Atlanta Public Schools/ Douglass Cluster

Stanton, F. L. 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):	57,910
Year Built:	1928
Last Renovation:	2000
Replacement Value:	$11,411,705
Repair Cost:	$4,954,405.43
Total FCI:	43.42 %
Total RSLI:	17.92 %
FCA Score:	56.58

Description:

The F.L. Stanton Elementary School is located at 1625 Martin Luther King Jr. Drive in Atlanta, GA. The 3 story, 57,910 square foot building was originally constructed in 1928. There have been many additions and renovations to the main building in 1958, 1993 and 1998. A major renovation was completed in 2000.

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

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is concrete and metal in the 1993 Addition. The exterior envelope is composed walls

of brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are typically hollow metal steel with glazing and with aluminum with full glazing in the 1998 Addition side entrance. Roofing is typically low slope built-up with small sections with PVC sheet roofing tiles. The 1993 addition is medium slope standing seam metal. Roof openings include roof hatch with fixed ladder access.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hallow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes solid concrete stairs and an exterior steel exit stair. The interior wall finishes are typically painted CMU and painted drywalls. Wall finishes in assignable areas are ceramic tile wainscot height in restrooms and kitchen main building only. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces include vinyl composition tile, carpet tile, rubber, wood, ceramic and quarry tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

D. SERVICES
CONVEYING: The building includes conveying equipment. Conveying equipment includes 1 hydraulic elevator, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with gas and electric hot water heating. The sanitary waste system is cast iron.
HVAC: Heating is provided by 2 hot water boilers. Cooling is provided by 1 air cooled chiller ad roof top mounted DX and split systems. The heating/cooling distribution system is a two-pipe system and includes interior AHUs and ducting. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are analog and are not centrally controlled or monitored by an energy management system. This building does not have a remote Building Automation System.
FIRE PROTECTION: The school does not have a fire sprinkler system. The building does have additional fire suppression systems, 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 and suspended light fixtures in assigned areas. Branch circuit wiring is typically copper serving electrical switches and receptacles.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible / visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building has an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has interior and exterior CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.
OTHER ELECTRICAL SYSTEMS: This school does not have a dedicated emergency power generation system with automatic switchgear and generator. 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 school includes the following items and equipment: fixed food service, library equipment, theater and stage, audio-visual, fixed casework, and window treatment.

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

CODE REVIEW
ACCESSIBILITY: The school is in partially 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. Interior signages, and Auditorium stage accessibility are not ADA compliant.
LIFE SAFETY SYSTEMS: The school is not fully covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFCI protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a of battery. Illuminated exit signage is present in corridors and at exit doors.

Attributes:

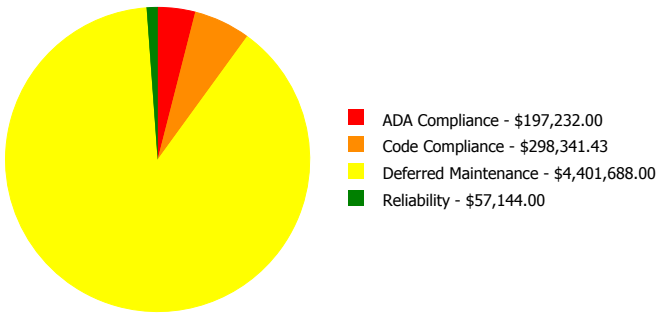
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Jejuan Hall
School Grades:	01, 02, 03, 04, 05, KK	DOE Drawing Total GSF:	62930
DOE Facility Number:	5566	Total # of Modular/Portables:	0
DOE Interior Site SF:	57910	Total GSF of Modular/Portables:	0
Approx. Acres:	5.2	Status:	Active

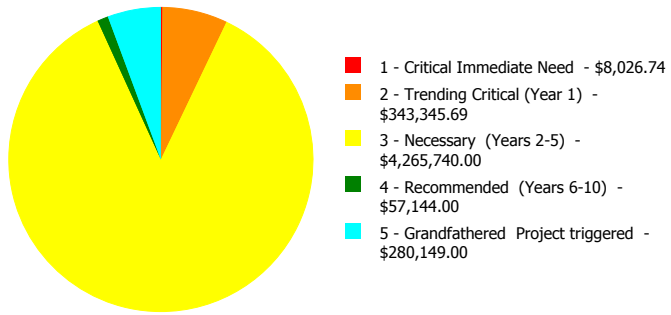
School Dashboard Summary

Gross Area:	57,910		
Year Built:	1928	Last Renovation:	2000
Repair Cost:	$4,954,405	Replacement Value:	$11,411,705
FCI:	43.42 %	RSLI%:	17.92 %

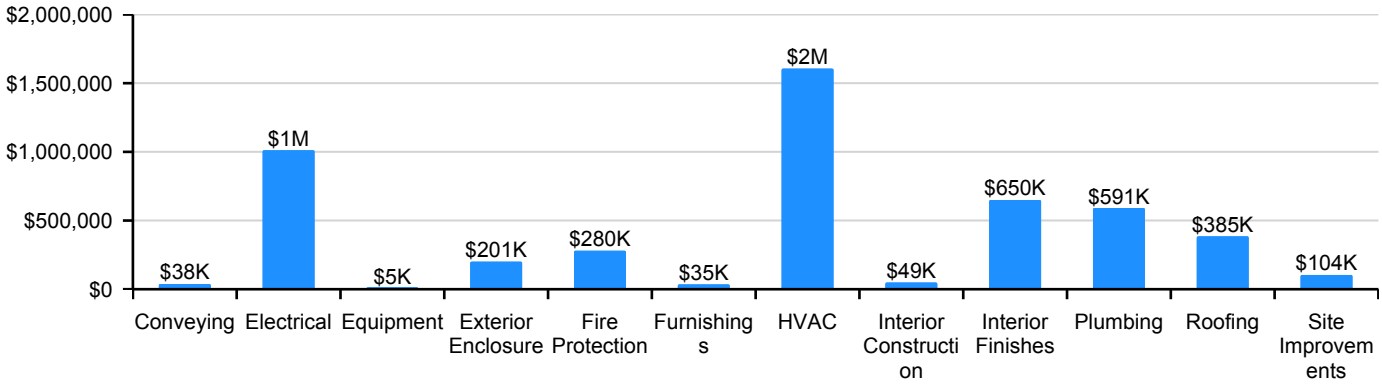
Deficiency By Category



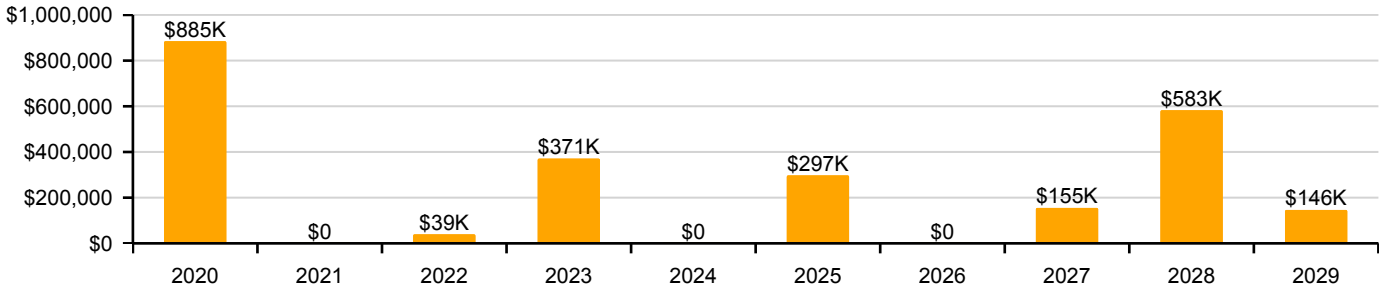
Deficiency By Priority



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.

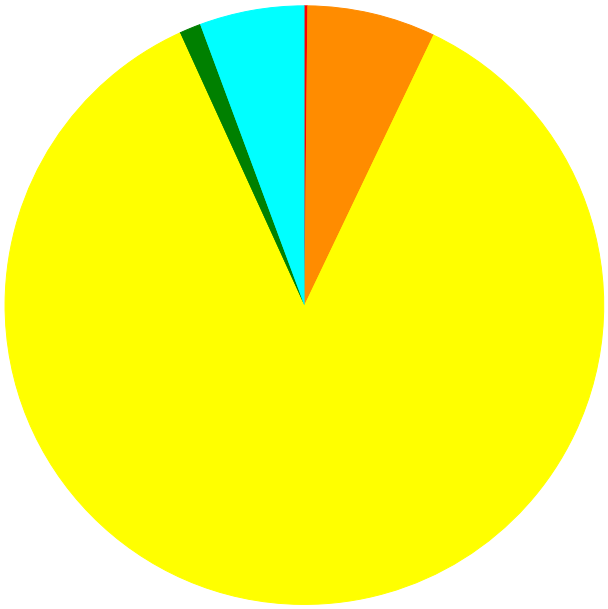
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	28.78 %	0.00 %	$0.00
A20 - Basement Construction	25.92 %	0.00 %	$0.00
B10 - Superstructure	27.03 %	0.00 %	$0.00
B20 - Exterior Enclosure	25.85 %	14.62 %	$200,688.00
B30 - Roofing	5.88 %	129.13 %	$384,878.00
C10 - Interior Construction	29.66 %	6.95 %	$48,765.00
C20 - Stairs	25.90 %	0.00 %	$0.00
C30 - Interior Finishes	2.80 %	67.93 %	$649,574.00
D10 - Conveying	21.43 %	51.04 %	$37,997.48
D20 - Plumbing	0.00 %	110.00 %	$591,156.00
D30 - HVAC	2.29 %	102.03 %	$1,606,213.00
D40 - Fire Protection	3.62 %	100.04 %	$280,149.00
D50 - Electrical	4.02 %	78.29 %	$1,011,670.00
E10 - Equipment	12.57 %	11.11 %	$4,519.00
E20 - Furnishings	3.58 %	31.17 %	$35,064.00
G20 - Site Improvements	35.13 %	9.96 %	$103,731.95
G30 - Site Mechanical Utilities	62.00 %	0.00 %	$0.00
Totals:	**17.92 %**	**43.42 %**	**$4,954,405.43**

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
1928_1958 Bldg 2010_2011	41,559	45.65	$0.00	$215,302.48	$2,845,490.00	$57,144.00	$205,260.00
1993 Bldg 2012	2,897	60.26	$0.00	$8,955.00	$253,281.00	$0.00	$13,767.00
1998 Bldg 2013	13,454	52.80	$0.00	$23,383.00	$1,166,969.00	$0.00	$61,122.00
Site	57,910	7.95	$8,026.74	$95,705.21	$0.00	$0.00	$0.00
Total:		**43.42**	**$8,026.74**	**$343,345.69**	**$4,265,740.00**	**$57,144.00**	**$280,149.00**

Deficiencies By Priority



1 - Critical Immediate Need - $8,026.74
2 - Trending Critical (Year 1) - $343,345.69
3 - Necessary (Years 2-5) - $4,265,740.00
4 - Recommended (Years 6-10) - $57,144.00
5 - Grandfathered Project triggered - $280,149.00

Budget Estimate Total: $4,954,405.43

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):	41,559
Year Built:	1928
Last Renovation:	
Replacement Value:	$7,278,935
Repair Cost:	$3,323,196.48
Total FCI:	45.65 %
Total RSLI:	7.42 %
FCA Score:	54.35

Description:

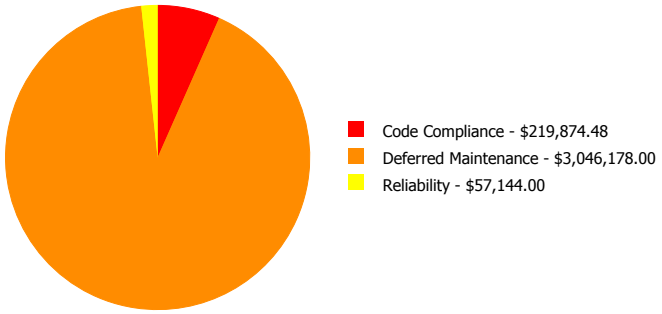
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

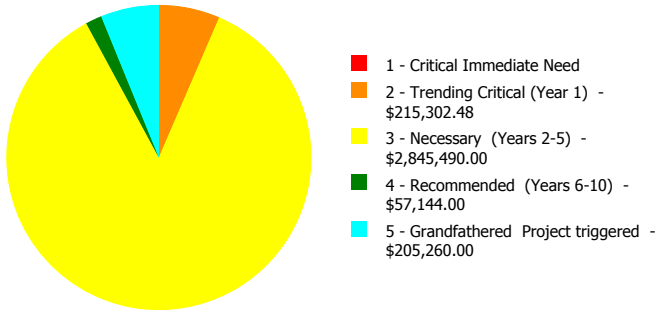
Dashboard Summary

Function:	Elementary	Gross Area:	41,559
Year Built:	1928	Last Renovation:	
Repair Cost:	$3,323,196	Replacement Value:	$7,278,935
FCI:	45.65 %	RSLI%:	7.42 %

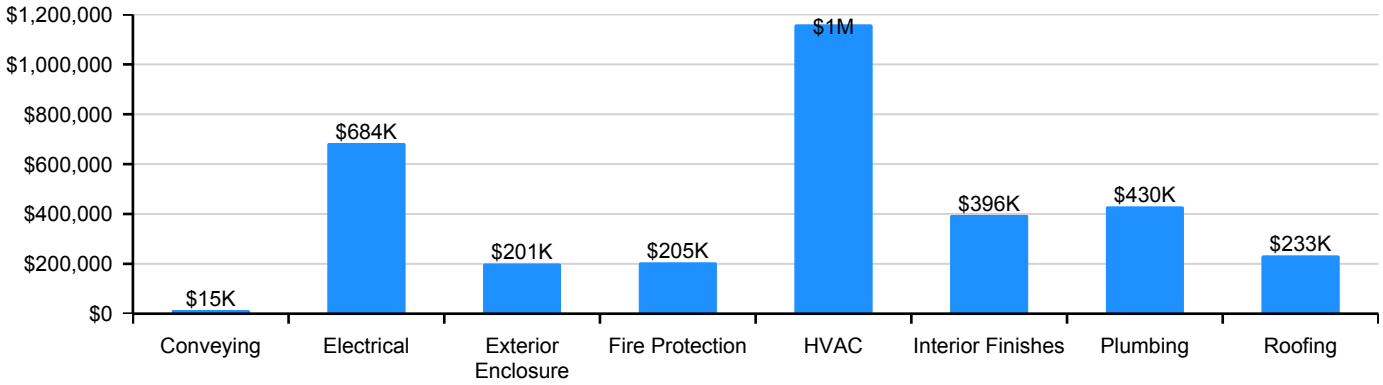
Deficiency By Category



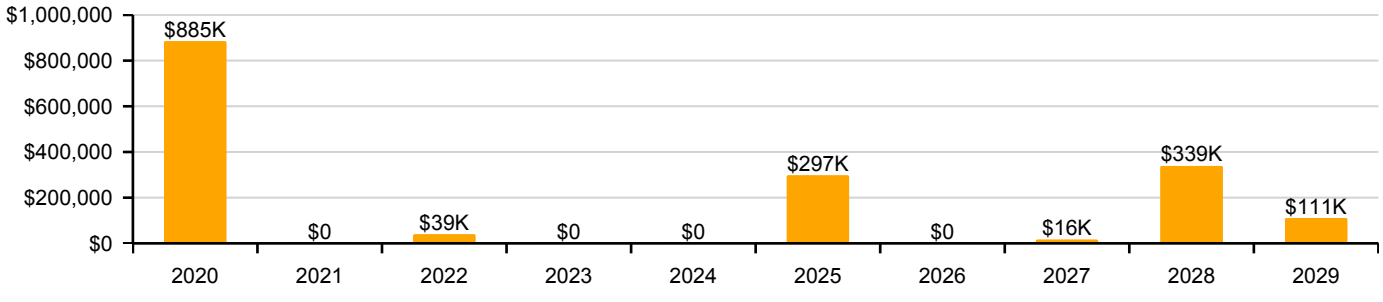
Deficiency By Priority



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	9.00 %	0.00 %	$0.00
A20 - Basement Construction	9.00 %	0.00 %	$0.00
B10 - Superstructure	9.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	13.47 %	20.38 %	$200,688.00
B30 - Roofing	5.64 %	132.34 %	$233,154.00
C10 - Interior Construction	21.43 %	0.00 %	$0.00
C20 - Stairs	9.00 %	0.00 %	$0.00
C30 - Interior Finishes	2.69 %	55.87 %	$395,619.00
D10 - Conveying	30.00 %	27.47 %	$14,614.48
D20 - Plumbing	0.00 %	110.00 %	$429,720.00
D30 - HVAC	0.12 %	107.46 %	$1,159,788.00
D40 - Fire Protection	4.78 %	96.84 %	$205,260.00
D50 - Electrical	4.68 %	72.29 %	$684,353.00
E10 - Equipment	13.98 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**7.42 %**	**45.65 %**	**$3,323,196.48**

Photo Album

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

1). Southwest Elevation - Nov 17, 2019

2). South Elevation - Nov 17, 2019

3). West Elevation - Nov 17, 2019

4). West Elevation - Nov 17, 2019

5). North Elevation - Nov 17, 2019

6). Northeast Elevation - Nov 17, 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	$7.50	S.F.	41,559	100	1928	2028		9.00 %	0.00 %	9			$311,693
A1030	Slab on Grade	$6.34	S.F.	41,559	100	1928	2028		9.00 %	0.00 %	9			$263,484
A2010	Basement Excavation	$0.19	S.F.	41,559	100	1928	2028		9.00 %	0.00 %	9			$7,896
A2020	Basement Walls	$2.37	S.F.	41,559	100	1928	2028		9.00 %	0.00 %	9			$98,495
B1010	Floor Construction	$19.06	S.F.	41,559	100	1928	2028		9.00 %	0.00 %	9			$792,115
B1020	Roof Construction	$12.34	S.F.	41,559	100	1928	2028		9.00 %	0.00 %	9			$512,838
B2010	Exterior Walls	$14.05	S.F.	41,559	100	1928	2028		9.00 %	0.00 %	9			$583,904
B2020	Exterior Windows	$4.39	S.F.	41,559	30	2000	2030		36.67 %	0.00 %	11			$182,444
B2020	Exterior Windows (1)	$4.39	S.F.	41,559	30	1958	1988		0.00 %	110.00 %	-31		$200,688.00	$182,444
B2030	Exterior Doors	$0.87	S.F.	41,559	30	2000	2030		36.67 %	0.00 %	11			$36,156
B3010105	Built-Up	$7.15	S.F.	20,770	25	2000	2025	2019	0.00 %	157.00 %	0		$233,154.00	$148,506
B3010140	Shingle & Tile	$3.56	S.F.	186	20	2000	2020		5.00 %	0.00 %	1			$662
B3020	Roof Openings	$0.65	S.F.	41,559	30	2000	2030		36.67 %	0.00 %	11			$27,013
C1010	Partitions	$5.68	S.F.	41,559	100	1928	2028		9.00 %	0.00 %	9			$236,055
C1020	Interior Doors	$3.71	S.F.	41,559	40	2000	2040		52.50 %	0.00 %	21			$154,184
C1030	Fittings	$2.72	S.F.	41,559	20	2000	2020		5.00 %	0.00 %	1			$113,040
C2010	Stair Construction	$2.91	S.F.	41,559	100	1928	2028		9.00 %	0.00 %	9			$120,937
C3010220	Tile	$9.25	S.F.	3,470	30	2000	2030	2019	0.00 %	150.00 %	0		$48,146.00	$32,098
C3010230	Paint & Covering	$1.47	S.F.	38,089	10	2000	2010		0.00 %	0.00 %	-9			$55,991
C3020420	Ceramic Tile	$16.73	S.F.	3,470	50	2000	2050	2019	0.00 %	150.00 %	0		$87,080.00	$58,053
C3020901	Carpet	$7.50	S.F.	1,551	8	2000	2008		0.00 %	110.00 %	-11		$12,796.00	$11,633
C3020903	VCT	$3.48	S.F.	33,343	15	2000	2015		0.00 %	155.00 %	-4		$179,852.00	$116,034
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	707	10	2000	2010		0.00 %	110.00 %	-9		$20,741.00	$18,856
C3020999	Other - Wood	$13.79	S.F.	2,488	50	1958	2008		0.00 %	137.00 %	-11		$47,004.00	$34,310
C3030	Ceiling Finishes	$9.17	S.F.	41,559	20	2000	2020		5.00 %	0.00 %	1			$381,096
D1010	Elevators and Lifts	$1.28	S.F.	41,559	20	2000	2020	2025	30.00 %	27.47 %	6		$14,614.48	$53,196
D2010	Plumbing Fixtures	$6.49	S.F.	41,559	20	2000	2020	2019	0.00 %	110.00 %	0		$296,690.00	$269,718
D2020	Domestic Water Distribution	$0.75	S.F.	41,559	30	2000	2030	2019	0.00 %	110.00 %	0		$34,286.00	$31,169
D2030	Sanitary Waste	$1.75	S.F.	41,559	30	1928	1958		0.00 %	110.00 %	-61		$80,001.00	$72,728
D2040	Rain Water Drainage	$0.41	S.F.	41,559	20	2000	2020	2019	0.00 %	110.00 %	0		$18,743.00	$17,039
D3010	Energy Supply	$0.60	S.F.	41,559	20	2000	2020		5.00 %	0.00 %	1			$24,935
D3040	Distribution Systems	$9.98	S.F.	41,559	20	2000	2020	2019	0.00 %	110.00 %	0		$456,235.00	$414,759

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 $
D3050	Terminal & Package Units	$13.13	S.F.	41,559	15	2000	2015		0.00 %	110.00 %	-4		$600,237.00	$545,670
D3060	Controls & Instrumentation	$2.26	S.F.	41,559	15	2000	2015		0.00 %	110.00 %	-4		$103,316.00	$93,923
D4010	Sprinklers	$4.15	S.F.	41,559	30			2019	0.00 %	110.00 %	0		$189,717.00	$172,470
D4020	Standpipes	$0.34	S.F.	41,559	30			2019	0.00 %	110.00 %	0		$15,543.00	$14,130
D4090	Other Fire Protection Systems	$0.61	S.F.	41,559	15	2010	2025		40.00 %	0.00 %	6			$25,351
D5010	Electrical Service/Distribution	$2.34	S.F.	41,559	20	2000	2020	2019	0.00 %	110.00 %	0		$106,973.00	$97,248
D5020	Branch Wiring	$4.55	S.F.	41,559	20	2000	2020	2019	0.00 %	110.00 %	0		$208,003.00	$189,093
D5020	Lighting	$6.83	S.F.	41,559	20	2000	2020	2019	0.00 %	110.00 %	0		$312,233.00	$283,848
D5030810	Security & Detection Systems	$1.51	S.F.	41,559	20	2000	2020		5.00 %	0.00 %	1			$62,754
D5030910	Fire Alarm Systems	$2.74	S.F.	41,559	20	2000	2020		5.00 %	0.00 %	1			$113,872
D5030920	Data Communication	$3.56	S.F.	41,559	25	2000	2025		24.00 %	0.00 %	6			$147,950
D5090	Other Electrical Systems	$1.25	S.F.	41,559	15			2019	0.00 %	110.00 %	0		$57,144.00	$51,949
E1020	Institutional Equipment	$0.09	S.F.	41,559	20	2000	2020		5.00 %	0.00 %	1			$3,740
E1090	Other Equipment	$0.79	S.F.	41,559	20	2000	2020	2022	15.00 %	0.00 %	3			$32,832
E2010	Fixed Furnishings	$1.94	S.F.	41,559	20	2000	2020		5.00 %	0.00 %	1			$80,624
								Total	**7.42 %**	**45.65 %**			**$3,323,196.48**	**$7,278,935**

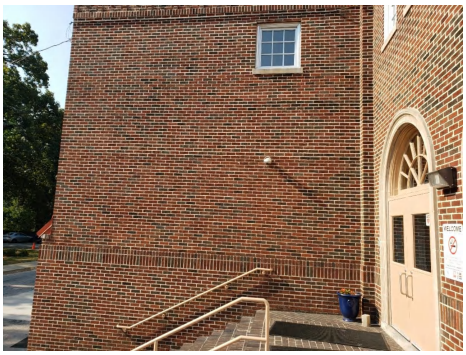
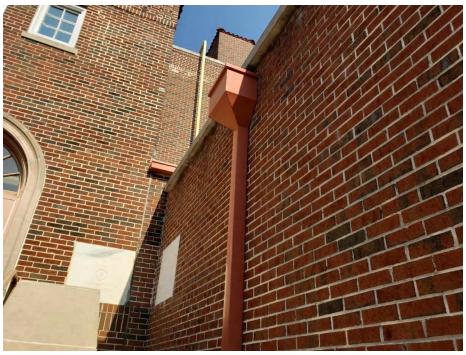
System Notes

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: Main façade exterior windows are later age and in better condition. Average age is estimated 2000.

