Atlanta Public Schools/ N. Atlanta Cluster

Sutton Sixth Grade Academy

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):	160,667
Year Built:	1960
Last Renovation:	
Replacement Value:	$33,934,720
Repair Cost:	$2,790,043.00
Total FCI:	8.22 %
Total RSLI:	44.10 %
FCA Score:	91.78

Description:

Sutton Sixth Grade Academy is located 4360 Powers Ferry Road in Atlanta, Georgia. The three story, 160,667 square foot building was originally constructed in 1960. Additions to the facility were constructed in 1986, 1993, and 2006.

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

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

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include a roof hatch with fixed ladder

access. Most building entrances appear to comply with ADA requirements.

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

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

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

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

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

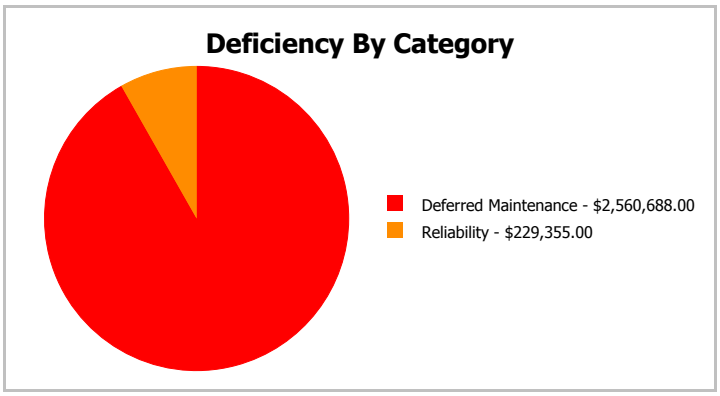
Attributes:

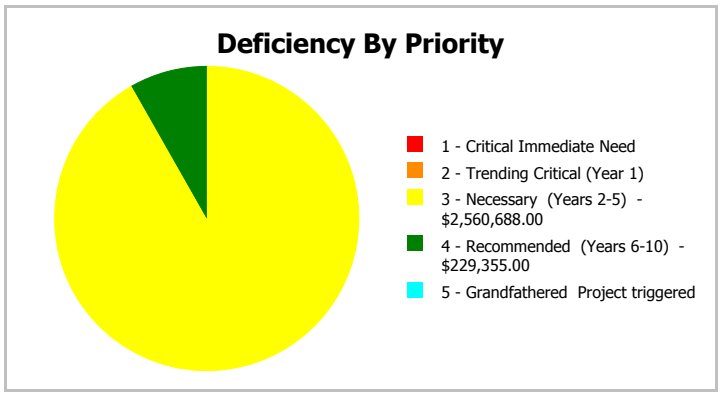
General Attributes:

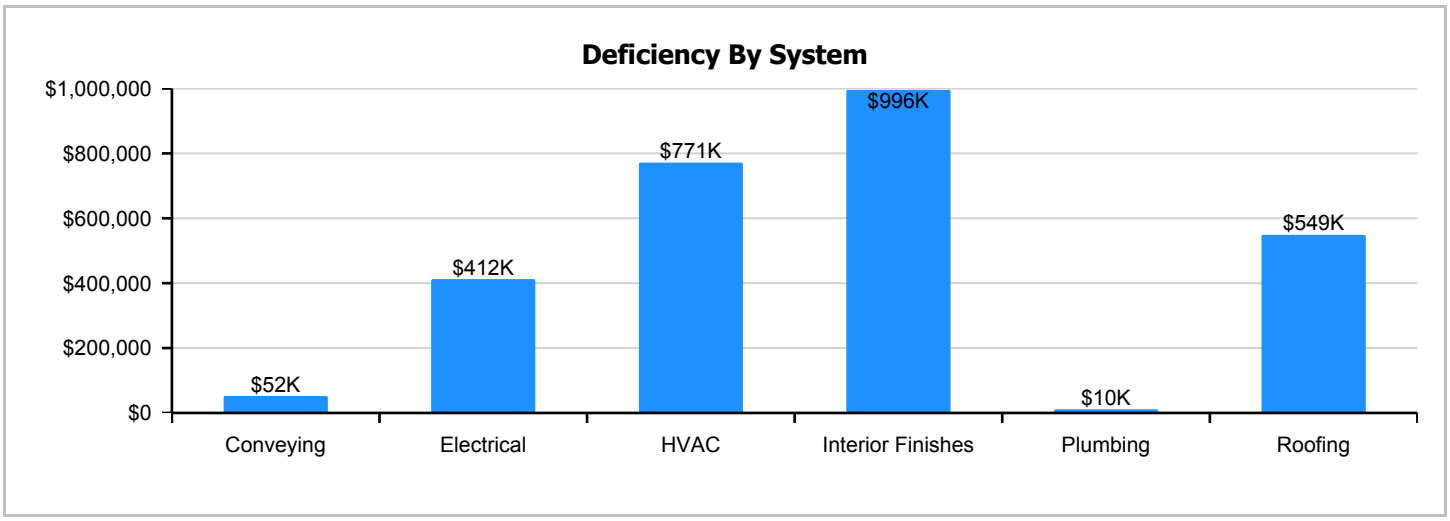
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Homero Guerrero
School Grades:	06	DOE Drawing Total GSF:	160667
DOE Facility Number:	3067	Total # of Modular/Portables:	0
DOE Interior Site SF:	160667	Total GSF of Modular/Portables:	0
Approx. Acres:	12.5	Status:	Active

