Atlanta Public Schools/ Grady Cluster

Springdale Park Elementary School

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	95,555
Year Built:	1902
Last Renovation:	
Replacement Value:	$18,764,642
Repair Cost:	$430,976.33
Total FCI:	2.30 %
Total RSLI:	68.09 %
FCA Score:	97.70

Description:

Springdale Park Elementary School is located at 1246 Ponce de Leon Avenue in Atlanta, GA. The 95,555 square foot building was originally constructed in 1902. There have been additional buildings constructed in 1927, 2009 and 2014.

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

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

B. SUPERSTRUCTURE
-In the 1902 and 1927 buildings; The floor construction is wood. Roof construction is wood. The exterior envelope is composed of solid masonry load bearing walls. Exterior windows are wood frame with operable panes. Exterior doors are typically wood with glazing

and wood frame. Roofing is both low slope modified bitumen and pitched clay tile covering.
-In the 2009 and 2014 buildings; The floor construction is metal pan deck with lightweight. Roof construction is metal. The exterior envelope is composed walls of brick veneer over CMU and glazed curtain walls. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are typically hollow metal steel with glazing and aluminum with glazing. Roofing is low slope modified bitumen, concrete pavers and pitched clay tile covering. Roof openings include a roof hatch with fixed ladder access.

C. INTERIORS
Interior partitions are typically CMU and wood frame in the 1902 and 1927 buildings. Interior doors are generally solid core wood with hallow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, and fabricated toilet partitions. Stair construction is wood in the 1902 and 1927 buildings with wood and carpet finishes, concrete and one exterior steel exit stairs in the 1927 building, and with metal pan concrete filled stairs and landing with rubber finish in the 2009 and 2014 buildings. The interior wall finishes are typically painted CMU, painted drywalls, ceramic tiles in restrooms and with architectural wood paneling in the 1902 building. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces include vinyl composition tile, vinyl sheet, carpet, linoleum, terrazzo, ceramic and quarry tile, epoxy, rubber and wood. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall, painted plaster and painted exposed structure.

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes three hydraulic elevators, and two wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow fixtures with both manual and motion sensor control valves. Domestic water distribution is copper with electric and natural gas hot water heating. The sanitary waste system is cast iron. Rainwater drainage system is both internal with roof drains and external with gutters and downspouts.
HVAC: Heating is provided by one boiler. Cooling is provided by one cooling tower, rooftop package units and split systems. The heating/cooling distribution system is by water source heat pumps, energy recovery units and ductwork. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled or monitored by an energy management system.
FIRE PROTECTION: The buildings have a fire sprinkler system. The 2009 building does have other suppression system, which include dry chemical kitchen hood protection. Fire extinguishers and cabinets are distributed near fire exits and in corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically lay-in type fixtures with fluorescent lamps, suspended fixtures, and with surface mounted in the 1927 building. Branch circuit wiring is typically copper serving electrical switches and receptacles.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible / visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building has an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has interior and exterior CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.
OTHER ELECTRICAL SYSTEMS: These buildings does not have a separately derived emergency power system. Other electrical Emergency and life safety egress lighting systems are installed and illuminated exit signs are present at exit doors and near stairways.

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

G. SITE
Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; landscaping; play areas and fencing. Site mechanical and electrical features include: water; sanitary and storm sewers; natural gas; geothermal wells and site lighting.

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

Attributes:

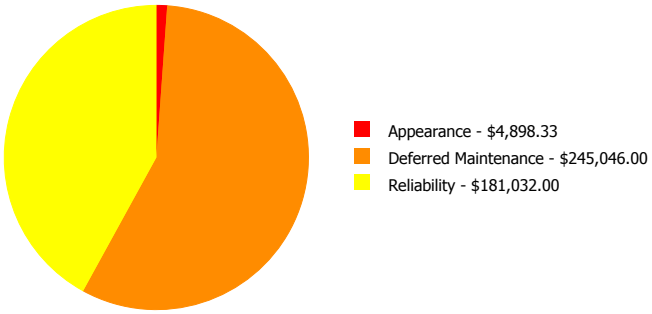
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Eduardo Lopez
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	95555
DOE Facility Number:	0110	Total # of Modular/Portables:	0
DOE Interior Site SF:	95555	Total GSF of Modular/Portables:	0
Approx. Acres:	5.5	Status:	Active

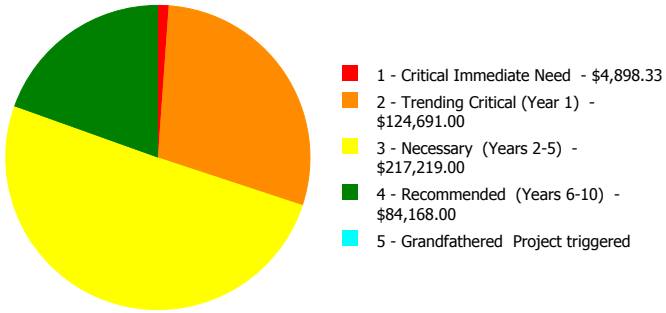
School Dashboard Summary

Gross Area:	95,555		
Year Built:	1902	Last Renovation:	
Repair Cost:	$430,976	Replacement Value:	$18,764,642
FCI:	2.30 %	RSLI%:	68.09 %

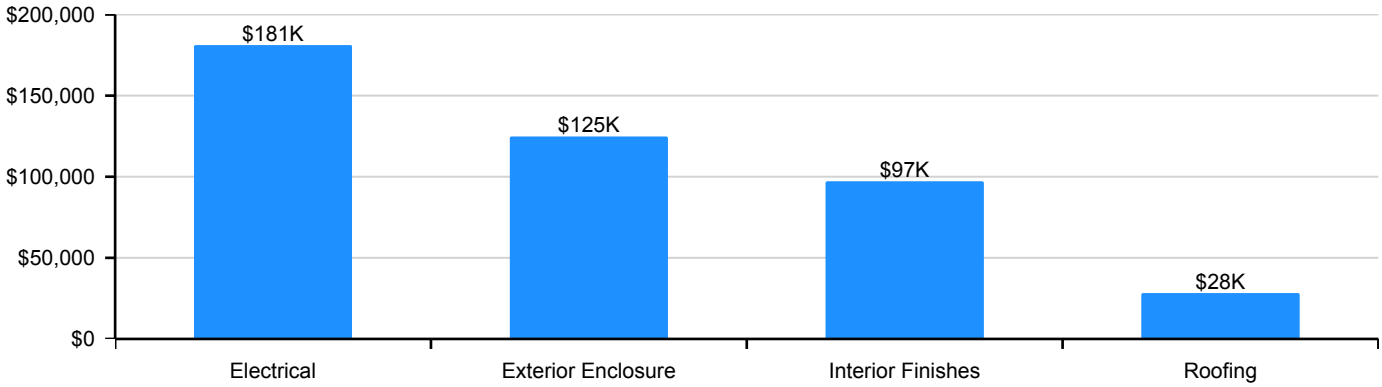
Deficiency By Category



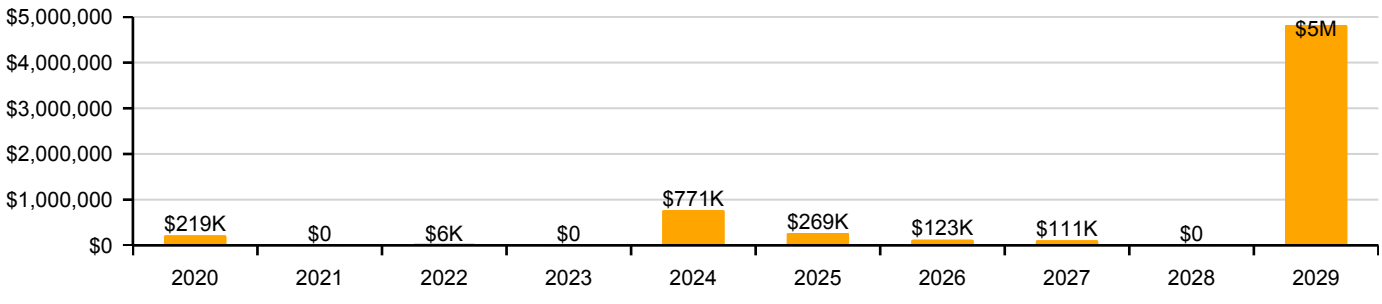
Deficiency By Priority



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.

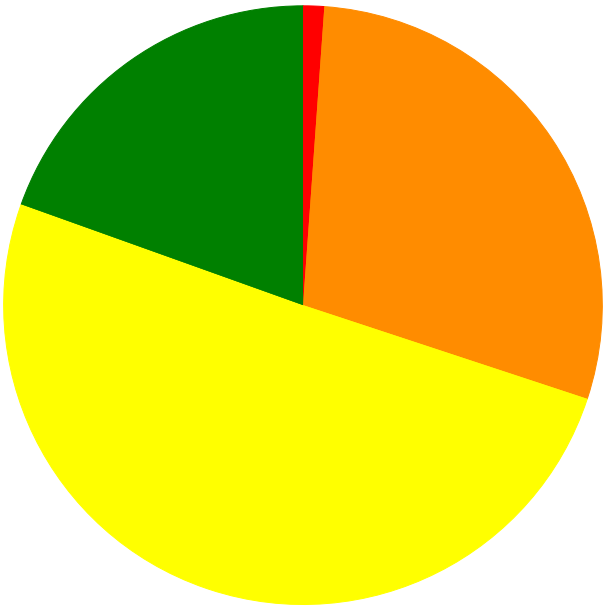
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	80.17 %	0.00 %	$0.00
A20 - Basement Construction	3.32 %	0.00 %	$0.00
B10 - Superstructure	79.91 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.88 %	5.66 %	$124,691.00
B30 - Roofing	57.50 %	9.18 %	$28,186.00
C10 - Interior Construction	76.55 %	0.00 %	$0.00
C20 - Stairs	81.90 %	0.00 %	$0.00
C30 - Interior Finishes	50.41 %	5.87 %	$97,067.33
D10 - Conveying	54.96 %	0.00 %	$0.00
D20 - Plumbing	62.07 %	0.00 %	$0.00
D30 - HVAC	59.33 %	0.00 %	$0.00
D40 - Fire Protection	70.94 %	0.00 %	$0.00
D50 - Electrical	56.33 %	7.99 %	$181,032.00
E10 - Equipment	61.03 %	0.00 %	$0.00
E20 - Furnishings	57.23 %	0.00 %	$0.00
G20 - Site Improvements	74.02 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	80.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	66.67 %	0.00 %	$0.00
Totals:	**68.09 %**	**2.30 %**	**$430,976.33**

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
1902 Bldg 2010	7,746	13.55	$0.00	$71,999.00	$66,658.00	$40,132.00	$0.00
1927 Bldg 2030	5,487	13.61	$4,898.33	$52,692.00	$53,697.00	$27,885.00	$0.00
2009 Bldg_2020	43,185	0.23	$0.00	$0.00	$0.00	$16,151.00	$0.00
2014 Bldg_2040	39,137	1.44	$0.00	$0.00	$96,864.00	$0.00	$0.00
Site	95,555	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**2.30**	**$4,898.33**	**$124,691.00**	**$217,219.00**	**$84,168.00**	**$0.00**

Deficiencies By Priority



1 - Critical Immediate Need - $4,898.33
2 - Trending Critical (Year 1) - $124,691.00
3 - Necessary (Years 2-5) - $217,219.00
4 - Recommended (Years 6-10) - $84,168.00
5 - Grandfathered Project triggered

Budget Estimate Total: $430,976.33

Executive Summary

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

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Function:	Elementary
Gross Area (SF):	7,746
Year Built:	1902
Last Renovation:	
Replacement Value:	$1,319,958
Repair Cost:	$178,789.00
Total FCI:	13.55 %
Total RSLI:	21.87 %
FCA Score:	86.45

Description:

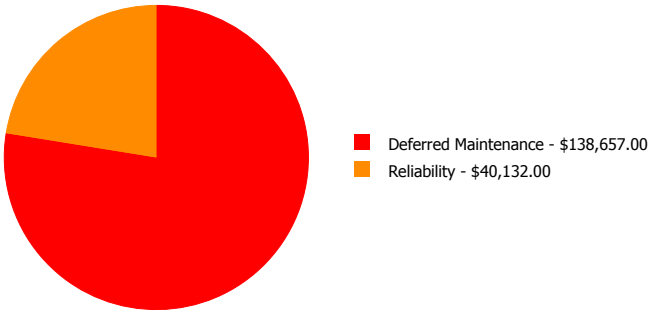
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

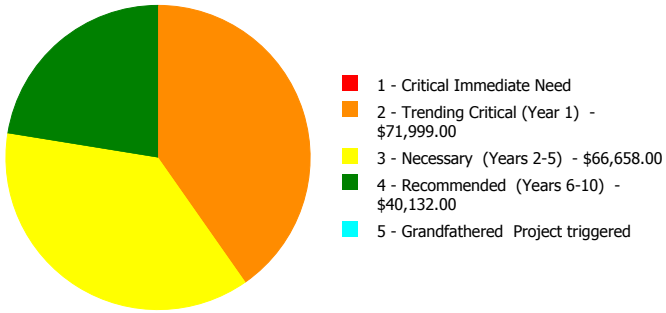
Dashboard Summary

Function:	Elementary	Gross Area:	7,746
Year Built:	1902	Last Renovation:	
Repair Cost:	$178,789	Replacement Value:	$1,319,958
FCI:	13.55 %	RSLI%:	21.87 %

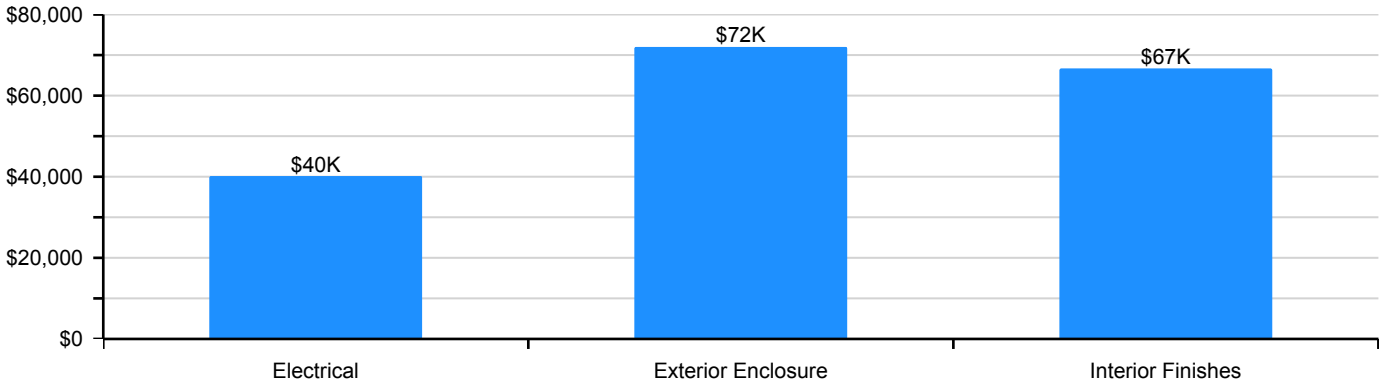
Deficiency By Category



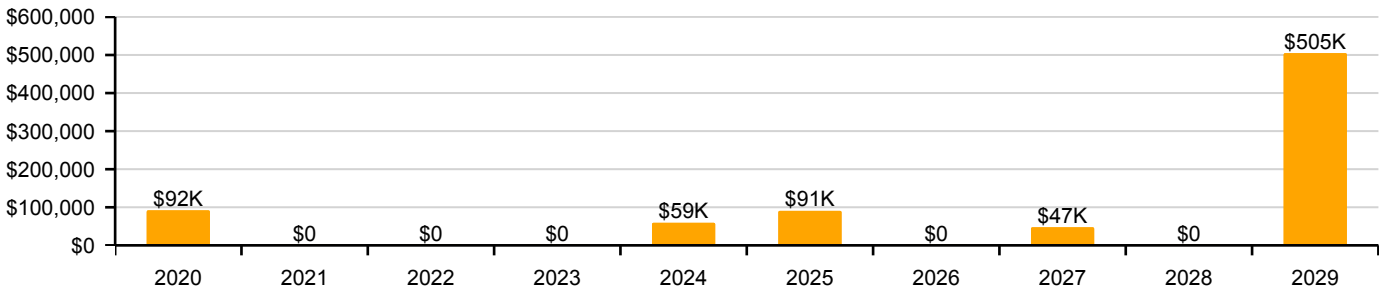
Deficiency By Priority



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	0.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	0.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	2.42 %	40.70 %	$71,999.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	53.54 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	23.64 %	42.45 %	$66,658.00
D20 - Plumbing	57.69 %	0.00 %	$0.00
D30 - HVAC	15.19 %	0.00 %	$0.00
D40 - Fire Protection	66.67 %	0.00 %	$0.00
D50 - Electrical	42.45 %	19.57 %	$40,132.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
Totals:	**21.87 %**	**13.55 %**	**$178,789.00**

Photo Album

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

1). South Elevation - Nov 23, 2019

2). East Elevation - Nov 23, 2019

3). Northeast Elevation - Nov 23, 2019

4). West 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	$7.22	S.F.	7,746	100	1902	2002		0.00 %	0.00 %	-17			$55,926
A1030	Slab on Grade	$6.13	S.F.	7,746	100	1902	2002		0.00 %	0.00 %	-17			$47,483
A2010	Basement Excavation	$0.21	S.F.	7,746	100	1902	2002		0.00 %	0.00 %	-17			$1,627
A2020	Basement Walls	$2.33	S.F.	7,746	100	1902	2002		0.00 %	0.00 %	-17			$18,048
B1010	Floor Construction	$18.41	S.F.	7,746	100	1902	2002		0.00 %	0.00 %	-17			$142,604
B1020	Roof Construction	$11.92	S.F.	7,746	100	1902	2002		0.00 %	0.00 %	-17			$92,332
B2010	Exterior Walls	$13.56	S.F.	7,746	100	1902	2002		0.00 %	0.00 %	-17			$105,036
B2020	Exterior Windows	$8.45	S.F.	7,746	30	1980	2010		0.00 %	110.00 %	-9		$71,999.00	$65,454
B2030	Exterior Doors	$0.83	S.F.	7,746	30	2009	2039		66.67 %	0.00 %	20			$6,429
B3010140	Clay Tile	$8.40	S.F.	4,550	30	1902	1932	2025	20.00 %	0.00 %	6			$38,220
C1010	Partitions	$5.51	S.F.	7,746	100	2009	2109		90.00 %	0.00 %	90			$42,680
C1020	Interior Doors	$3.58	S.F.	7,746	40	1927	1967		0.00 %	0.00 %	-52			$27,731
C1030	Fittings	$2.61	S.F.	7,746	20	2009	2029		50.00 %	0.00 %	10			$20,217
C2010	Stair Construction	$2.81	S.F.	5,423	100	1902	2002		0.00 %	0.00 %	-17			$15,239
C3010230	Paint & Covering	$1.47	S.F.	7,746	10	2009	2019		0.00 %	0.00 %	0			$11,387
C3010902	Wood Paneling	$6.66	S.F.	2,323	15	1902	1917		0.00 %	124.00 %	-102		$19,184.00	$15,471
C3020901	Carpet	$7.50	S.F.	4,535	8	2009	2017		0.00 %	110.00 %	-2		$37,414.00	$34,013
C3020903	VCT	$3.48	S.F.	1,865	15	2000	2015		0.00 %	155.01 %	-4		$10,060.00	$6,490
C3020999	Other - Linoleum	$6.87	S.F.	130	15	2009	2024		33.33 %	0.00 %	5			$893
C3020999	Other - Terrazzo	$21.62	S.F.	438	50	1902	1952	2025	12.00 %	0.00 %	6			$9,470
C3020999	Other - Wood	$13.79	S.F.	758	50	1902	1952	2025	12.00 %	0.00 %	6			$10,453
C3030	Ceiling Finishes	$8.89	S.F.	7,746	20	2009	2029		50.00 %	0.00 %	10			$68,862
D2010	Plumbing Fixtures	$2.79	S.F.	7,746	20	2009	2029		50.00 %	0.00 %	10			$21,611
D2020	Domestic Water Distribution	$0.71	S.F.	7,746	30	2009	2039		66.67 %	0.00 %	20			$5,500
D2030	Sanitary Waste	$1.68	S.F.	7,746	30	2009	2039		66.67 %	0.00 %	20			$13,013
D3040	Distribution Systems	$10.47	S.F.	7,746	20	2000	2020		5.00 %	0.00 %	1			$81,101
D3050	Terminal & Package Units	$3.71	S.F.	7,746	15	2009	2024		33.33 %	0.00 %	5			$28,738
D3060	Controls & Instrumentation	$2.17	S.F.	7,746	15	2009	2024		33.33 %	0.00 %	5			$16,809
D4010	Sprinklers	$4.01	S.F.	7,746	30	2009	2039		66.67 %	0.00 %	20			$31,061
D4020	Standpipes	$0.34	S.F.	7,746	30	2009	2039		66.67 %	0.00 %	20			$2,634
D5010	Electrical Service/Distribution	$2.28	S.F.	7,746	20	2009	2029		50.00 %	0.00 %	10			$17,661
D5020	Branch Wiring	$4.67	S.F.	7,746	20	2009	2029		50.00 %	0.00 %	10			$36,174
D5020	Lighting	$7.01	S.F.	7,746	20	2009	2029		50.00 %	0.00 %	10			$54,299
D5030810	Security & Detection Systems	$1.51	S.F.	7,746	20	2009	2029		50.00 %	0.00 %	10			$11,696
D5030910	Fire Alarm Systems	$2.74	S.F.	7,746	20	2009	2029		50.00 %	0.00 %	10			$21,224
D5030920	Data Communication	$3.56	S.F.	7,746	25	2009	2034		60.00 %	0.00 %	15			$27,576
D5090	Other Electrical Systems	$4.71	S.F.	7,746	15			2019	0.00 %	110.00 %	0		$40,132.00	$36,484
E1020	Institutional Equipment	$6.95	S.F.	7,746	20	2009	2029		50.00 %	0.00 %	10			$53,835
E2010	Fixed Furnishings	$3.16	S.F.	7,746	20	2009	2029		50.00 %	0.00 %	10			$24,477
								Total	**21.87 %**	**13.55 %**			**$178,789.00**	**$1,319,958**

System Notes

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

System: B1010 - Floor Construction


Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

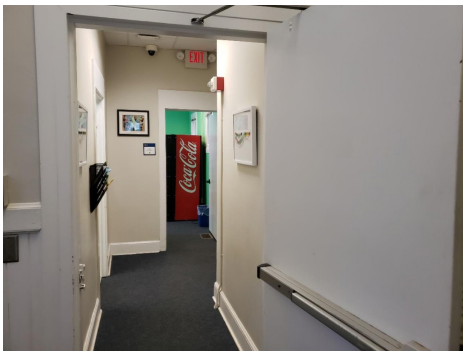
System: B3010140 - Clay Tile



Note:

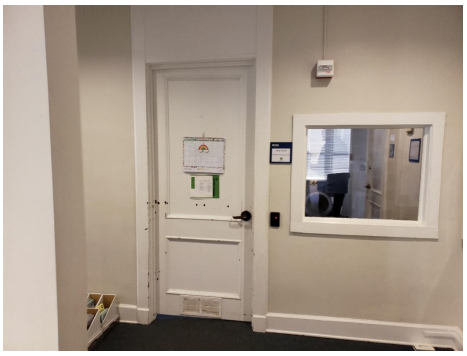
System: C1010 - Partitions





Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings


Note:

System: C2010 - Stair Construction



Note:

System: C3010230 - Paint & Covering



Note:

System: C3010902 - Wood Paneling

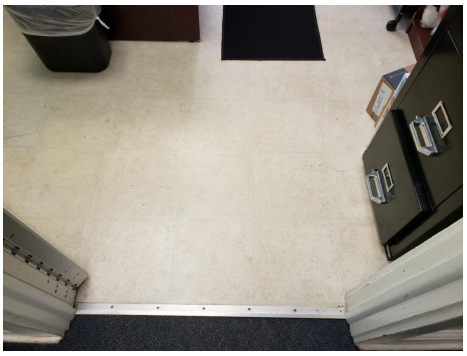

Note:

System: C3020901 - Carpet



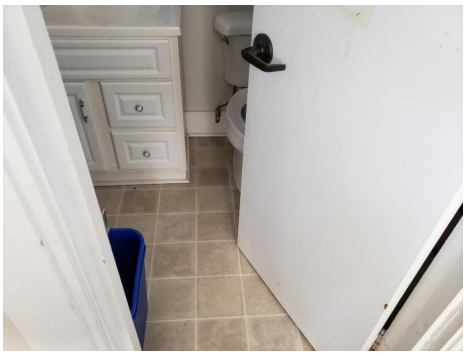
Note:

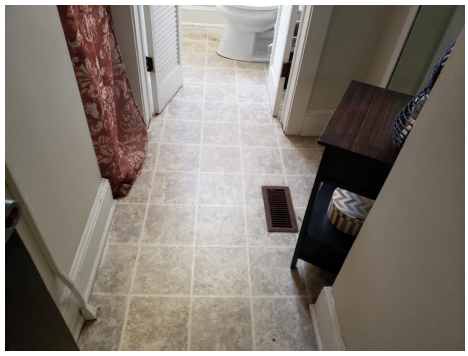
System: C3020903 - VCT

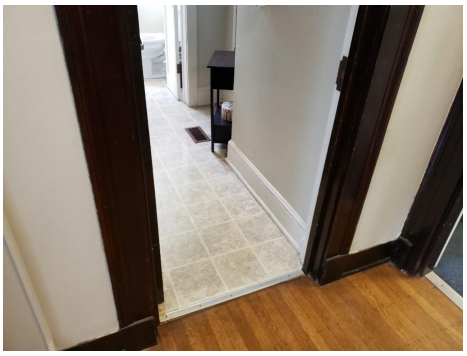


Note:

System: C3020999 - Other - Linoleum







Note:

System: C3020999 - Other - Terrazzo

Note:

System: C3020999 - Other - Wood



Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

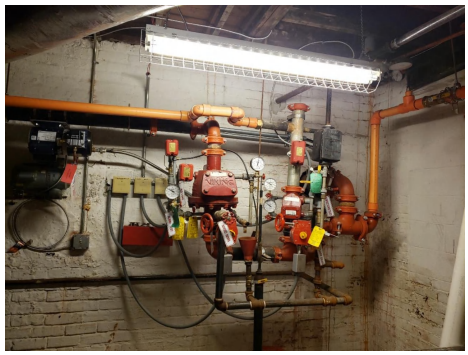
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers



Note:

System: D5010 - Electrical Service/Distribution

Note:

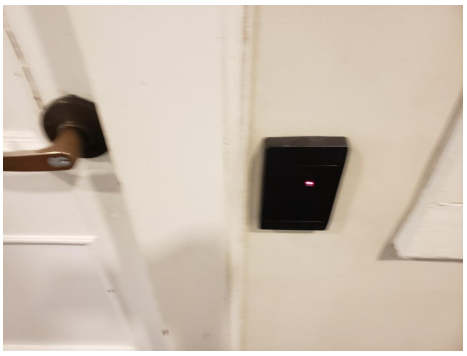
System: D5020 - Branch Wiring

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:	**$178,789**	**$91,887**	**$0**	**$0**	**$0**	**$59,219**	**$90,561**	**$0**	**$47,395**	**$0**	**$504,756**	**$972,607**
*** 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	$71,999	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$71,999**
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**
B3010140 - Clay Tile	$0	$0	$0	$0	$0	$0	$59,328	$0	$0	$0	$0	**$59,328**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,887	**$29,887**
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**

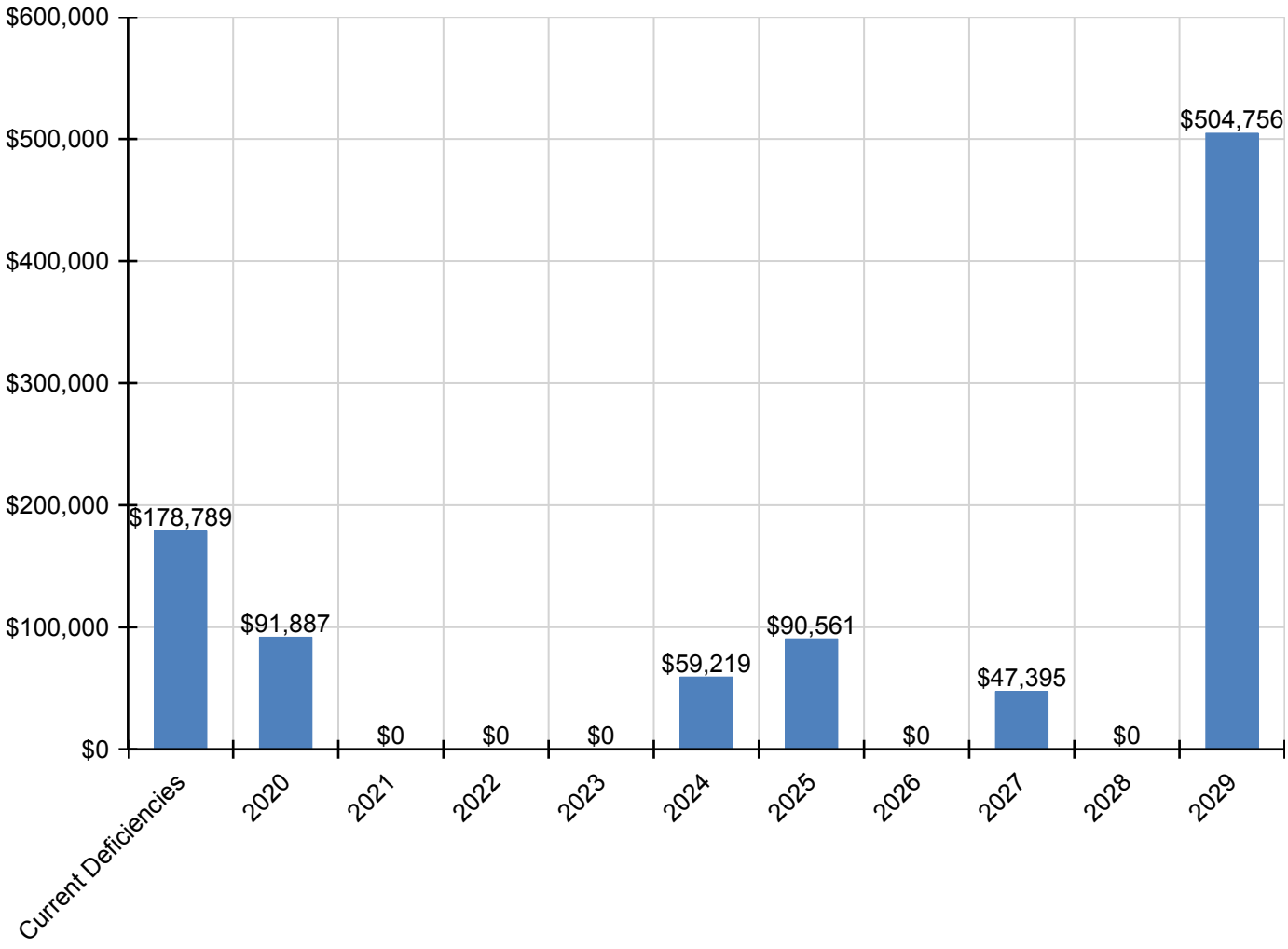
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,833	**$16,833**
C3010902 - Wood Paneling	$19,184	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,184**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$37,414	$0	$0	$0	$0	$0	$0	$0	$47,395	$0	$0	**$84,809**
C3020903 - VCT	$10,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,060**
C3020999 - Other - Linoleum	$0	$0	$0	$0	$0	$1,138	$0	$0	$0	$0	$0	**$1,138**
C3020999 - Other - Terrazzo	$0	$0	$0	$0	$0	$0	$14,134	$0	$0	$0	$0	**$14,134**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$17,099	$0	$0	$0	$0	**$17,099**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$101,799	**$101,799**
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	$0	$0	$0	$0	$31,948	**$31,948**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$91,887	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,887**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$36,646	$0	$0	$0	$0	$0	**$36,646**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$21,435	$0	$0	$0	$0	$0	**$21,435**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,108	**$26,108**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$53,476	**$53,476**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$80,271	**$80,271**
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	$0	$0	$17,291	**$17,291**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$31,375	**$31,375**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$40,132	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,132**

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	$0	$0	$0	$0	$79,584	**$79,584**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$36,185	**$36,185**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

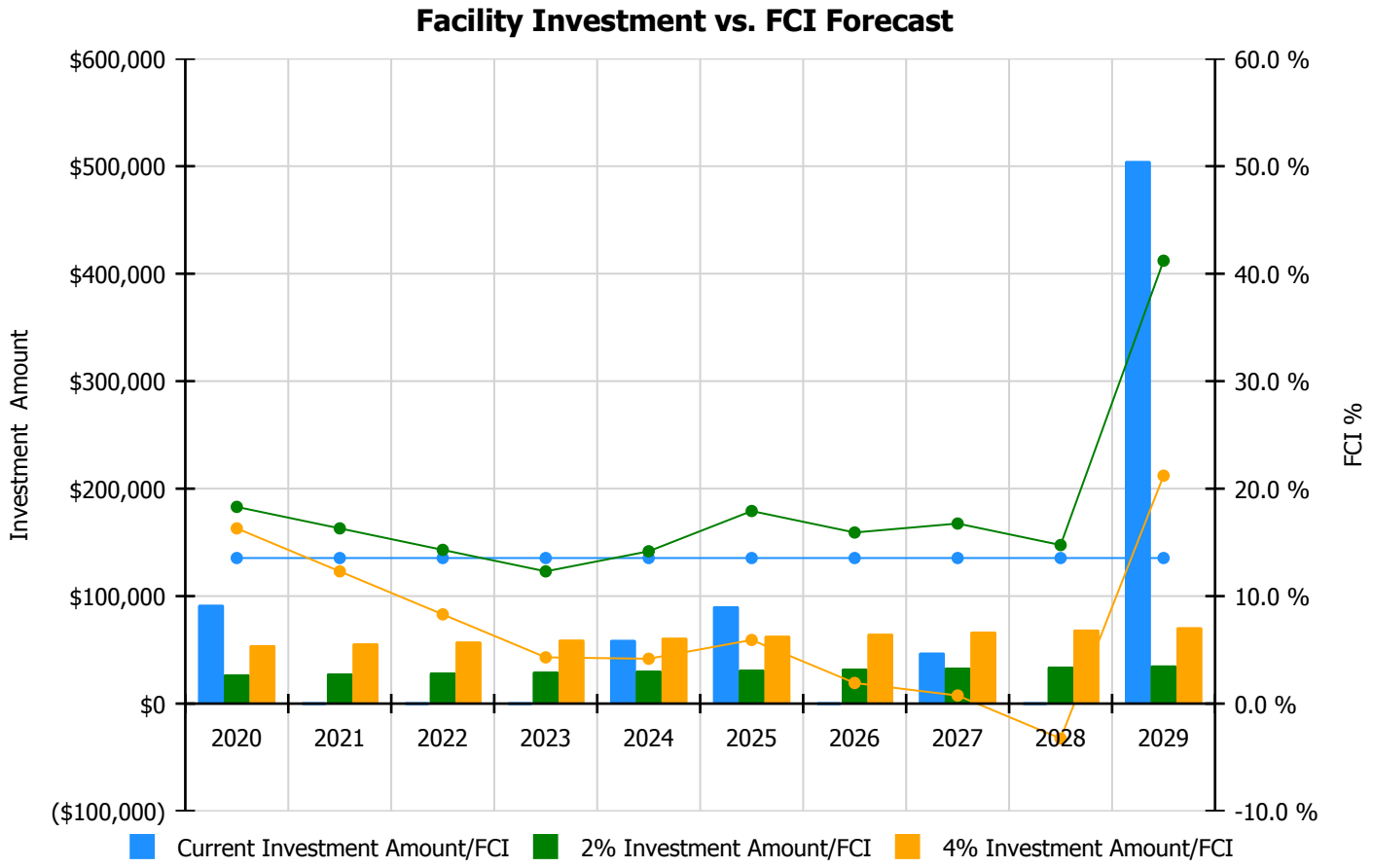
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

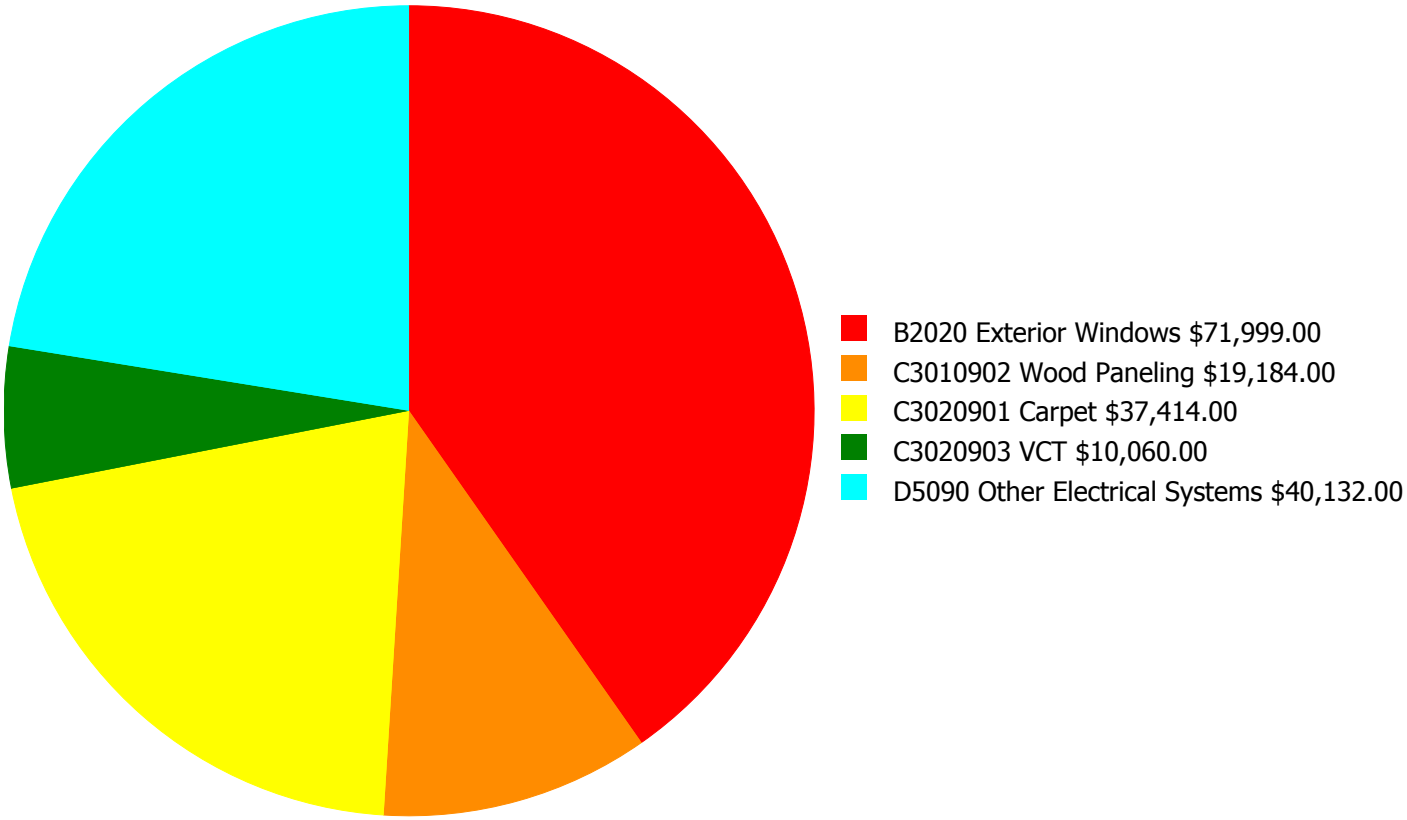
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 13.55%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$91,887	$27,191.00	18.30 %	$54,382.00	16.30 %
2021	$0	$28,007.00	16.30 %	$56,014.00	12.30 %
2022	$0	$28,847.00	14.30 %	$57,694.00	8.30 %
2023	$0	$29,712.00	12.30 %	$59,425.00	4.30 %
2024	$59,219	$30,604.00	14.17 %	$61,208.00	4.17 %
2025	$90,561	$31,522.00	17.92 %	$63,044.00	5.92 %
2026	$0	$32,468.00	15.92 %	$64,935.00	1.92 %
2027	$47,395	$33,442.00	16.75 %	$66,883.00	0.75 %
2028	$0	$34,445.00	14.75 %	$68,890.00	-3.25 %
2029	$504,756	$35,478.00	41.21 %	$70,957.00	21.21 %
Total:	**$793,818**	**$311,716.00**		**$623,432.00**	

Deficiency Summary by System

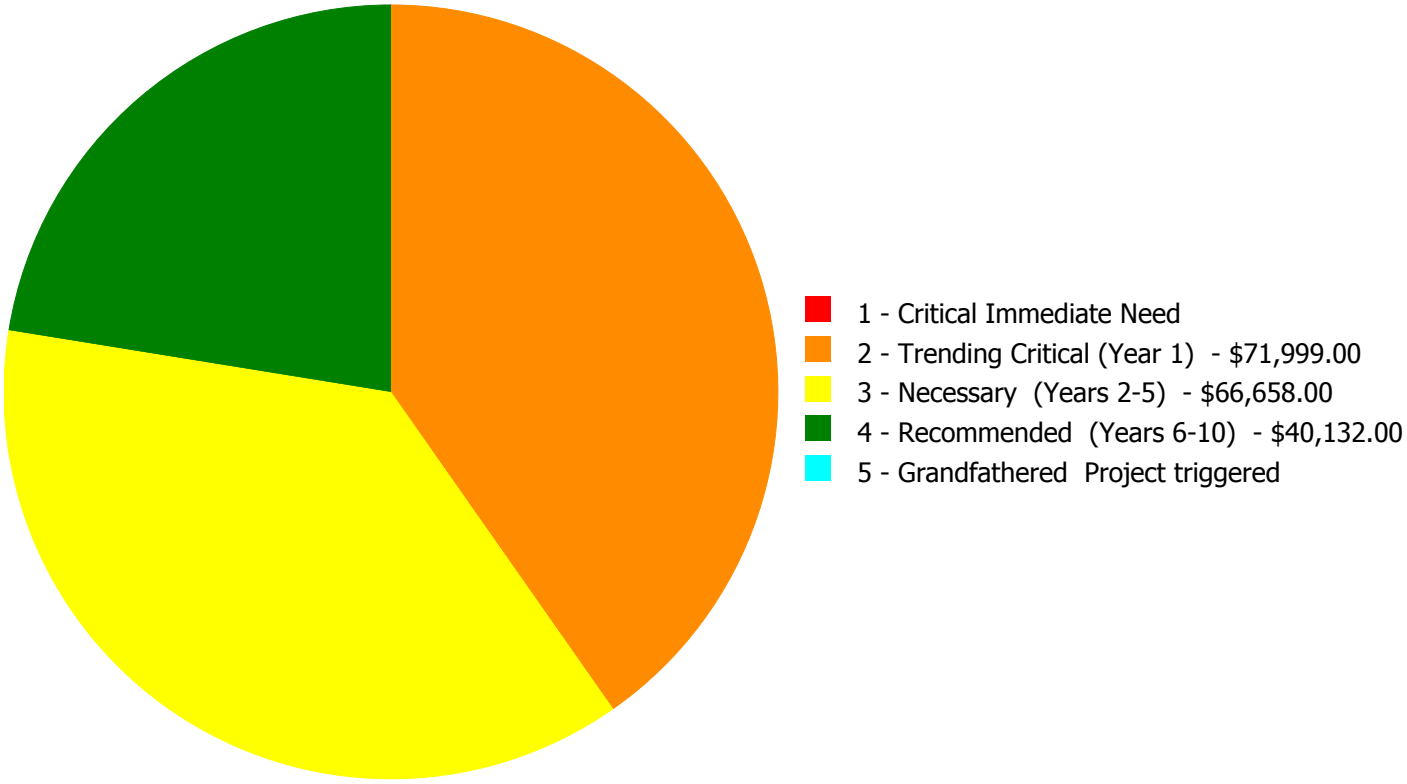
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $178,789.00

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: $178,789.00

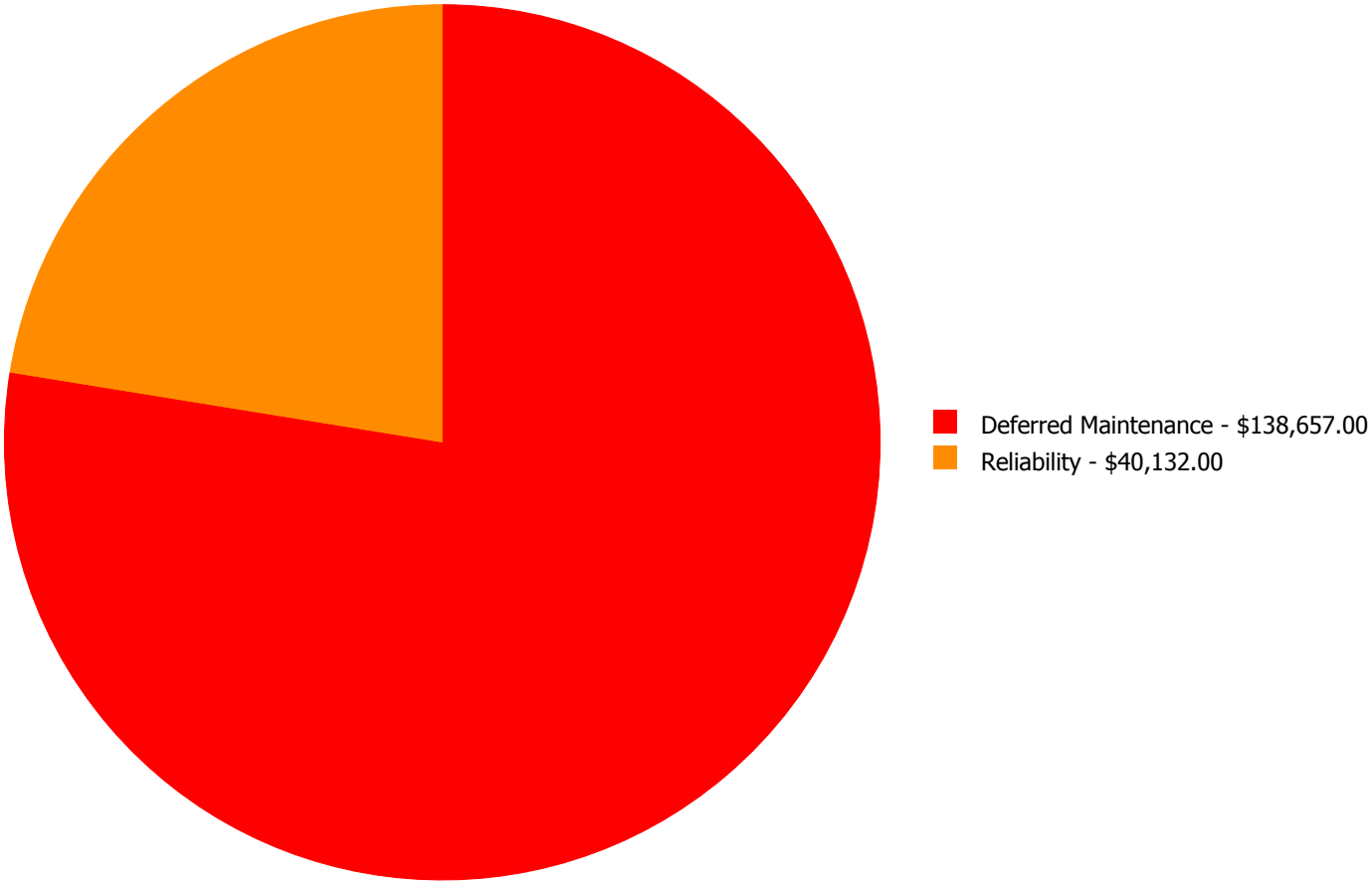
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	$0.00	$71,999.00	$0.00	$0.00	$0.00	$71,999.00
C3010902	Wood Paneling	$0.00	$0.00	$19,184.00	$0.00	$0.00	$19,184.00
C3020901	Carpet	$0.00	$0.00	$37,414.00	$0.00	$0.00	$37,414.00
C3020903	VCT	$0.00	$0.00	$10,060.00	$0.00	$0.00	$10,060.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$40,132.00	$0.00	$40,132.00
	Total:	$0.00	$71,999.00	$66,658.00	$40,132.00	$0.00	$178,789.00

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: $178,789.00

Deficiency Details by Priority

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

Priority 2 - Trending Critical (Year 1):

System: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 7,746.00
Unit of Measure: S.F.
Estimate: $71,999.00
Assessor Name: Homero Guerrero
Date Created: 02/03/2020

Notes: The wood frame are in deteriorating conditions and should be restored.

Priority 3 - Necessary (Years 2-5):

System: C3010902 - Wood Paneling

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,323.00
Unit of Measure: S.F.
Estimate: $19,184.00
Assessor Name: Homero Guerrero
Date Created: 02/20/2020

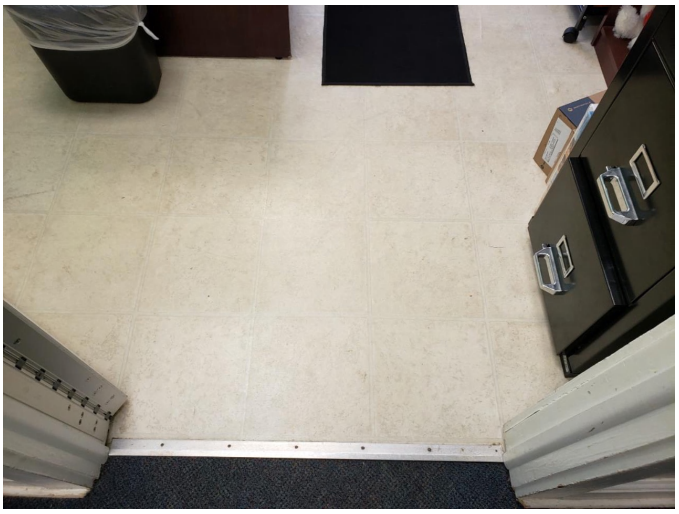
Notes: The wood panel wall finish has exceeded its expected life cycle and is recommended for upgrade.

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,535.00
Unit of Measure: S.F.
Estimate: $37,414.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

System: C3020903 - VCT



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,865.00
Unit of Measure: S.F.
Estimate: $10,060.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

Notes: The VCT flooring is in poor conditions, with different areas separating from the substrate, and should be replaced.