System: B2020 - Exterior Windows (1)



Note:

System: B2030 - Exterior Doors


Note:

System: B3010105 - Built-Up



Note:

System: B3010140 - Shingle & Tile

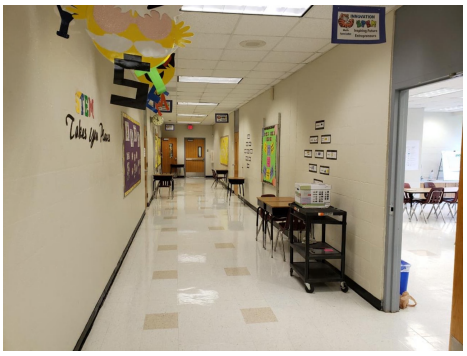
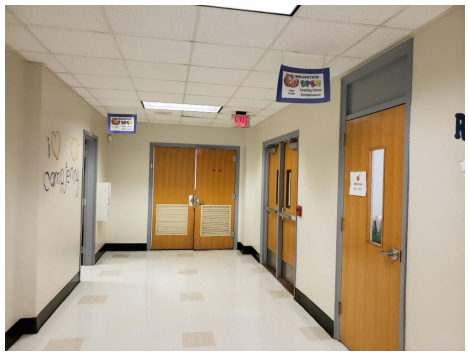


Note:

System: B3020 - Roof Openings

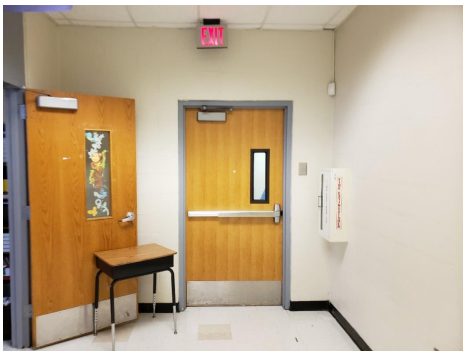

Note:

System: C1010 - Partitions

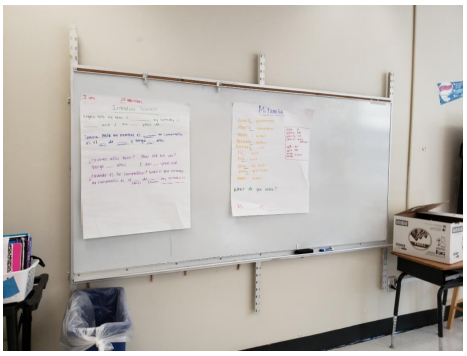

Note:

System: C1020 - Interior Doors



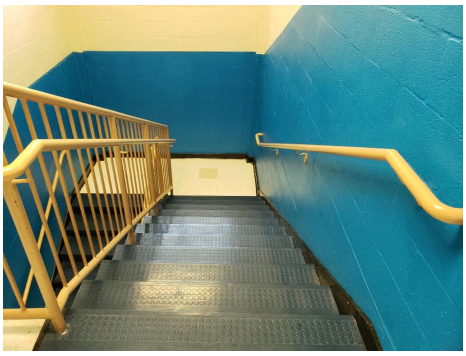
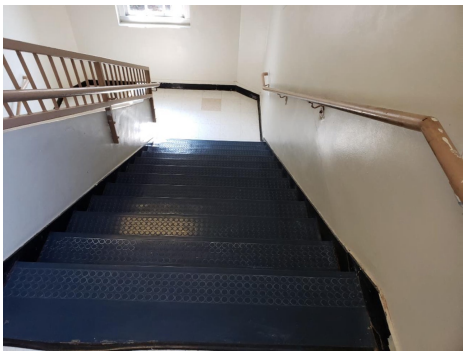

Note:

System: C1030 - Fittings



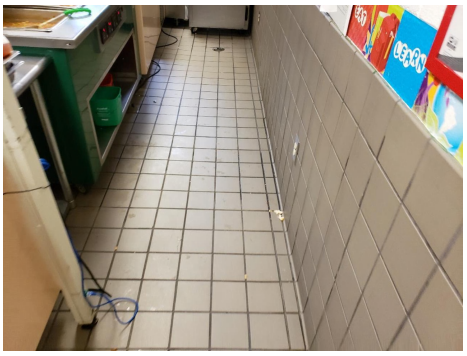
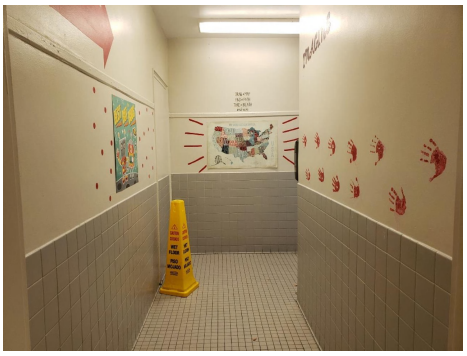
Note:

System: C2010 - Stair Construction

Note:

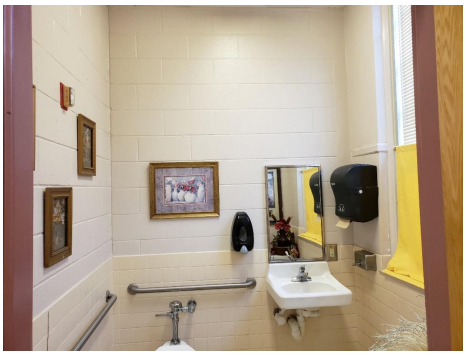
System: C3010220 - Tile


Note:

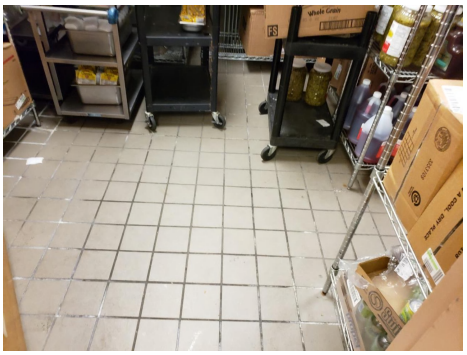
System: C3010230 - Paint & Covering





Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet



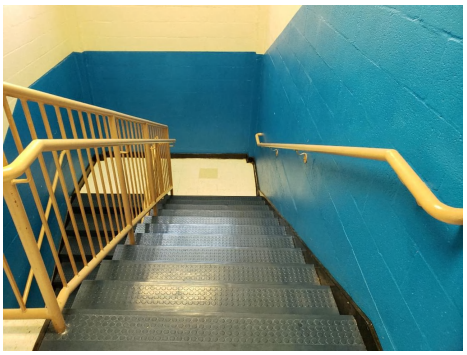
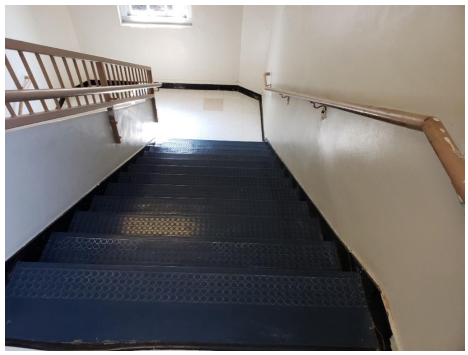
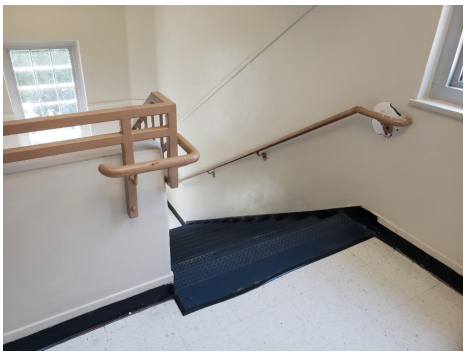
Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Rubber or Neoprene

Note:

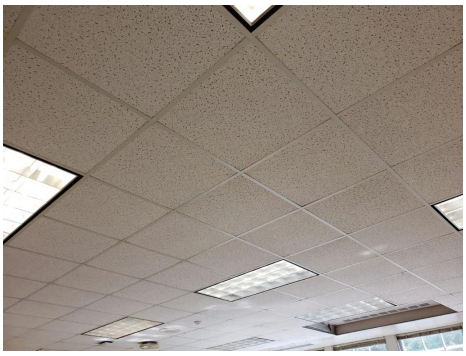
System: C3020999 - Other - Wood



Note:

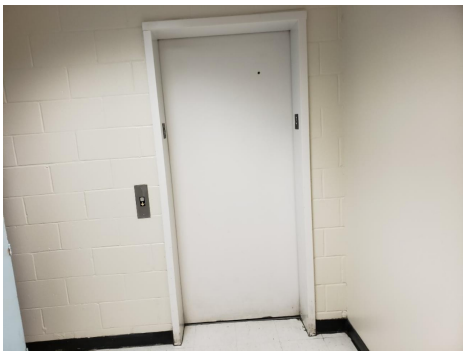
System: C3030 - Ceiling Finishes





Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



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



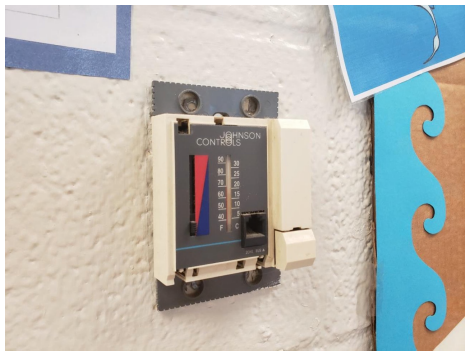
Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems

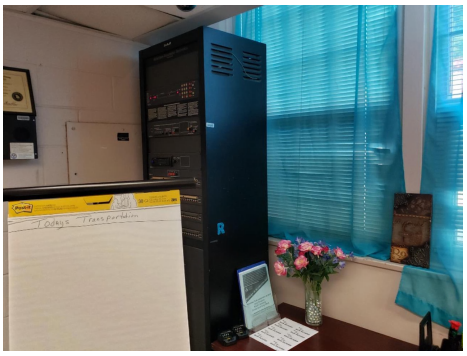


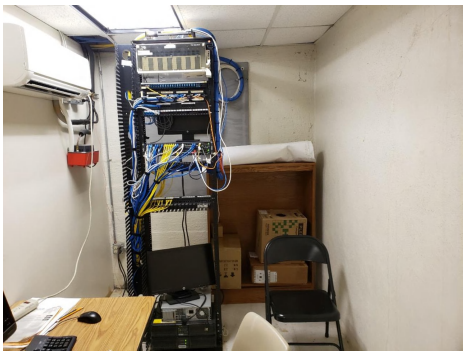
Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



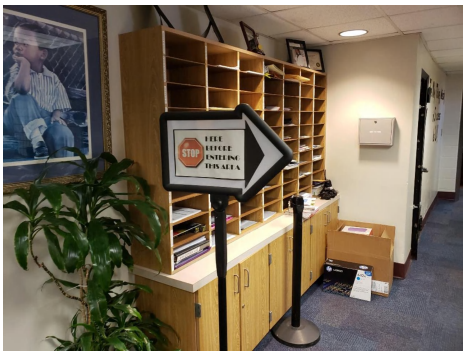


Note:

System: 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:	**$3,323,196**	**$884,888**	**$0**	**$39,464**	**$0**	**$0**	**$297,493**	**$0**	**$16,210**	**$338,799**	**$110,646**	**$5,010,696**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows (1)	$200,688	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$200,688**
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	$233,154	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$233,154**
B3010140 - Shingle & Tile	$0	$1,077	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,077**
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	$338,799	$0	**$338,799**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

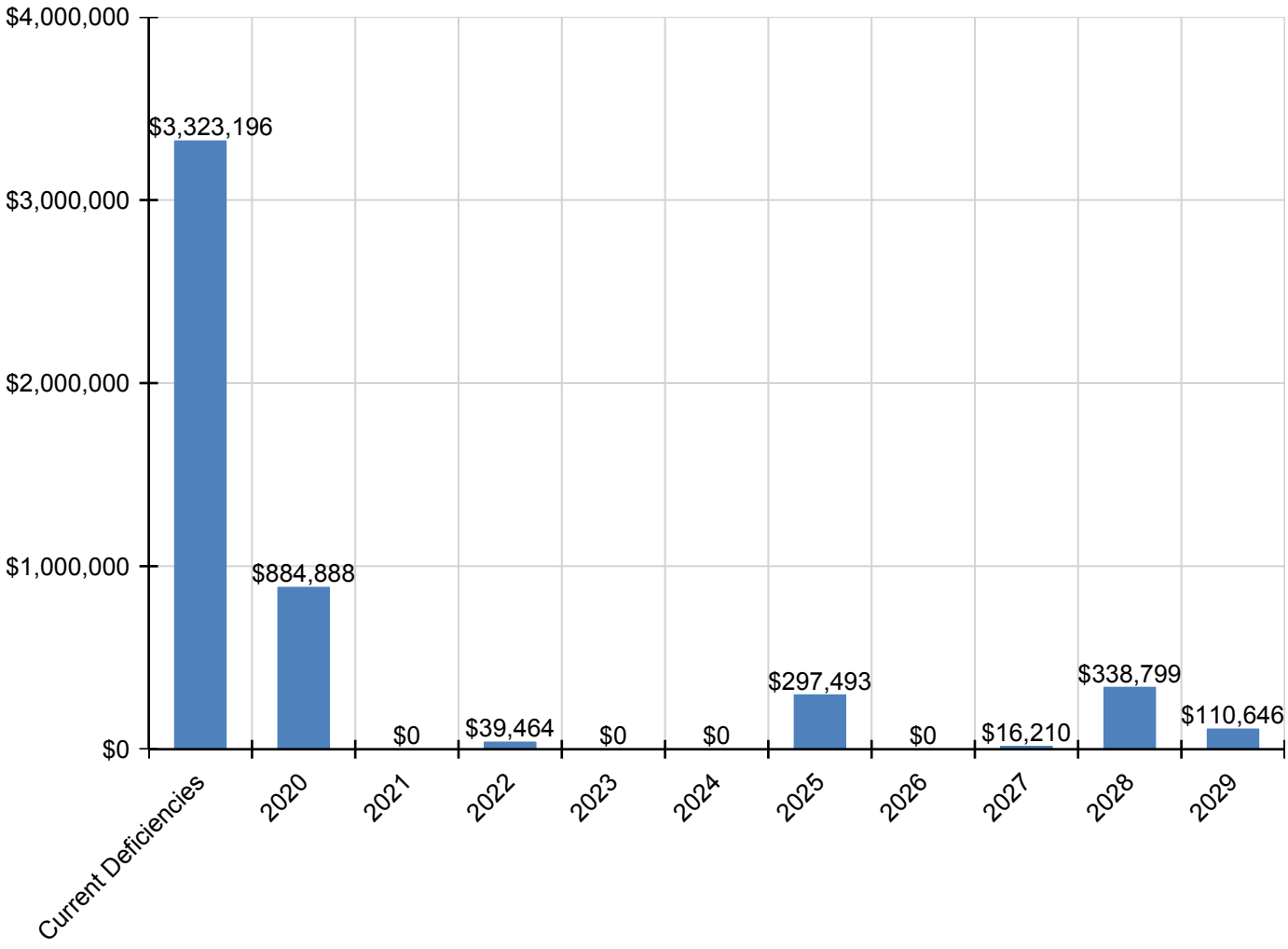
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C1030 - Fittings	$0	$128,075	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$128,075**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$48,146	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,146**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$82,772	**$82,772**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$87,080	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$87,080**
C3020901 - Carpet	$12,796	$0	$0	$0	$0	$0	$0	$0	$16,210	$0	$0	**$29,006**
C3020903 - VCT	$179,852	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$179,852**
C3020999 - Other - Rubber or Neoprene	$20,741	$0	$0	$0	$0	$0	$0	$0	$0	$0	$27,874	**$48,615**
C3020999 - Other - Wood	$47,004	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,004**
C3030 - Ceiling Finishes	$0	$431,782	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$431,782**
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	$14,614	$0	$0	$0	$0	$0	$69,870	$0	$0	$0	$0	**$84,484**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$296,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$296,690**
D2020 - Domestic Water Distribution	$34,286	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,286**
D2030 - Sanitary Waste	$80,001	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,001**
D2040 - Rain Water Drainage	$18,743	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,743**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$28,252	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,252**
D3040 - Distribution Systems	$456,235	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$456,235**
D3050 - Terminal & Package Units	$600,237	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$600,237**
D3060 - Controls & Instrumentation	$103,316	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$103,316**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$189,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$189,717**
D4020 - Standpipes	$15,543	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,543**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$33,297	$0	$0	$0	$0	**$33,297**
D50 - Electrical	$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
D5010 - Electrical Service/Distribution	$106,973	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,973**
D5020 - Branch Wiring	$208,003	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$208,003**
D5020 - Lighting	$312,233	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$312,233**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$71,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$71,100**
D5030910 - Fire Alarm Systems	$0	$129,017	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$129,017**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$194,326	$0	$0	$0	$0	**$194,326**
D5090 - Other Electrical Systems	$57,144	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,144**
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	$4,237	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,237**
E1090 - Other Equipment	$0	$0	$0	$39,464	$0	$0	$0	$0	$0	$0	$0	**$39,464**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$91,348	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,348**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

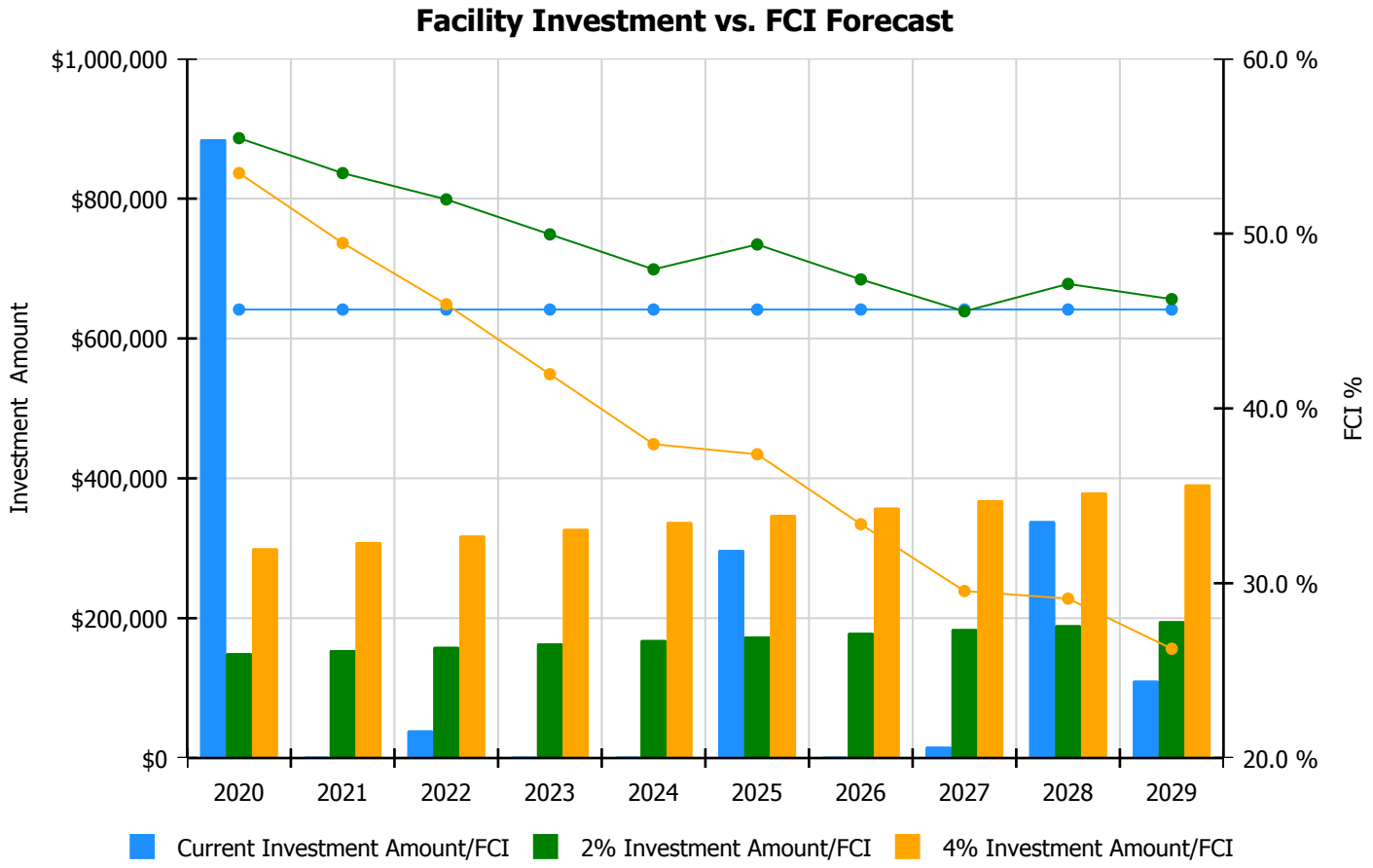
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