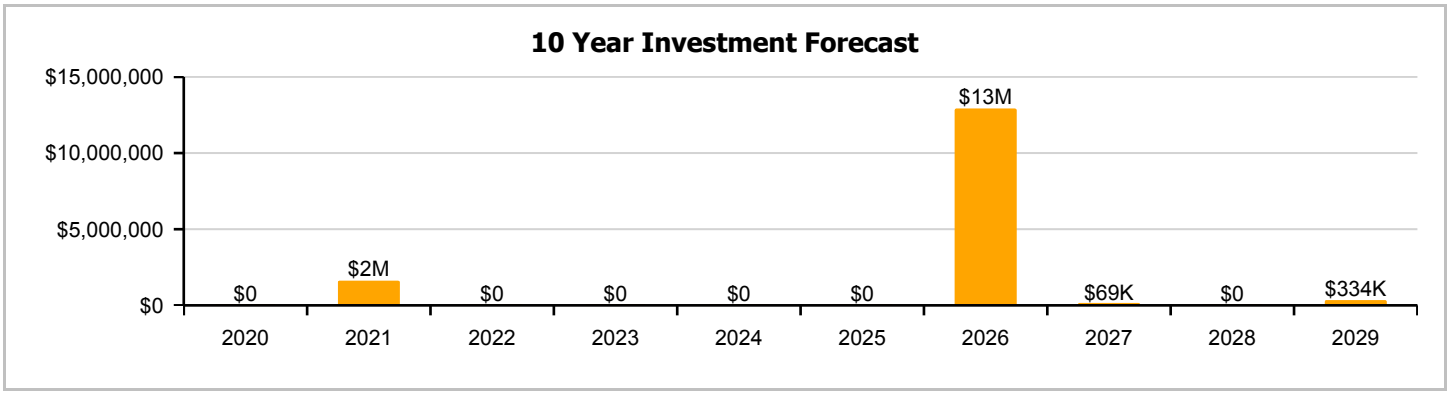
School Dashboard Summary

Gross Area:	160,667		
Year Built:	1960	Last Renovation:	
Repair Cost:	$2,790,043	Replacement Value:	$33,934,720
FCI:	8.22 %	RSLI%:	44.10 %









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.

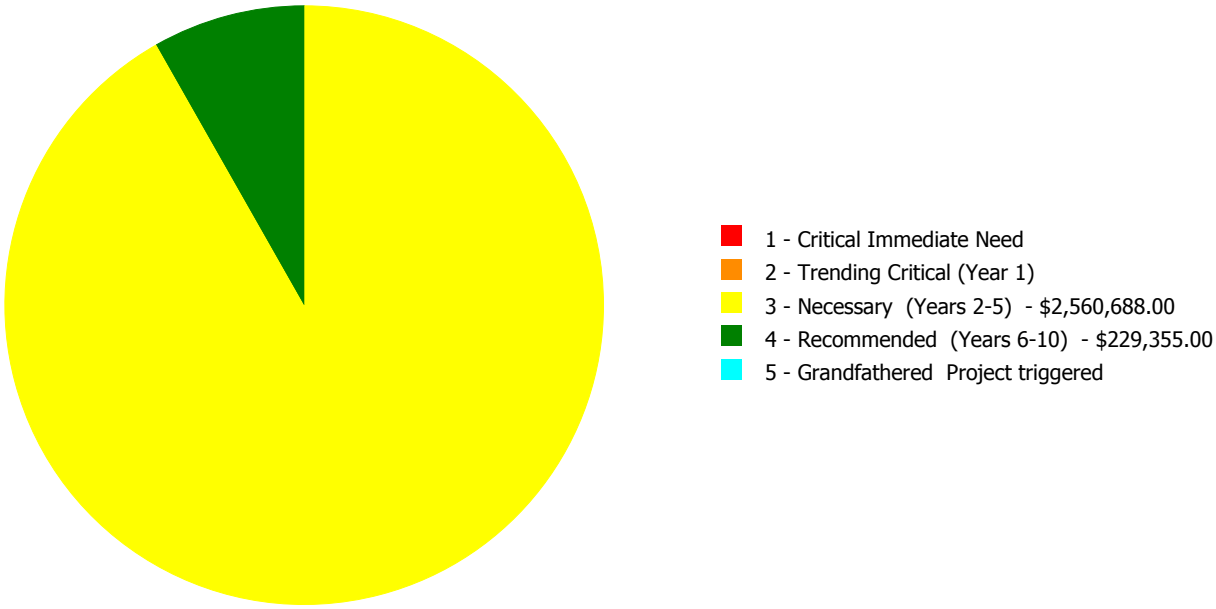
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	52.91 %	0.00 %	$0.00
A20 - Basement Construction	41.00 %	0.00 %	$0.00
B10 - Superstructure	52.61 %	0.00 %	$0.00
B20 - Exterior Enclosure	54.45 %	0.00 %	$0.00
B30 - Roofing	19.01 %	90.85 %	$548,796.00
C10 - Interior Construction	53.39 %	0.00 %	$0.00
C20 - Stairs	52.92 %	0.00 %	$0.00
C30 - Interior Finishes	22.97 %	38.88 %	$995,573.00
D10 - Conveying	26.74 %	25.94 %	$52,024.00
D20 - Plumbing	40.64 %	0.70 %	$10,470.00
D30 - HVAC	23.09 %	18.12 %	$771,173.00
D40 - Fire Protection	53.09 %	0.00 %	$0.00
D50 - Electrical	30.87 %	12.98 %	$412,007.00
E10 - Equipment	35.00 %	0.00 %	$0.00
E20 - Furnishings	35.00 %	0.00 %	$0.00
G20 - Site Improvements	54.75 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	74.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	56.67 %	0.00 %	$0.00
Totals:	**44.10 %**	**8.22 %**	**$2,790,043.00**