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: 7,746.00
Unit of Measure: S.F.
Estimate: $40,132.00
Assessor Name: Homero Guerrero
Date Created: 08/20/2013

Notes: Facility has no emergency generator. Provide per owner"s 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):	5,487
Year Built:	1927
Last Renovation:	
Replacement Value:	$1,022,872
Repair Cost:	$139,172.33
Total FCI:	13.61 %
Total RSLI:	21.48 %
FCA Score:	86.39

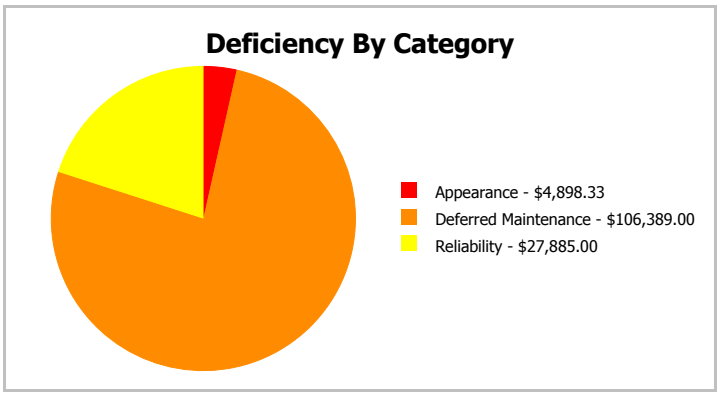
Description:

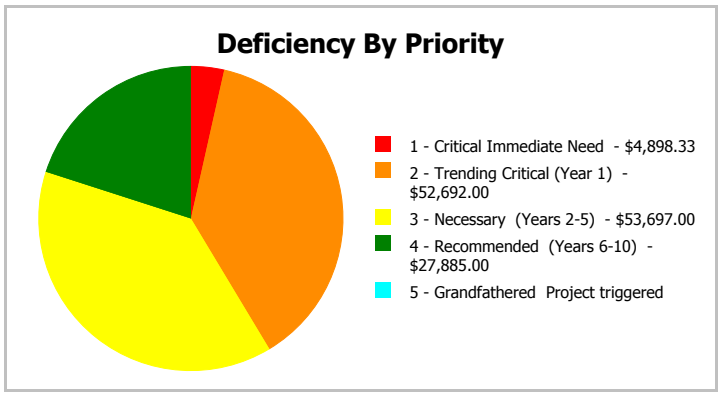
The narrative for this building is included in the Executive Summary Description at the front of this report.

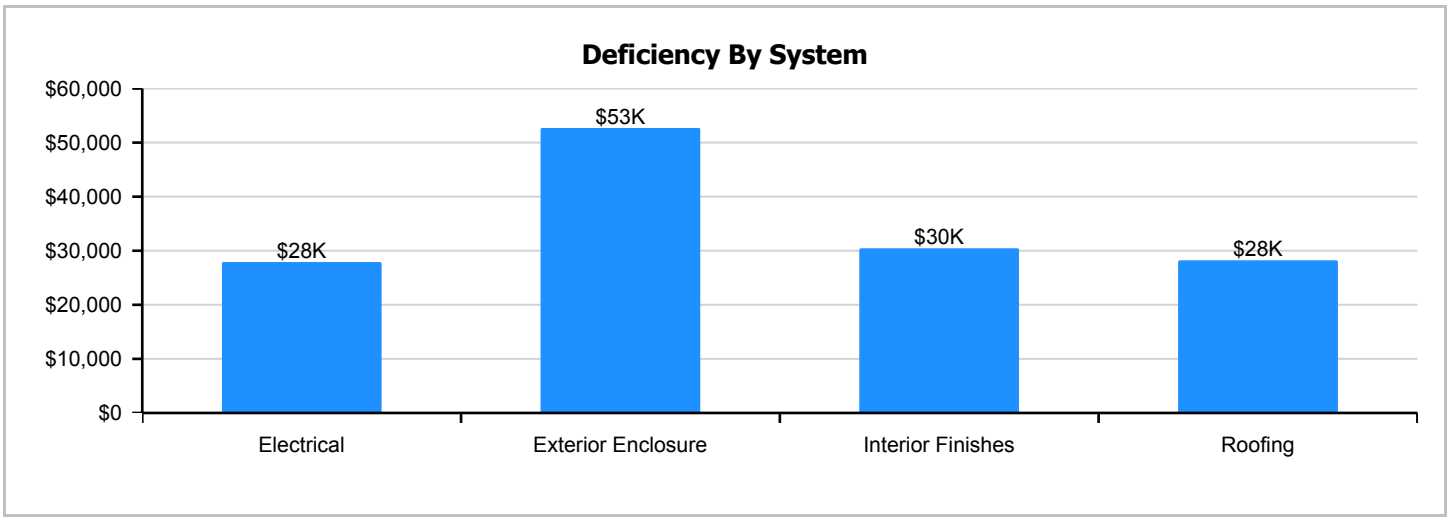
Attributes: This asset has no attributes.

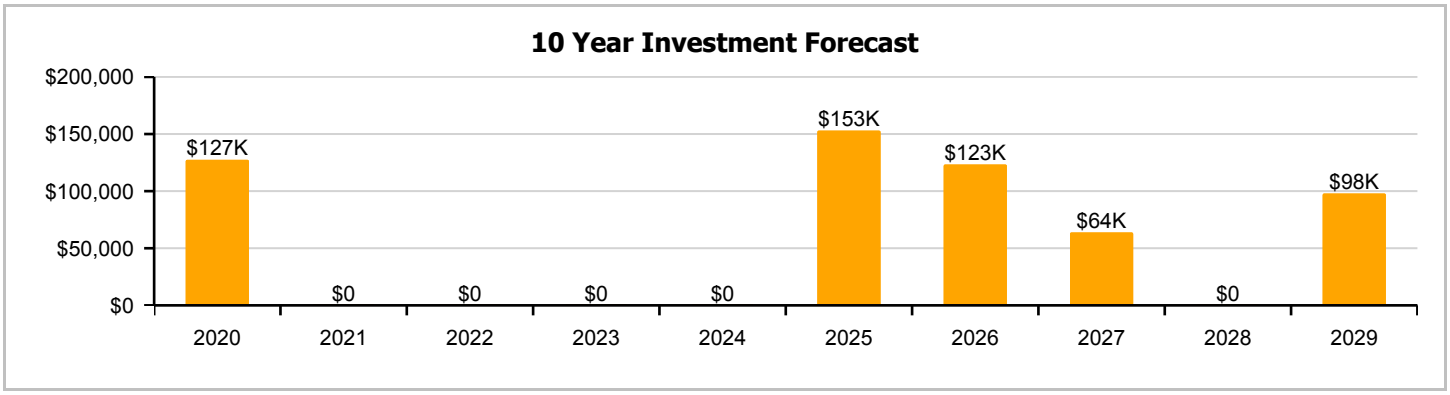
Dashboard Summary

Function:	Elementary	Gross Area:	5,487
Year Built:	1927	Last Renovation:	
Repair Cost:	$139,172	Replacement Value:	$1,022,872
FCI:	13.61 %	RSLI%:	21.48 %









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	8.00 %	0.00 %	$0.00
A20 - Basement Construction	8.00 %	0.00 %	$0.00
B10 - Superstructure	8.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	6.10 %	40.67 %	$52,692.00
B30 - Roofing	0.00 %	157.73 %	$28,186.00
C10 - Interior Construction	26.55 %	0.00 %	$0.00
C20 - Stairs	8.00 %	0.00 %	$0.00
C30 - Interior Finishes	5.15 %	29.53 %	$30,409.33
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	13.84 %	0.00 %	$0.00
D30 - HVAC	48.25 %	0.00 %	$0.00
D40 - Fire Protection	66.67 %	0.00 %	$0.00
D50 - Electrical	29.80 %	18.93 %	$27,885.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
Totals:	**21.48 %**	**13.61 %**	**$139,172.33**

Photo Album

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

1). South Elevation - Nov 23, 2019

2). East Elevation - Nov 23, 2019

3). Southwest Elevation - Nov 23, 2019

4). West 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	$7.49	S.F.	5,487	100	1927	2027		8.00 %	0.00 %	8			$41,098
A1030	Slab on Grade	$6.30	S.F.	5,487	100	1927	2027		8.00 %	0.00 %	8			$34,568
A2010	Basement Excavation	$0.21	S.F.	5,487	100	1927	2027		8.00 %	0.00 %	8			$1,152
A2020	Basement Walls	$2.33	S.F.	5,487	100	1927	2027		8.00 %	0.00 %	8			$12,785
B1010	Floor Construction	$18.99	S.F.	5,487	100	1927	2027		8.00 %	0.00 %	8			$104,198
B1020	Roof Construction	$12.29	S.F.	5,487	100	1927	2027		8.00 %	0.00 %	8			$67,435
B2010	Exterior Walls	$14.01	S.F.	5,487	100	1927	2027		8.00 %	0.00 %	8			$76,873
B2020	Exterior Windows	$8.73	S.F.	5,487	30	1980	2010		0.00 %	110.00 %	-9		$52,692.00	$47,902
B2030	Exterior Doors	$0.87	S.F.	5,487	30	2000	2030		36.67 %	0.00 %	11			$4,774
B3010105	Built-Up	$7.15	S.F.	683	25	2000	2025	2019	0.00 %	157.01 %	0		$7,667.00	$4,883
B3010140	Clay Tile	$3.56	S.F.	3,648	30	1927	1957		0.00 %	158.00 %	-62		$20,519.00	$12,987
C1010	Partitions	$5.68	S.F.	5,487	100	1927	2027		8.00 %	0.00 %	8			$31,166
C1020	Interior Doors	$3.70	S.F.	5,487	40	2000	2040		52.50 %	0.00 %	21			$20,302
C1030	Fittings	$2.70	S.F.	5,487	20	2005	2025		30.00 %	0.00 %	6			$14,815
C2010	Stair Construction	$2.91	S.F.	5,487	100	1927	2027		8.00 %	0.00 %	8			$15,967
C3010230	Paint & Covering	$1.47	S.F.	5,487	10	2000	2010		0.00 %	0.00 %	-9			$8,066
C3020420	Ceramic Tile	$16.74	S.F.	255	50	1927	1977	2025	12.00 %	0.00 %	6			$4,269
C3020901	Carpet	$7.50	S.F.	1,950	8	2009	2017		0.00 %	110.00 %	-2		$16,088.00	$14,625
C3020903	VCT	$3.48	S.F.	1,747	15	2000	2015		0.00 %	154.98 %	-4		$9,423.00	$6,080
C3020999	Other - Vinyl Sheet	$7.09	S.F.	220	15	2005	2020		6.67 %	0.00 %	1			$1,560
C3020999	Other - Wood	$13.79	S.F.	1,315	50	1927	1977	2025	12.00 %	0.00 %	6			$18,134
C3030	Ceiling Finishes	$9.16	S.F.	5,487	20	2000	2020		5.00 %	9.75 %	1		$4,898.33	$50,261
D1010	Elevators and Lifts	$1.27	S.F.	5,487	20	2000	2020	2025	30.00 %	0.00 %	6			$6,968
D2010	Plumbing Fixtures	$6.46	S.F.	5,487	20	2000	2020		5.00 %	0.00 %	1			$35,446
D2020	Domestic Water Distribution	$0.75	S.F.	5,487	30	2000	2030		36.67 %	0.00 %	11			$4,115
D2030	Sanitary Waste	$1.75	S.F.	5,487	30	2000	2030		36.67 %	0.00 %	11			$9,602
D3010	Energy Supply	$0.61	S.F.	5,487	30	2000	2030		36.67 %	0.00 %	11			$3,347
D3040	Distribution Systems	$10.79	S.F.	5,487	20	2011	2031		60.00 %	0.00 %	12			$59,205
D3050	Terminal & Package Units	$16.61	S.F.	5,487	15	2011	2026		46.67 %	0.00 %	7			$91,139
D3060	Controls & Instrumentation	$2.25	S.F.	5,487	15	2005	2020		6.67 %	0.00 %	1			$12,346
D4010	Sprinklers	$4.14	S.F.	5,487	30	2009	2039		66.67 %	0.00 %	20			$22,716
D4020	Standpipes	$0.35	S.F.	5,487	30	2009	2039		66.67 %	0.00 %	20			$1,920

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 $
D5010	Electrical Service/Distribution	$2.34	S.F.	5,487	20	2000	2020		5.00 %	0.00 %	1			$12,840
D5020	Branch Wiring	$4.83	S.F.	5,487	20	2005	2025		30.00 %	0.00 %	6			$26,502
D5020	Lighting	$7.25	S.F.	5,487	20	2005	2025		30.00 %	0.00 %	6			$39,781
D5030810	Security & Detection Systems	$1.51	S.F.	5,487	20	2009	2029		50.00 %	0.00 %	10			$8,285
D5030910	Fire Alarm Systems	$2.74	S.F.	5,487	20	2009	2029		50.00 %	0.00 %	10			$15,034
D5030920	Data Communication	$3.56	S.F.	5,487	25	2009	2034		60.00 %	0.00 %	15			$19,534
D5090	Other Electrical Systems	$4.62	S.F.	5,487	15			2019	0.00 %	110.00 %	0		$27,885.00	$25,350
E1020	Institutional Equipment	$2.21	S.F.	5,487	20	2009	2029		50.00 %	0.00 %	10			$12,126
E2010	Fixed Furnishings	$4.14	S.F.	5,487	20	2009	2029		50.00 %	0.00 %	10			$22,716
								Total	**21.48 %**	**13.61 %**			**$139,172.33**	**$1,022,872**

System Notes

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

System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

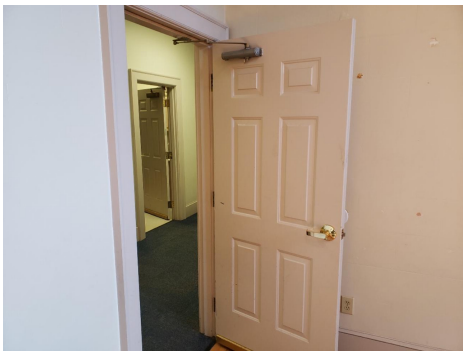
System: B3010140 - Clay Tile

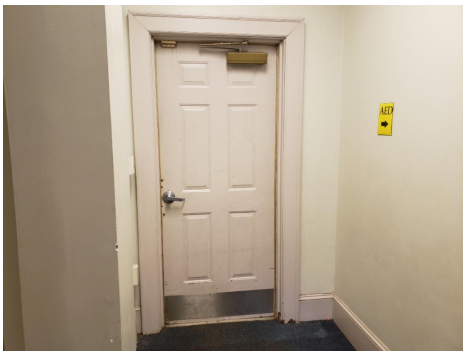
Note:

System: C1010 - Partitions

Note:

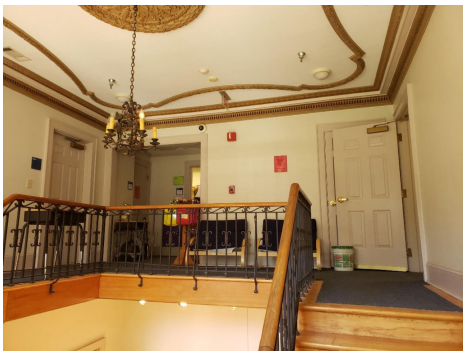
System: C1020 - Interior Doors





Note:

System: C1030 - Fittings

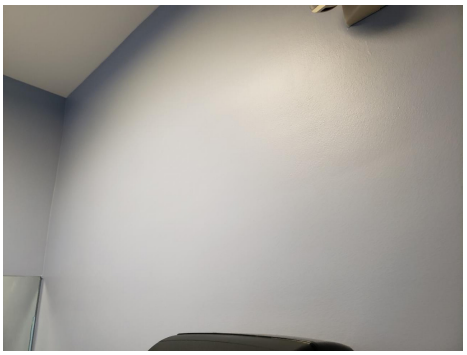


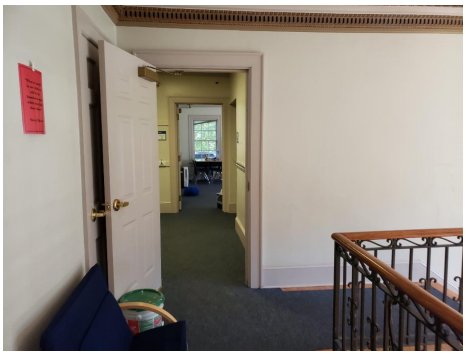
Note:

System: C2010 - Stair Construction

Note:

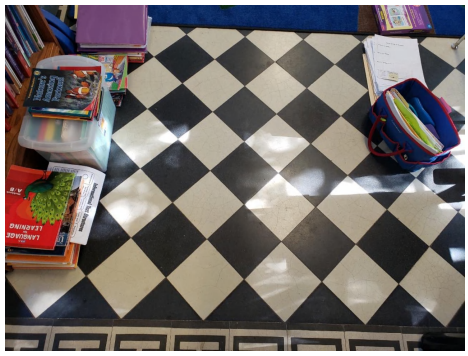
System: C3010230 - Paint & Covering





Note:

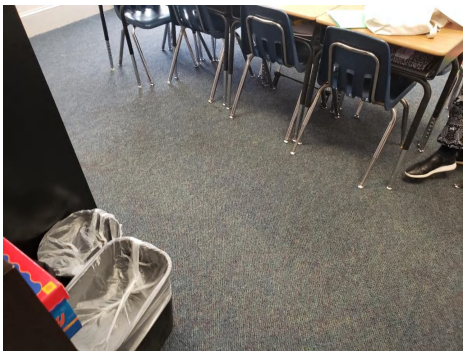
System: C3020420 - Ceramic Tile


Note:

System: C3020901 - Carpet





Note:

System: C3020903 - VCT

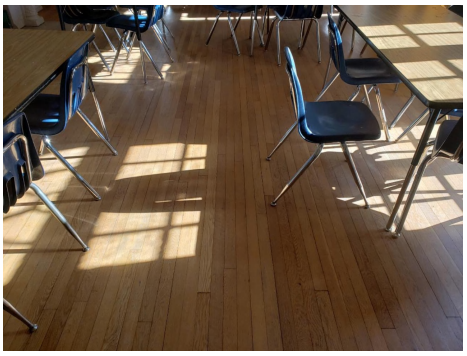
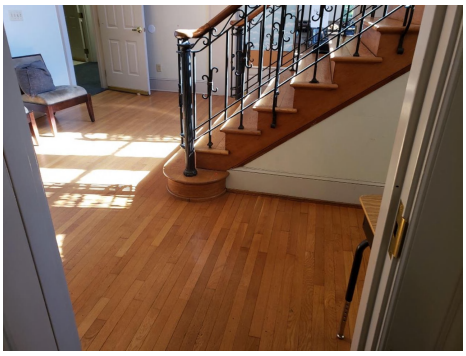
Note:

System: C3020999 - Other - Vinyl Sheet



Note:

System: C3020999 - Other - Wood


Note:

System: C3030 - Ceiling Finishes



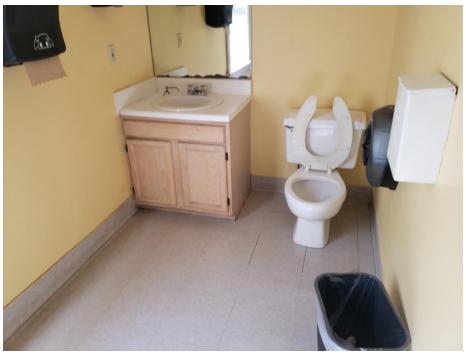
Note:

System: D1010 - Elevators and Lifts


Note:

System: D2010 - Plumbing Fixtures



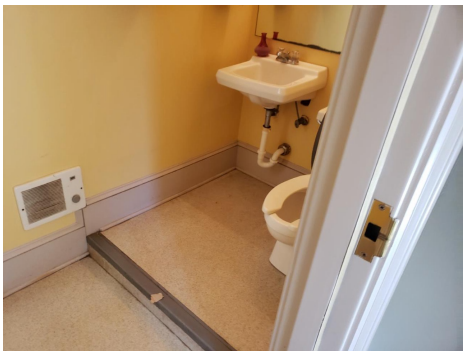


Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D3010 - Energy Supply

Note:

System: D3040 - Distribution Systems

Note:

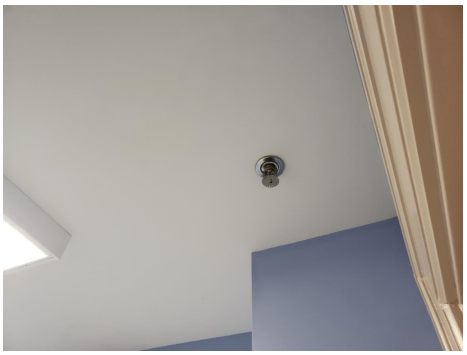
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes


Note:

System: D5010 - Electrical Service/Distribution


Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment


Note:

System: 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:	**$139,172**	**$127,409**	**$0**	**$0**	**$0**	**$0**	**$152,980**	**$123,299**	**$63,808**	**$0**	**$97,906**	**$704,574**
*** 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	$52,692	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,692**
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	$7,667	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,667**
B3010140 - Clay Tile	$20,519	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,519**
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	$43,429	$0	$0	**$43,429**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$19,458	$0	$0	$0	$0	**$19,458**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

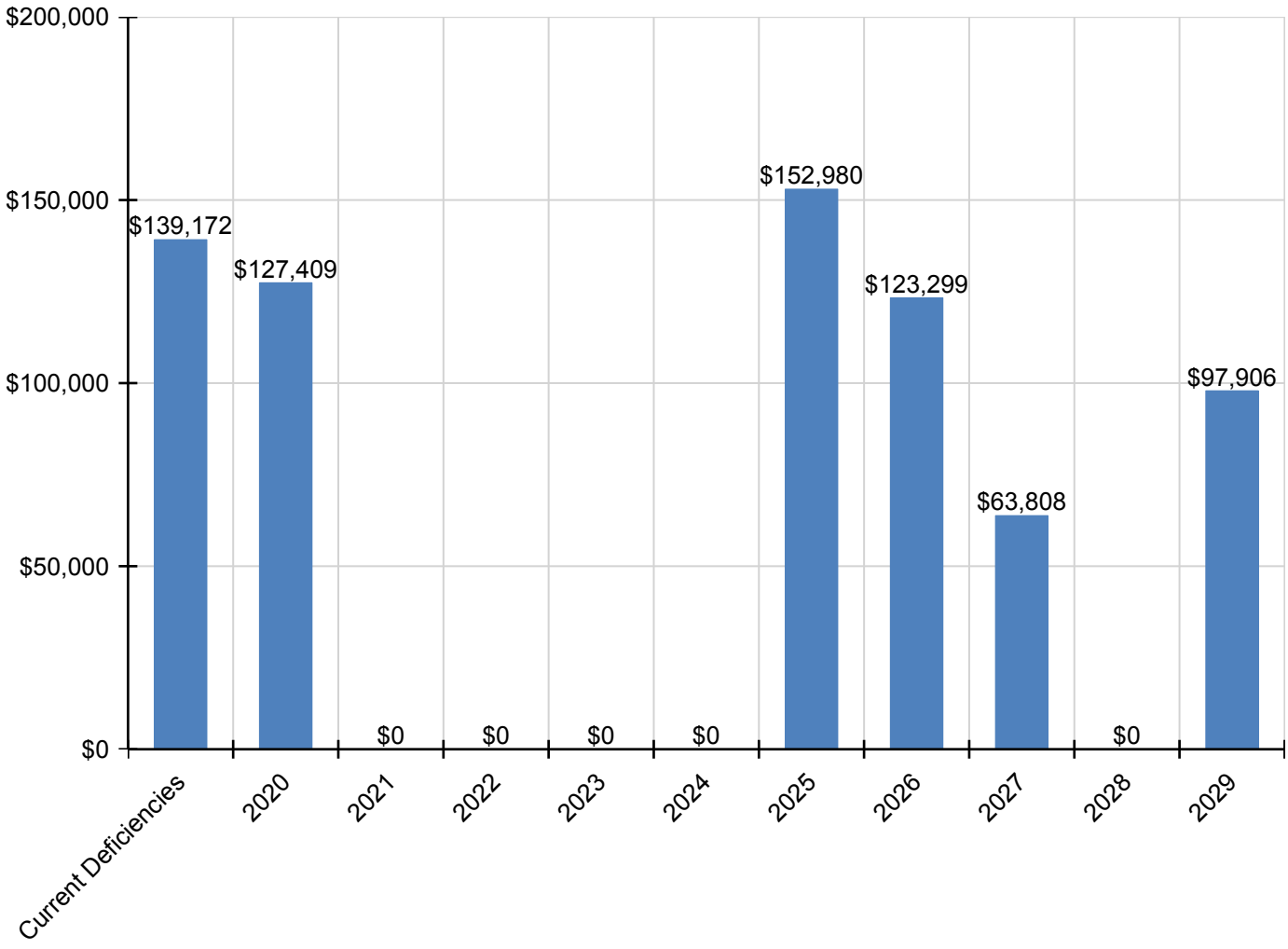
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,923	**$11,923**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$7,646	$0	$0	$0	$0	**$7,646**
C3020901 - Carpet	$16,088	$0	$0	$0	$0	$0	$0	$0	$20,380	$0	$0	**$36,468**
C3020903 - VCT	$9,423	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,423**
C3020999 - Other - Vinyl Sheet	$0	$1,767	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,767**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$29,664	$0	$0	$0	$0	**$29,664**
C3030 - Ceiling Finishes	$4,898	$56,946	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,844**
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	$0	$9,152	$0	$0	$0	$0	**$9,152**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$40,161	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,161**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$123,299	$0	$0	$0	**$123,299**
D3060 - Controls & Instrumentation	$0	$13,987	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,987**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$14,548	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,548**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$34,809	$0	$0	$0	$0	**$34,809**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$52,251	$0	$0	$0	$0	**$52,251**
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	$0	$0	$12,248	**$12,248**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,226	**$22,226**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$27,885	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,885**
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	$0	$0	$0	$0	$17,927	**$17,927**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$33,582	**$33,582**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