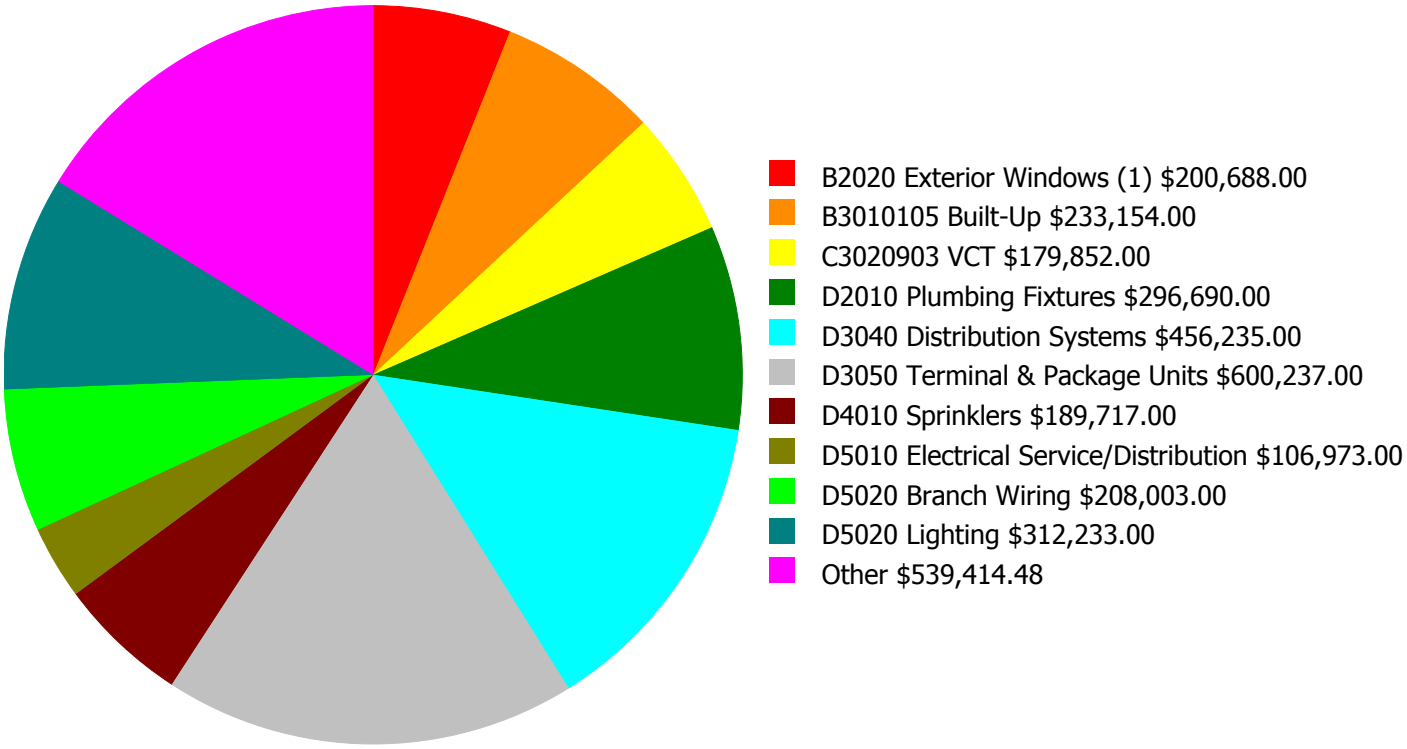
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 45.65%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$884,888	$149,946.00	55.46 %	$299,892.00	53.46 %
2021	$0	$154,444.00	53.46 %	$308,889.00	49.46 %
2022	$39,464	$159,078.00	51.95 %	$318,156.00	45.95 %
2023	$0	$163,850.00	49.95 %	$327,700.00	41.95 %
2024	$0	$168,766.00	47.95 %	$337,531.00	37.95 %
2025	$297,493	$173,829.00	49.38 %	$347,657.00	37.38 %
2026	$0	$179,043.00	47.38 %	$358,087.00	33.38 %
2027	$16,210	$184,415.00	45.55 %	$368,829.00	29.55 %
2028	$338,799	$189,947.00	47.12 %	$379,894.00	29.12 %
2029	$110,646	$195,646.00	46.25 %	$391,291.00	26.25 %
Total:	**$1,687,500**	**$1,718,964.00**		**$3,437,926.00**	

Deficiency Summary by System

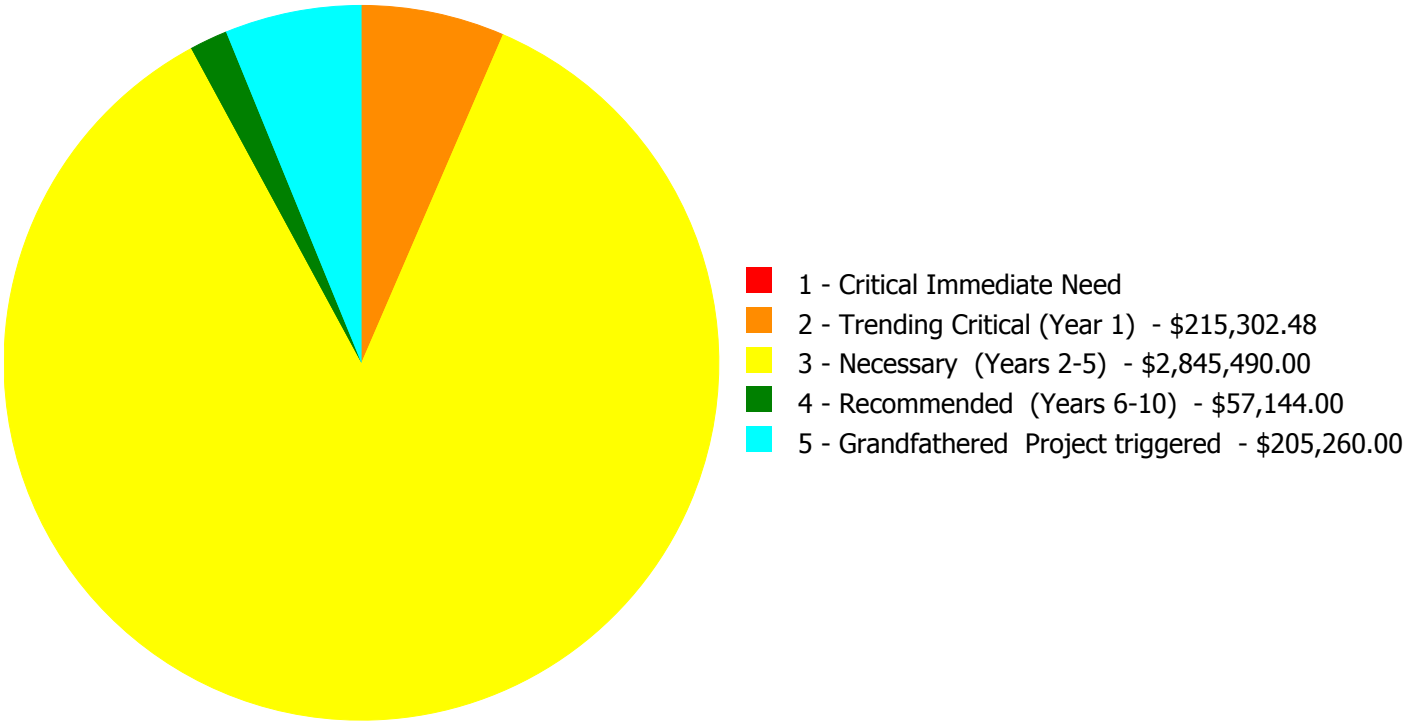
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,323,196.48

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: $3,323,196.48

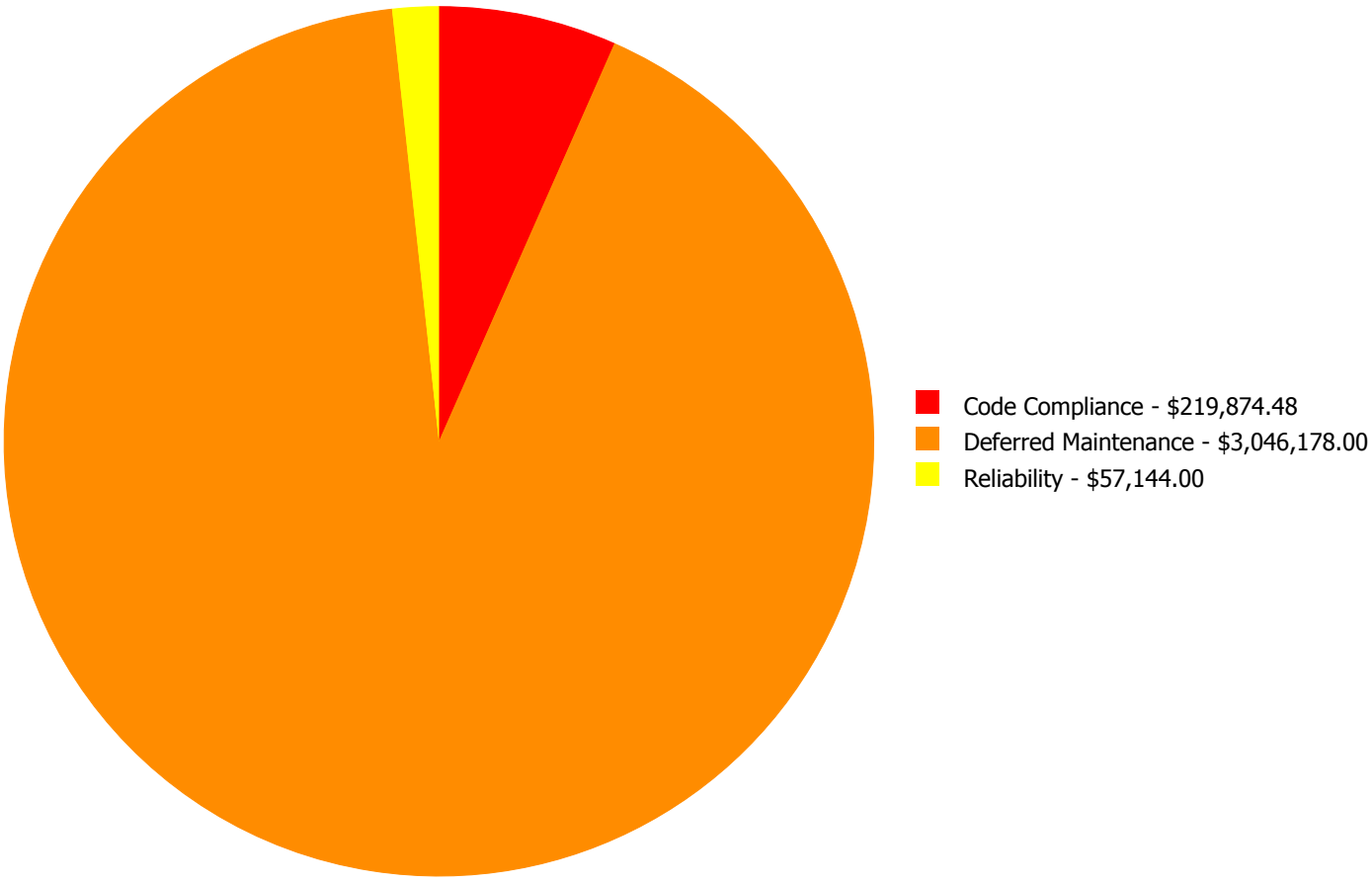
Deficiency By Priority Investment Table

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 (1)	$0.00	$200,688.00	$0.00	$0.00	$0.00	$200,688.00
B3010105	Built-Up	$0.00	$0.00	$233,154.00	$0.00	$0.00	$233,154.00
C3010220	Tile	$0.00	$0.00	$48,146.00	$0.00	$0.00	$48,146.00
C3020420	Ceramic Tile	$0.00	$0.00	$87,080.00	$0.00	$0.00	$87,080.00
C3020901	Carpet	$0.00	$0.00	$12,796.00	$0.00	$0.00	$12,796.00
C3020903	VCT	$0.00	$0.00	$179,852.00	$0.00	$0.00	$179,852.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$20,741.00	$0.00	$0.00	$20,741.00
C3020999	Other - Wood	$0.00	$0.00	$47,004.00	$0.00	$0.00	$47,004.00
D1010	Elevators and Lifts	$0.00	$14,614.48	$0.00	$0.00	$0.00	$14,614.48
D2010	Plumbing Fixtures	$0.00	$0.00	$296,690.00	$0.00	$0.00	$296,690.00
D2020	Domestic Water Distribution	$0.00	$0.00	$34,286.00	$0.00	$0.00	$34,286.00
D2030	Sanitary Waste	$0.00	$0.00	$80,001.00	$0.00	$0.00	$80,001.00
D2040	Rain Water Drainage	$0.00	$0.00	$18,743.00	$0.00	$0.00	$18,743.00
D3040	Distribution Systems	$0.00	$0.00	$456,235.00	$0.00	$0.00	$456,235.00
D3050	Terminal & Package Units	$0.00	$0.00	$600,237.00	$0.00	$0.00	$600,237.00
D3060	Controls & Instrumentation	$0.00	$0.00	$103,316.00	$0.00	$0.00	$103,316.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$189,717.00	$189,717.00
D4020	Standpipes	$0.00	$0.00	$0.00	$0.00	$15,543.00	$15,543.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$106,973.00	$0.00	$0.00	$106,973.00
D5020	Branch Wiring	$0.00	$0.00	$208,003.00	$0.00	$0.00	$208,003.00
D5020	Lighting	$0.00	$0.00	$312,233.00	$0.00	$0.00	$312,233.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$57,144.00	$0.00	$57,144.00
	Total:	$0.00	$215,302.48	$2,845,490.00	$57,144.00	$205,260.00	$3,323,196.48

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: $3,323,196.48

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 (1)

Location: Exterior Walls
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $200,688.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The exterior windows in the rear side are in poor condition, not energy efficient, beyond its expected service life and should be scheduled for replacement.

System: D1010 - Elevators and Lifts

Location: Elevator
Distress: Non Compliant
Category: Code Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Upgrade elevator cab and controls to meet code
Qty: 1.00
Unit of Measure: Ea.
Estimate: $14,614.48
Assessor Name: Eduardo Lopez
Date Created: 01/26/2020

Notes: Elevator lobbies do not have a visual and audible indicator of car arrival and cabin does not have an audible indicator of floor arrival and should be upgrade to meet code.

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: 20,770.00
Unit of Measure: S.F.
Estimate: $233,154.00
Assessor Name: Eduardo Lopez
Date Created: 01/26/2020

Notes: The built-up roof covering is in deteriorating conditions, beyond its expected life and should be scheduled for replacement.

System: C3010220 - Tile

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,470.00
Unit of Measure: S.F.
Estimate: $48,146.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: C3020420 - Ceramic Tile

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,470.00
Unit of Measure: S.F.
Estimate: $87,080.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,551.00
Unit of Measure: S.F.
Estimate: $12,796.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

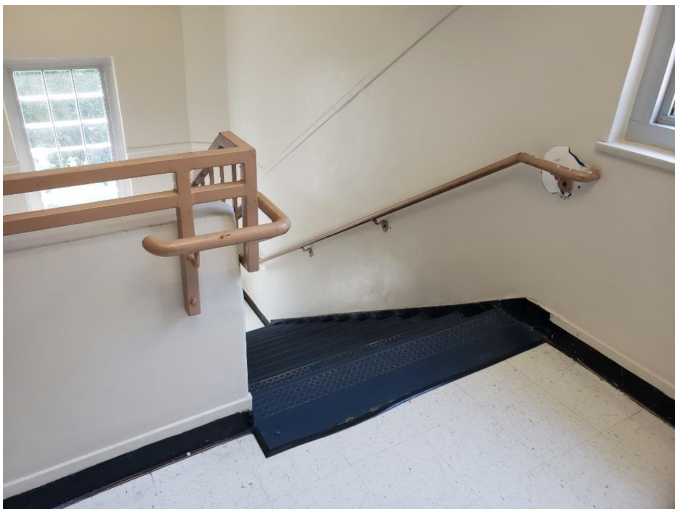
Notes: The carpet is showing signs of early failure and should be replaced.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,343.00
Unit of Measure: S.F.
Estimate: $179,852.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: C3020999 - Other - Rubber or Neoprene



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 707.00
Unit of Measure: S.F.
Estimate: $20,741.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: C3020999 - Other - Wood

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,488.00
Unit of Measure: S.F.
Estimate: $47,004.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $296,690.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $34,286.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $80,001.00
Assessor Name: Eduardo Lopez
Date Created: 08/27/2013

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

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $18,743.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $456,235.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $600,237.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The terminal and package units are aged, rusted, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $103,316.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

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

System: D5010 - Electrical Service/Distribution

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $106,973.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $208,003.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $312,233.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $57,144.00
Assessor Name: Eduardo Lopez
Date Created: 08/27/2013

Notes: No Emergency Generator installed, client requested standard.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $189,717.00
Assessor Name: Eduardo Lopez
Date Created: 08/27/2013

Notes: No sprinkler system installed, client requested standard.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 41,559.00
Unit of Measure: S.F.
Estimate: $15,543.00
Assessor Name: Eduardo Lopez
Date Created: 08/27/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	2,897
Year Built:	1993
Last Renovation:	
Replacement Value:	$457,990
Repair Cost:	$276,003.00
Total FCI:	60.26 %
Total RSLI:	25.66 %
FCA Score:	39.74

Description:

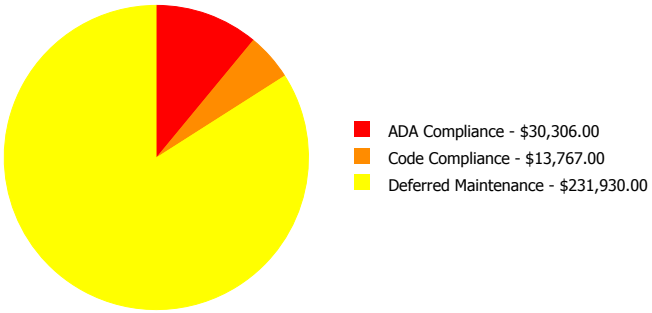
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

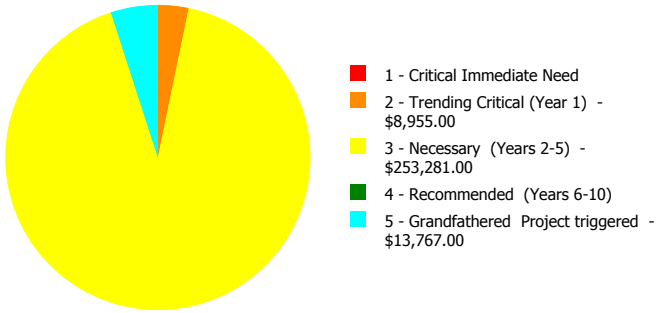
Dashboard Summary

Function:	Elementary	Gross Area:	2,897
Year Built:	1993	Last Renovation:	
Repair Cost:	$276,003	Replacement Value:	$457,990
FCI:	60.26 %	RSLI%:	25.66 %

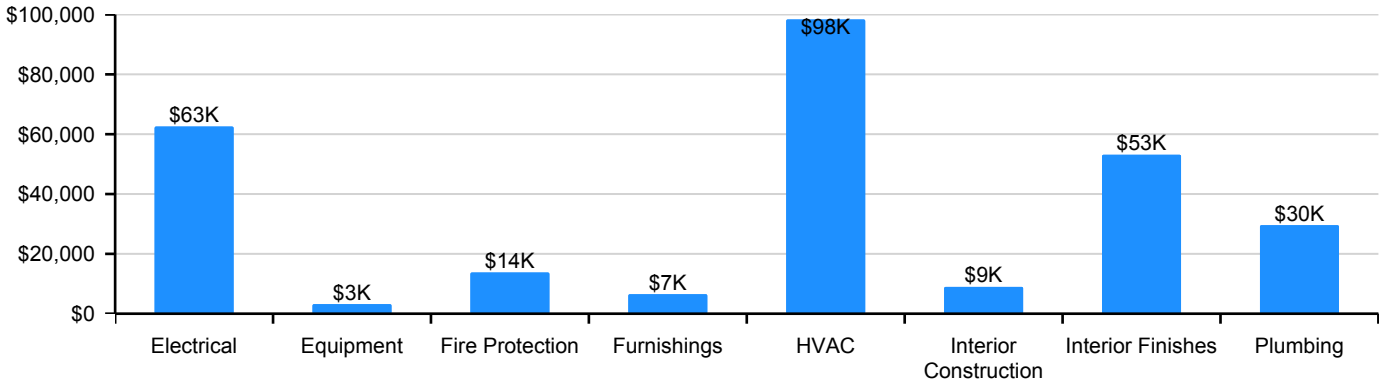
Deficiency By Category



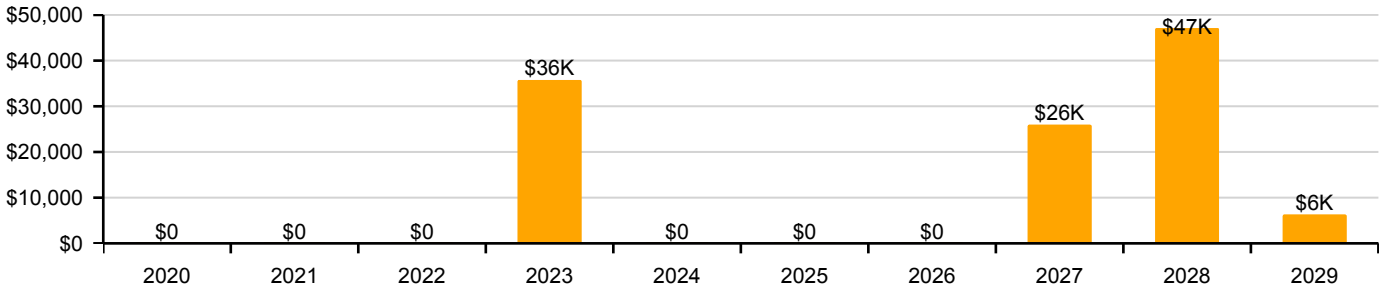
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	74.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	49.36 %	0.00 %	$0.00
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	45.55 %	24.53 %	$8,955.00
C30 - Interior Finishes	0.00 %	102.23 %	$53,122.00
D20 - Plumbing	0.00 %	110.00 %	$29,573.00
D30 - HVAC	0.00 %	110.00 %	$98,342.00
D40 - Fire Protection	0.00 %	110.00 %	$13,767.00
D50 - Electrical	0.00 %	110.00 %	$62,556.00
E10 - Equipment	0.00 %	110.01 %	$3,187.00
E20 - Furnishings	0.00 %	110.00 %	$6,501.00
Totals:	**25.66 %**	**60.26 %**	**$276,003.00**