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
1960 Bldg 4010	110,753	10.68	$0.00	$0.00	$2,038,166.00	$155,940.00	$0.00
1986 Bldg 4030	5,288	14.02	$0.00	$0.00	$114,581.00	$7,504.00	$0.00
1993 Bldg 4020	33,782	7.61	$0.00	$0.00	$396,407.00	$50,166.00	$0.00
2006 Bldg 4011	10,844	1.49	$0.00	$0.00	$11,534.00	$15,745.00	$0.00
Site	160,667	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**8.22**	**$0.00**	**$0.00**	**$2,560,688.00**	**$229,355.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $2,790,043.00

Executive Summary

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Function:	Middle
Gross Area (SF):	110,753
Year Built:	1960
Last Renovation:	
Replacement Value:	$20,538,854
Repair Cost:	$2,194,106.00
Total FCI:	10.68 %
Total RSLI:	36.19 %
FCA Score:	89.32

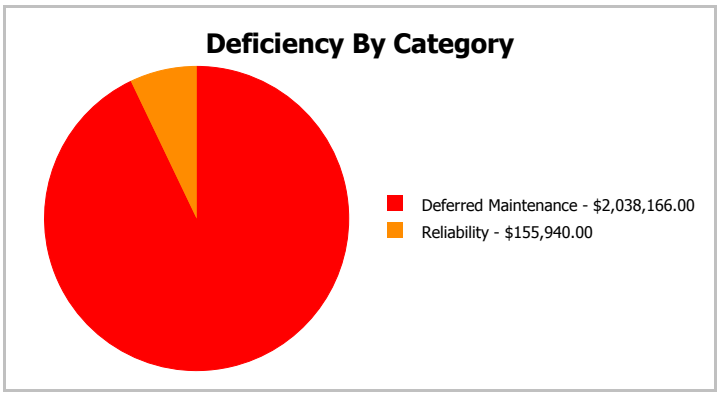
Description:

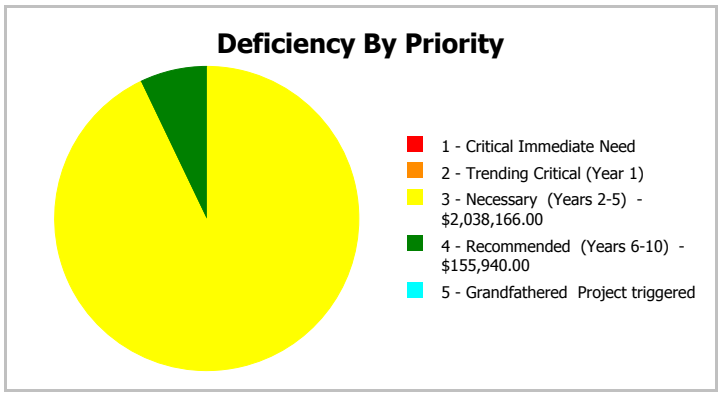
The narrative for this building is included in the Executive Summary Description at the front of this report.