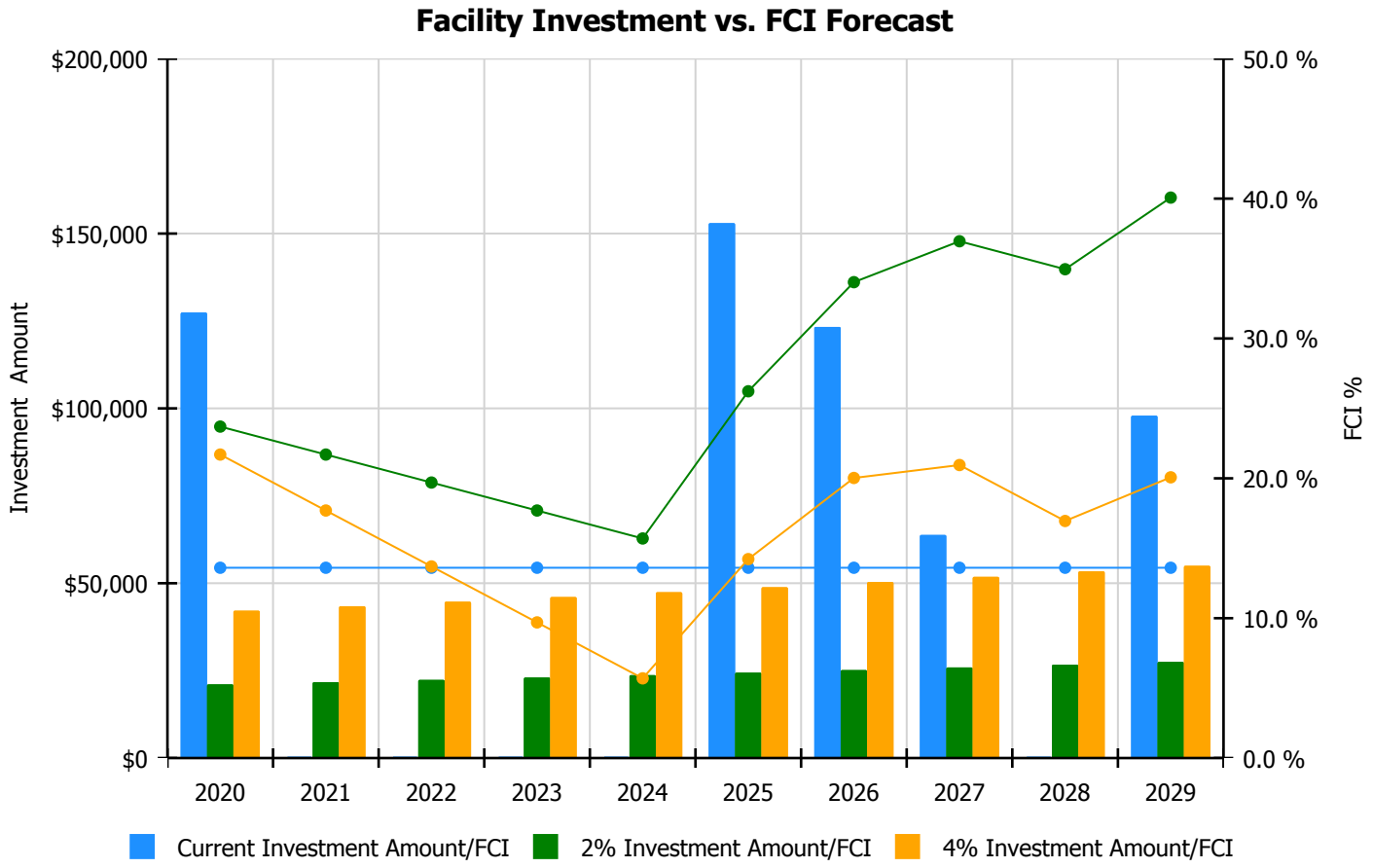
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

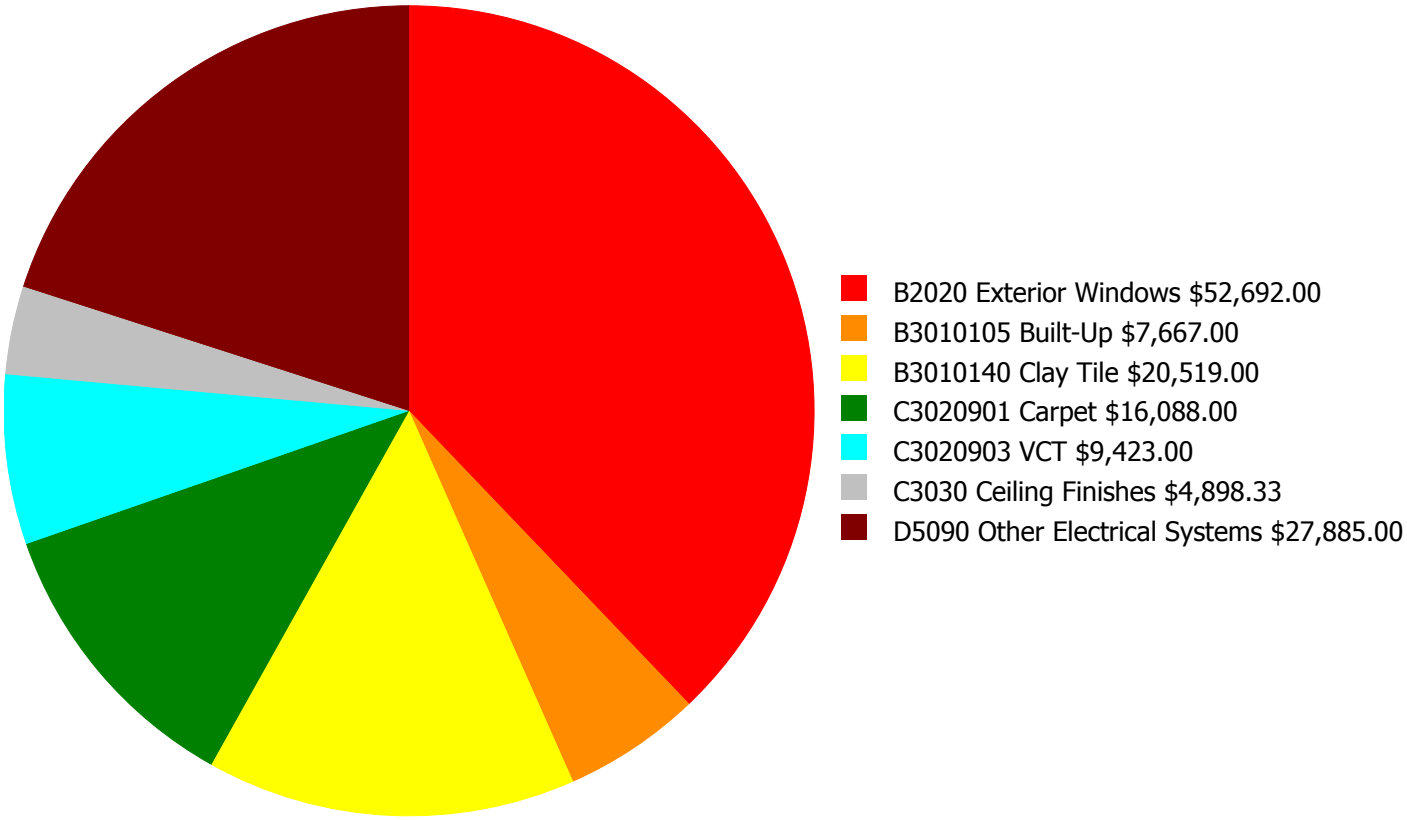
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 13.61%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$127,409	$21,071.00	23.70 %	$42,142.00	21.70 %
2021	$0	$21,703.00	21.70 %	$43,407.00	17.70 %
2022	$0	$22,354.00	19.70 %	$44,709.00	13.70 %
2023	$0	$23,025.00	17.70 %	$46,050.00	9.70 %
2024	$0	$23,716.00	15.70 %	$47,432.00	5.70 %
2025	$152,980	$24,427.00	26.22 %	$48,855.00	14.22 %
2026	$123,299	$25,160.00	34.03 %	$50,320.00	20.03 %
2027	$63,808	$25,915.00	36.95 %	$51,830.00	20.95 %
2028	$0	$26,692.00	34.95 %	$53,385.00	16.95 %
2029	$97,906	$27,493.00	40.07 %	$54,986.00	20.07 %
Total:	**$565,401**	**$241,556.00**		**$483,116.00**	

Deficiency Summary by System

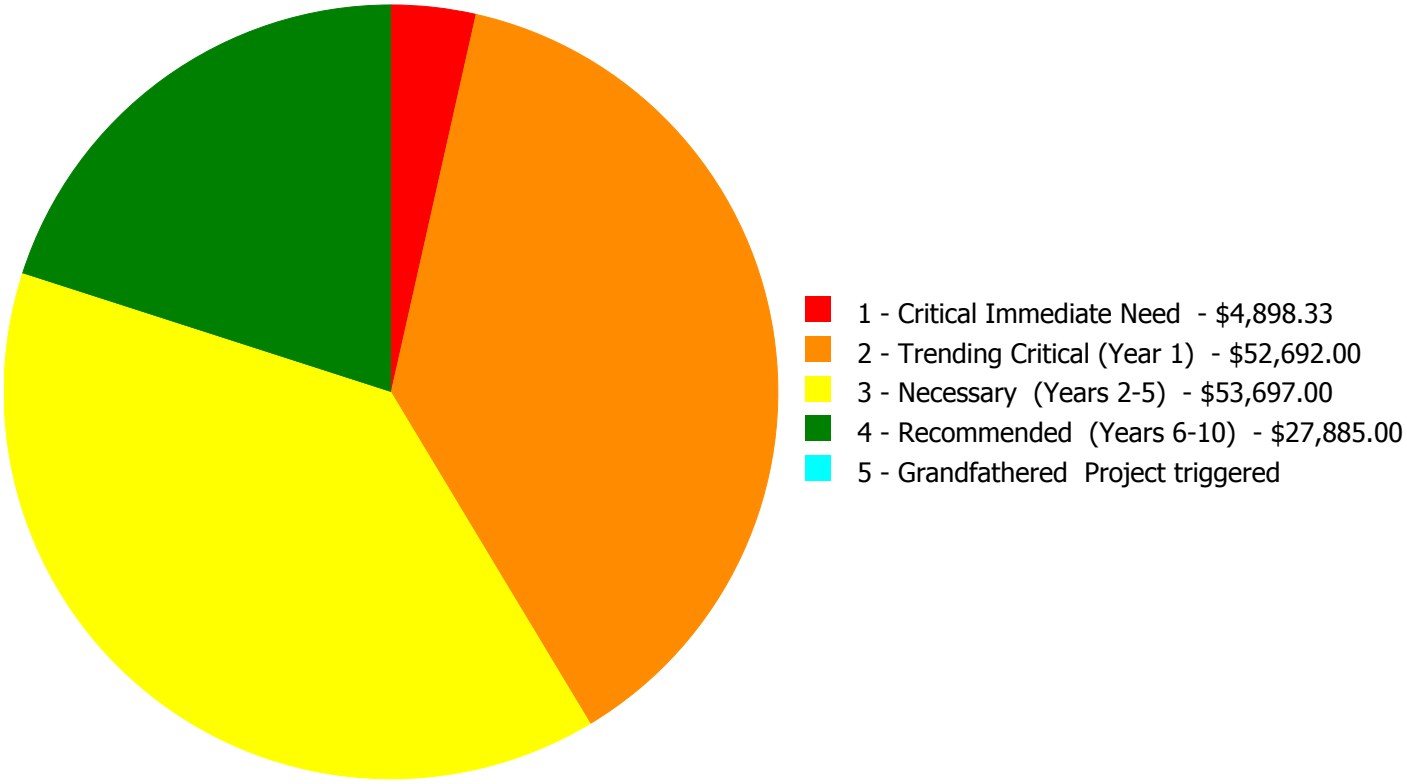
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $139,172.33

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: $139,172.33

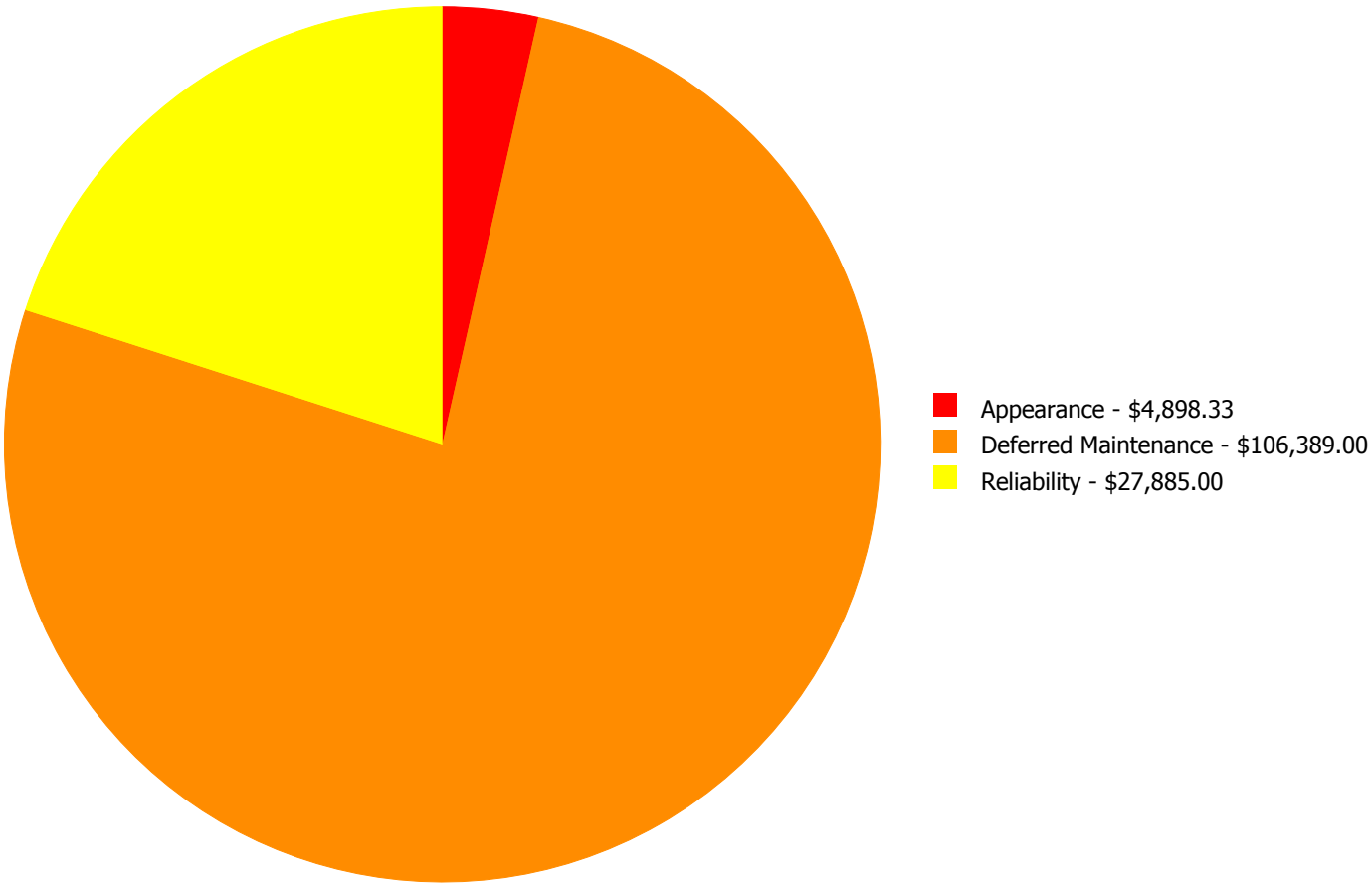
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B2020	Exterior Windows	$0.00	$52,692.00	$0.00	$0.00	$0.00	$52,692.00
B3010105	Built-Up	$0.00	$0.00	$7,667.00	$0.00	$0.00	$7,667.00
B3010140	Clay Tile	$0.00	$0.00	$20,519.00	$0.00	$0.00	$20,519.00
C3020901	Carpet	$0.00	$0.00	$16,088.00	$0.00	$0.00	$16,088.00
C3020903	VCT	$0.00	$0.00	$9,423.00	$0.00	$0.00	$9,423.00
C3030	Ceiling Finishes	$4,898.33	$0.00	$0.00	$0.00	$0.00	$4,898.33
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$27,885.00	$0.00	$27,885.00
	Total:	$4,898.33	$52,692.00	$53,697.00	$27,885.00	$0.00	$139,172.33

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: $139,172.33

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

System: C3030 - Ceiling Finishes

Location: Music Suite H103
Distress: Damaged
Category: Appearance
Priority: 1 - Critical Immediate Need
Correction: Refinish plaster ceiling
Qty: 200.00
Unit of Measure: S.Y.
Estimate: $4,898.33
Assessor Name: Homero Guerrero
Date Created: 02/14/2020

Notes: The original ceiling finishes are aged, failing and should be refinished.

Priority 2 - Trending Critical (Year 1):

System: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 5,487.00
Unit of Measure: S.F.
Estimate: $52,692.00
Assessor Name: Homero Guerrero
Date Created: 08/20/2013

Notes: The wood frame are in deteriorating condition and should be repaired.

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: 683.00
Unit of Measure: S.F.
Estimate: $7,667.00
Assessor Name: Homero Guerrero
Date Created: 02/14/2020

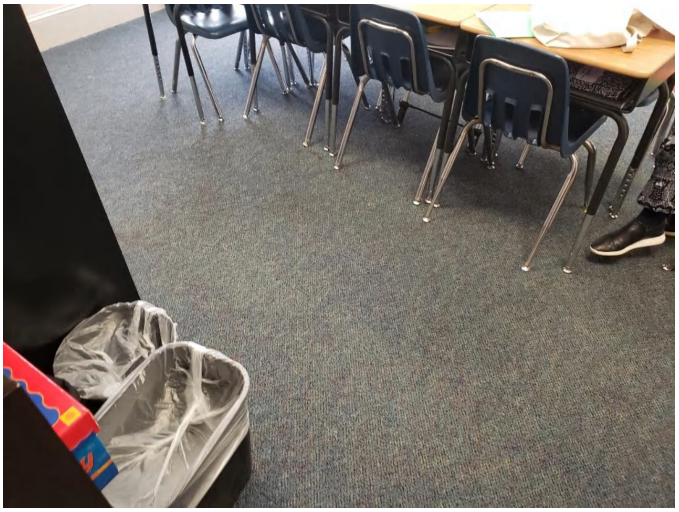
Notes: The roof covering is in deteriorating conditions and should be replaced.

System: B3010140 - Clay Tile

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,648.00
Unit of Measure: S.F.
Estimate: $20,519.00
Assessor Name: Homero Guerrero
Date Created: 02/20/2020

Notes: The Shingle and Tile roof covering has exceeded its expected life cycle and is recommended for upgrade.

System: C3020901 - Carpet



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,950.00
Unit of Measure: S.F.
Estimate: $16,088.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

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

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,747.00
Unit of Measure: S.F.
Estimate: $9,423.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

Notes: The VCT flooring is in poor conditions, with different areas separating from the substrate, and should be replaced.

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: 5,487.00
Unit of Measure: S.F.
Estimate: $27,885.00
Assessor Name: Homero Guerrero
Date Created: 08/20/2013

Notes: Facility has no emergency generator. Provide per owner"s 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):	43,185
Year Built:	2009
Last Renovation:	
Replacement Value:	$7,024,575
Repair Cost:	$16,151.00
Total FCI:	0.23 %
Total RSLI:	68.07 %
FCA Score:	99.77

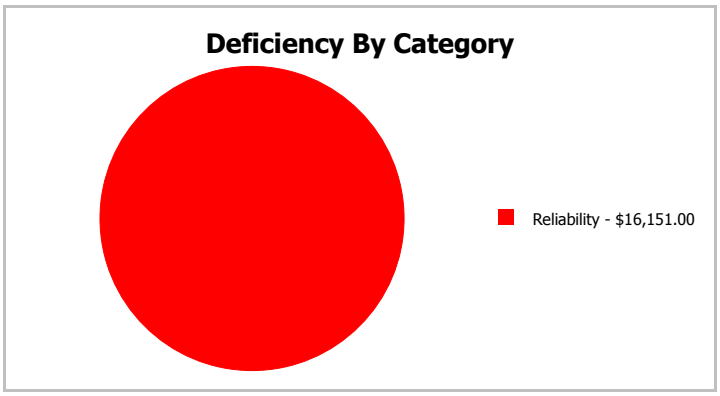
Description:

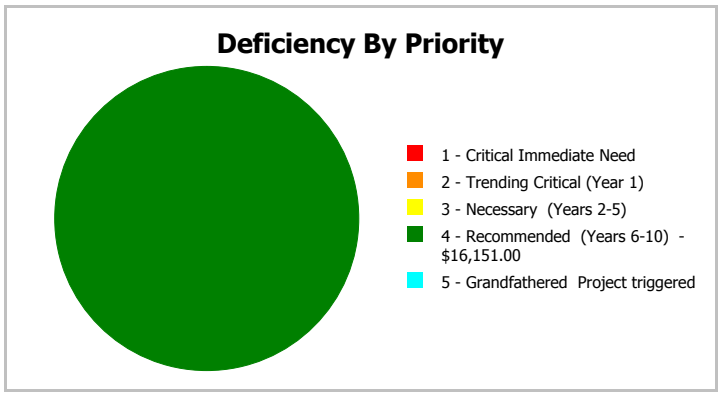
The narrative for this building is included in the Executive Summary Description at the front of this report.

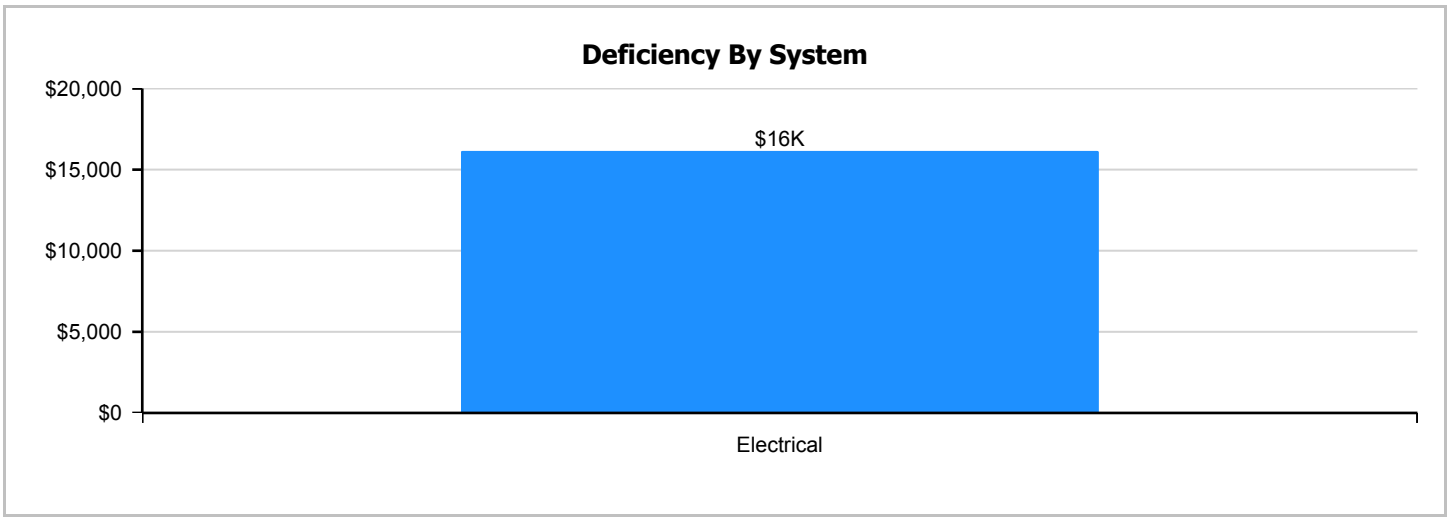
Attributes: This asset has no attributes.