Photo Album

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

1). South Elevation - Nov 17, 2019

2). West Elevation - Nov 17, 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	$7.79	S.F.	2,897	100	1993	2093		74.00 %	0.00 %	74			$22,568
A1030	Slab on Grade	$6.57	S.F.	2,897	100	1993	2093		74.00 %	0.00 %	74			$19,033
B1020	Roof Construction	$12.80	S.F.	2,897	100	1993	2093		74.00 %	0.00 %	74			$37,082
B2010	Exterior Walls	$14.58	S.F.	2,897	100	1993	2093		74.00 %	0.00 %	74			$42,238
B2020	Exterior Windows	$9.08	S.F.	2,897	30	1993	2023		13.33 %	0.00 %	4			$26,305
B2030	Exterior Doors	$0.89	S.F.	2,897	30	1993	2023		13.33 %	0.00 %	4			$2,578
B3010130	Preformed Metal Roofing	$8.50	S.F.	2,970	30	1998	2028		30.00 %	0.00 %	9			$25,245
C1010	Partitions	$5.93	S.F.	2,897	100	1993	2093		74.00 %	0.00 %	74			$17,179
C1020	Interior Doors	$3.86	S.F.	2,897	40	1993	2033		35.00 %	0.00 %	14			$11,182
C1030	Fittings	$2.81	S.F.	2,897	20	1993	2013		0.00 %	110.00 %	-6		$8,955.00	$8,141
C3010230	Paint & Covering	$1.47	S.F.	2,897	10	1993	2003		0.00 %	0.00 %	-16			$4,259
C3020901	Carpet	$7.50	S.F.	2,484	8	1993	2001		0.00 %	110.00 %	-18		$20,493.00	$18,630
C3020903	VCT	$3.48	S.F.	413	15	1993	2008		0.00 %	155.05 %	-11		$2,228.00	$1,437
C3030	Ceiling Finishes	$9.54	S.F.	2,897	20	1993	2013		0.00 %	110.00 %	-6		$30,401.00	$27,637
D2010	Plumbing Fixtures	$6.70	S.F.	2,897	20	1993	2013		0.00 %	110.00 %	-6		$21,351.00	$19,410
D2020	Domestic Water Distribution	$0.76	S.F.	2,897	30	1993	2023	2019	0.00 %	109.99 %	0		$2,422.00	$2,202
D2030	Sanitary Waste	$1.82	S.F.	2,897	30	1993	2023	2019	0.00 %	109.99 %	0		$5,800.00	$5,273
D3040	Distribution Systems	$11.23	S.F.	2,897	20	1993	2013		0.00 %	110.00 %	-6		$35,787.00	$32,533
D3050	Terminal & Package Units	$17.29	S.F.	2,897	15	1993	2008		0.00 %	110.00 %	-11		$55,098.00	$50,089
D3060	Controls & Instrumentation	$2.34	S.F.	2,897	15	1993	2008		0.00 %	110.00 %	-11		$7,457.00	$6,779
D4010	Sprinklers	$4.32	S.F.	2,897	30			2019	0.00 %	110.00 %	0		$13,767.00	$12,515
D5020	Branch Wiring	$4.72	S.F.	2,897	20	1993	2013		0.00 %	110.00 %	-6		$15,041.00	$13,674
D5020	Lighting	$7.10	S.F.	2,897	20	1993	2013		0.00 %	110.00 %	-6		$22,626.00	$20,569
D5030810	Security & Detection Systems	$1.51	S.F.	2,897	20	1993	2013		0.00 %	110.01 %	-6		$4,812.00	$4,374
D5030910	Fire Alarm Systems	$2.74	S.F.	2,897	20	1993	2013		0.00 %	110.00 %	-6		$8,732.00	$7,938
D5030920	Data Communication	$3.56	S.F.	2,897	25	1993	2018		0.00 %	110.01 %	-1		$11,345.00	$10,313
E1020	Institutional Equipment	$1.00	S.F.	2,897	20	1993	2013		0.00 %	110.01 %	-6		$3,187.00	$2,897
E2010	Fixed Furnishings	$2.04	S.F.	2,897	20	1993	2013		0.00 %	110.00 %	-6		$6,501.00	$5,910
								Total	**25.66 %**	**60.26 %**			**$276,003.00**	**$457,990**

System Notes

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

System: B2010 - Exterior Walls

Note:

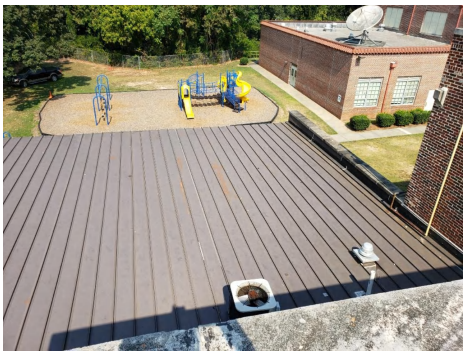
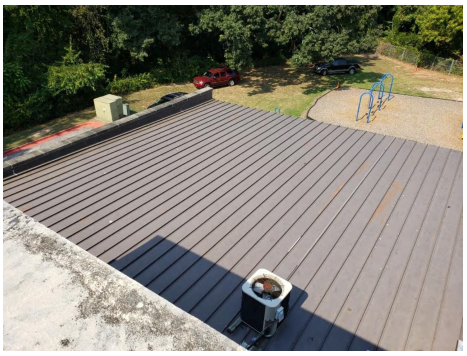
System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

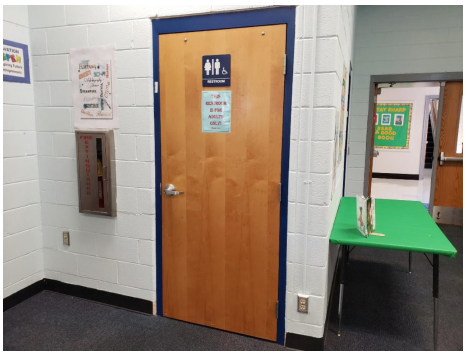




Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

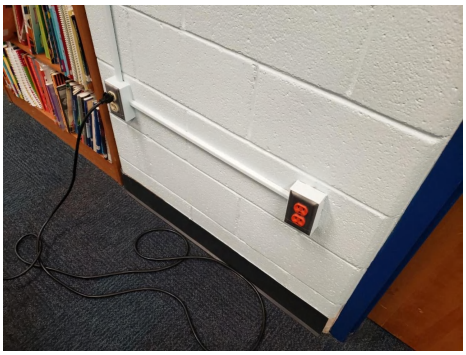


Note:

System: C1030 - Fittings

Note:

System: C3010230 - Paint & Covering



Note:

System: C3020901 - Carpet

Note:

System: C3020903 - VCT

Note:

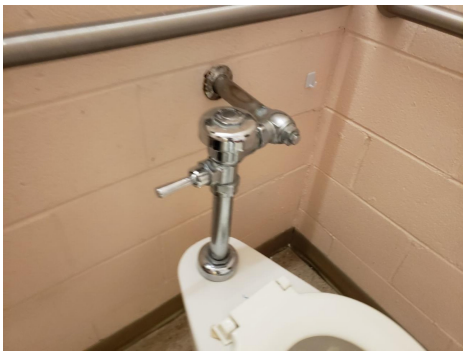
System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

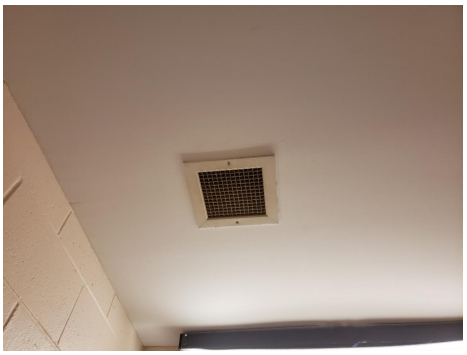


Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

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%

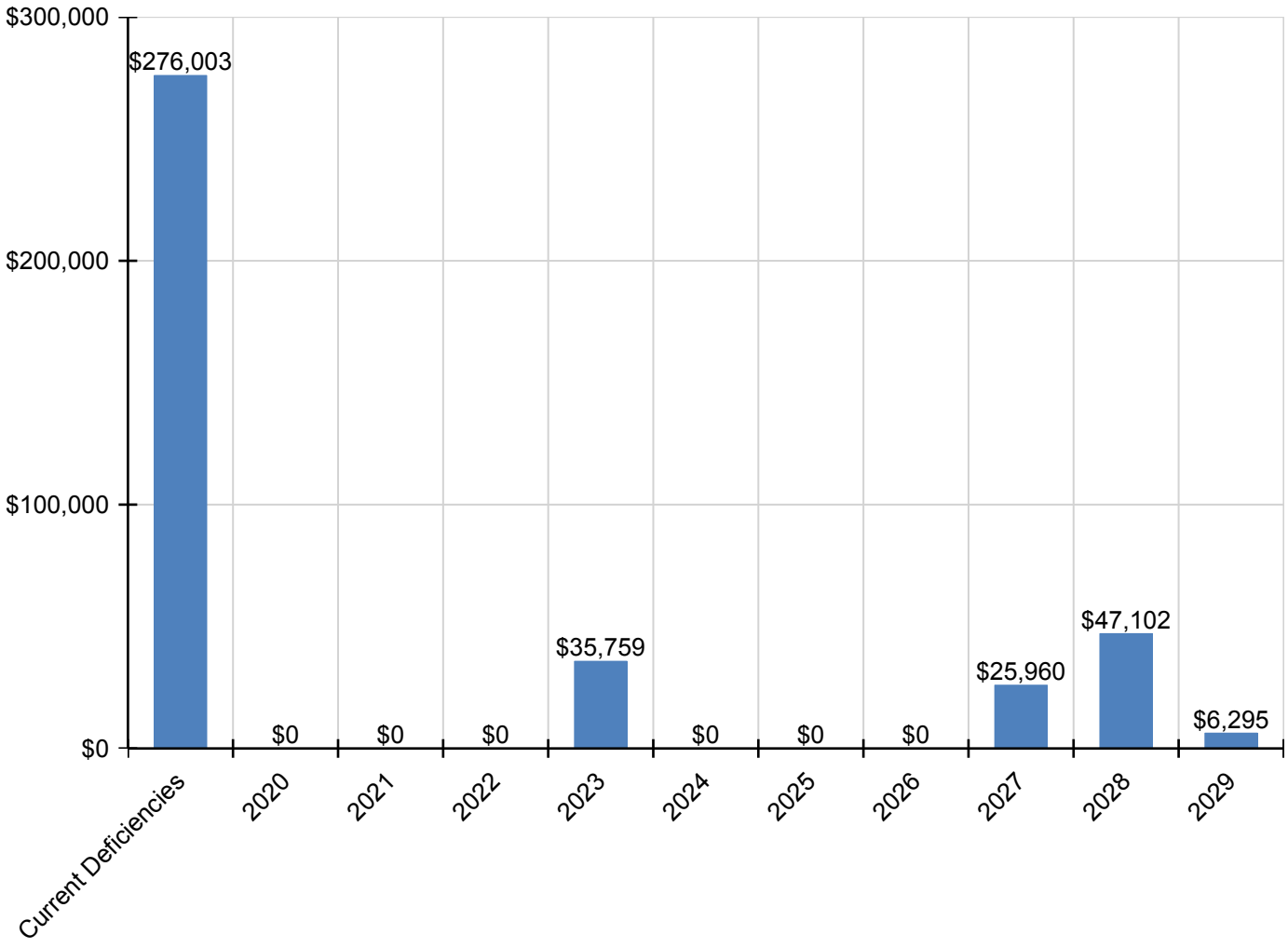
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$276,003**	**$0**	**$0**	**$0**	**$35,759**	**$0**	**$0**	**$0**	**$25,960**	**$47,102**	**$6,295**	**$391,119**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$32,567	$0	$0	$0	$0	$0	$0	**$32,567**
B2030 - Exterior Doors	$0	$0	$0	$0	$3,192	$0	$0	$0	$0	$0	$0	**$3,192**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$47,102	$0	**$47,102**
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	$8,955	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,955**
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	$6,295	**$6,295**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$20,493	$0	$0	$0	$0	$0	$0	$0	$25,960	$0	$0	**$46,453**
C3020903 - VCT	$2,228	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,228**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3030 - Ceiling Finishes	$30,401	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,401**
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	$21,351	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,351**
D2020 - Domestic Water Distribution	$2,422	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,422**
D2030 - Sanitary Waste	$5,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,800**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$35,787	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,787**
D3050 - Terminal & Package Units	$55,098	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$55,098**
D3060 - Controls & Instrumentation	$7,457	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,457**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$13,767	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,767**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$15,041	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,041**
D5020 - Lighting	$22,626	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,626**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$4,812	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,812**
D5030910 - Fire Alarm Systems	$8,732	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,732**
D5030920 - Data Communication	$11,345	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,345**
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	$3,187	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,187**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$6,501	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,501**

** 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.

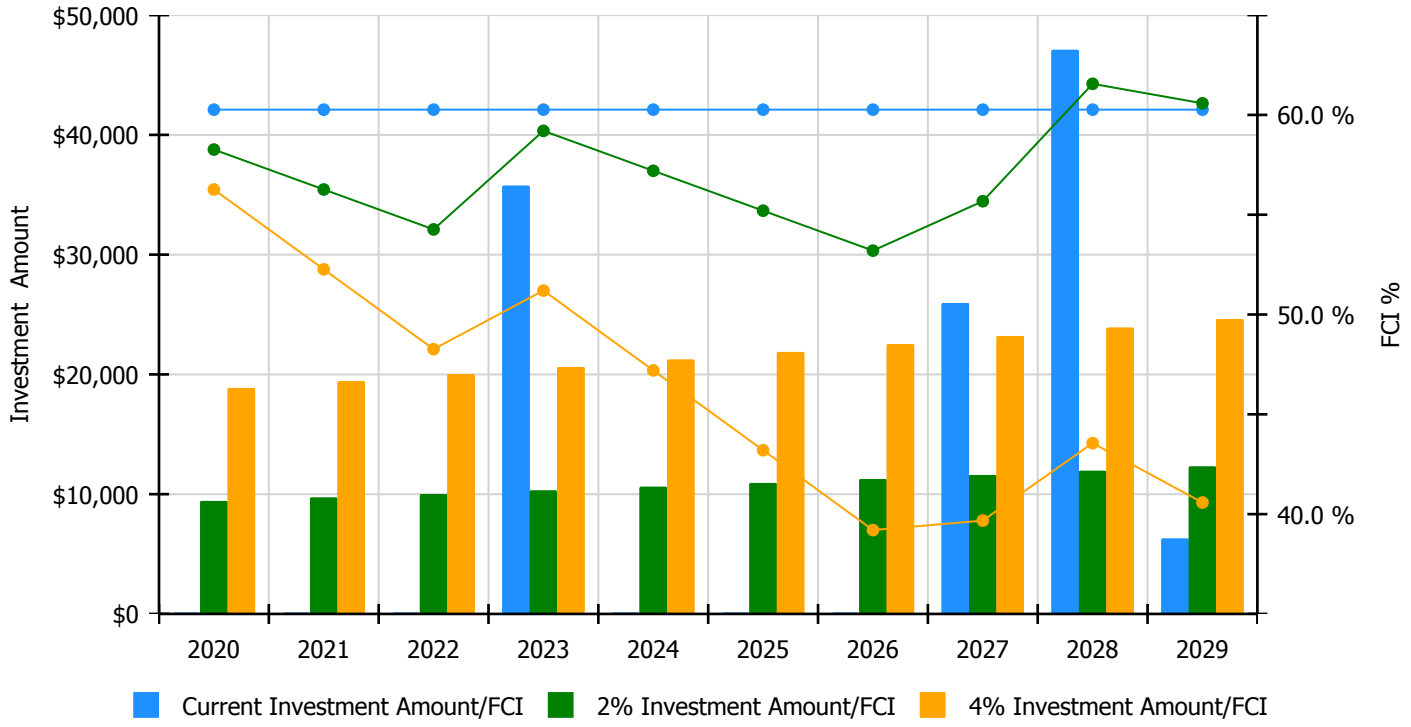


Condition Index Forecast by Investment Scenario

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

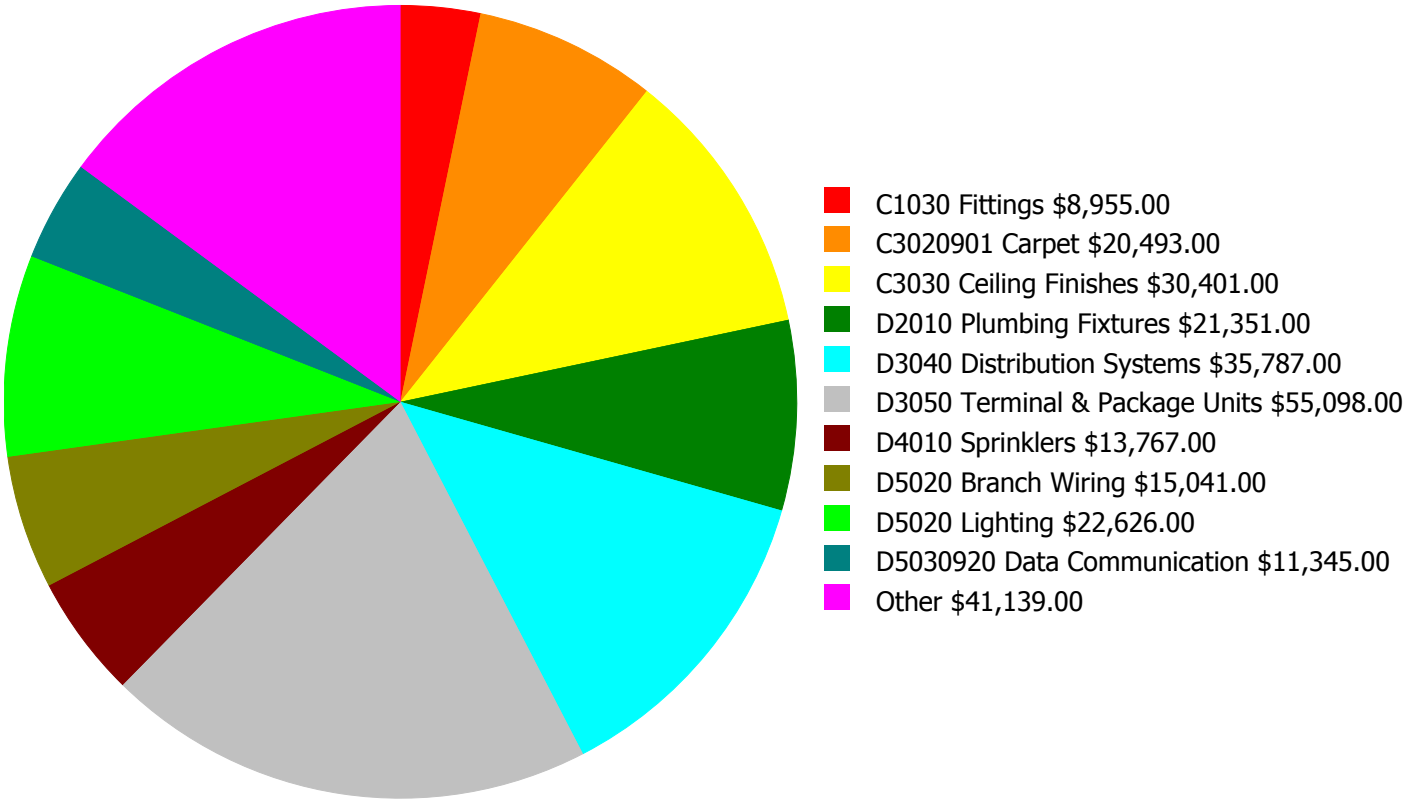
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 60.26%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$9,435.00	58.26 %	$18,869.00	56.26 %
2021	$0	$9,718.00	56.26 %	$19,435.00	52.26 %
2022	$0	$10,009.00	54.26 %	$20,018.00	48.26 %
2023	$35,759	$10,309.00	59.20 %	$20,619.00	51.20 %
2024	$0	$10,619.00	57.20 %	$21,237.00	47.20 %
2025	$0	$10,937.00	55.20 %	$21,875.00	43.20 %
2026	$0	$11,265.00	53.20 %	$22,531.00	39.20 %
2027	$25,960	$11,603.00	55.68 %	$23,207.00	39.68 %
2028	$47,102	$11,951.00	61.56 %	$23,903.00	43.56 %
2029	$6,295	$12,310.00	60.58 %	$24,620.00	40.58 %
Total:	**$115,116**	**$108,156.00**		**$216,314.00**	

Deficiency Summary by System

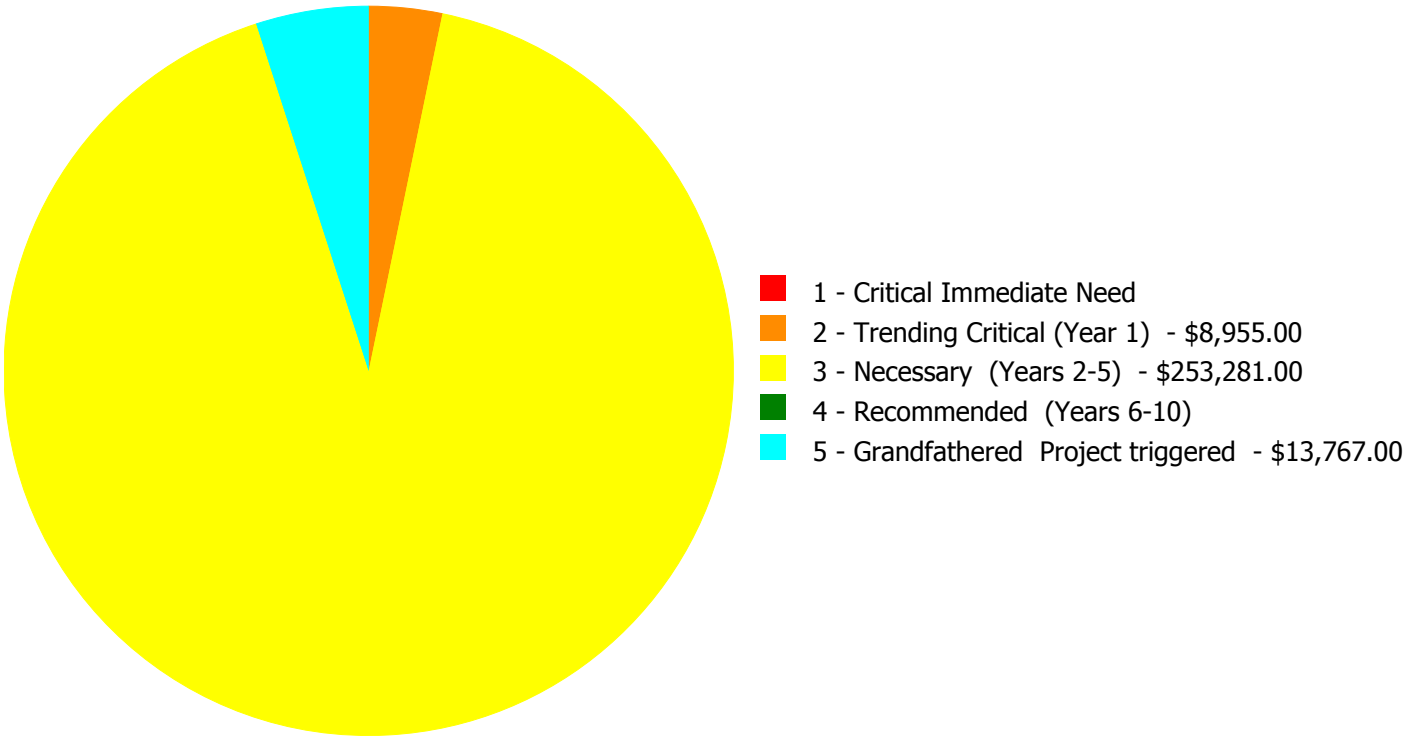
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $276,003.00

