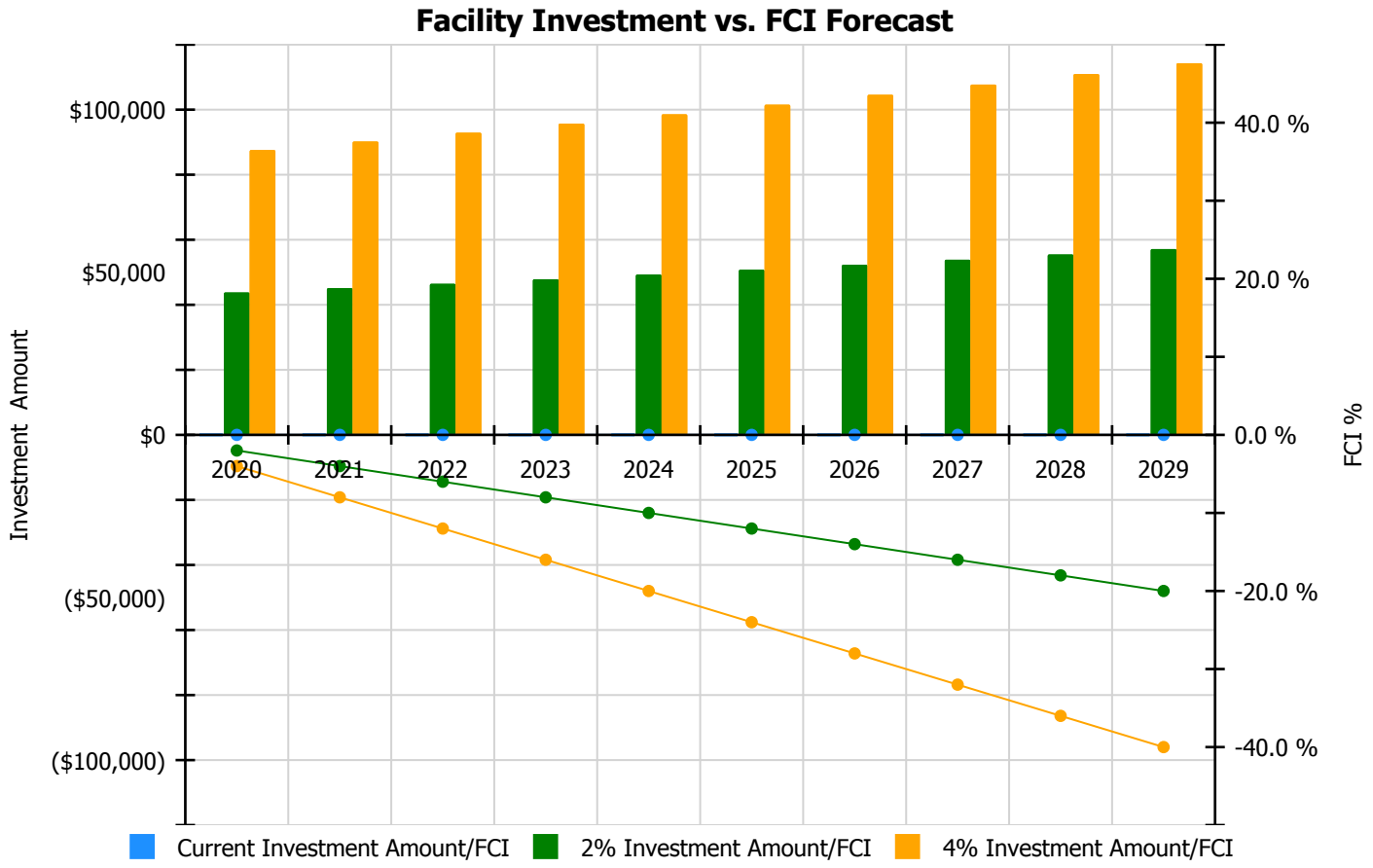
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

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



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$43,792.00	-2.00 %	$87,583.00	-4.00 %
2021	$0	$45,105.00	-4.00 %	$90,211.00	-8.00 %
2022	$0	$46,459.00	-6.00 %	$92,917.00	-12.00 %
2023	$0	$47,852.00	-8.00 %	$95,705.00	-16.00 %
2024	$0	$49,288.00	-10.00 %	$98,576.00	-20.00 %
2025	$0	$50,767.00	-12.00 %	$101,533.00	-24.00 %
2026	$0	$52,290.00	-14.00 %	$104,579.00	-28.00 %
2027	$0	$53,858.00	-16.00 %	$107,717.00	-32.00 %
2028	$0	$55,474.00	-18.00 %	$110,948.00	-36.00 %
2029	$0	$57,138.00	-20.00 %	$114,276.00	-40.00 %
Total:	**$0**	**$502,023.00**		**$1,004,045.00**	

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.

No data found for this asset

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:

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

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:

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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 #:	1567
Project:	APS Assessments 2019	Region:	761	Site:	Smith, Sara Primary
Grade Config:	K-2	Site Type:	Elementary	Site Size:	10.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Poor	5.81	11.63	50.00
Location	Good	2.79	3.49	80.00
Storage/Fixed Equip	Fair	2.27	3.49	65.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Good	0.83	1.04	80.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
ECE				
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
Self-Contained Special Ed				
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
Instructional Resource Rooms				
Environment	Good	0.58	0.72	80.00
Size	Good	1.44	1.80	80.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Good	0.32	0.40	80.00
Size	Good	0.80	1.00	80.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Music				
Environment	Excel	0.74	0.74	100.00

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Project:	APS Assessments 2019	Region:	761	Site:	Smith, Sara Primary
Grade Config:	K-2	Site Type:	Elementary	Site Size:	10.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Good	1.48	1.85	80.00
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	Good	0.94	1.17	80.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	Good	0.28	0.35	80.00
Size	Good	0.70	0.88	80.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Good	0.21	0.26	80.00
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Good	0.68	0.85	80.00
Location	Good	0.20	0.26	80.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Good	3.84	4.80	80.00
Location	Good	1.15	1.44	80.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Good	0.48	0.60	80.00
Size	Good	1.21	1.51	80.00
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	Excel	0.73	0.73	100.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Good	2.05	2.56	80.00
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	Good	1.60	2.00	80.00
Pedestrian Traffic	Excel	0.97	0.97	100.00
Parking	Fair	0.53	0.81	65.00
Play Areas	Good	1.87	2.34	80.00

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Project:	APS Assessments 2019	Region:	761	Site:	Smith, Sara Primary
Grade Config:	K-2	Site Type:	Elementary	Site Size:	10.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Unsat	0.00	0.50	0.00
Total For Site:		**74.84**	**95.10**	**78.70**

Comments

Suitability - ES

Smith is a neighborhood elementary school that participates in the International Baccalaureate program. It serves students in grades kindergarten through second. It has a large recreation area with an age-appropriate baseball field shared with the community. It also has separate space for a cafeteria, a multi-purpose gym, and an auditorium.

Suitability - ES->General Classrooms-->Size

General classrooms meet approximately 40% of the standard.

Suitability - ES->General Classrooms-->Storage/Fixed Equip

The classrooms do not have enough fixed storage.

Suitability - ES->Outside-->Parking

There is not enough on-site parking.

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

There is no vestibule at the entrance to control entry.