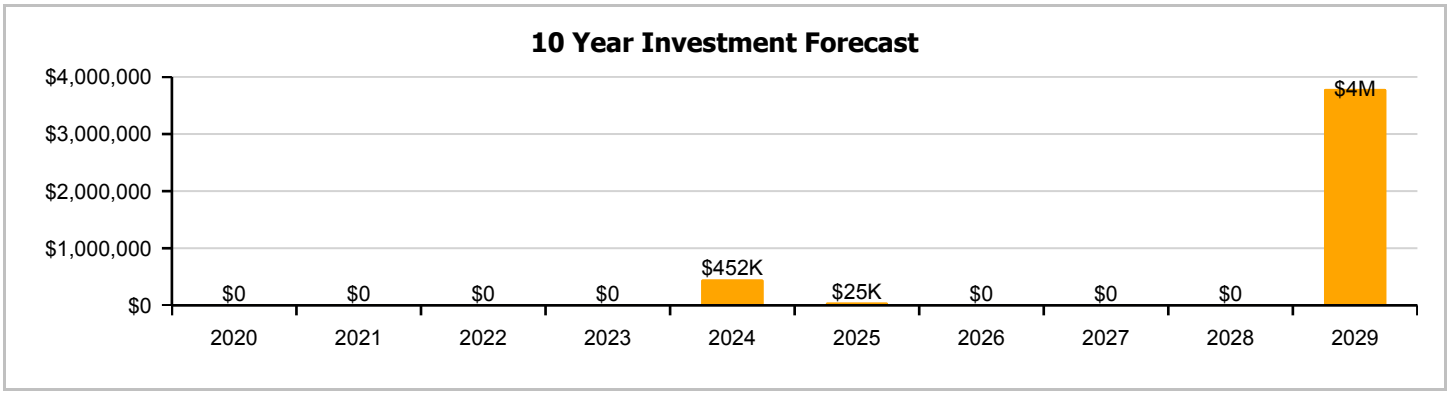
Dashboard Summary

Function:	Elementary	Gross Area:	43,185
Year Built:	2009	Last Renovation:	
Repair Cost:	$16,151	Replacement Value:	$7,024,575
FCI:	0.23 %	RSLI%:	68.07 %









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	90.00 %	0.00 %	$0.00
B10 - Superstructure	90.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	80.52 %	0.00 %	$0.00
B30 - Roofing	63.88 %	0.00 %	$0.00
C10 - Interior Construction	76.49 %	0.00 %	$0.00
C20 - Stairs	90.00 %	0.00 %	$0.00
C30 - Interior Finishes	45.81 %	0.00 %	$0.00
D10 - Conveying	50.00 %	0.00 %	$0.00
D20 - Plumbing	54.42 %	0.00 %	$0.00
D30 - HVAC	47.18 %	0.00 %	$0.00
D40 - Fire Protection	61.66 %	0.00 %	$0.00
D50 - Electrical	50.84 %	1.69 %	$16,151.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
Totals:	**68.07 %**	**0.23 %**	**$16,151.00**

Photo Album

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

1). East Elevation - Nov 23, 2019

2). North Elevation - Nov 23, 2019

3). West Elevation - Nov 23, 2019

4). Southwest Elevation - Nov 23, 2019

5). South Elevation - Nov 23, 2019

6). 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	$7.22	S.F.	43,185	100	2009	2109		90.00 %	0.00 %	90			$311,796
A1030	Slab on Grade	$6.13	S.F.	43,185	100	2009	2109		90.00 %	0.00 %	90			$264,724
B1010	Floor Construction	$18.41	S.F.	43,185	100	2009	2109		90.00 %	0.00 %	90			$795,036
B1020	Roof Construction	$11.92	S.F.	43,185	100	2009	2109		90.00 %	0.00 %	90			$514,765
B2010	Exterior Walls	$13.56	S.F.	43,185	100	2009	2109		90.00 %	0.00 %	90			$585,589
B2020	Exterior Windows	$8.45	S.F.	43,185	30	2009	2039		66.67 %	0.00 %	20			$364,913
B2030	Exterior Doors	$0.83	S.F.	43,185	30	2009	2039		66.67 %	0.00 %	20			$35,844
B3010105	Built-Up	$7.15	S.F.	10,429	25	2009	2034		60.00 %	0.00 %	15			$74,567
B3010140	Clay Tile	$8.40	S.F.	1,546	30	2009	2039		66.67 %	0.00 %	20			$12,986
B3010999	Other - Concrete Paver	$17.78	S.F.	4,818	30	2009	2039		66.67 %	0.00 %	20			$85,664
B3020	Roof Openings	$0.50	S.F.	10,429	30	2009	2039		66.67 %	0.00 %	20			$5,215
C1010	Partitions	$5.51	S.F.	43,185	100	2009	2109		90.00 %	0.00 %	90			$237,949
C1020	Interior Doors	$3.58	S.F.	43,185	40	2009	2049		75.00 %	0.00 %	30			$154,602
C1030	Fittings	$2.61	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$112,713
C2010	Stair Construction	$2.81	S.F.	43,185	100	2009	2109		90.00 %	0.00 %	90			$121,350
C3010220	Tile	$9.25	S.F.	3,080	30	2009	2039		66.67 %	0.00 %	20			$28,490
C3010230	Paint & Covering	$1.47	S.F.	40,105	10	2009	2019		0.00 %	0.00 %	0			$58,954
C3020405	Epoxy	$17.30	S.F.	45	15	2009	2024		33.33 %	0.00 %	5			$779
C3020420	Ceramic Tile	$16.74	S.F.	3,080	50	2009	2059		80.00 %	0.00 %	40			$51,559
C3020903	VCT	$3.48	S.F.	38,815	15	2009	2024		33.33 %	0.00 %	5			$135,076
C3020999	Other - Concrete Finish	$6.87	S.F.	530	100	2009	2109		90.00 %	0.00 %	90			$3,641
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	715	10	2009	2019	2025	60.00 %	0.00 %	6			$19,069
C3030	Ceiling Finishes	$8.89	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$383,915
D1010	Elevators and Lifts	$3.76	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$162,376
D2010	Plumbing Fixtures	$6.24	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$269,474
D2020	Domestic Water Distribution	$0.71	S.F.	43,185	30	2009	2039		66.67 %	0.00 %	20			$30,661
D2030	Sanitary Waste	$1.68	S.F.	43,185	30	2009	2039		66.67 %	0.00 %	20			$72,551
D2040	Rain Water Drainage	$0.39	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$16,842
D3010	Energy Supply	$0.61	S.F.	43,185	30	2009	2039		66.67 %	0.00 %	20			$26,343
D3040	Distribution Systems	$10.47	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$452,147
D3050	Terminal & Package Units	$0.82	S.F.	43,185	15	2009	2024		33.33 %	0.00 %	5			$35,412
D3060	Controls & Instrumentation	$2.17	S.F.	43,185	15	2009	2024		33.33 %	0.00 %	5			$93,711

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 $
D4010	Sprinklers	$4.01	S.F.	43,185	30	2009	2039		66.67 %	0.00 %	20			$173,172
D4020	Standpipes	$0.52	S.F.	43,185	30	2009	2039		66.67 %	0.00 %	20			$22,456
D4090	Other Fire Protection Systems	$0.80	S.F.	43,185	15	2009	2024		33.33 %	0.00 %	5			$34,548
D5010	Electrical Service/Distribution	$2.28	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$98,462
D5020	Branch Wiring	$4.67	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$201,674
D5020	Lighting	$7.01	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$302,727
D5030810	Security & Detection Systems	$1.51	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$65,209
D5030910	Fire Alarm Systems	$2.74	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$118,327
D5030920	Data Communication	$3.56	S.F.	43,185	25	2009	2034		60.00 %	0.00 %	15			$153,739
D5090	Other Electrical Systems	$0.34	S.F.	43,185	15			2019	0.00 %	110.00 %	0		$16,151.00	$14,683
E1020	Institutional Equipment	$2.23	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$96,303
E1090	Other Equipment	$2.04	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$88,097
E2010	Fixed Furnishings	$3.16	S.F.	43,185	20	2009	2029		50.00 %	0.00 %	10			$136,465
								Total	**68.07 %**	**0.23 %**			**$16,151.00**	**$7,024,575**

System Notes

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

System: B1010 - Floor Construction


Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

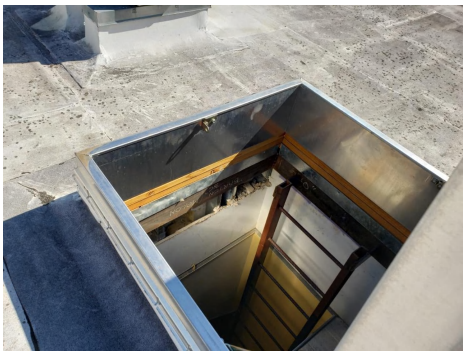
System: B3010140 - Clay Tile

Note:

System: B3010999 - Other - Concrete Paver

Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



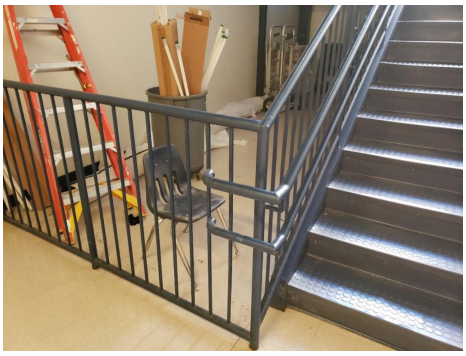
Note:

System: C1020 - Interior Doors



Note:

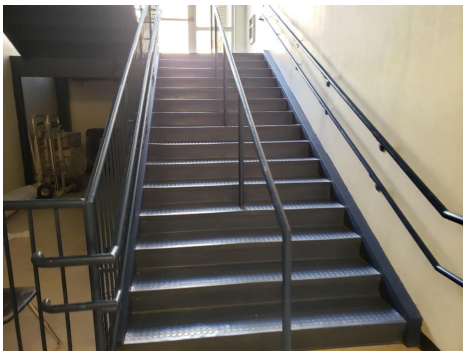
System: C1030 - Fittings


Note:

System: C2010 - Stair Construction



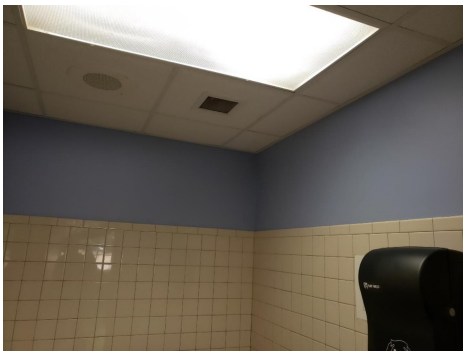
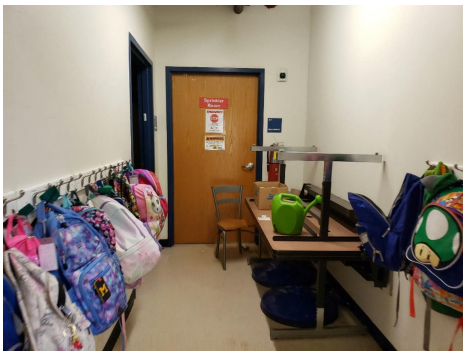


Note:

System: C3010220 - Tile


Note:

System: C3010230 - Paint & Covering

Note:

System: C3020405 - Epoxy

Note:

System: C3020420 - Ceramic Tile

Note:

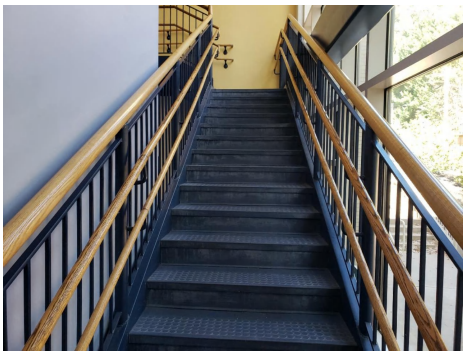
System: C3020903 - VCT

Note:

System: C3020999 - Other - Concrete Finish

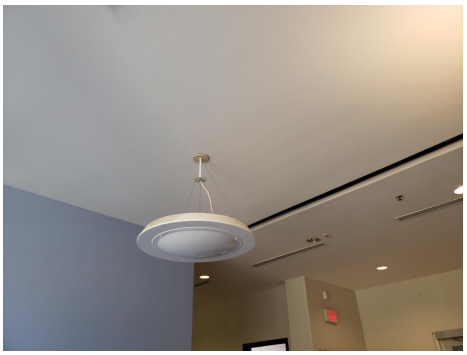
Note:

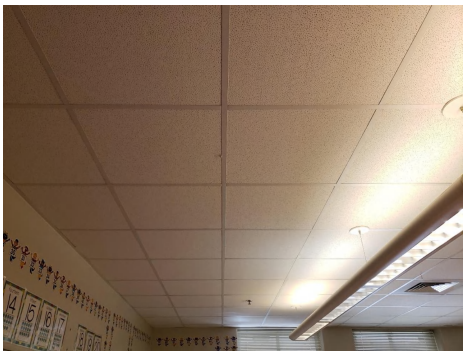
System: C3020999 - Other - Rubber or Neoprene



Note:

System: C3030 - Ceiling Finishes

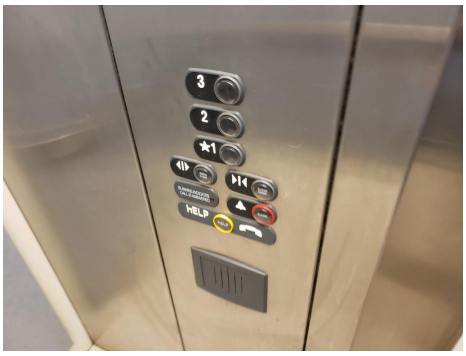




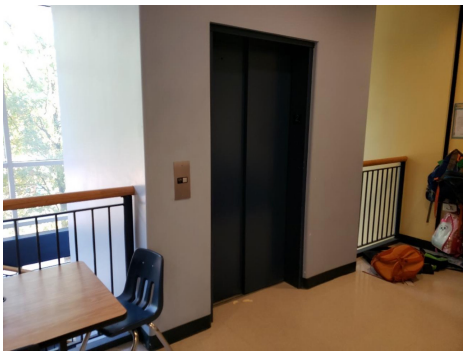
Note:

System: D1010 - Elevators and Lifts









Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

Note:

System: D3010 - Energy Supply

Note:

System: D3040 - Distribution Systems



Note:

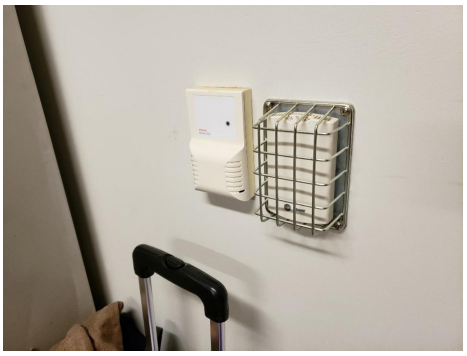
System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation





Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

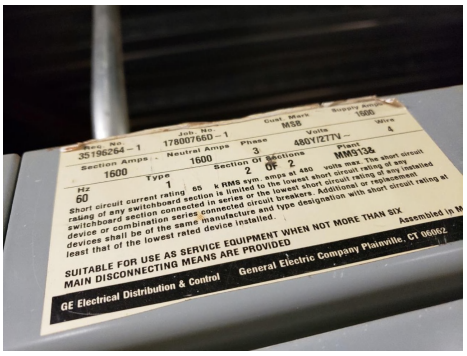
Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution

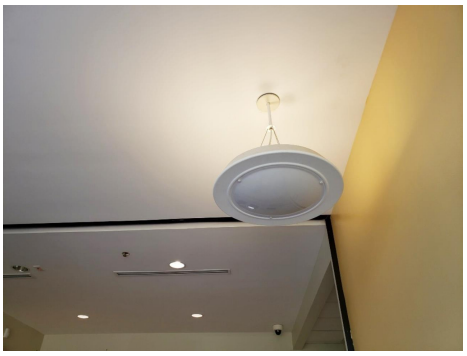


Note:

System: D5020 - Branch Wiring

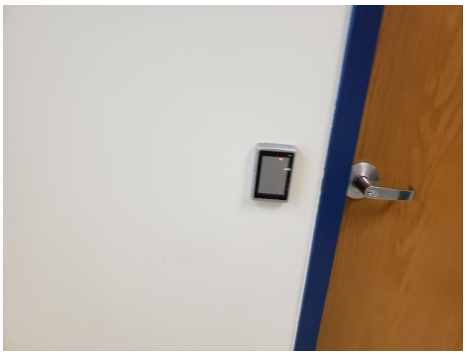
Note:

System: D5020 - Lighting



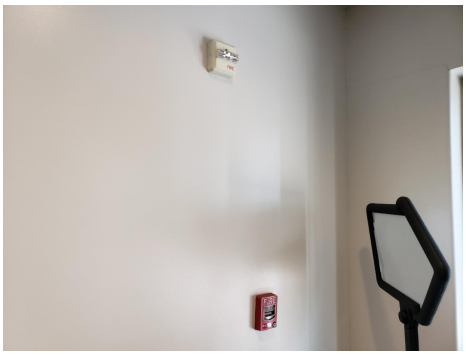
Note:

System: D5030810 - Security & Detection Systems




Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

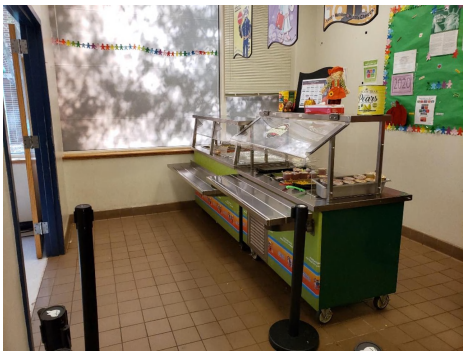


Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$16,151**	**$0**	**$0**	**$0**	**$0**	**$452,495**	**$25,046**	**$0**	**$0**	**$0**	**$3,789,915**	**$4,283,608**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Clay Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010999 - Other - Concrete Paver	$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	$0	$0	$0	$0	$166,624	**$166,624**
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**

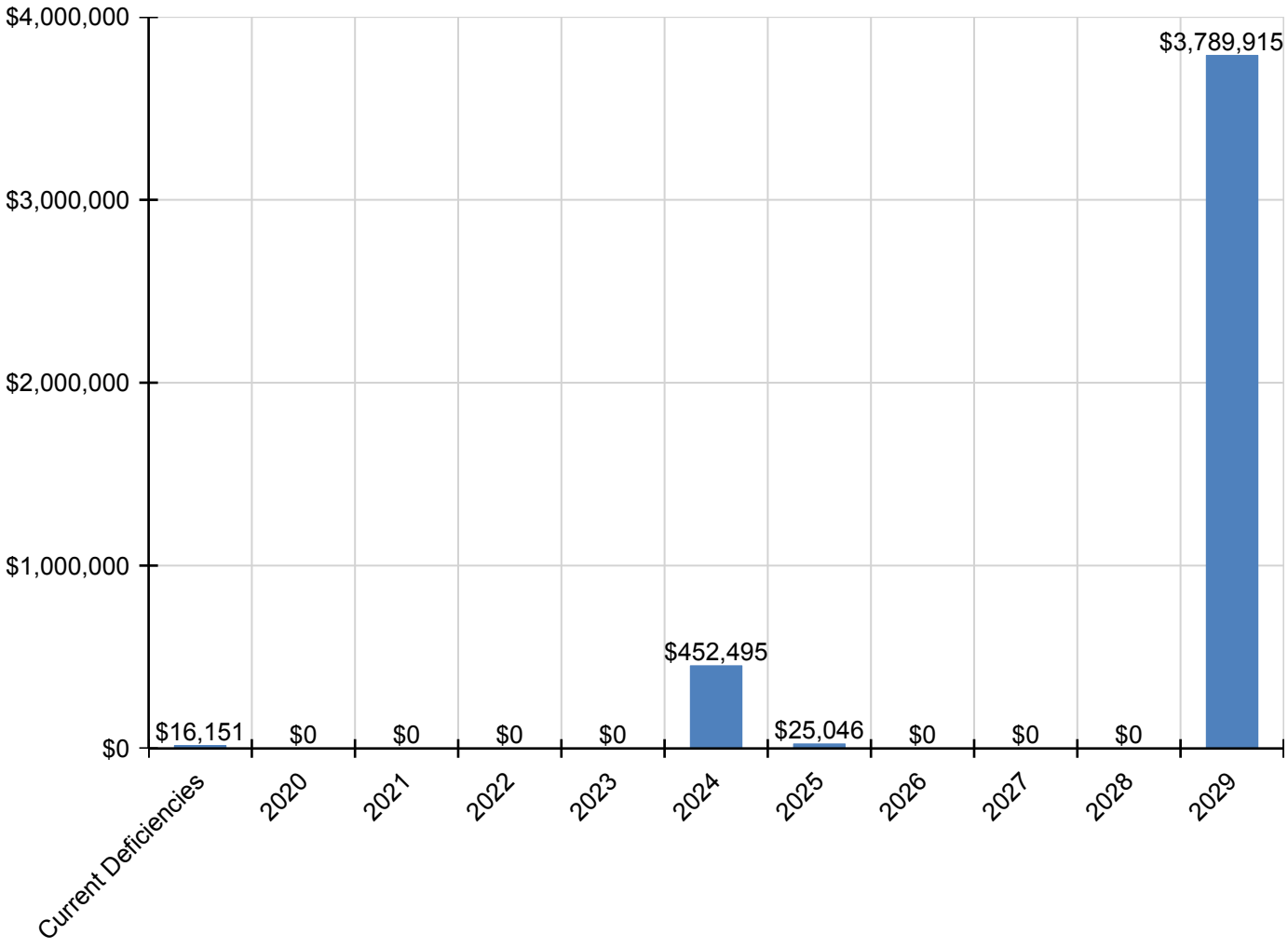
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$87,153	**$87,153**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$0	$0	$0	$0	$1,065	$0	$0	$0	$0	$0	**$1,065**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$0	$0	$0	$0	$0	$242,715	$0	$0	$0	$0	$0	**$242,715**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$0	$0	$0	$0	$0	$0	$25,046	$0	$0	$0	$0	**$25,046**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$567,544	**$567,544**
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	$0	$0	$0	$0	$0	$240,041	**$240,041**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$398,366	**$398,366**
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	$0	$0	$0	$0	$24,897	**$24,897**
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	$0	$0	$0	$0	$668,413	**$668,413**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$45,157	$0	$0	$0	$0	$0	**$45,157**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$119,501	$0	$0	$0	$0	$0	**$119,501**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$44,056	$0	$0	$0	$0	$0	**$44,056**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$145,557	**$145,557**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$298,136	**$298,136**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$447,524	**$447,524**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
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	$0	$0	$96,399	**$96,399**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$174,924	**$174,924**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$16,151	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,151**
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	$0	$0	$0	$0	$142,365	**$142,365**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$130,235	**$130,235**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$201,737	**$201,737**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

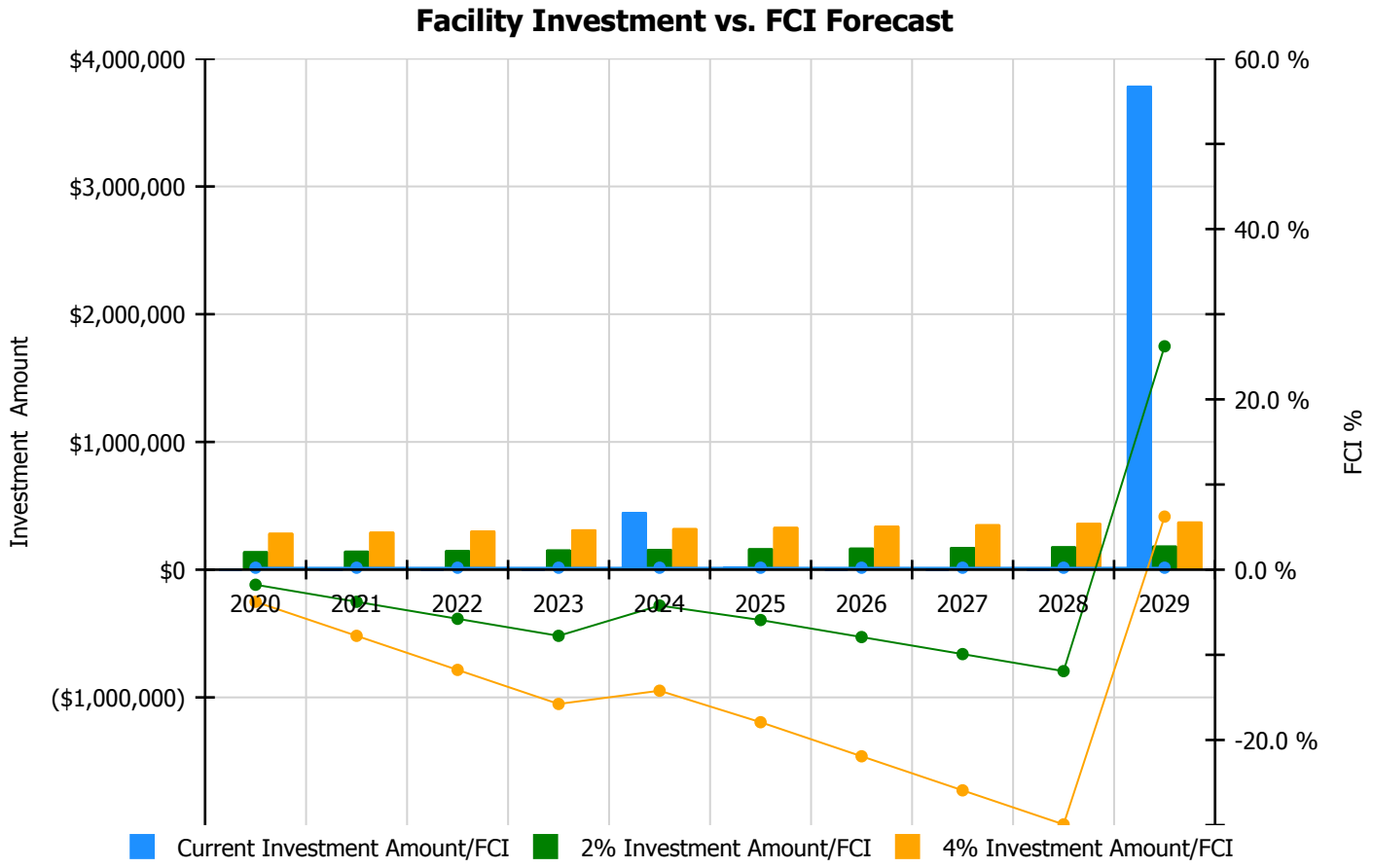
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