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: $276,003.00

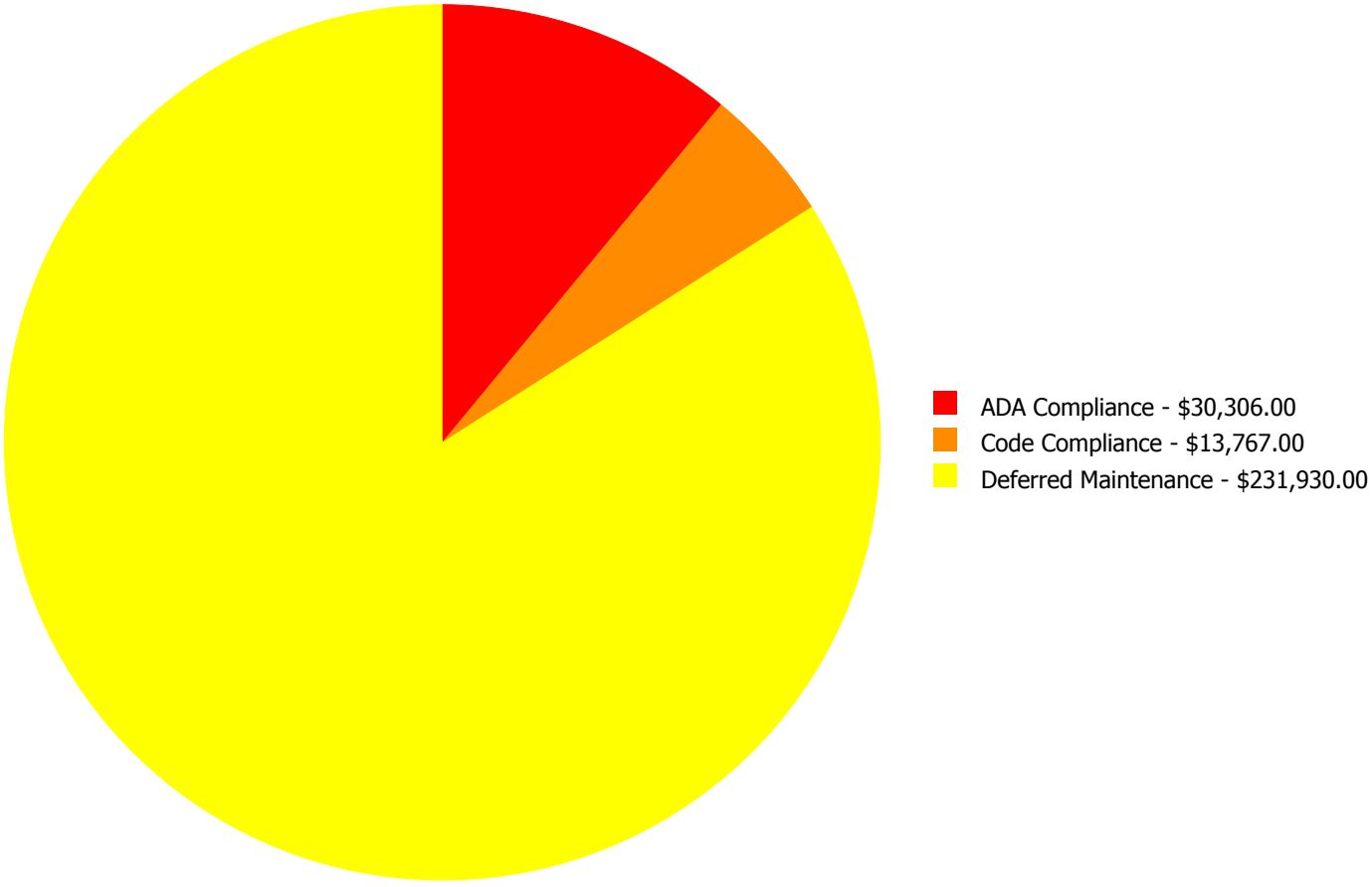
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1030	Fittings	$0.00	$8,955.00	$0.00	$0.00	$0.00	$8,955.00
C3020901	Carpet	$0.00	$0.00	$20,493.00	$0.00	$0.00	$20,493.00
C3020903	VCT	$0.00	$0.00	$2,228.00	$0.00	$0.00	$2,228.00
C3030	Ceiling Finishes	$0.00	$0.00	$30,401.00	$0.00	$0.00	$30,401.00
D2010	Plumbing Fixtures	$0.00	$0.00	$21,351.00	$0.00	$0.00	$21,351.00
D2020	Domestic Water Distribution	$0.00	$0.00	$2,422.00	$0.00	$0.00	$2,422.00
D2030	Sanitary Waste	$0.00	$0.00	$5,800.00	$0.00	$0.00	$5,800.00
D3040	Distribution Systems	$0.00	$0.00	$35,787.00	$0.00	$0.00	$35,787.00
D3050	Terminal & Package Units	$0.00	$0.00	$55,098.00	$0.00	$0.00	$55,098.00
D3060	Controls & Instrumentation	$0.00	$0.00	$7,457.00	$0.00	$0.00	$7,457.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$13,767.00	$13,767.00
D5020	Branch Wiring	$0.00	$0.00	$15,041.00	$0.00	$0.00	$15,041.00
D5020	Lighting	$0.00	$0.00	$22,626.00	$0.00	$0.00	$22,626.00
D5030810	Security & Detection Systems	$0.00	$0.00	$4,812.00	$0.00	$0.00	$4,812.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$8,732.00	$0.00	$0.00	$8,732.00
D5030920	Data Communication	$0.00	$0.00	$11,345.00	$0.00	$0.00	$11,345.00
E1020	Institutional Equipment	$0.00	$0.00	$3,187.00	$0.00	$0.00	$3,187.00
E2010	Fixed Furnishings	$0.00	$0.00	$6,501.00	$0.00	$0.00	$6,501.00
	Total:	$0.00	$8,955.00	$253,281.00	$0.00	$13,767.00	$276,003.00

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: $276,003.00

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: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $8,955.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2020

Notes: The fittings throughout the building are aged, in marginal condition, and should be replaced. Room signage are not ADA compliant and system should be replaced.

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,484.00
Unit of Measure: S.F.
Estimate: $20,493.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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: 413.00
Unit of Measure: S.F.
Estimate: $2,228.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $30,401.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2020

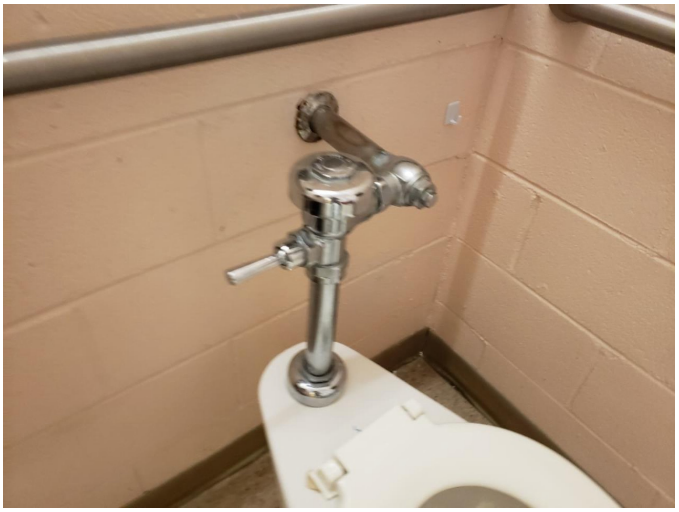
Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $21,351.00
Assessor Name: Eduardo Lopez
Date Created: 01/26/2020

Notes: Plumbing fixtures are in operational conditions. However, they are aged, beyond its expected service life and should be replaced with a low-flow water fixture.

System: D2020 - Domestic Water Distribution



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $2,422.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

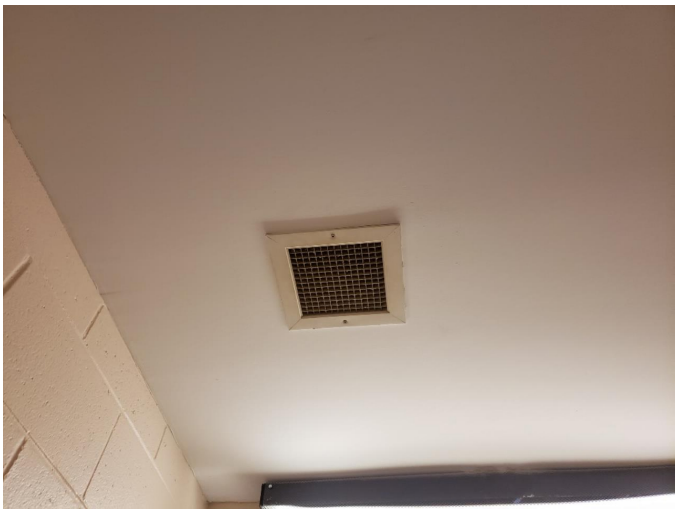
Notes: The domestic water distribution is beyond its expected service life and should be scheduled for replacement.

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $5,800.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3040 - Distribution Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $35,787.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

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

System: D3050 - Terminal & Package Units

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $55,098.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The terminal and package units are aged, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $7,457.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

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

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $15,041.00
Assessor Name: Eduardo Lopez
Date Created: 01/26/2020

Notes: The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $22,626.00
Assessor Name: Eduardo Lopez
Date Created: 01/26/2020

Notes: The original lighting system is operating, but is aged, in poor condition, and should be replaced.

System: D5030810 - Security & Detection Systems

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $4,812.00
Assessor Name: Eduardo Lopez
Date Created: 01/26/2020

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

System: D5030910 - Fire Alarm Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $8,732.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2020

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

System: D5030920 - Data Communication

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $11,345.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2020

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

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $3,187.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2020

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

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $6,501.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2020

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 2,897.00
Unit of Measure: S.F.
Estimate: $13,767.00
Assessor Name: Eduardo Lopez
Date Created: 08/27/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	13,454
Year Built:	1998
Last Renovation:	
Replacement Value:	$2,370,172
Repair Cost:	$1,251,474.00
Total FCI:	52.80 %
Total RSLI:	36.23 %
FCA Score:	47.20

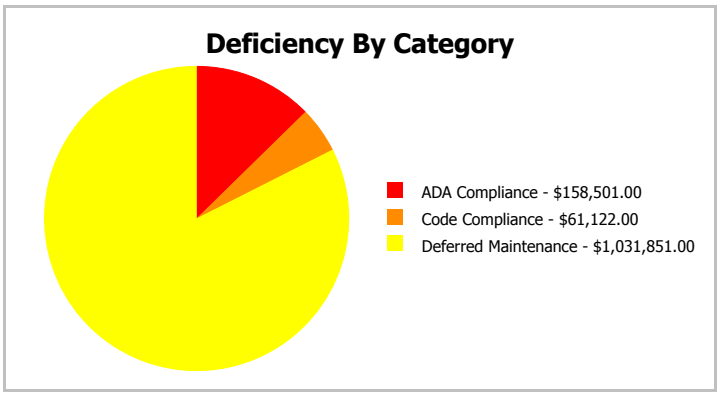
Description:

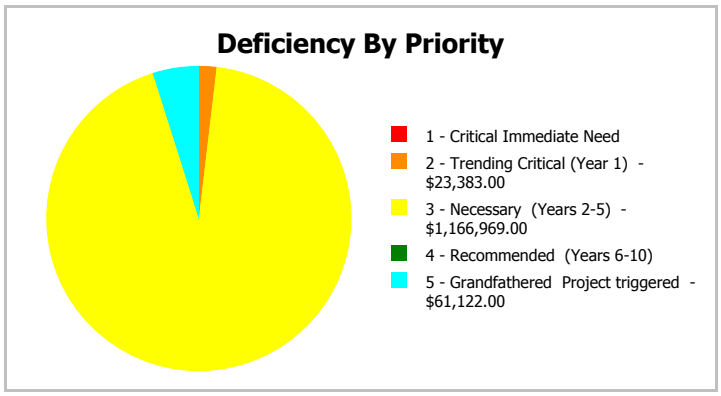
The narrative for this building is included in the Executive Summary Description at the front of this report.

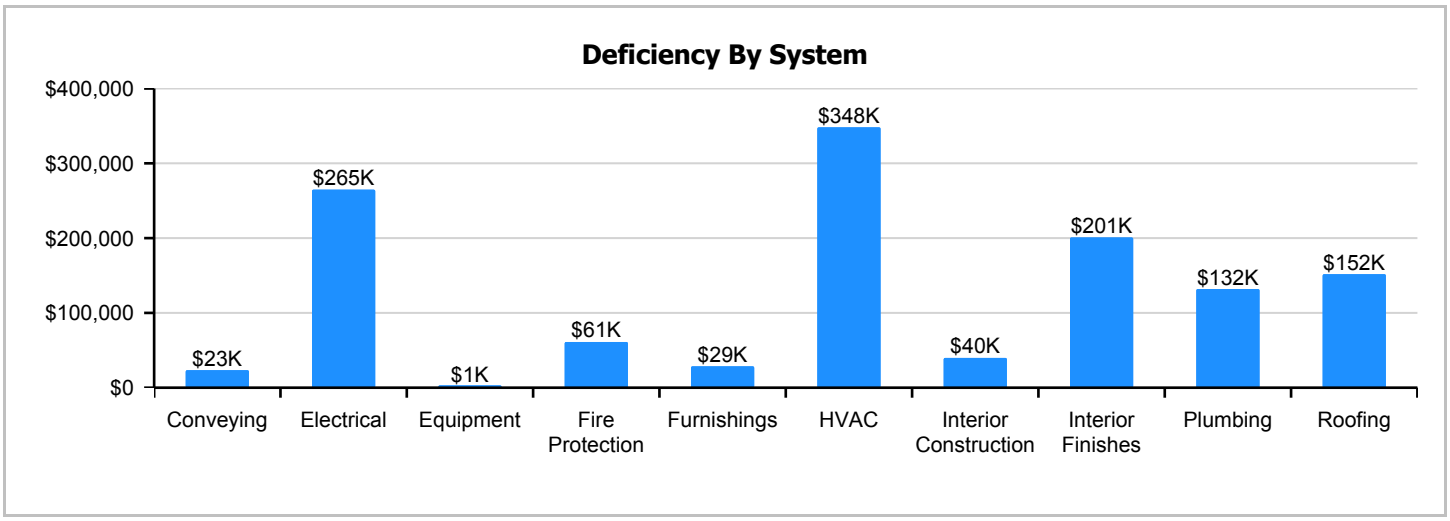
Attributes: This asset has no attributes.

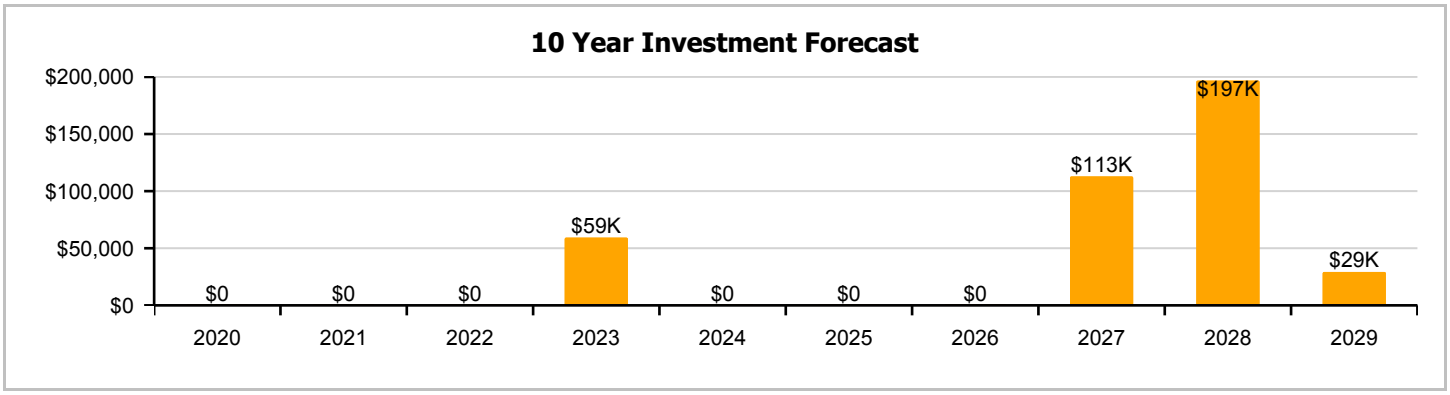
Dashboard Summary

Function:	Elementary	Gross Area:	13,454
Year Built:	1998	Last Renovation:	
Repair Cost:	$1,251,474	Replacement Value:	$2,370,172
FCI:	52.80 %	RSLI%:	36.23 %









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	79.00 %	0.00 %	$0.00
A20 - Basement Construction	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	59.06 %	0.00 %	$0.00
B30 - Roofing	0.00 %	157.00 %	$151,724.00
C10 - Interior Construction	51.67 %	24.60 %	$39,810.00
C20 - Stairs	79.00 %	0.00 %	$0.00
C30 - Interior Finishes	3.94 %	102.34 %	$200,833.00
D10 - Conveying	0.00 %	110.00 %	$23,383.00
D20 - Plumbing	0.00 %	110.00 %	$131,863.00
D30 - HVAC	8.59 %	85.81 %	$348,083.00
D40 - Fire Protection	0.00 %	110.00 %	$61,122.00
D50 - Electrical	2.66 %	91.74 %	$264,761.00
E10 - Equipment	0.00 %	109.99 %	$1,332.00
E20 - Furnishings	0.00 %	110.00 %	$28,563.00
Totals:	**36.23 %**	**52.80 %**	**$1,251,474.00**

Photo Album

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

1). Southwest Elevation - Nov 17, 2019

2). South Elevation - Nov 17, 2019

3). Northeast Elevation - Nov 17, 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	$7.44	S.F.	13,454	100	1998	2098		79.00 %	0.00 %	79			$100,098
A1020	Special Foundations	$0.34	S.F.	13,454	100	1998	2098		79.00 %	0.00 %	79			$4,574
A1030	Slab on Grade	$6.27	S.F.	13,454	100	1998	2098		79.00 %	0.00 %	79			$84,357
A2010	Basement Excavation	$0.19	S.F.	13,454	100	1998	2098		79.00 %	0.00 %	79			$2,556
A2020	Basement Walls	$2.33	S.F.	13,454	100	1998	2098		79.00 %	0.00 %	79			$31,348
B1010	Floor Construction	$18.92	S.F.	13,454	100	1998	2098		79.00 %	0.00 %	79			$254,550
B1020	Roof Construction	$12.24	S.F.	13,454	100	1998	2098		79.00 %	0.00 %	79			$164,677
B2010	Exterior Walls	$13.96	S.F.	13,454	100	1998	2098		79.00 %	0.00 %	79			$187,818
B2020	Exterior Windows	$8.71	S.F.	13,454	30	1998	2028		30.00 %	0.00 %	9			$117,184
B2030	Exterior Doors	$0.87	S.F.	13,454	30	1998	2028		30.00 %	0.00 %	9			$11,705
B3010105	Built-Up	$7.15	S.F.	13,516	25	1998	2023	2019	0.00 %	157.00 %	0		$151,724.00	$96,639
C1010	Partitions	$5.65	S.F.	13,454	100	1998	2098		79.00 %	0.00 %	79			$76,015
C1020	Interior Doors	$3.69	S.F.	13,454	40	1998	2038		47.50 %	0.00 %	19			$49,645
C1030	Fittings	$2.69	S.F.	13,454	20	1998	2018		0.00 %	110.00 %	-1		$39,810.00	$36,191
C2010	Stair Construction	$2.86	S.F.	13,454	100	1998	2098		79.00 %	0.00 %	79			$38,478
C3010230	Paint & Covering	$1.47	S.F.	13,454	10	1998	2008		0.00 %	0.00 %	-11			$19,777
C3020420	Ceramic Tile	$16.74	S.F.	368	50	1998	2048		58.00 %	0.00 %	29			$6,160
C3020903	VCT	$3.48	S.F.	12,320	15	1998	2013		0.00 %	155.00 %	-6		$66,454.00	$42,874
C3020999	Other - Concrete Finish	$6.87	S.F.	766	100	1998	2098		79.00 %	0.00 %	79			$5,262
C3030	Ceiling Finishes	$9.08	S.F.	13,454	20	1998	2018		0.00 %	110.00 %	-1		$134,379.00	$122,162
D1010	Elevators and Lifts	$1.58	S.F.	13,454	20			2019	0.00 %	110.00 %	0		$23,383.00	$21,257
D2010	Plumbing Fixtures	$6.44	S.F.	13,454	20	1998	2018		0.00 %	110.00 %	-1		$95,308.00	$86,644
D2020	Domestic Water Distribution	$0.75	S.F.	13,454	30	1998	2028	2019	0.00 %	110.00 %	0		$11,100.00	$10,091
D2030	Sanitary Waste	$1.72	S.F.	13,454	30	1998	2028	2019	0.00 %	110.00 %	0		$25,455.00	$23,141
D3010	Energy Supply	$0.61	S.F.	13,454	30	1998	2028		30.00 %	0.00 %	9			$8,207
D3020	Heat Generating Systems	$3.66	S.F.	13,454	20	1998	2018		0.00 %	110.00 %	-1		$54,166.00	$49,242
D3030	Cooling Generating Systems	$6.02	S.F.	13,454	20	2007	2027		40.00 %	0.00 %	8			$80,993
D3040	Distribution Systems	$10.75	S.F.	13,454	20	1998	2018		0.00 %	110.00 %	-1		$159,094.00	$144,631
D3050	Terminal & Package Units	$6.86	S.F.	13,454	15	1998	2013		0.00 %	110.00 %	-6		$101,524.00	$92,294
D3060	Controls & Instrumentation	$2.25	S.F.	13,454	15	1998	2013		0.00 %	110.00 %	-6		$33,299.00	$30,272
D4010	Sprinklers	$4.13	S.F.	13,454	30			2019	0.00 %	110.00 %	0		$61,122.00	$55,565
D5010	Electrical Service/Distribution	$2.34	S.F.	13,454	20	1998	2018		0.00 %	110.00 %	-1		$34,631.00	$31,482
D5020	Branch Wiring	$4.52	S.F.	13,454	20	1998	2018		0.00 %	110.00 %	-1		$66,893.00	$60,812
D5020	Lighting	$6.78	S.F.	13,454	20	1998	2018		0.00 %	110.00 %	-1		$100,340.00	$91,218
D5030810	Security & Detection Systems	$1.51	S.F.	13,454	20	1998	2018		0.00 %	110.00 %	-1		$22,347.00	$20,316
D5030910	Fire Alarm Systems	$2.74	S.F.	13,454	20	1998	2018		0.00 %	110.00 %	-1		$40,550.00	$36,864
D5030920	Data Communication	$3.56	S.F.	13,454	25	1998	2023		16.00 %	0.00 %	4			$47,896
E1020	Institutional Equipment	$0.09	S.F.	13,454	20	1998	2018		0.00 %	109.99 %	-1		$1,332.00	$1,211
E2010	Fixed Furnishings	$1.93	S.F.	13,454	20	1998	2018		0.00 %	110.00 %	-1		$28,563.00	$25,966
								Total	**36.23 %**	**52.80 %**			**$1,251,474.00**	**$2,370,172**

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



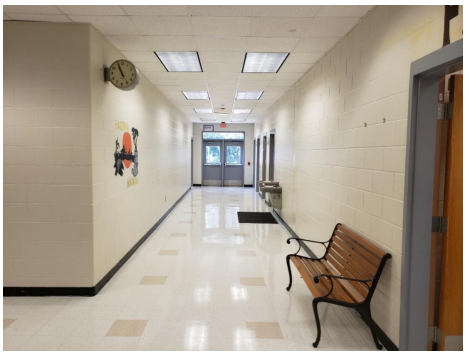
Note:

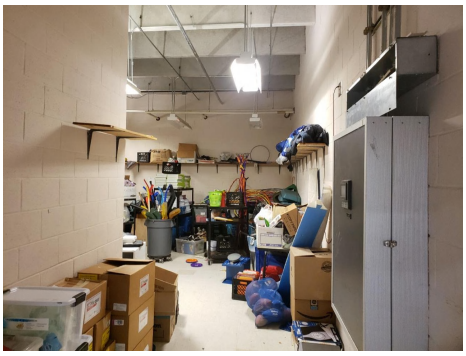
System: B3010105 - Built-Up



Note:

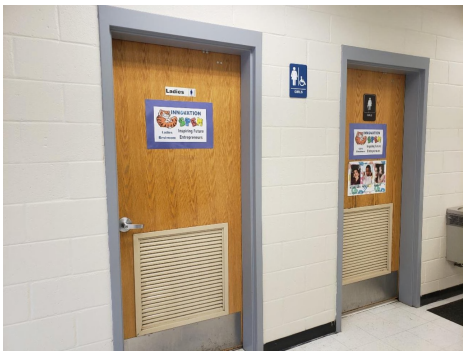
System: C1010 - Partitions





Note:

System: C1020 - Interior Doors



Note:

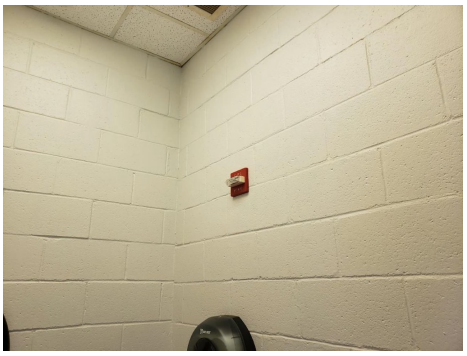
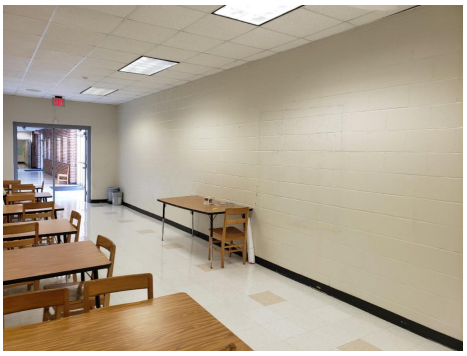
System: C1030 - Fittings

Note:

System: C2010 - Stair Construction

Note:

System: C3010230 - Paint & Covering


Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020903 - VCT

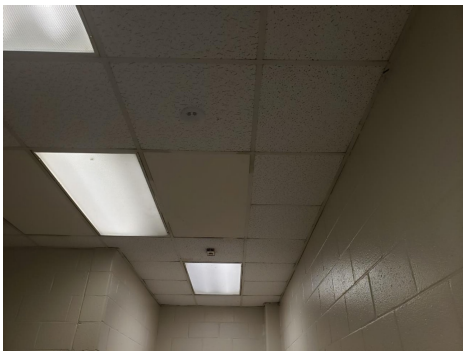


Note:

System: C3020999 - Other - Concrete Finish


Note:

System: C3030 - Ceiling Finishes



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

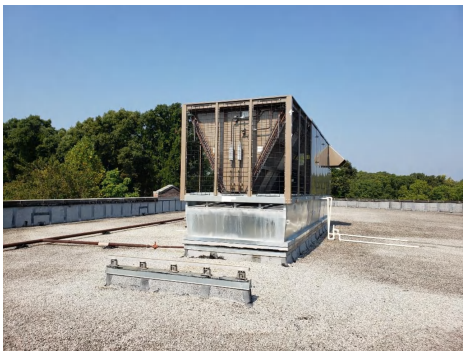

Note:

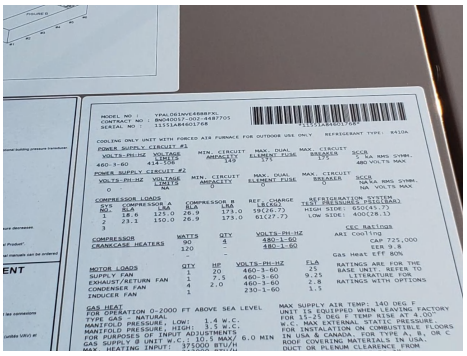
System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units





Note:

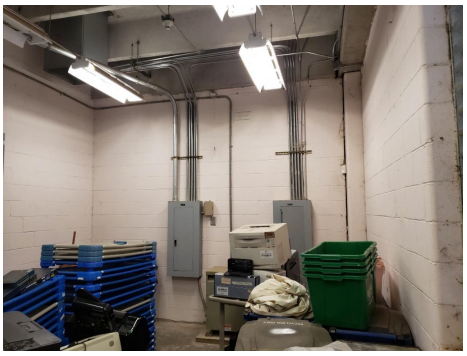
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring



Note:

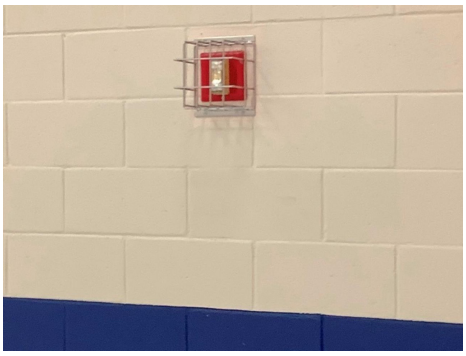
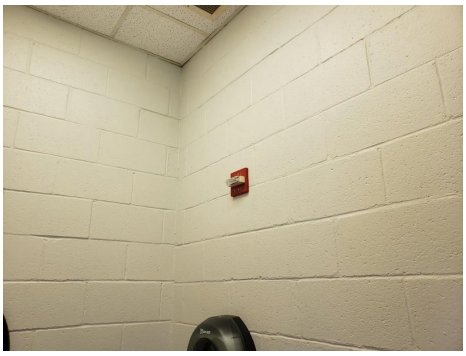
System: D5020 - Lighting

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:	**$1,251,474**	**$0**	**$0**	**$0**	**$59,299**	**$0**	**$0**	**$0**	**$112,859**	**$196,768**	**$29,237**	**$1,649,636**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$168,189	$0	**$168,189**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,799	$0	**$16,799**
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	$151,724	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$151,724**
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	$39,810	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,810**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

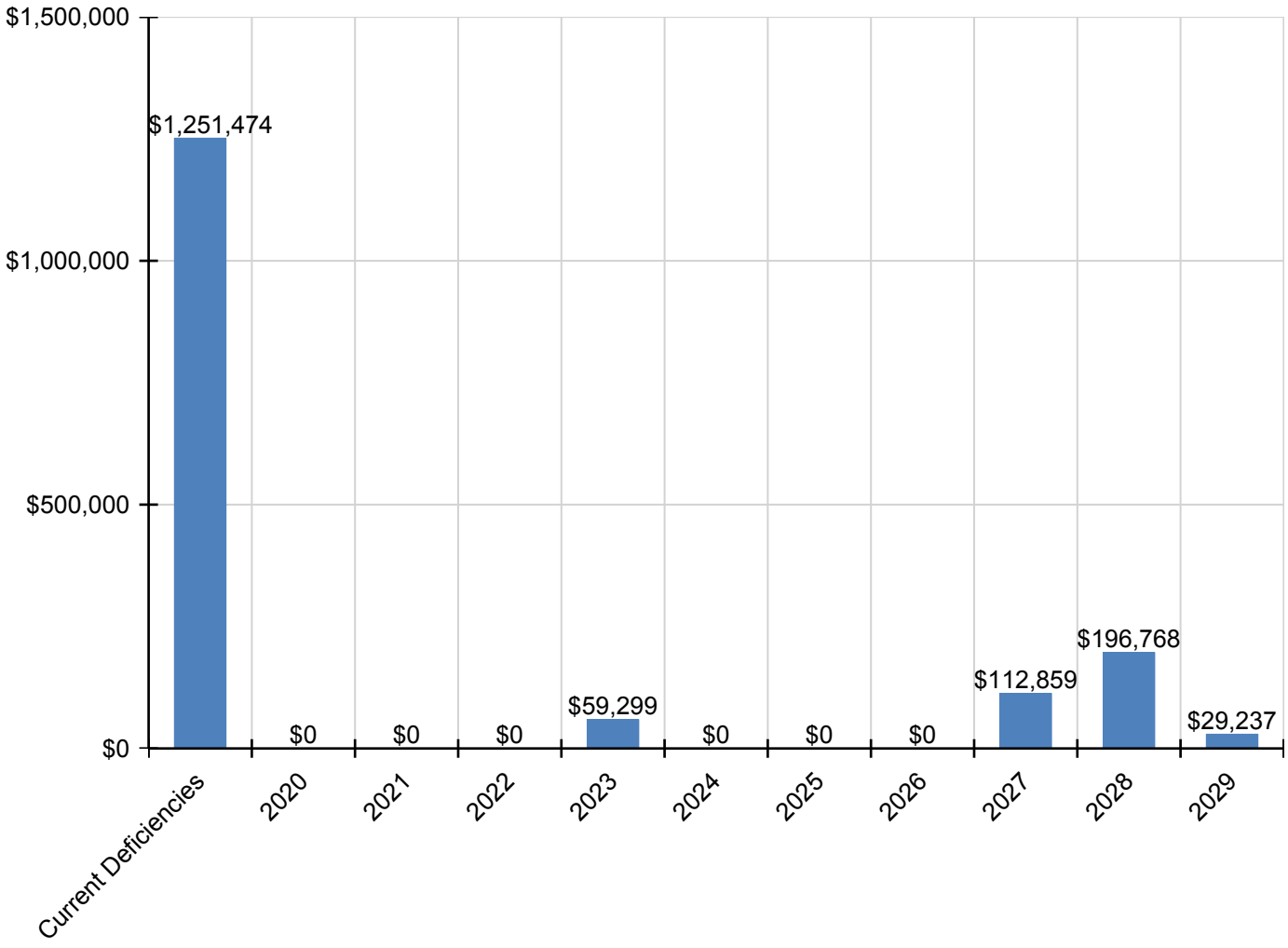
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,237	**$29,237**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$66,454	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,454**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$134,379	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$134,379**
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	$23,383	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,383**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$95,308	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$95,308**
D2020 - Domestic Water Distribution	$11,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,100**
D2030 - Sanitary Waste	$25,455	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,455**
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	$11,779	$0	**$11,779**
D3020 - Heat Generating Systems	$54,166	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,166**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$112,859	$0	$0	**$112,859**
D3040 - Distribution Systems	$159,094	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$159,094**
D3050 - Terminal & Package Units	$101,524	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,524**
D3060 - Controls & Instrumentation	$33,299	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,299**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$61,122	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,122**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$34,631	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,631**
D5020 - Branch Wiring	$66,893	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,893**
D5020 - Lighting	$100,340	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$100,340**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$22,347	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,347**
D5030910 - Fire Alarm Systems	$40,550	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,550**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$0	$59,299	$0	$0	$0	$0	$0	$0	**$59,299**
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	$1,332	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,332**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$28,563	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,563**

** 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.

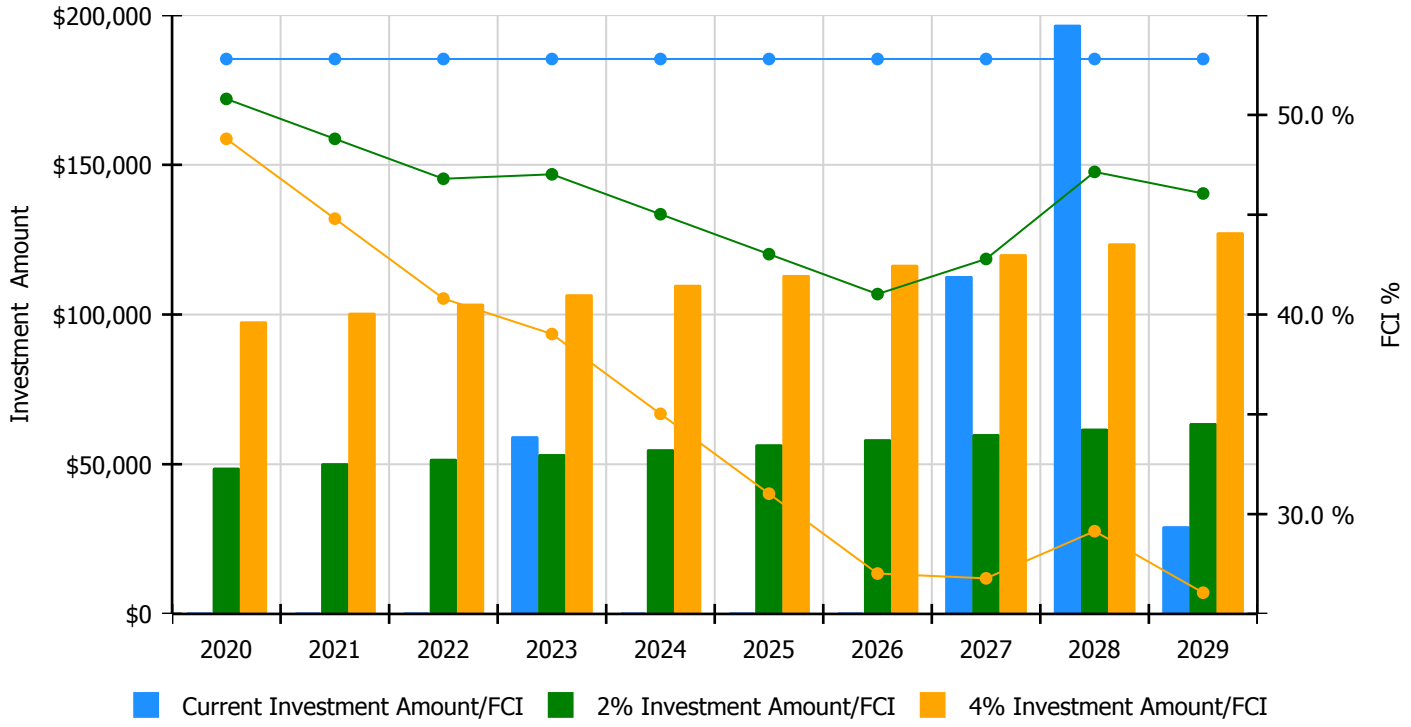


Condition Index Forecast by Investment Scenario

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

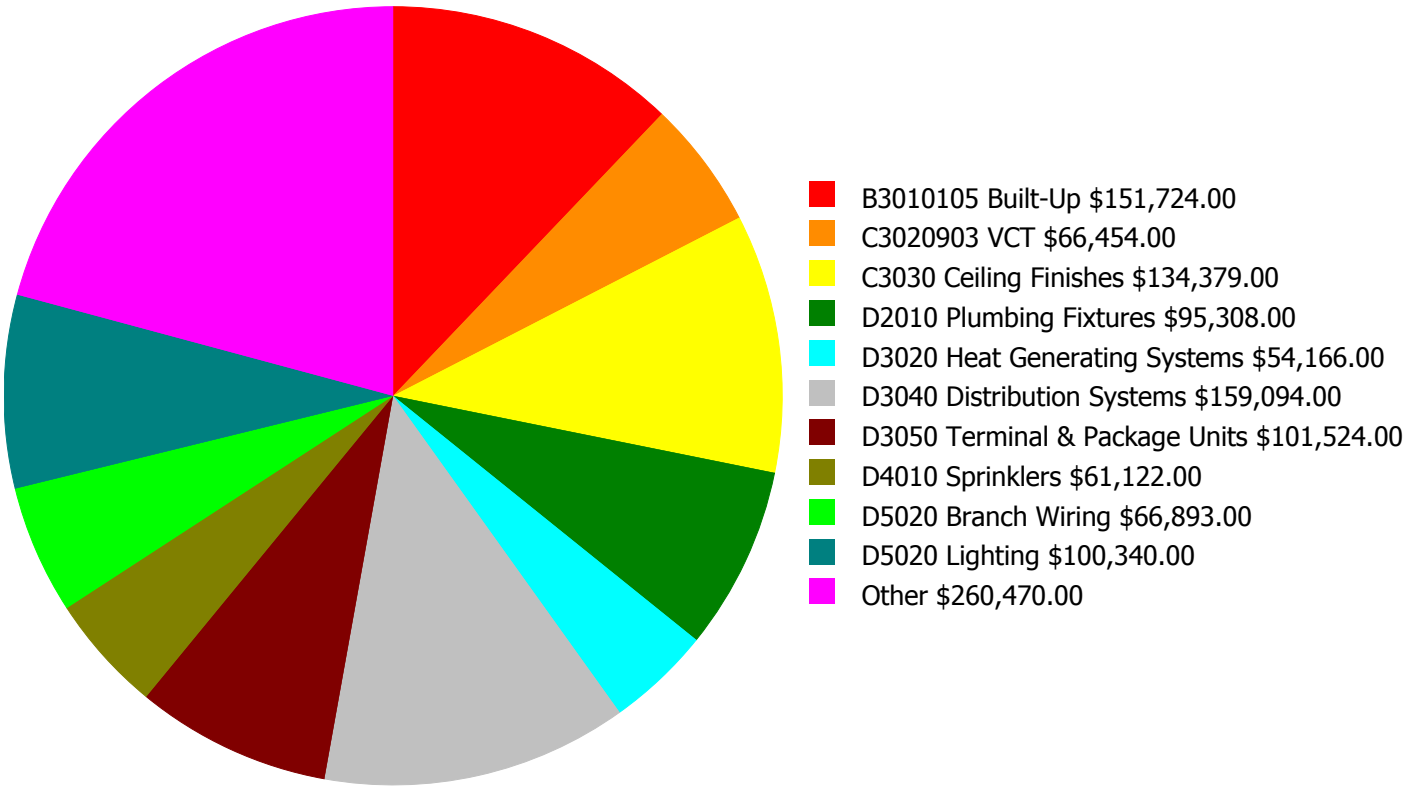
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 52.8%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$48,826.00	50.80 %	$97,651.00	48.80 %
2021	$0	$50,290.00	48.80 %	$100,581.00	44.80 %
2022	$0	$51,799.00	46.80 %	$103,598.00	40.80 %
2023	$59,299	$53,353.00	47.02 %	$106,706.00	39.02 %
2024	$0	$54,954.00	45.02 %	$109,907.00	35.02 %
2025	$0	$56,602.00	43.02 %	$113,204.00	31.02 %
2026	$0	$58,300.00	41.02 %	$116,601.00	27.02 %
2027	$112,859	$60,049.00	42.78 %	$120,099.00	26.78 %
2028	$196,768	$61,851.00	47.15 %	$123,701.00	29.15 %
2029	$29,237	$63,706.00	46.06 %	$127,413.00	26.06 %
Total:	**$398,162**	**$559,730.00**		**$1,119,461.00**	

Deficiency Summary by System

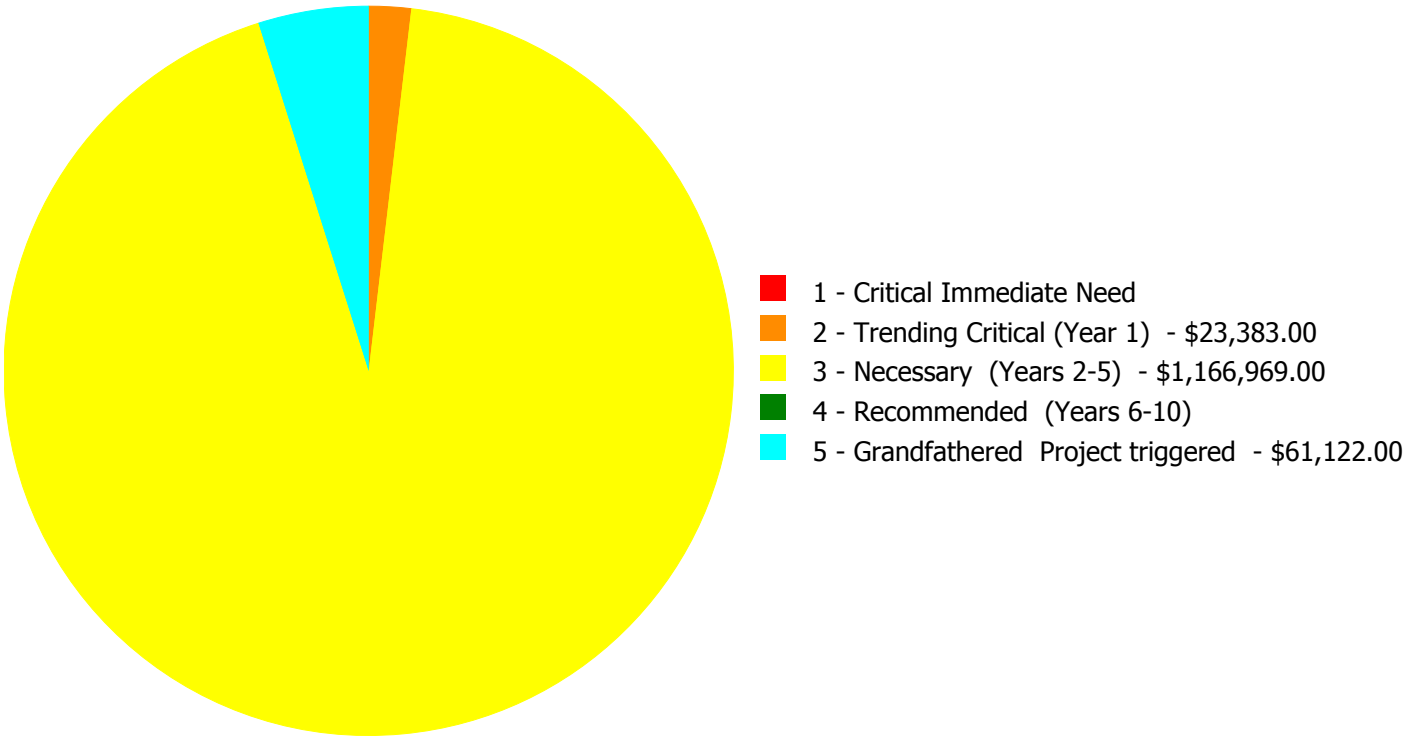
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,251,474.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,251,474.00