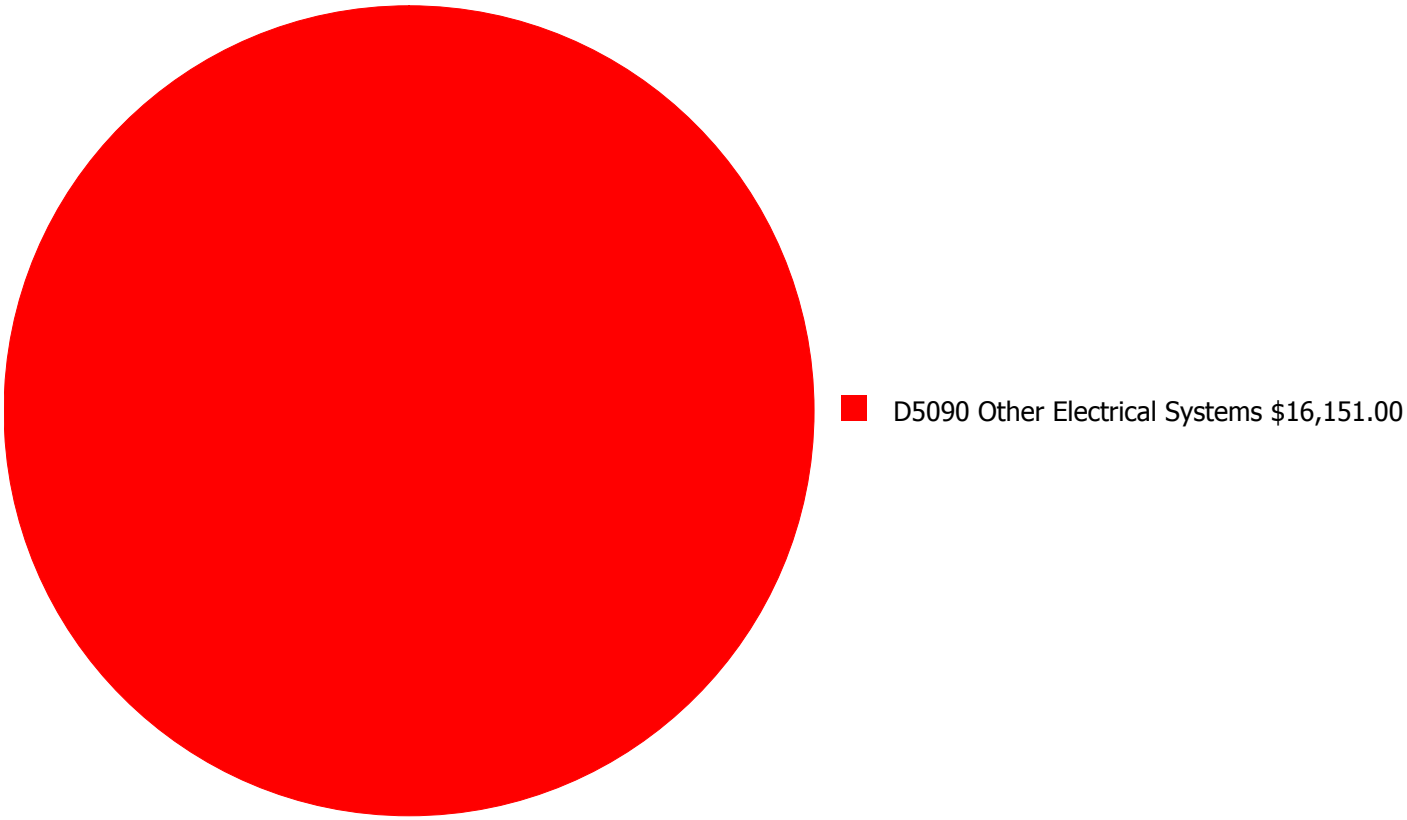
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 0.23%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$144,706.00	-1.77 %	$289,412.00	-3.77 %
2021	$0	$149,047.00	-3.77 %	$298,095.00	-7.77 %
2022	$0	$153,519.00	-5.77 %	$307,038.00	-11.77 %
2023	$0	$158,124.00	-7.77 %	$316,249.00	-15.77 %
2024	$452,495	$162,868.00	-4.21 %	$325,736.00	-14.21 %
2025	$25,046	$167,754.00	-5.91 %	$335,508.00	-17.91 %
2026	$0	$172,787.00	-7.91 %	$345,574.00	-21.91 %
2027	$0	$177,970.00	-9.91 %	$355,941.00	-25.91 %
2028	$0	$183,310.00	-11.91 %	$366,619.00	-29.91 %
2029	$3,789,915	$188,809.00	26.23 %	$377,618.00	6.23 %
Total:	**$4,267,457**	**$1,658,894.00**		**$3,317,790.00**	

Deficiency Summary by System

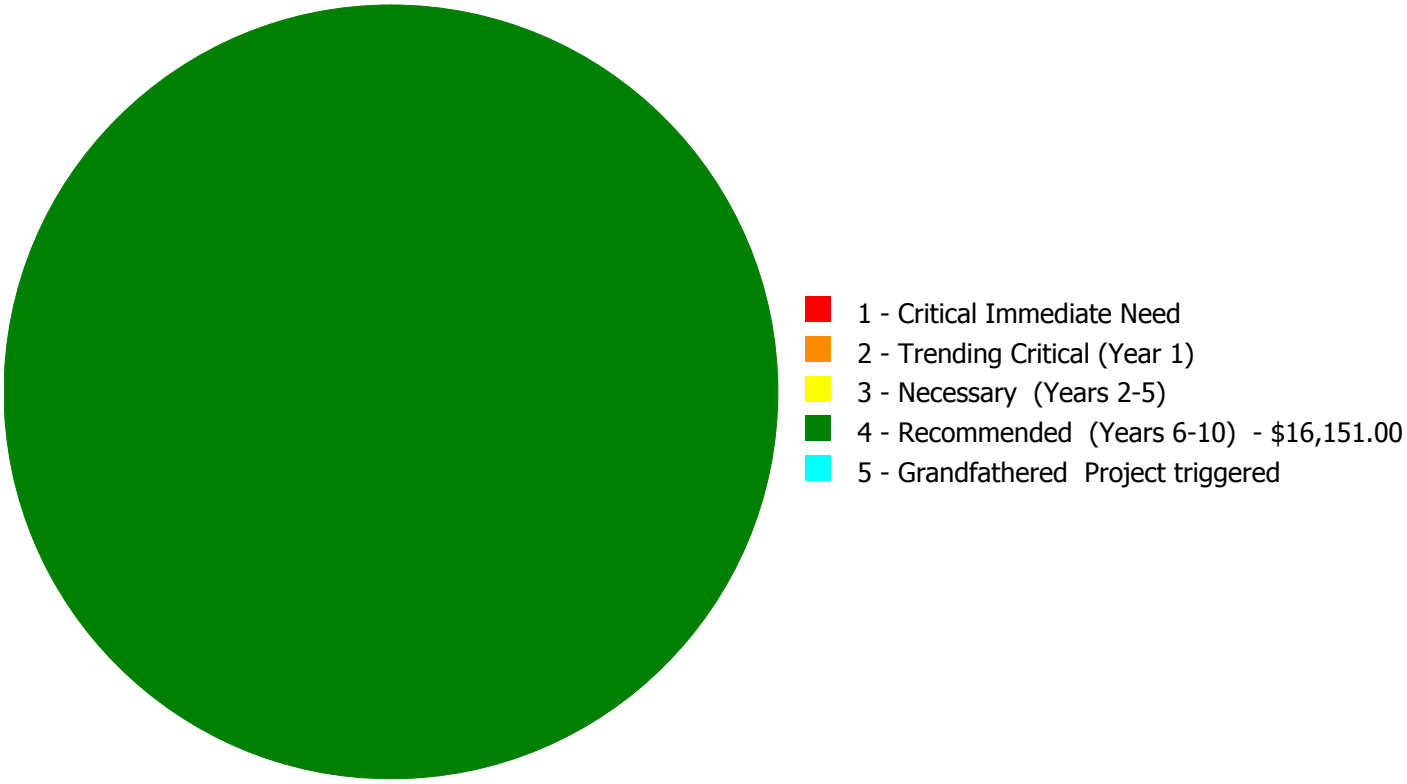
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $16,151.00

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: $16,151.00

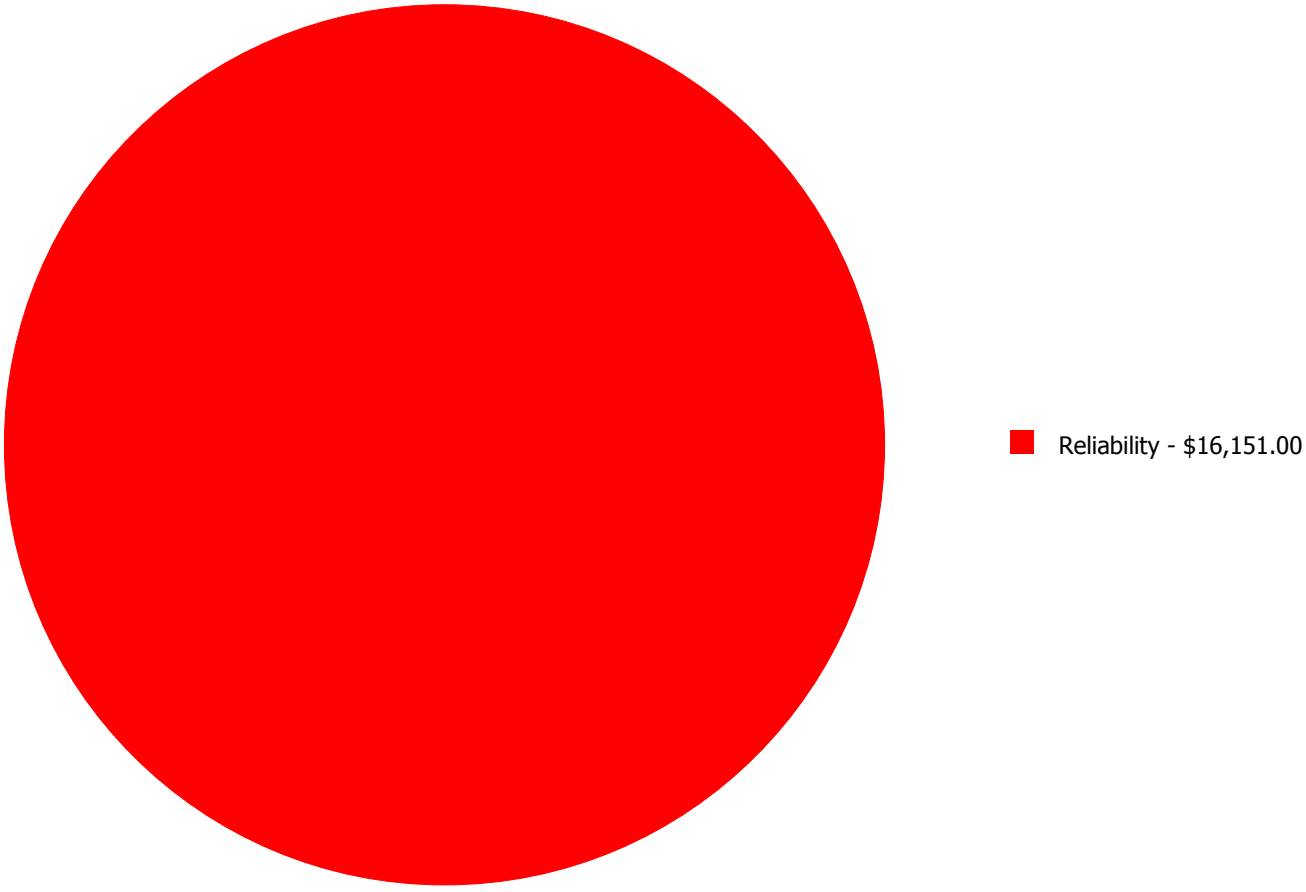
Deficiency By Priority Investment Table

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
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$16,151.00	$0.00	$16,151.00
	Total:	$0.00	$0.00	$0.00	$16,151.00	$0.00	$16,151.00

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: $16,151.00

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:	43,185.00
Unit of Measure:	S.F.
Estimate:	$16,151.00
Assessor Name:	Homero Guerrero
Date Created:	08/20/2013

Notes: Facility has no emergency generator. Provide per owner"s 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):	39,137
Year Built:	2014
Last Renovation:	
Replacement Value:	$6,733,683
Repair Cost:	$96,864.00
Total FCI:	1.44 %
Total RSLI:	82.23 %
FCA Score:	98.56

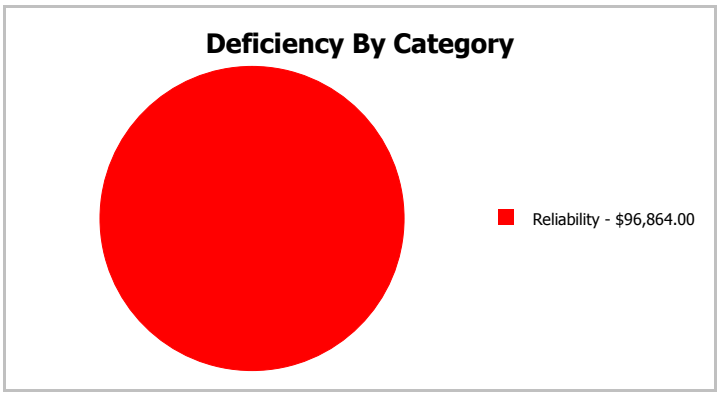
Description:

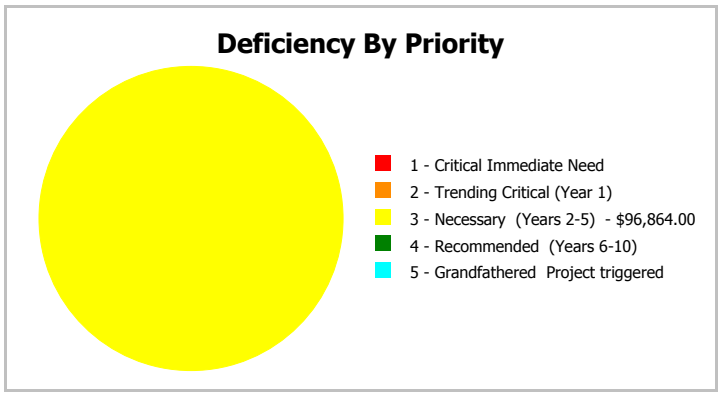
The narrative for this building is included in the Executive Summary Description at the front of this report.

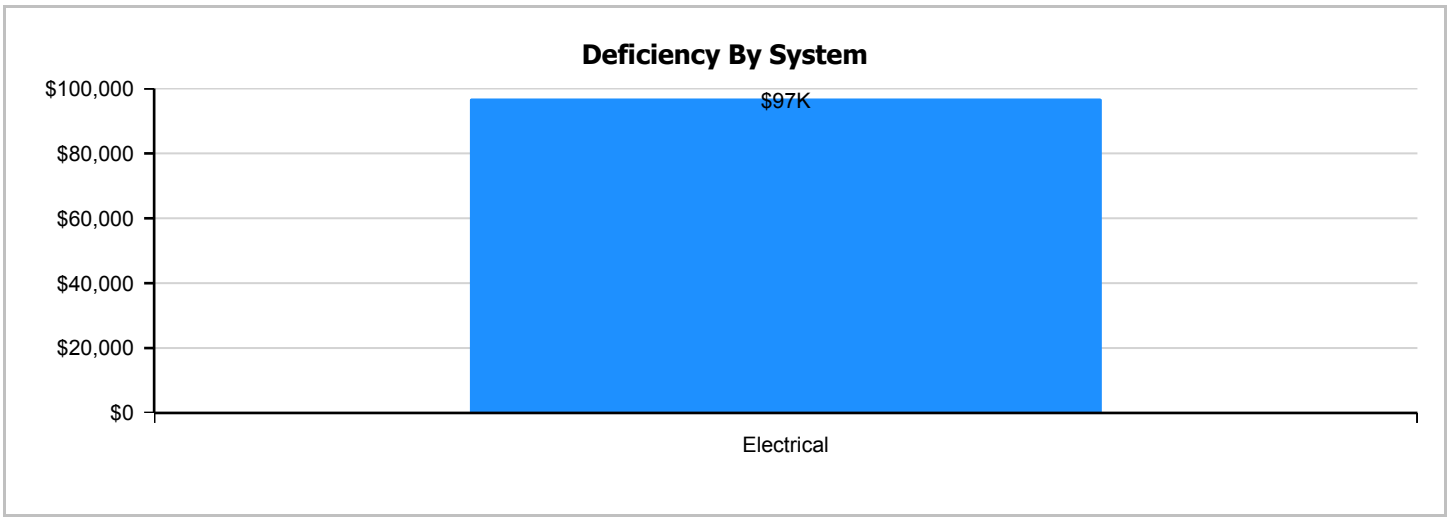
Attributes: This asset has no attributes.

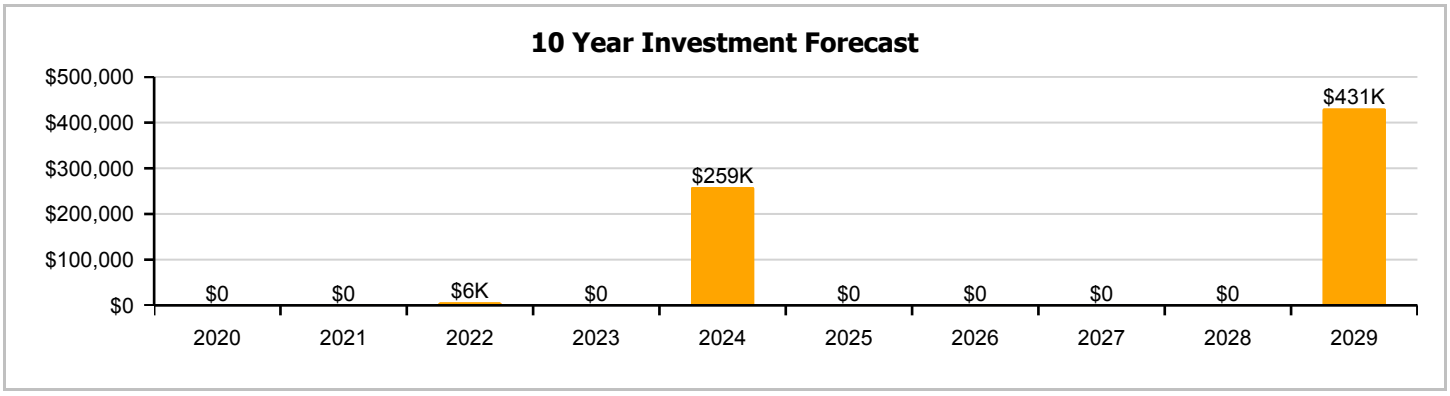
Dashboard Summary

Function:	Elementary	Gross Area:	39,137
Year Built:	2014	Last Renovation:	
Repair Cost:	$96,864	Replacement Value:	$6,733,683
FCI:	1.44 %	RSLI%:	82.23 %









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	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	90.26 %	0.00 %	$0.00
B30 - Roofing	75.74 %	0.00 %	$0.00
C10 - Interior Construction	88.24 %	0.00 %	$0.00
C20 - Stairs	95.00 %	0.00 %	$0.00
C30 - Interior Finishes	67.26 %	0.00 %	$0.00
D10 - Conveying	75.00 %	0.00 %	$0.00
D20 - Plumbing	77.24 %	0.00 %	$0.00
D30 - HVAC	75.88 %	0.00 %	$0.00
D40 - Fire Protection	83.33 %	0.00 %	$0.00
D50 - Electrical	68.84 %	10.10 %	$96,864.00
E10 - Equipment	75.00 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
Totals:	**82.23 %**	**1.44 %**	**$96,864.00**

Photo Album

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

1). North Elevation - Nov 23, 2019

2). West Elevation - Nov 23, 2019

3). South Elevation - Nov 23, 2019

4). East 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.

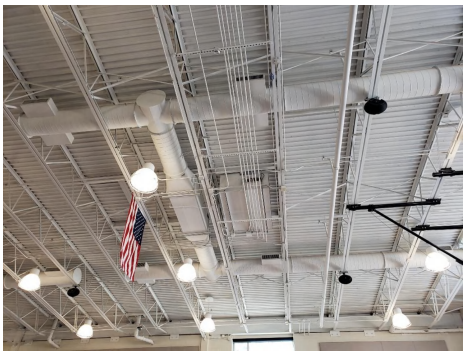
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.56	S.F.	39,137	100	2014	2114		95.00 %	0.00 %	95			$295,876
A1030	Slab on Grade	$6.37	S.F.	39,137	100	2014	2114		95.00 %	0.00 %	95			$249,303
B1010	Floor Construction	$18.41	S.F.	39,137	100	2014	2114		95.00 %	0.00 %	95			$720,512
B1020	Roof Construction	$11.92	S.F.	39,137	100	2014	2114		95.00 %	0.00 %	95			$466,513
B2010	Exterior Walls	$13.78	S.F.	39,137	100	2014	2114		95.00 %	0.00 %	95			$539,308
B2020	Exterior Windows	$8.60	S.F.	39,137	30	2014	2044		83.33 %	0.00 %	25			$336,578
B2030	Exterior Doors	$0.84	S.F.	39,137	30	2014	2044		83.33 %	0.00 %	25			$32,875
B3010120	Single Ply Membrane	$5.37	S.F.	12,317	20	2014	2034		75.00 %	0.00 %	15			$66,142
B3020	Roof Openings	$0.52	S.F.	12,317	30	2014	2044		83.33 %	0.00 %	25			$6,405
C1010	Partitions	$5.58	S.F.	39,137	100	2014	2114		95.00 %	0.00 %	95			$218,384
C1020	Interior Doors	$3.64	S.F.	39,137	40	2014	2054		87.50 %	0.00 %	35			$142,459
C1030	Fittings	$2.65	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$103,713
C2010	Stair Construction	$2.82	S.F.	39,137	100	2014	2114		95.00 %	0.00 %	95			$110,366
C3010220	Tile	$9.25	S.F.	1,580	30	2014	2044		83.33 %	0.00 %	25			$14,615
C3010230	Paint & Covering	$1.47	S.F.	37,557	10	2014	2024		50.00 %	0.00 %	5			$55,209
C3020420	Ceramic Tile	$16.74	S.F.	1,580	50	2014	2064		90.00 %	0.00 %	45			$26,449
C3020901	Carpet	$7.50	S.F.	660	8	2014	2022		37.50 %	0.00 %	3			$4,950
C3020903	VCT	$3.48	S.F.	30,542	15	2014	2029		66.67 %	0.00 %	10			$106,286
C3020999	Other - Concrete Finish	$6.87	S.F.	815	100	2014	2114		95.00 %	0.00 %	95			$5,599
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	5,540	10	2014	2024		50.00 %	0.00 %	5			$147,752
C3030	Ceiling Finishes	$8.98	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$351,450
D1010	Elevators and Lifts	$1.25	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$48,921
D2010	Plumbing Fixtures	$6.42	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$251,260
D2020	Domestic Water Distribution	$0.75	S.F.	39,137	30	2014	2044		83.33 %	0.00 %	25			$29,353
D2030	Sanitary Waste	$1.75	S.F.	39,137	30	2014	2044		83.33 %	0.00 %	25			$68,490
D2040	Rain Water Drainage	$0.40	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$15,655
D3010	Energy Supply	$0.61	S.F.	39,137	30	2014	2044		83.33 %	0.00 %	25			$23,874
D3020	Heat Generating Systems	$2.48	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$97,060
D3030	Cooling Generating Systems	$5.43	S.F.	39,137	30	2014	2044		83.33 %	0.00 %	25			$212,514
D3040	Distribution Systems	$10.73	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$419,940
D3050	Terminal & Package Units	$1.41	S.F.	39,137	15	2014	2029		66.67 %	0.00 %	10			$55,183
D3060	Controls & Instrumentation	$2.21	S.F.	39,137	15	2014	2029		66.67 %	0.00 %	10			$86,493

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 $
D4010	Sprinklers	$4.13	S.F.	39,137	30	2014	2044		83.33 %	0.00 %	25			$161,636
D4020	Standpipes	$0.79	S.F.	39,137	30	2014	2044		83.33 %	0.00 %	25			$30,918
D5010	Electrical Service/Distribution	$2.34	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$91,581
D5020	Branch Wiring	$4.85	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$189,814
D5020	Lighting	$7.26	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$284,135
D5030810	Security & Detection Systems	$1.51	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$59,097
D5030910	Fire Alarm Systems	$2.74	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$107,235
D5030920	Data Communication	$3.56	S.F.	39,137	25	2014	2039		80.00 %	0.00 %	20			$139,328
D5090	Other Electrical Systems	$2.25	S.F.	39,137	15			2019	0.00 %	110.00 %	0		$96,864.00	$88,058
E1020	Institutional Equipment	$3.51	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$137,371
E1090	Other Equipment	$1.54	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$60,271
E2010	Fixed Furnishings	$1.91	S.F.	39,137	20	2014	2034		75.00 %	0.00 %	15			$74,752
								Total	**82.23 %**	**1.44 %**			**$96,864.00**	**$6,733,683**