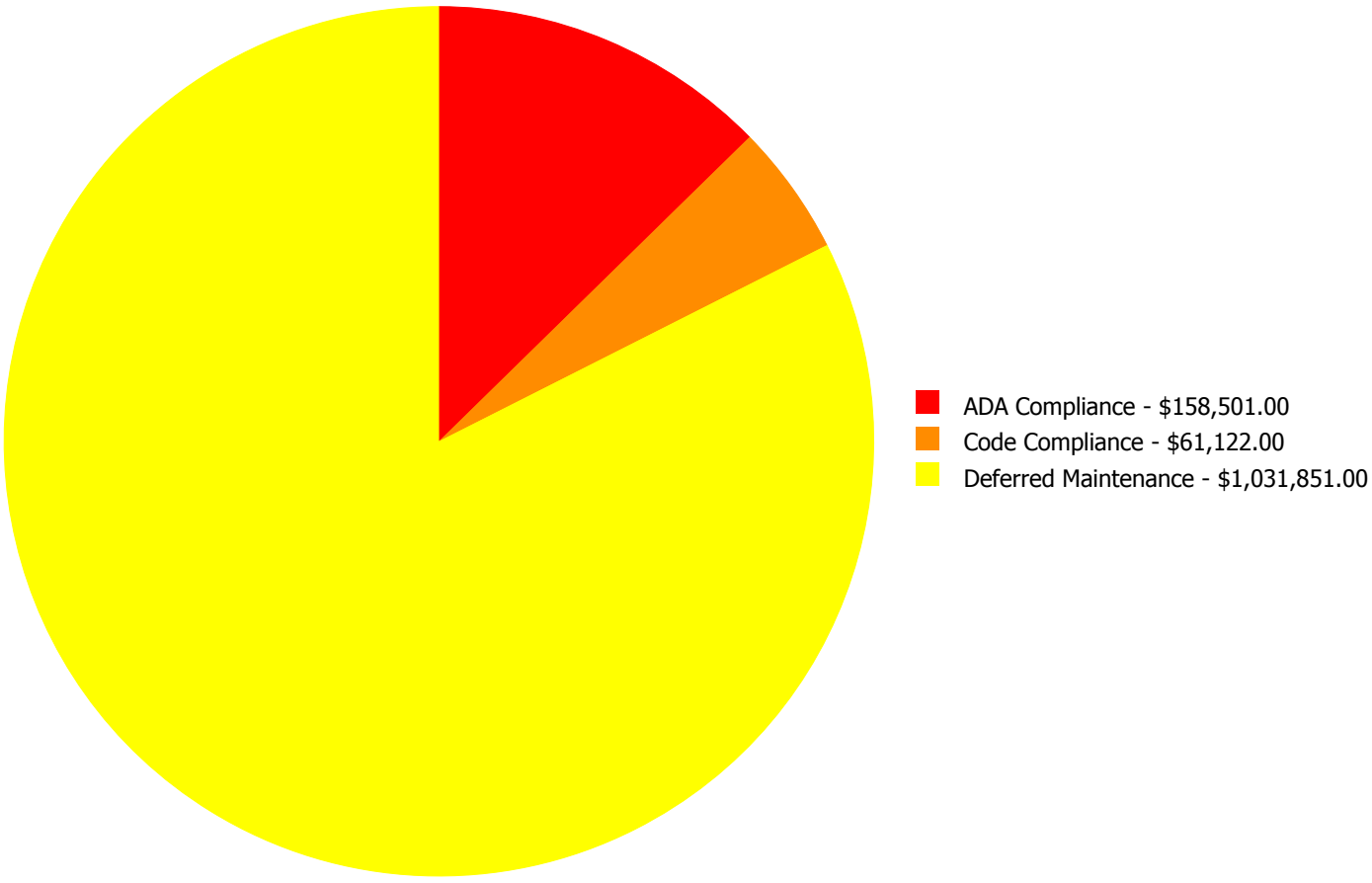
Deficiency By Priority Investment Table

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
B3010105	Built-Up	$0.00	$0.00	$151,724.00	$0.00	$0.00	$151,724.00
C1030	Fittings	$0.00	$0.00	$39,810.00	$0.00	$0.00	$39,810.00
C3020903	VCT	$0.00	$0.00	$66,454.00	$0.00	$0.00	$66,454.00
C3030	Ceiling Finishes	$0.00	$0.00	$134,379.00	$0.00	$0.00	$134,379.00
D1010	Elevators and Lifts	$0.00	$23,383.00	$0.00	$0.00	$0.00	$23,383.00
D2010	Plumbing Fixtures	$0.00	$0.00	$95,308.00	$0.00	$0.00	$95,308.00
D2020	Domestic Water Distribution	$0.00	$0.00	$11,100.00	$0.00	$0.00	$11,100.00
D2030	Sanitary Waste	$0.00	$0.00	$25,455.00	$0.00	$0.00	$25,455.00
D3020	Heat Generating Systems	$0.00	$0.00	$54,166.00	$0.00	$0.00	$54,166.00
D3040	Distribution Systems	$0.00	$0.00	$159,094.00	$0.00	$0.00	$159,094.00
D3050	Terminal & Package Units	$0.00	$0.00	$101,524.00	$0.00	$0.00	$101,524.00
D3060	Controls & Instrumentation	$0.00	$0.00	$33,299.00	$0.00	$0.00	$33,299.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$61,122.00	$61,122.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$34,631.00	$0.00	$0.00	$34,631.00
D5020	Branch Wiring	$0.00	$0.00	$66,893.00	$0.00	$0.00	$66,893.00
D5020	Lighting	$0.00	$0.00	$100,340.00	$0.00	$0.00	$100,340.00
D5030810	Security & Detection Systems	$0.00	$0.00	$22,347.00	$0.00	$0.00	$22,347.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$40,550.00	$0.00	$0.00	$40,550.00
E1020	Institutional Equipment	$0.00	$0.00	$1,332.00	$0.00	$0.00	$1,332.00
E2010	Fixed Furnishings	$0.00	$0.00	$28,563.00	$0.00	$0.00	$28,563.00
	Total:	$0.00	$23,383.00	$1,166,969.00	$0.00	$61,122.00	$1,251,474.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,251,474.00

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: D1010 - Elevators and Lifts

Location: Stage
Distress: Missing
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $23,383.00
Assessor Name: Eduardo Lopez
Date Created: 01/26/2020

Notes: Stage is not ADA accessible and a wheelchair lift should be provided per ADA standards.

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: 13,516.00
Unit of Measure: S.F.
Estimate: $151,724.00
Assessor Name: Eduardo Lopez
Date Created: 01/26/2020

Notes: The built-up roof covering is in deteriorating conditions, beyond its expected life and should be scheduled for replacement.

System: C1030 - Fittings

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $39,810.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: The fittings throughout the building are aged, in marginal condition, 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: 12,320.00
Unit of Measure: S.F.
Estimate: $66,454.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: C3030 - Ceiling Finishes

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $134,379.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

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

System: D2010 - Plumbing Fixtures

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $95,308.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: Plumbing fixtures are in operational conditions. However, they are aged, beyond its expected service life and should be replaced with a low-flow water fixture.

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $11,100.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $25,455.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3020 - Heat Generating Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $54,166.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2020

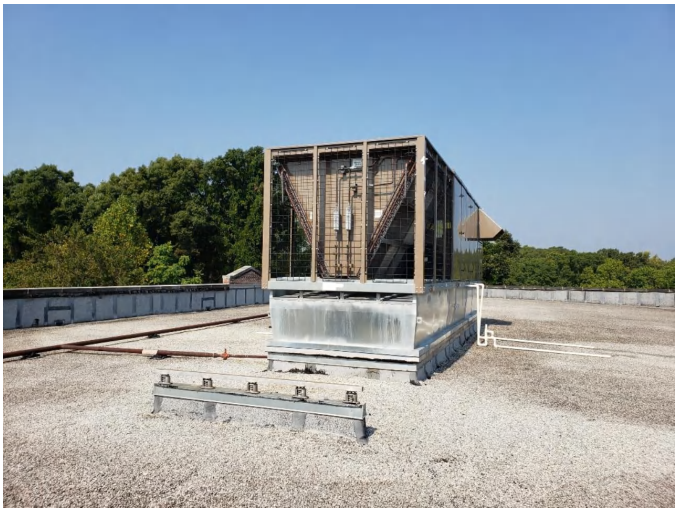
Notes: The heating system is operating properly and are in fair condition but; are aging, inefficient, becoming logistically unsupportable, and should be replaced with energy efficient models.

System: D3040 - Distribution Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $159,094.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2020

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

System: D3050 - Terminal & Package Units



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $101,524.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The terminal and package units are aged, rusted, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $33,299.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

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

System: D5010 - Electrical Service/Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $34,631.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: The original electrical service is operating but is in marginal condition and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $66,893.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

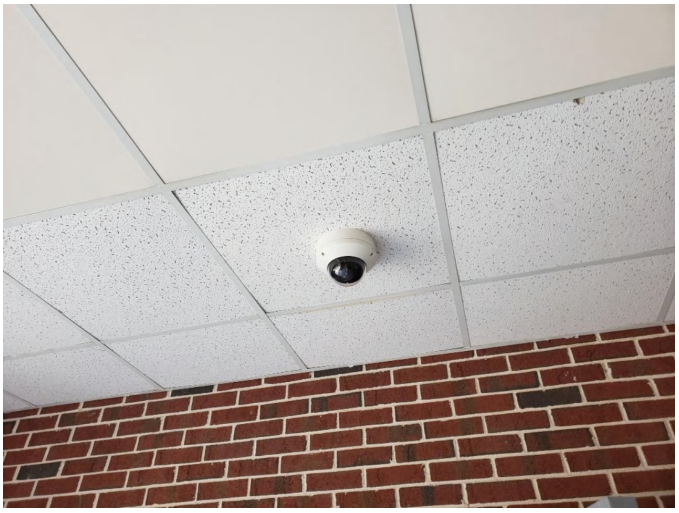
Notes: The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

System: D5020 - Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $100,340.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: The original lighting system is operating, but is aged, in poor condition, and should be replaced.

System: D5030810 - Security & Detection Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $22,347.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: D5030910 - Fire Alarm Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $40,550.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: E1020 - Institutional Equipment

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $1,332.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $28,563.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: The fixed furnishings are aged, and should be replaced.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 13,454.00
Unit of Measure: S.F.
Estimate: $61,122.00
Assessor Name: Eduardo Lopez
Date Created: 08/27/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	
Gross Area (SF):	57,910
Year Built:	1928
Last Renovation:	
Replacement Value:	$1,304,608
Repair Cost:	$103,731.95
Total FCI:	7.95 %
Total RSLI:	40.54 %
FCA Score:	92.05

Description:

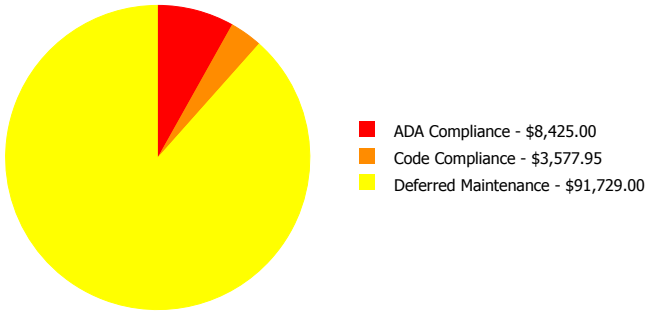
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

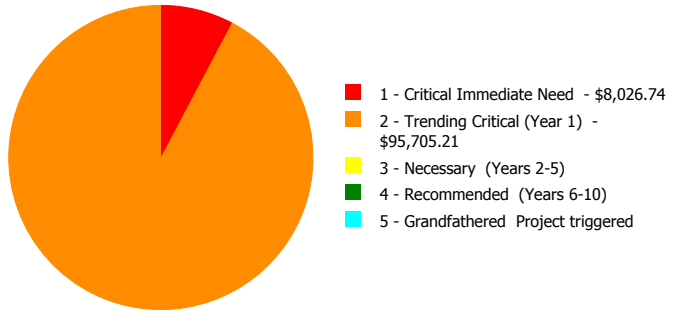
Dashboard Summary

Function:		Gross Area:	57,910
Year Built:	1928	Last Renovation:	
Repair Cost:	$103,732	Replacement Value:	$1,304,608
FCI:	7.95 %	RSLI%:	40.54 %

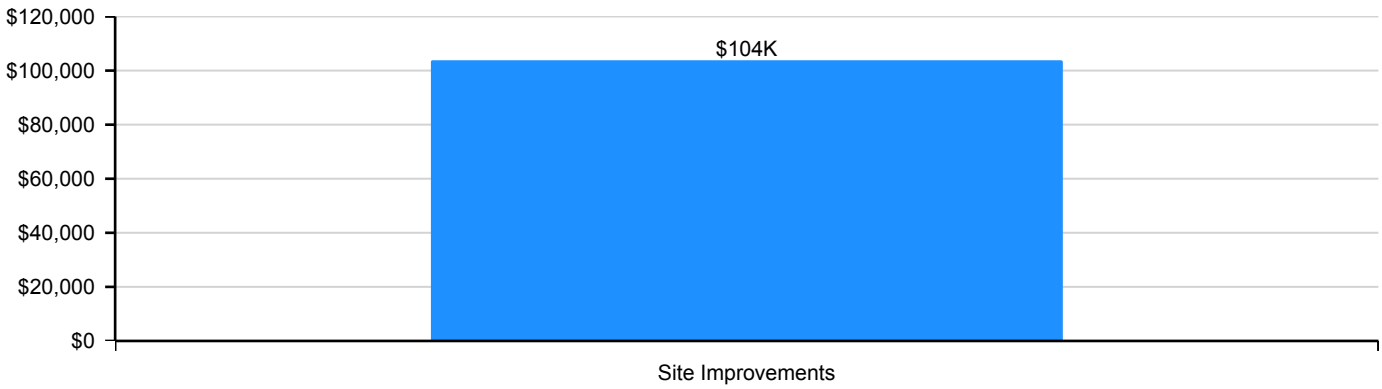
Deficiency By Category



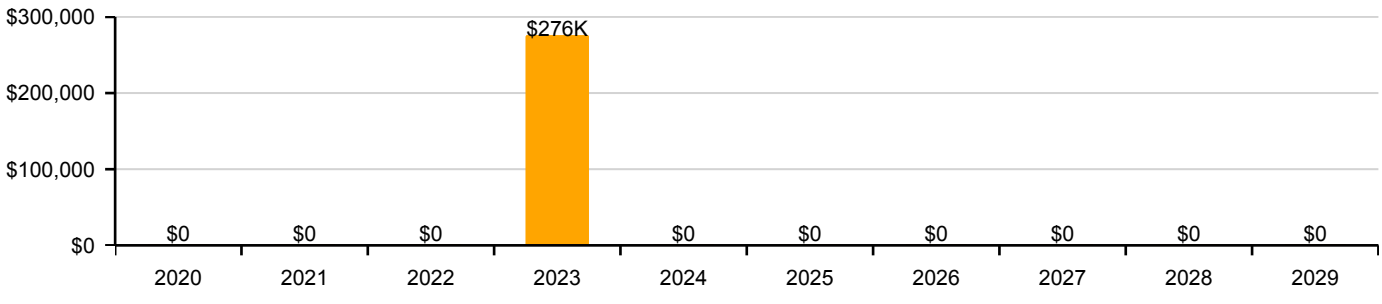
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	35.13 %	9.96 %	$103,731.95
G30 - Site Mechanical Utilities	62.00 %	0.00 %	$0.00
Totals:	**40.54 %**	**7.95 %**	**$103,731.95**

Photo Album

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

1). Site - Nov 22, 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 $
G2010	Roadways	$2.37	S.F.	57,910	35	2000	2035		45.71 %	2.61 %	16		$3,577.95	$137,247
G2020	Parking Lots	$8.00	S.F.	57,910	35	2000	2035		45.71 %	0.09 %	16		$398.26	$463,280
G2030	Pedestrian Paving	$2.33	S.F.	57,910	35	2000	2035		45.71 %	5.95 %	16		$8,026.74	$134,930
G2040105	Fence & Guardrails	$1.14	S.F.	57,910	30	1993	2023		13.33 %	0.00 %	4			$66,017
G2040210	Concrete Retaining Walls	$30.16	S.F.	5,200	30	1993	2023		13.33 %	0.00 %	4			$156,832
G2050	Landscaping	$1.44	S.F.	57,910	25	2000	2025	2019	0.00 %	110.00 %	0		$91,729.00	$83,390
G3010	Water Supply	$1.09	S.F.	57,910	50	2000	2050		62.00 %	0.00 %	31			$63,122
G3020	Sanitary Sewer	$2.20	S.F.	57,910	50	2000	2050		62.00 %	0.00 %	31			$127,402
G3030	Storm Sewer	$1.25	S.F.	57,910	50	2000	2050		62.00 %	0.00 %	31			$72,388
								Total	**40.54 %**	**7.95 %**			**$103,731.95**	**$1,304,608**

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: G2050 - Landscaping



Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

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.

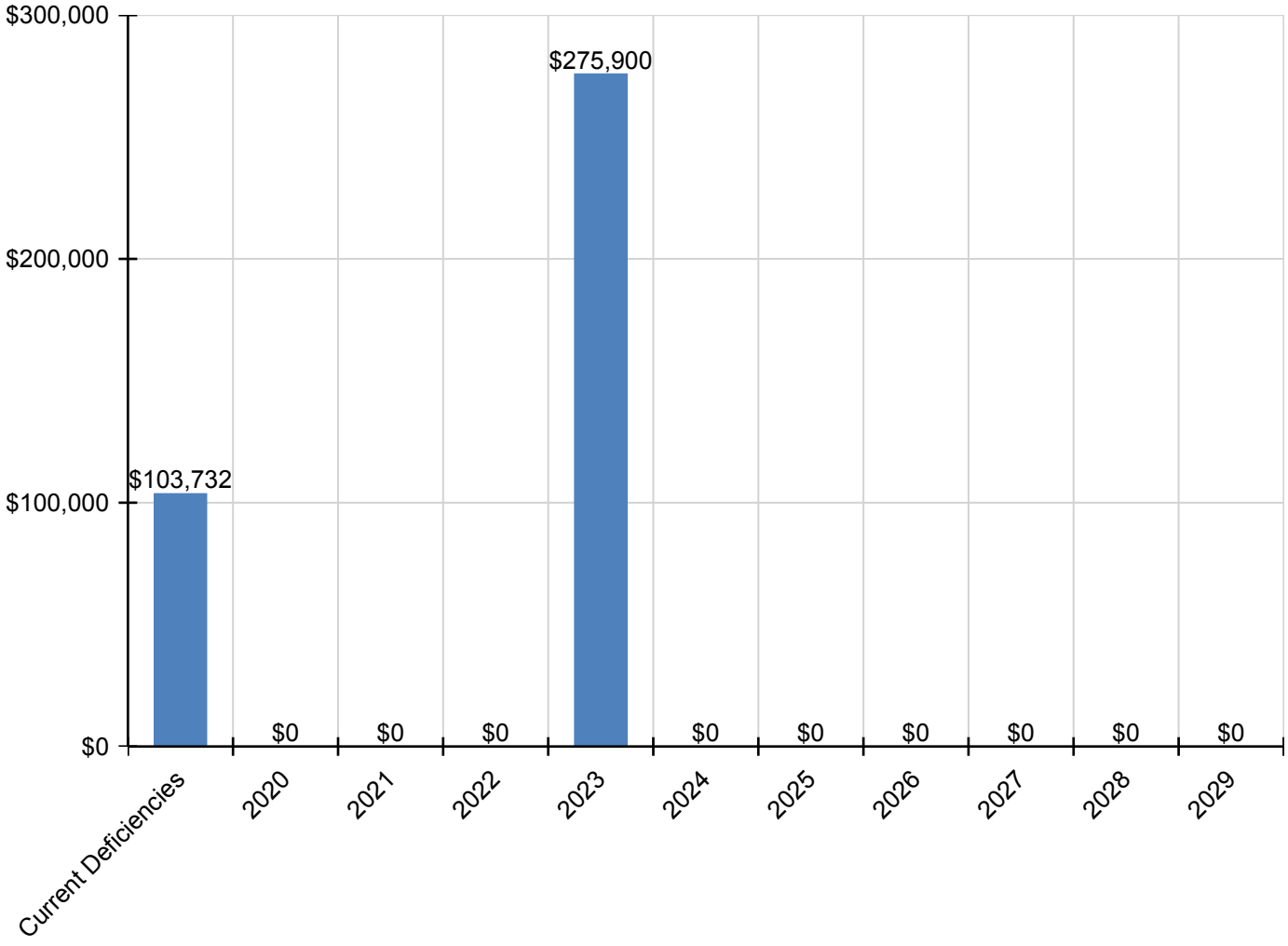
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$103,732**	**$0**	**$0**	**$0**	**$275,900**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$379,632**
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	$3,578	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,578**
G2020 - Parking Lots	$398	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$398**
G2030 - Pedestrian Paving	$8,027	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,027**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$81,733	$0	$0	$0	$0	$0	$0	**$81,733**
G2040210 - Concrete Retaining Walls	$0	$0	$0	$0	$194,167	$0	$0	$0	$0	$0	$0	**$194,167**
G2050 - Landscaping	$91,729	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,729**
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**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

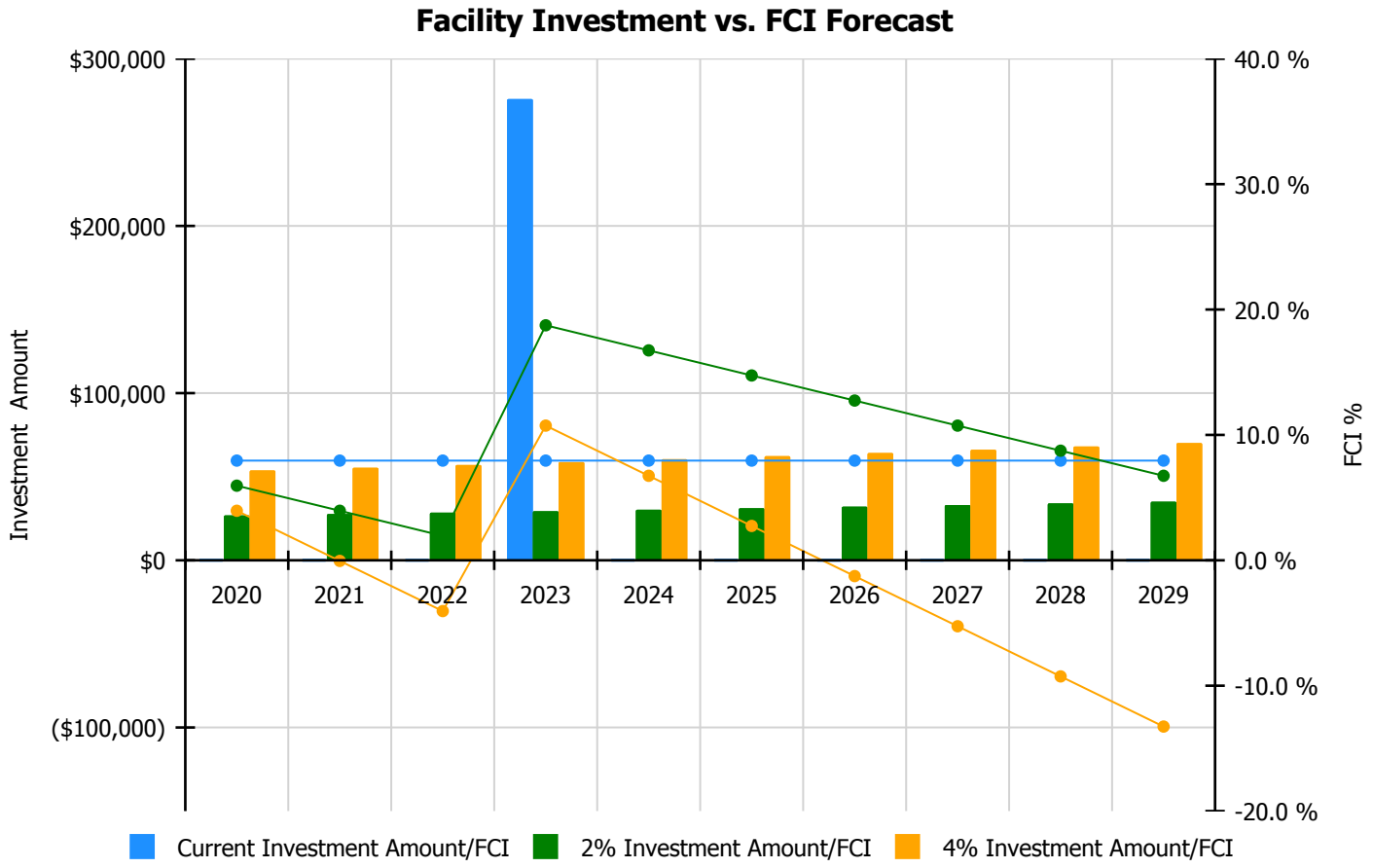
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

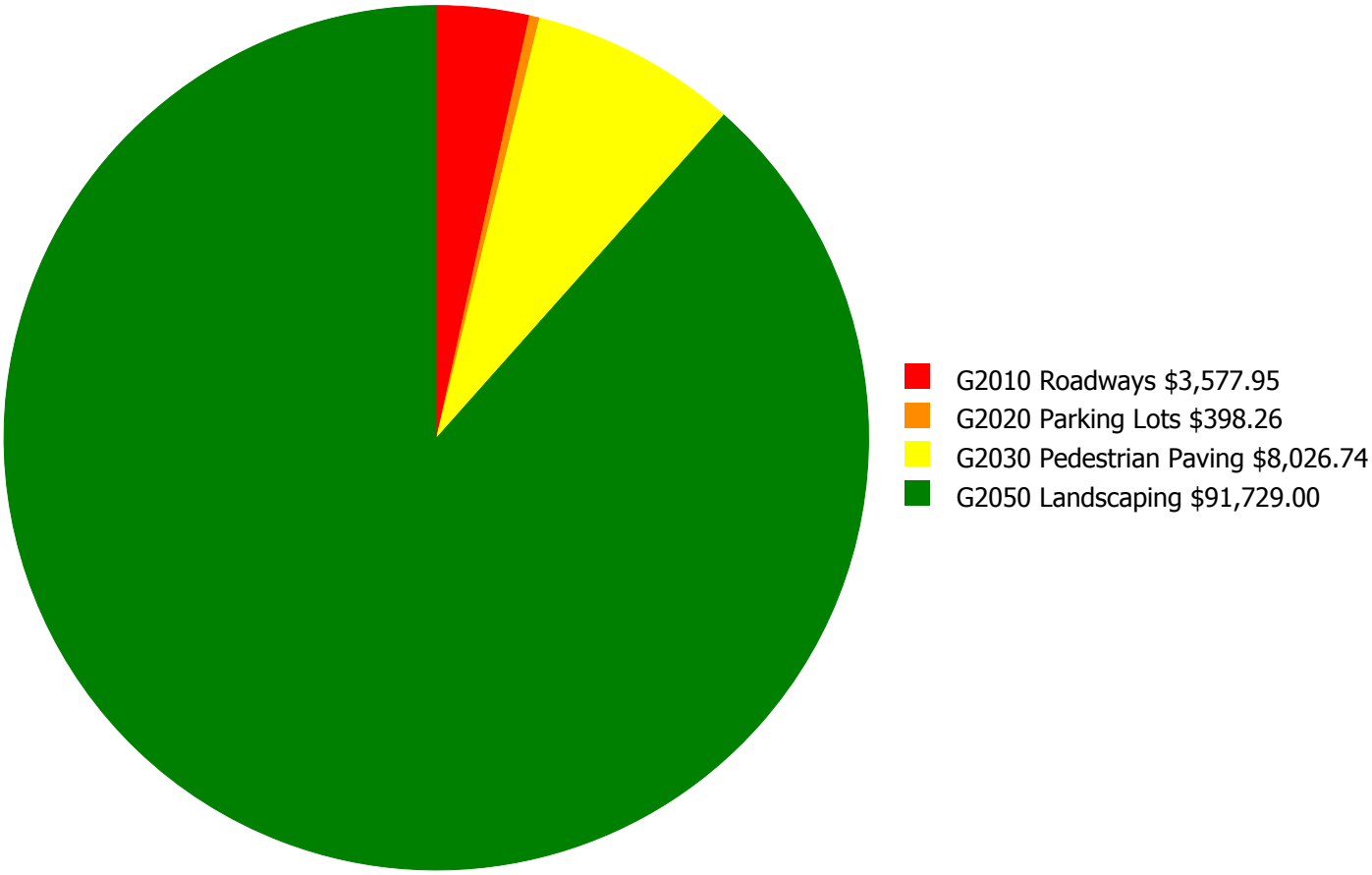
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 7.95%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$26,875.00	5.95 %	$53,750.00	3.95 %
2021	$0	$27,681.00	3.95 %	$55,362.00	-0.05 %
2022	$0	$28,512.00	1.95 %	$57,023.00	-4.05 %
2023	$275,900	$29,367.00	18.74 %	$58,734.00	10.74 %
2024	$0	$30,248.00	16.74 %	$60,496.00	6.74 %
2025	$0	$31,155.00	14.74 %	$62,311.00	2.74 %
2026	$0	$32,090.00	12.74 %	$64,180.00	-1.26 %
2027	$0	$33,053.00	10.74 %	$66,106.00	-5.26 %
2028	$0	$34,044.00	8.74 %	$68,089.00	-9.26 %
2029	$0	$35,066.00	6.74 %	$70,131.00	-13.26 %
Total:	**$275,900**	**$308,091.00**		**$616,182.00**	

Deficiency Summary by System

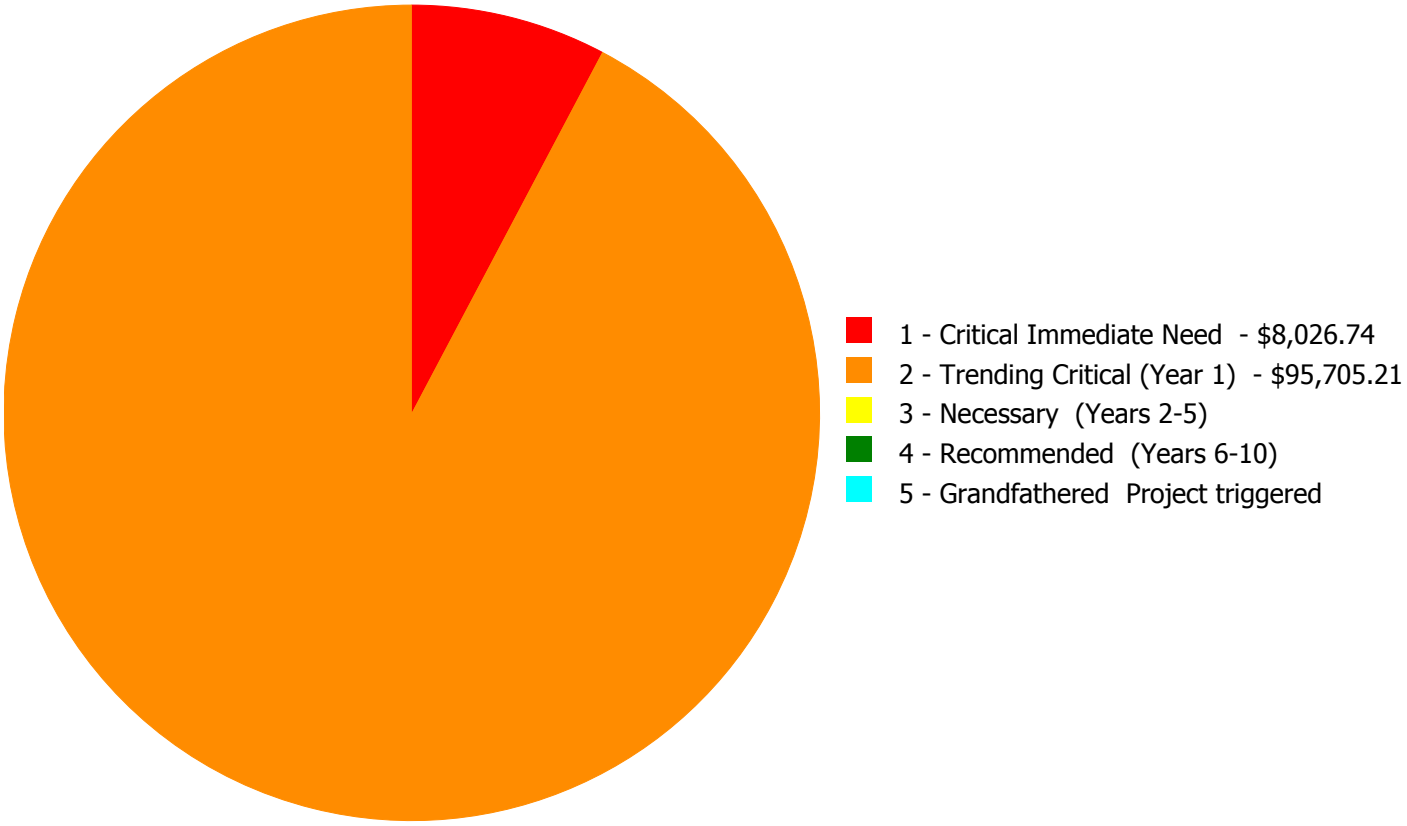
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $103,731.95

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: $103,731.95

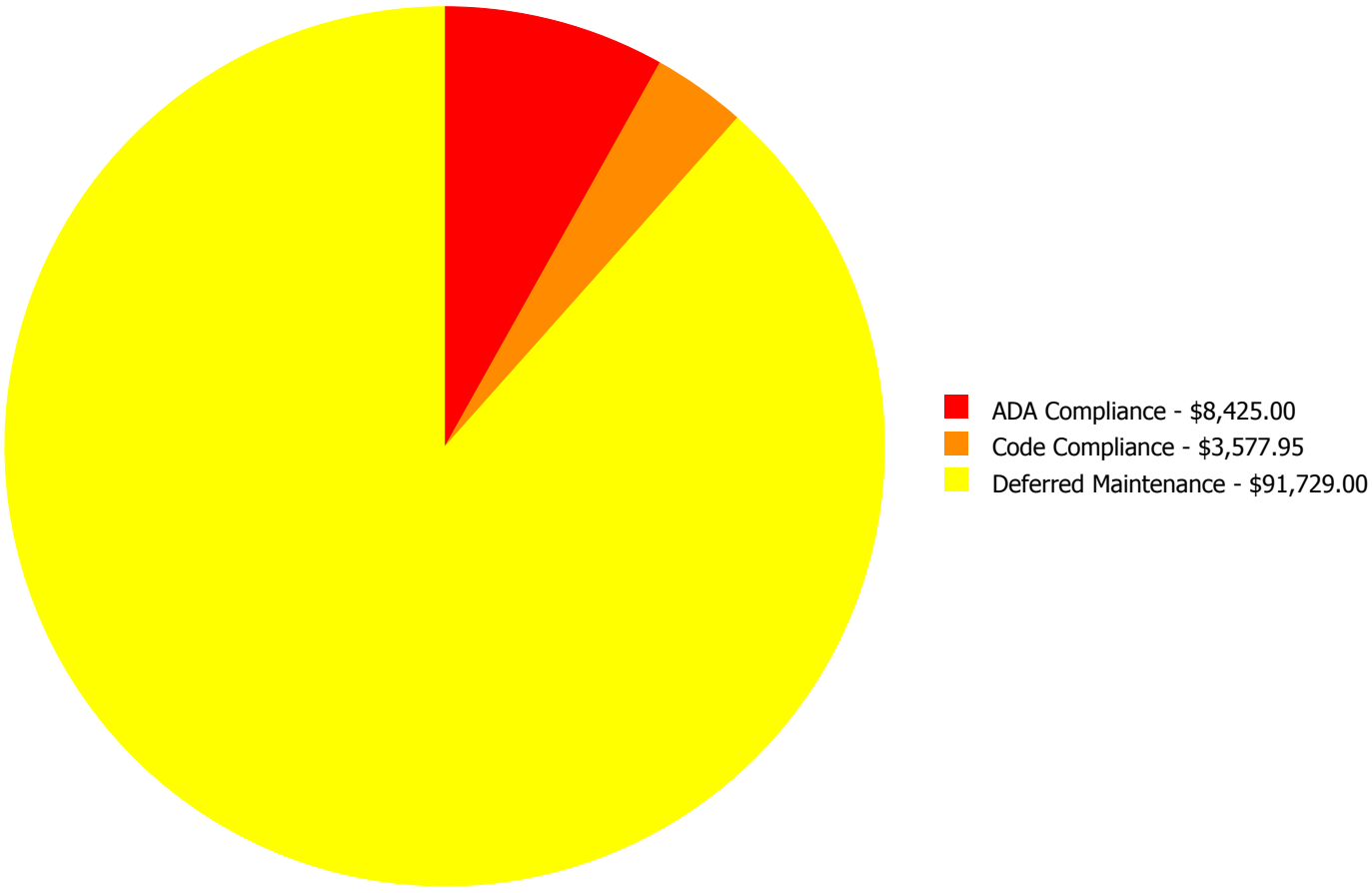
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
G2010	Roadways	$0.00	$3,577.95	$0.00	$0.00	$0.00	$3,577.95
G2020	Parking Lots	$0.00	$398.26	$0.00	$0.00	$0.00	$398.26
G2030	Pedestrian Paving	$8,026.74	$0.00	$0.00	$0.00	$0.00	$8,026.74
G2050	Landscaping	$0.00	$91,729.00	$0.00	$0.00	$0.00	$91,729.00
	Total:	$8,026.74	$95,705.21	$0.00	$0.00	$0.00	$103,731.95

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: $103,731.95

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: G2030 - Pedestrian Paving

Location: Site
Distress: Damaged
Category: ADA Compliance
Priority: 1 - Critical Immediate Need
Correction: Replace damaged sidewalks 5'wide X 4"thick
Qty: 200.00
Unit of Measure: L.F.
Estimate: $8,026.74
Assessor Name: Jejuan Hall
Date Created: 01/26/2020

Notes: The sidewalks are showing signs of damage and should be replaced.

Priority 2 - Trending Critical (Year 1):

System: G2010 - Roadways

Location: Site
Distress: Inadequate
Category: Code Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Fire lane marking, incl. curb painting and with the words "No Parking, Fire Lane" painted in black
Qty: 1,500.00
Unit of Measure: L.F.
Estimate: $3,577.95
Assessor Name: Eduardo Lopez
Date Created: 01/26/2020

Notes: There is a section of curb painted in red on the side of the building. However, there is no indication it's a Fire Lane. Fire lane markings must include curb painting and with the words "No Parking, Fire Lane" to maintain it free of obstruction at all times. Provide Fire lane markings per Local Code requirements.

System: G2020 - Parking Lots

Location: Site
Distress: Missing
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Add handicap parking sign and post
Qty: 1.00
Unit of Measure: Ea.
Estimate: $398.26
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

Notes: There is an adequate number of accessible parking spaces. However, a Van accessible sign is missing and should be provided per ADA Standards.

System: G2050 - Landscaping

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 57,910.00
Unit of Measure: S.F.
Estimate: $91,729.00
Assessor Name: Eduardo Lopez
Date Created: 06/10/2014

Notes: There are different areas with significant erosion. Provide and install grass sod to control erosion.

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 #:	5566
Project:	APS Assessments 2019	Region:	761	Site:	Stanton, F. L. ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Good	2.79	3.49	80.00
Storage/Fixed Equip	Poor	1.74	3.49	50.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Fair	0.20	0.31	65.00
Storage/Fixed Equip	Poor	0.16	0.31	50.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Excel	1.25	1.25	100.00
Location	Poor	0.19	0.37	50.00
Storage/Fixed Equip	Poor	0.19	0.37	50.00
Self-Contained Special Ed				
Environment	Good	0.38	0.48	80.00
Size	Excel	1.20	1.20	100.00
Location	Fair	0.23	0.36	65.00
Storage/Fixed Equip	Poor	0.18	0.36	50.00
Instructional Resource Rooms				
Environment	Good	0.58	0.72	80.00
Size	Poor	0.90	1.80	50.00
Location	Poor	0.27	0.54	50.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Unsat	0.00	0.40	0.00
Size	Unsat	0.00	1.00	0.00
Location	Unsat	0.00	0.30	0.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
Music				
Environment	Unsat	0.00	0.74	0.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5566
Project:	APS Assessments 2019	Region:	761	Site:	Stanton, F. L. ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Unsat	0.00	1.85	0.00
Location	Unsat	0.00	0.56	0.00
Storage/Fixed Equip	Unsat	0.00	0.56	0.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Excel	1.17	1.17	100.00
Location	Fair	0.23	0.35	65.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	Good	0.28	0.35	80.00
Size	Excel	0.88	0.88	100.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Poor	0.13	0.26	50.00
Computer Labs				
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
P.E.				
Environment	Fair	1.25	1.92	65.00
Size	Excel	4.80	4.80	100.00
Location	Fair	0.94	1.44	65.00
Storage/Fixed Equip	Fair	0.94	1.44	65.00
Performing Arts				
Environment	Fair	0.39	0.60	65.00
Size	Good	1.21	1.51	80.00
Location	Fair	0.29	0.45	65.00
Storage/Fixed Equip	Good	0.36	0.45	80.00
Media Center				
Environment	Good	0.78	0.97	80.00
Size	Excel	2.44	2.44	100.00
Location	Fair	0.48	0.73	65.00
Storage/Fixed Equip	Fair	0.48	0.73	65.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Poor	1.28	2.56	50.00
Counseling	Poor	0.15	0.29	50.00
Clinic	Good	0.47	0.58	80.00
Staff WkRm/Toilets	Fair	0.82	1.27	65.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Good	4.96	6.20	80.00
Custodial and Maintenance	Fair	0.33	0.50	65.00
Outside				
Vehicular Traffic	Poor	1.00	2.00	50.00
Pedestrian Traffic	Fair	0.63	0.97	65.00
Parking	Good	0.65	0.81	80.00
Play Areas	Fair	1.52	2.34	65.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5566
Project:	APS Assessments 2019	Region:	761	Site:	Stanton, F. L. ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Unsat	0.00	0.50	0.00
Total For Site:		**72.58**	**98.29**	**73.84**

Comments

Suitability - ES

F.L. Stanton Elementary School is a neighborhood school which serves students in grades PK-5. There is one building with three floors. The original building was built in 1928 with additions and renovations in 1958, 1993, and 1998. There are parking areas on the south side of the building.

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

Some areas of the building are often too hot or too cold.

Suitability - ES->General Classrooms-->Environment

Some of the classrooms are too hot or too cold.

Suitability - ES->General Classrooms-->Size

Most of the classrooms are 96% of the size standard.

Suitability - ES->General Classrooms-->Location

There are a few classrooms near the cafeteria, causing a potential noise disturbance.

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

The classrooms have very little storage space for teaching materials and student belongings. Most classrooms do not have any countertop or sink.

Suitability - ES->Kindergarten-->Location

The kindergarten classrooms are not located on the main floor, so students have to use stairs to access cafeteria, pickup and drop-off, and recess areas.

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

The classrooms have very little storage space for teaching materials and student belongings. Most classrooms do not have any countertop or sink. There is no restroom in or adjacent to the kindergarten classrooms, one has a set of restrooms across the hallway.

Suitability - ES->ECE-->Environment

There is inadequate natural lighting.

Suitability - ES->ECE-->Location

The pre-kindergarten classroom is not located on the main floor, so students have to use stairs to access cafeteria, pickup and drop-off, and recess areas.

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

The classrooms have very little storage space for teaching materials and student belongings. There is no separate play area for the pre-kindergarten classes. There is no kitchenette area .

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

There are columns in the room which block pathways and line-of-sight. There is inadequate natural lighting.

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

The special education classroom is not located on the main floor, so students have to use stairs to access the cafeteria, pickup and drop-off, and recess areas. There are no windows for viewing traffic or other outside activity.

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Self-Contained Special Ed-->Storage/Fixed Equip
The classrooms have very little storage space for teaching materials and student belongings. There is no changing area or shower.

Suitability - ES->Instructional Resource Rooms-->Size
There are not enough instructional resource rooms in the building. General classrooms are used to meet the needs for student instructional support services.

Suitability - ES->Instructional Resource Rooms-->Location
Some areas of the building do not have convenient access to instructional resource space.

Suitability - ES->Science-->Environment
There is no dedicated science room in the building.

Suitability - ES->Science-->Size
There is no dedicated science room in the building.

Suitability - ES->Science-->Location
There is no dedicated science room in the building.

Suitability - ES->Science-->Storage/Fixed Equip
There is no dedicated science room in the building.

Suitability - ES->Music-->Environment
There is no dedicated music room in the building.

Suitability - ES->Music-->Size
There is no dedicated music room in the building.

Suitability - ES->Music-->Location
There is no dedicated music room in the building.

Suitability - ES->Music-->Storage/Fixed Equip
There is no dedicated music room in the building.

Suitability - ES->Art-->Location
The art room is located near the gym, creating a potential noise disturbance.

Suitability - ES->Maker Space-->Storage/Fixed Equip
There is little permanent storage in the maker space room.

Suitability - ES->P.E.-->Environment
There are no acoustical treatments in the gym, creating sound reverberation problems.

Suitability - ES->P.E.-->Location
The gym is not located in an area that is easily separated from the rest of the school for after-hours events.

Suitability - ES->P.E.-->Storage/Fixed Equip
The gym floor is finished with vinyl tile. There is insufficient storage space for chair storage, and there is no office space for the PE teacher.

Suitability - ES->Performing Arts-->Environment
There are no acoustical treatments in the auditorium or gymnatorium, causing sound reverberation problems.

Suitability - ES->Performing Arts-->Location
There is no means to restrict access to other portions of the school during after-school events in the auditorium or gymnatorium.

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Project:	APS Assessments 2019	Region:	761	Site:	Stanton, F. L. ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Performing Arts-->Storage/Fixed Equip

There is no ADA access to either stage.

Suitability - ES->Media Center-->Location

The media center is not centrally located.

Suitability - ES->Media Center-->Storage/Fixed Equip

There are no window coverings to darken the room for projector usage. There is inadequate secure storage for portable computer equipment.

Suitability - ES->Administration

There is no conference room. Teacher mailboxes are located in the reception area. There is not enough storage for testing materials, records, and consumable materials. There is insufficient book storage space in the building. There is no staff restroom in the administrative suite.

Suitability - ES->Counseling

There is not enough space in the building for a counseling office. The counselor shares a space in a catch-all room with several other staff.

Suitability - ES->Clinic

There is only one cot. The nurse restroom is not ADA accessible.

Suitability - ES->Staff WkRm/Toilets

There is no sink in the teacher lounge. There is inadequate teacher workroom space in the building.

Suitability - ES->Custodial and Maintenance

There is no custodial receiving/storage area near the loading dock.

Suitability - ES->Outside-->Vehicular Traffic

There is no separation between car and bus traffic. The delivery trucks also enter on the same loop, and the loading dock is located directly adjacent to the main building entrance.

Suitability - ES->Outside-->Pedestrian Traffic

The loading dock is located directly next to the main entrance. There are not sufficient safe walkways for pedestrians to move around, enter, or leave the facility.

Suitability - ES->Outside-->Parking

There is no designated visitor parking.

Suitability - ES->Outside-->Play Areas

There is insufficient open, grassy play area. The playground and surface are not ADA accessible.

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

There is no vehicular or pedestrian wayfinding signage. The main entrance is difficult to locate. The required signs at the entrance are not present.

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

There is no security vestibule at the main entrance. The building configuration would make it difficult to install a vestibule in the existing space.