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

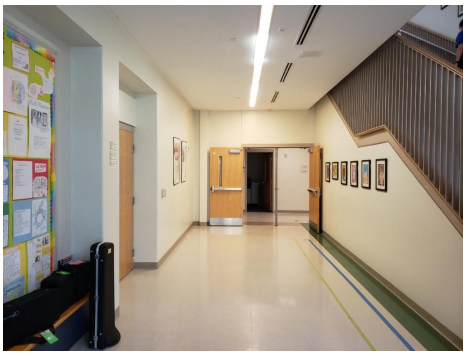
System: B2030 - Exterior Doors



Note:

System: C1010 - Partitions





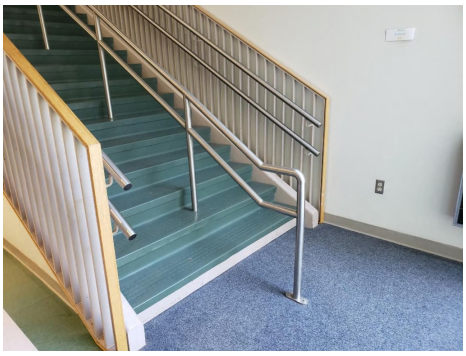
Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings

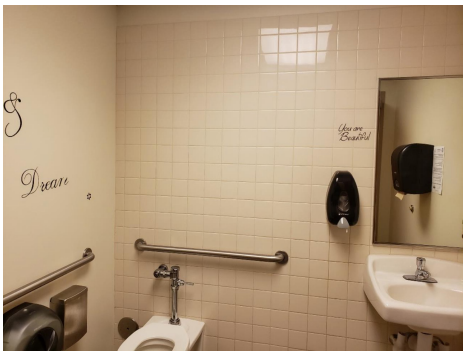


Note:

System: C2010 - Stair Construction

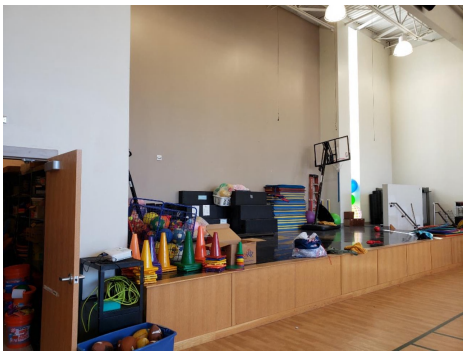
Note:

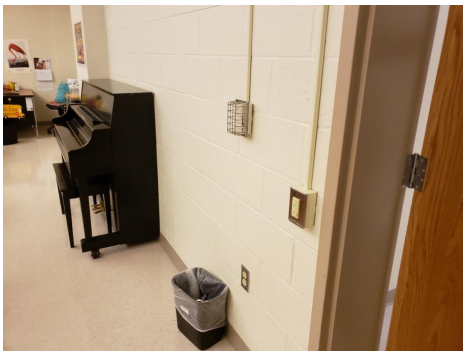
System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



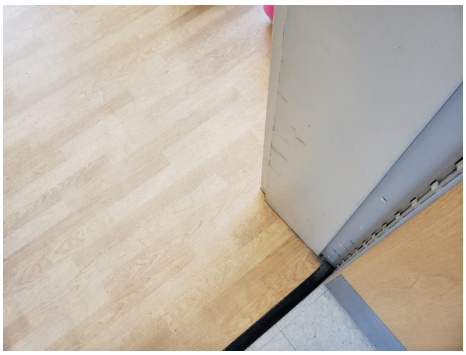
Note:

System: C3020999 - Other - Concrete Finish

Note:

System: C3020999 - Other - Rubber or Neoprene





Note:

System: C3030 - Ceiling Finishes



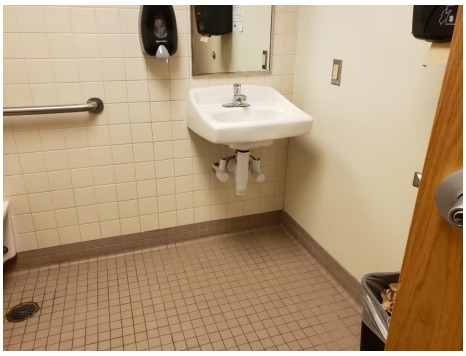
Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution

Note:

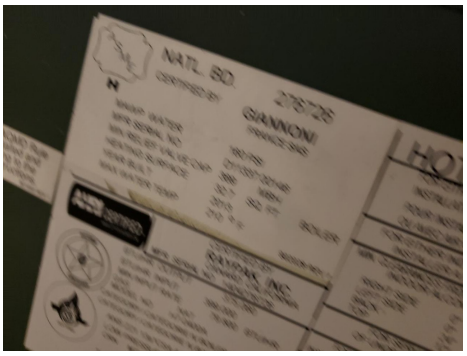
System: D2030 - Sanitary Waste

Note:

System: D3010 - Energy Supply

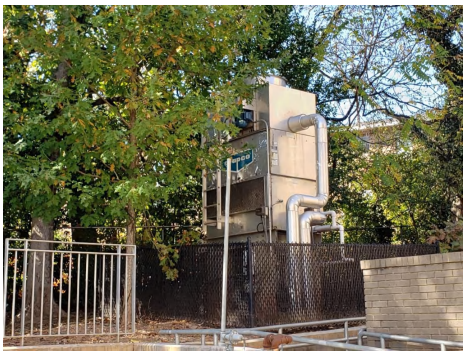
Note:

System: D3020 - Heat Generating Systems



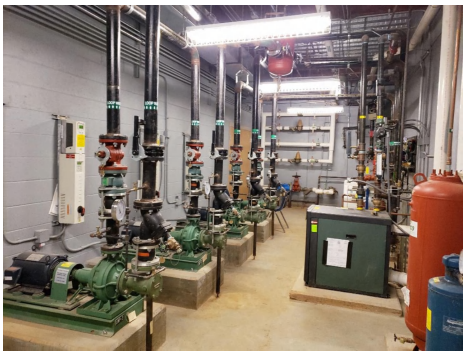
Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

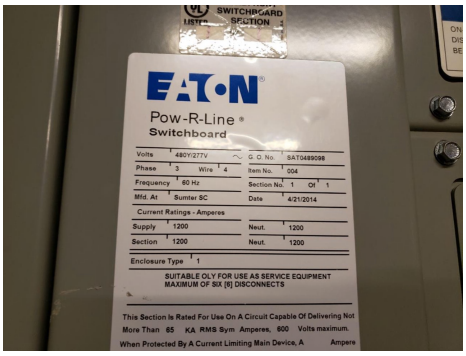
System: D4010 - Sprinklers

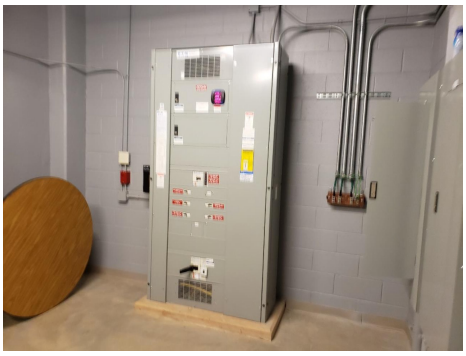
Note:

System: D4020 - Standpipes

Note:

System: D5010 - Electrical Service/Distribution





Note:

System: D5020 - Branch Wiring

Note:

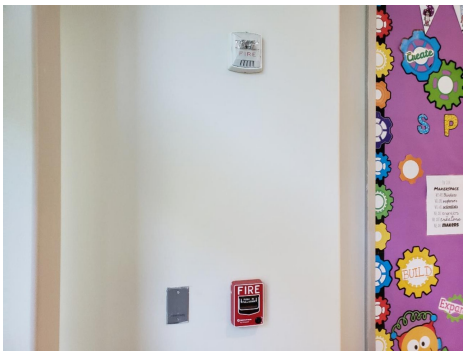
System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

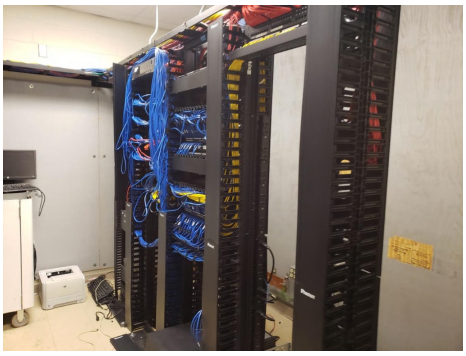
Note:

System: D5030910 - Fire Alarm Systems



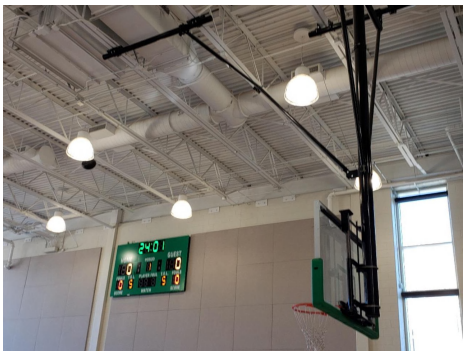
Note:

System: D5030920 - Data Communication

Note:

System: E1090 - Other Equipment




Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$96,864**	**$0**	**$0**	**$5,950**	**$0**	**$258,816**	**$0**	**$0**	**$0**	**$0**	**$430,842**	**$792,472**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1010 - Floor Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$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	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

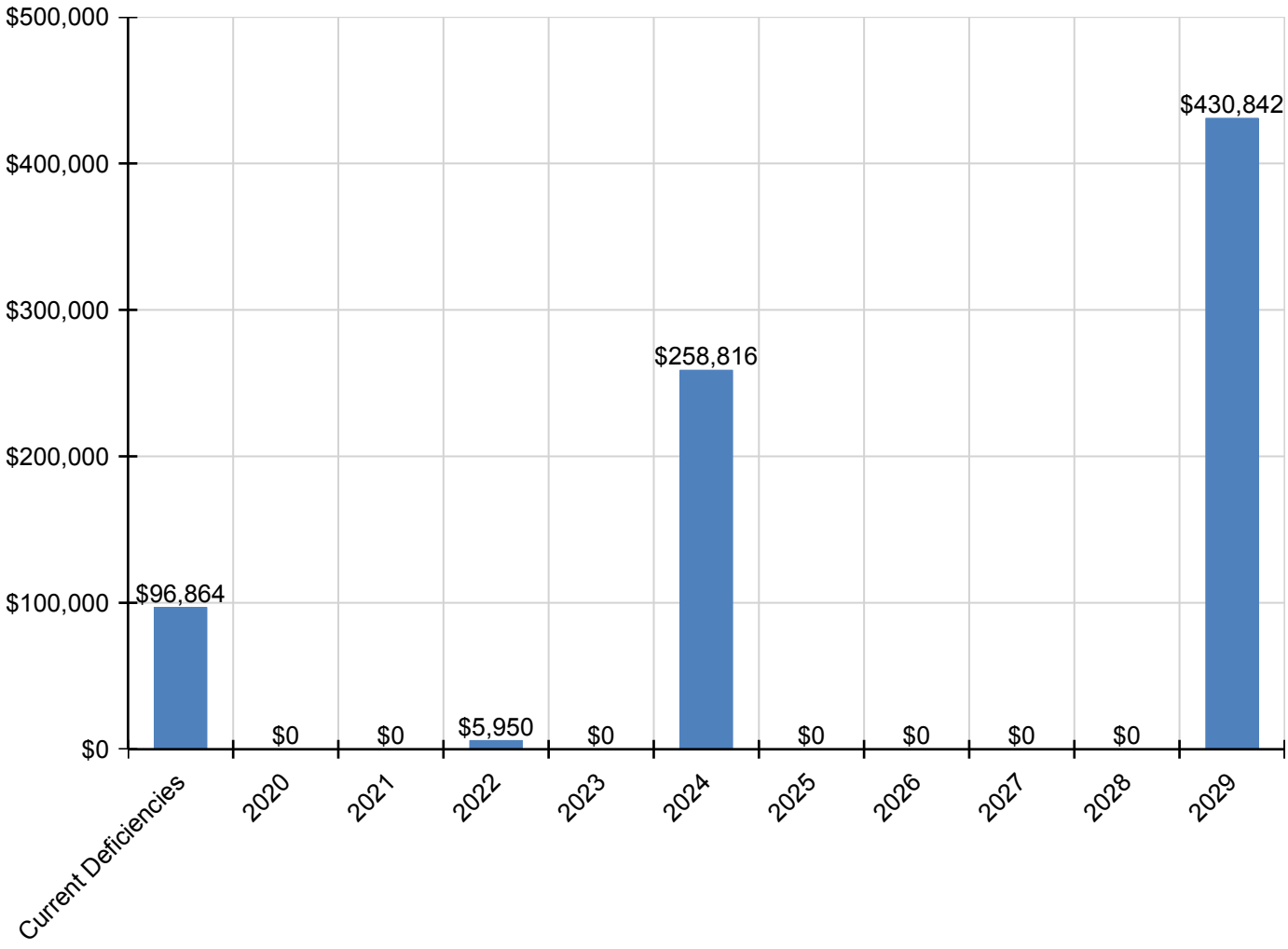
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$70,403	$0	$0	$0	$0	$0	**$70,403**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$0	$0	$0	$5,950	$0	$0	$0	$0	$0	$0	$0	**$5,950**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$221,402	**$221,402**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$0	$0	$0	$0	$0	$188,413	$0	$0	$0	$0	$0	**$188,413**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$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	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$81,577	**$81,577**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$127,863	**$127,863**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$96,864	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,864**
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	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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

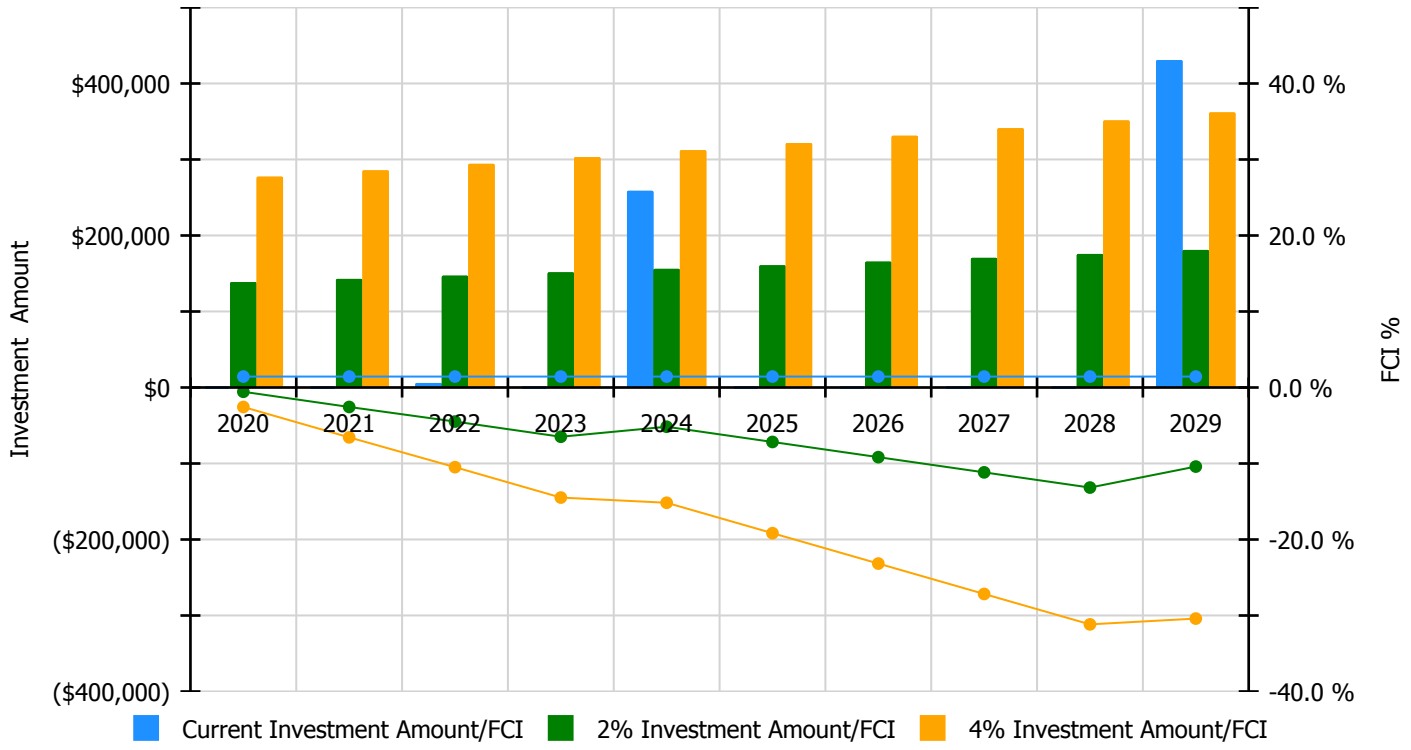


Condition Index Forecast by Investment Scenario

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

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

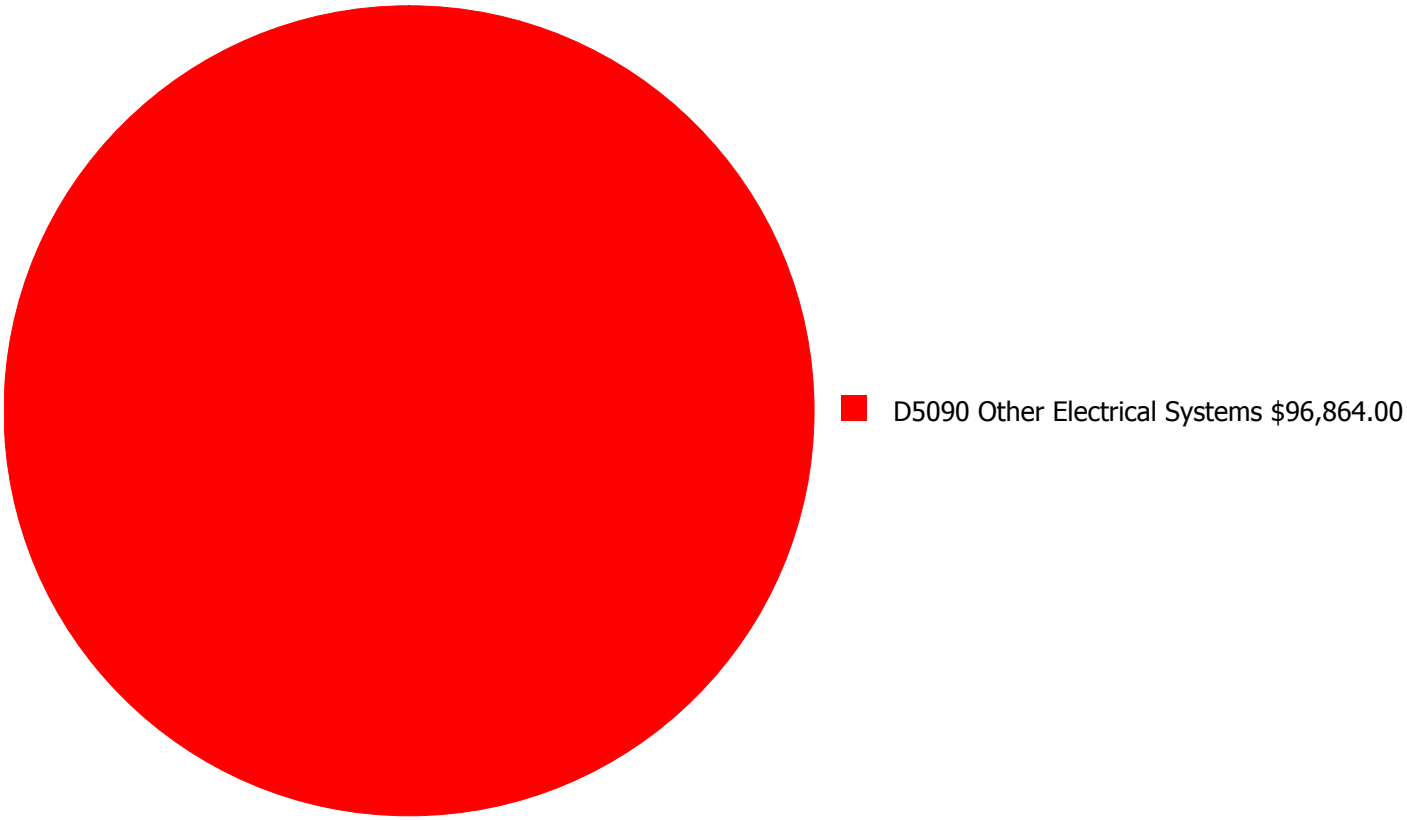
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 1.44%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$138,714.00	-0.56 %	$277,428.00	-2.56 %
2021	$0	$142,875.00	-2.56 %	$285,751.00	-6.56 %
2022	$5,950	$147,162.00	-4.48 %	$294,323.00	-10.48 %
2023	$0	$151,576.00	-6.48 %	$303,153.00	-14.48 %
2024	$258,816	$156,124.00	-5.17 %	$312,247.00	-15.17 %
2025	$0	$160,807.00	-7.17 %	$321,615.00	-19.17 %
2026	$0	$165,632.00	-9.17 %	$331,263.00	-23.17 %
2027	$0	$170,601.00	-11.17 %	$341,201.00	-27.17 %
2028	$0	$175,719.00	-13.17 %	$351,437.00	-31.17 %
2029	$430,842	$180,990.00	-10.40 %	$361,980.00	-30.40 %
Total:	**$695,608**	**$1,590,200.00**		**$3,180,398.00**	

Deficiency Summary by System

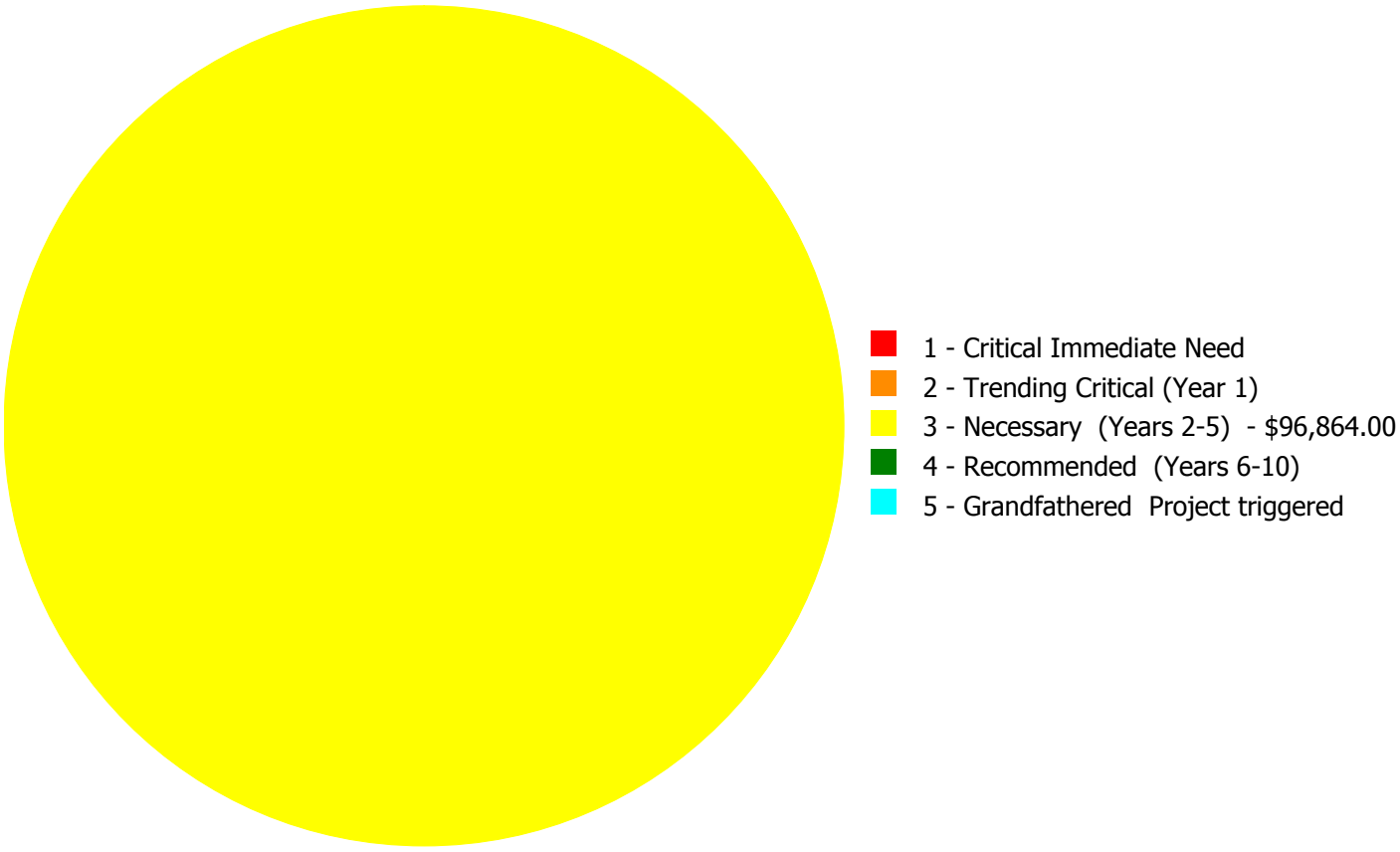
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $96,864.00

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: $96,864.00

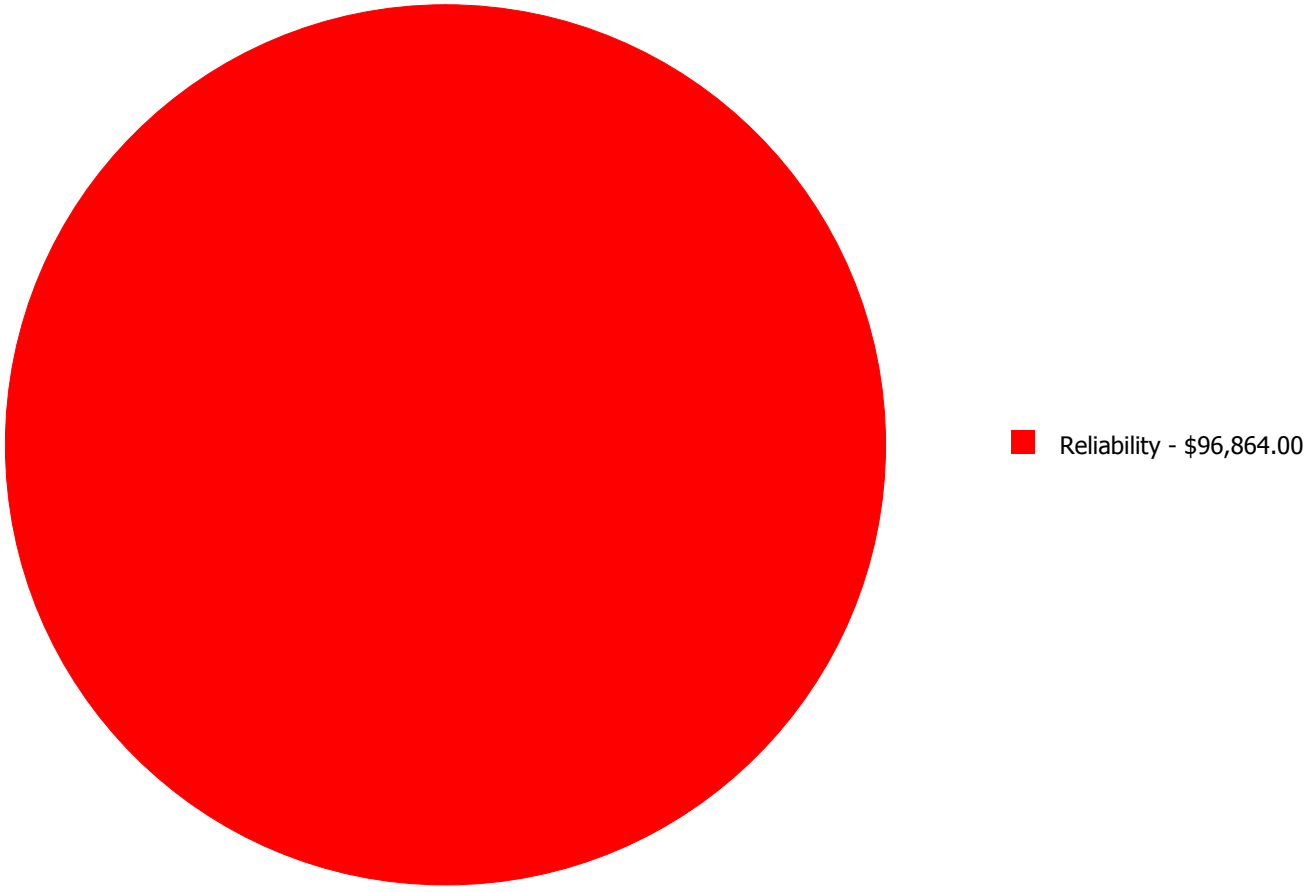
Deficiency By Priority Investment Table

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
D5090	Other Electrical Systems	$0.00	$0.00	$96,864.00	$0.00	$0.00	$96,864.00
	Total:	$0.00	$0.00	$96,864.00	$0.00	$0.00	$96,864.00

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: $96,864.00

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: D5090 - Other Electrical Systems

This deficiency has no image.

Location:	Throughout Building
Distress:	Missing
Category:	Reliability
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	39,137.00
Unit of Measure:	S.F.
Estimate:	$96,864.00
Assessor Name:	Homero Guerrero
Date Created:	01/30/2020

Notes: Facility has no emergency generator. Provide per owner''s 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):	95,555
Year Built:	2009
Last Renovation:	2014
Replacement Value:	$2,663,554
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	73.19 %
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.

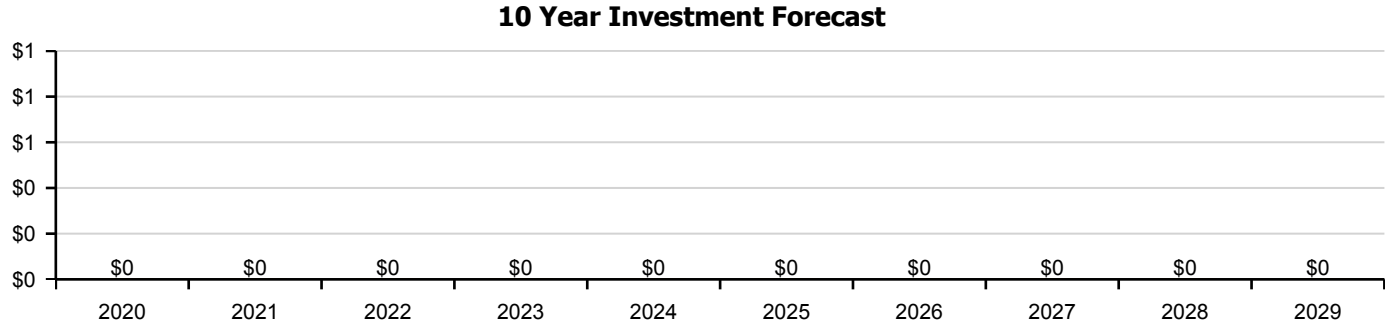
Dashboard Summary

Function:		Gross Area:	95,555
Year Built:	2009	Last Renovation:	2014
Repair Cost:	$0	Replacement Value:	$2,663,554
FCI:	0.00 %	RSLI%:	73.19 %

No data found for this asset

No data found for this asset

No data found for this asset



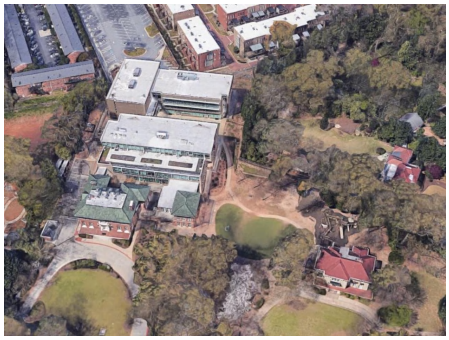
Condition Summary

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	74.02 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	80.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	66.67 %	0.00 %	$0.00
Totals:	**73.19 %**	**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.	95,555	35	2009	2044		71.43 %	0.00 %	25			$226,465
G2020	Parking Lots	$8.00	S.F.	95,555	35	2009	2044		71.43 %	0.00 %	25			$764,440
G2030	Pedestrian Paving	$2.33	S.F.	95,555	35	2014	2049		85.71 %	0.00 %	30			$222,643
G2040105	Fence & Guardrails	$1.15	S.F.	95,555	30	2014	2044		83.33 %	0.00 %	25			$109,888
G2040210	Concrete Retaining Walls	$49.98	L.F.	1,500	50	2009	2059		80.00 %	0.00 %	40			$74,970
G2040950	Hard Surface Play Area	$0.71	S.F.	95,555	20	2014	2034		75.00 %	0.00 %	15			$67,844
G2050	Landscaping	$1.18	S.F.	95,555	25	2009	2034		60.00 %	0.00 %	15			$112,755
G3010	Water Supply	$1.09	S.F.	95,555	50	2009	2059		80.00 %	0.00 %	40			$104,155
G3020	Sanitary Sewer	$2.20	S.F.	95,555	50	2009	2059		80.00 %	0.00 %	40			$210,221
G3030	Storm Sewer	$1.25	S.F.	95,555	50	2009	2059		80.00 %	0.00 %	40			$119,444
G4010	Electrical Distribution	$2.55	S.F.	95,555	30	2009	2039		66.67 %	0.00 %	20			$243,665
G4020	Site Lighting	$2.98	S.F.	95,555	30	2009	2039		66.67 %	0.00 %	20			$284,754
G4030	Site Communication and Security	$1.28	S.F.	95,555	30	2009	2039		66.67 %	0.00 %	20			$122,310
								Total	**73.19 %**					**$2,663,554**

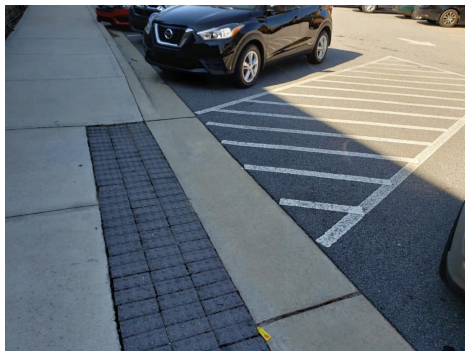
System Notes

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

System: G2010 - Roadways

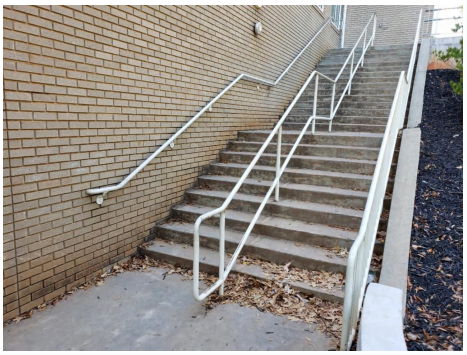
Note:

System: G2020 - Parking Lots



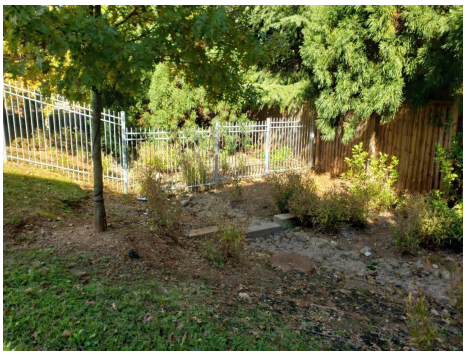
Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040210 - Concrete Retaining Walls

Note:

System: G2040950 - Hard Surface Play Area


Note:

System: G2050 - Landscaping



Note:

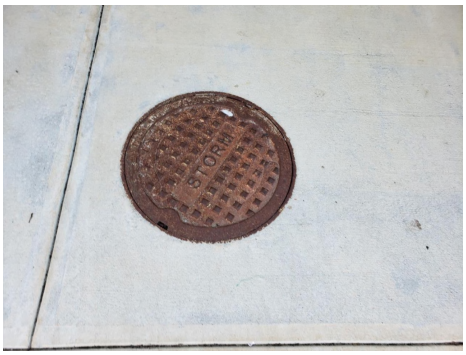
System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communication and Security



Note:

Renewal Schedule

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

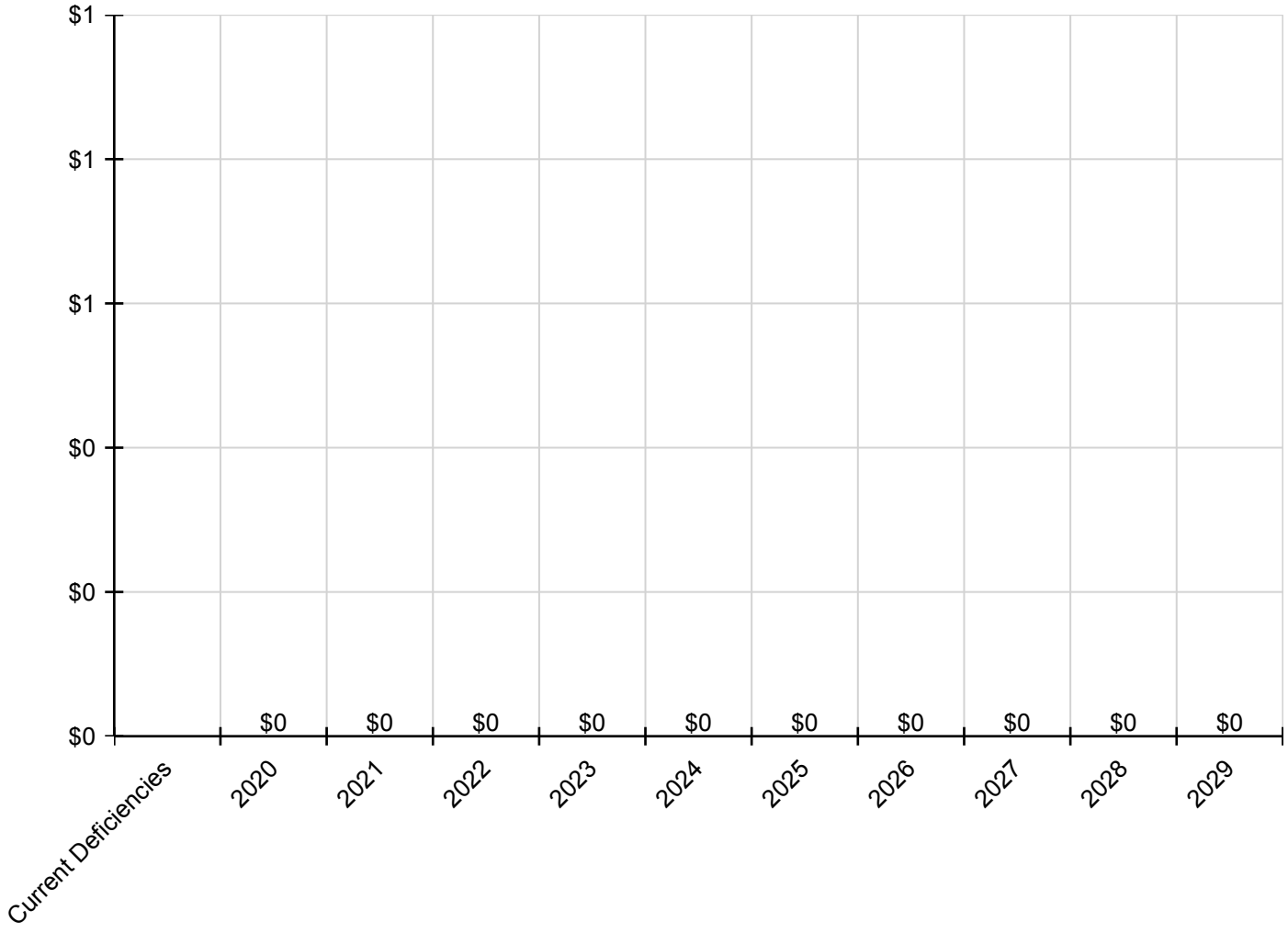
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$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**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040210 - Concrete Retaining Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Hard Surface Play Area	$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.

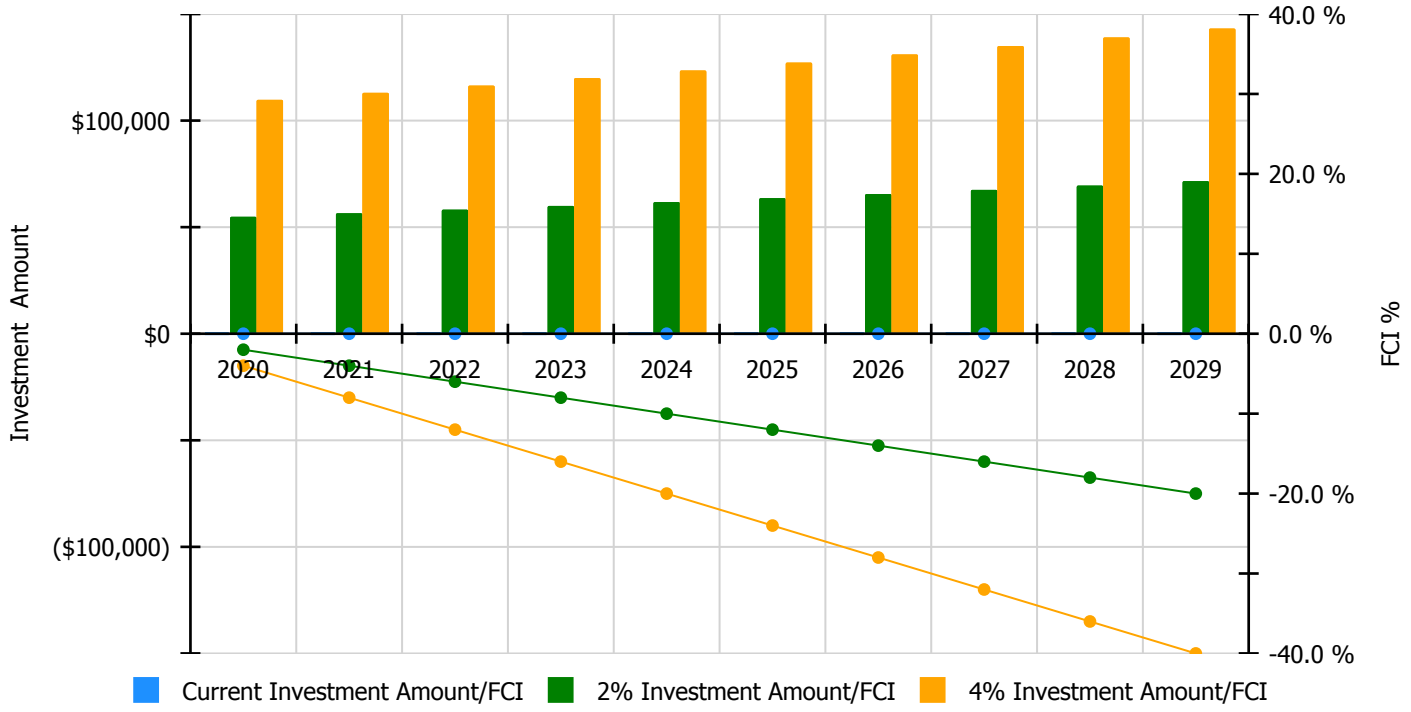


Condition Index Forecast by Investment Scenario

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

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$54,869.00	-2.00 %	$109,738.00	-4.00 %
2021	$0	$56,515.00	-4.00 %	$113,031.00	-8.00 %
2022	$0	$58,211.00	-6.00 %	$116,421.00	-12.00 %
2023	$0	$59,957.00	-8.00 %	$119,914.00	-16.00 %
2024	$0	$61,756.00	-10.00 %	$123,512.00	-20.00 %
2025	$0	$63,608.00	-12.00 %	$127,217.00	-24.00 %
2026	$0	$65,517.00	-14.00 %	$131,033.00	-28.00 %
2027	$0	$67,482.00	-16.00 %	$134,964.00	-32.00 %
2028	$0	$69,507.00	-18.00 %	$139,013.00	-36.00 %
2029	$0	$71,592.00	-20.00 %	$143,184.00	-40.00 %
Total:	**$0**	**$629,014.00**		**$1,258,027.00**	

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 #:	0110
Project:	APS Assessments 2019	Region:	761	Site:	Springdale Park ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	6.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Fair	3.25	5.00	65.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Excel	1.50	1.50	100.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Good	2.79	3.49	80.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Poor	0.16	0.31	50.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
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	Good	0.38	0.48	80.00
Size	Poor	0.60	1.20	50.00
Location	Good	0.29	0.36	80.00
Storage/Fixed Equip	Poor	0.18	0.36	50.00
Instructional Resource Rooms				
Environment	Good	0.58	0.72	80.00
Size	Fair	1.17	1.80	65.00
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	Fair	0.65	1.00	65.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Music				
Environment	Good	0.59	0.74	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	0110
Project:	APS Assessments 2019	Region:	761	Site:	Springdale Park ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	6.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Good	0.44	0.56	80.00
Storage/Fixed Equip	Fair	0.36	0.56	65.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Excel	1.17	1.17	100.00
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	Good	0.21	0.26	80.00
Storage/Fixed Equip	Good	0.21	0.26	80.00
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Excel	0.85	0.85	100.00
Location	Good	0.20	0.26	80.00
Storage/Fixed Equip	Fair	0.17	0.26	65.00
P.E.				
Environment	Good	1.54	1.92	80.00
Size	Excel	4.80	4.80	100.00
Location	Fair	0.94	1.44	65.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Good	0.48	0.60	80.00
Size	Excel	1.51	1.51	100.00
Location	Good	0.36	0.45	80.00
Storage/Fixed Equip	Fair	0.29	0.45	65.00
Media Center				
Environment	Fair	0.63	0.97	65.00
Size	Excel	2.44	2.44	100.00
Location	Poor	0.37	0.73	50.00
Storage/Fixed Equip	Poor	0.37	0.73	50.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Poor	1.28	2.56	50.00
Counseling	Good	0.23	0.29	80.00
Clinic	Unsat	0.00	0.58	0.00
Staff WkRm/Toilets	Fair	0.82	1.27	65.00
Cafeteria	Fair	3.25	5.00	65.00
Food Service and Prep	Good	4.96	6.20	80.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Fair	1.30	2.00	65.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Fair	0.53	0.81	65.00
Play Areas	Good	1.87	2.34	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	0110
Project:	APS Assessments 2019	Region:	761	Site:	Springdale Park ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	6.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Excel	0.75	0.75	100.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Poor	1.50	3.00	50.00
Controlled Entrances	Good	0.40	0.50	80.00
Total For Site:		**77.00**	**97.50**	**78.98**

Comments

Suitability - ES

Springdale Park Elementary School houses students in grades kindergarten through five. The elementary school sits on a campus with two constructed school buildings as well as two historic homes. The first building and historic homes were originally finished and occupied in 2009, with the second school building being built in 2014.

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

There are few areas that allow for differentiated learning opportunities.

Suitability - ES->Learning Environment-->Interior Environment

Some areas of the building are too hot due to the large windows, that are not equipped with coverings.

Suitability - ES->General Classrooms-->Environment

Some of the classrooms are often too hot.

Suitability - ES->Kindergarten-->Location

The kindergarten classrooms are located next to the cafeteria, causing a potential noise disturbance problem.

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

Not all kindergarten classrooms have restrooms located in or adjacent to the classroom. The counters in the classrooms are not age-appropriate height.

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

The special education room is 56% of the size standard.

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

There is very little storage in the special education room for teaching materials, student coats and backpacks, or student mobility or other special needs equipment. There is no shower or changing area.

Suitability - ES->Instructional Resource Rooms-->Size

There are not enough instructional resource rooms in the building.

Suitability - ES->Science-->Size

The science classroom is 77% of the size standard.

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

There is insufficient storage space in the music classroom.

Suitability - ES->Computer Labs-->Storage/Fixed Equip

There is very little storage in the computer lab.

Suitability - ES->P.E.-->Size

The gym is 94% of the size standard.

Suitability - ES->P.E.-->Location

The gym is located near several general classrooms.

Project #:	12382	County:	Atlanta Public Schools	Site #:	0110
Project:	APS Assessments 2019	Region:	761	Site:	Springdale Park ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	6.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Performing Arts-->Location
The gym/auditorium is located near several general classrooms.

Suitability - ES->Performing Arts-->Storage/Fixed Equip
There is no ADA access to the stage.

Suitability - ES->Media Center-->Environment
The media center is walled up into several smaller areas, making the space difficult to use and creating supervision challenges.

Suitability - ES->Media Center-->Size
The media center is 91% of the size standard.

Suitability - ES->Media Center-->Location
The media center is not centrally located.

Suitability - ES->Media Center-->Storage/Fixed Equip
There is no media center work room. The media center space is not flexible. The media center does not have high ceilings. There is no secure equipment storage in the media center.

Suitability - ES->Administration
The administration area is spread throughout the school. The main reception is located near the front door, but it is small. The teacher mailboxes are in the reception area. The principal's office and conference room are in a building in the back of the school. The staff restroom is down the hall from the reception area.

Suitability - ES->Clinic
There is no designed clinic space in the building. A special education resource room is currently being utilized as a clinic space.

Suitability - ES->Staff WkRm/Toilets
There is not enough teacher lounge space, and there are not enough teacher workrooms.

Suitability - ES->Cafeteria
There is insufficient serving space.

Suitability - ES->Food Service and Prep
There is no locker area for kitchen staff.

Suitability - ES->Outside-->Vehicular Traffic
The delivery lane is in conflict with the bus lane. Delivery trucks have to back through a turn, which has resulted in a damaged gate multiple times.

Suitability - ES->Outside-->Parking
There is insufficient parking for staff and visitors.

Suitability - ES->Safety and Security-->Signage & Way Finding
There is inadequate vehicular and pedestrian wayfinding signage. The required entrance signage is not present.

Suitability - ES->Safety and Security-->Ease of Supervision
There are a number of areas where students are difficult to supervise both inside and out. Sometimes students move between the four different buildings on site, which is often challenging with groups of students. There are small buildings near the playground area, which create opportunities for hiding places during outdoor activities. The older buildings are maze-like with numerous small rooms.