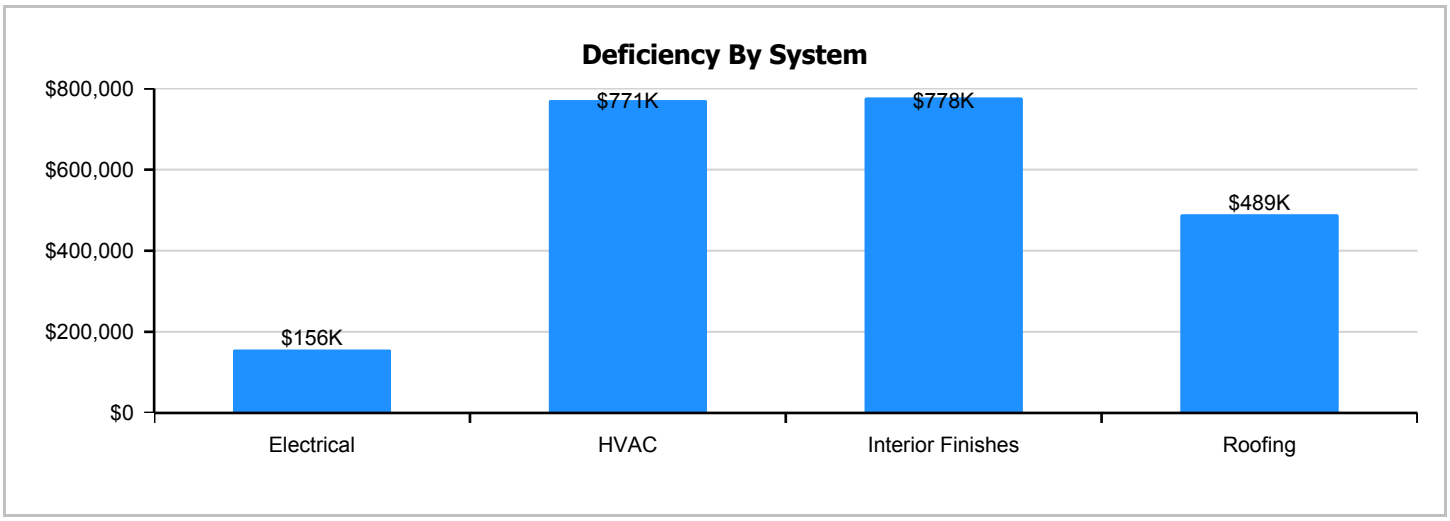
Attributes: This asset has no attributes.

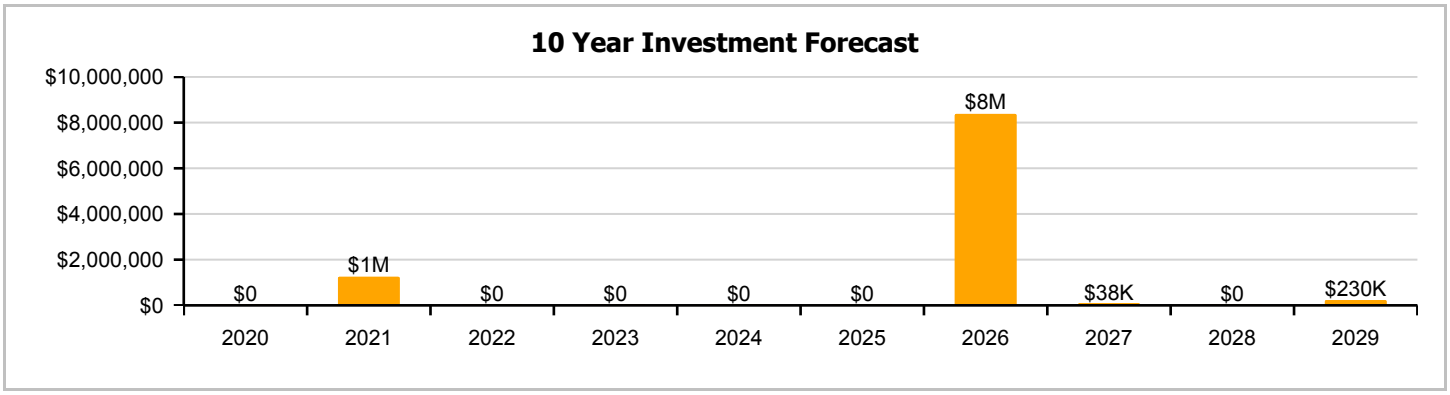
Dashboard Summary

Function:	Middle	Gross Area:	110,753
Year Built:	1960	Last Renovation:	
Repair Cost:	$2,194,106	Replacement Value:	$20,538,854
FCI:	10.68 %	RSLI%:	36.19 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	41.00 %	0.00 %	$0.00
A20 - Basement Construction	41.00 %	0.00 %	$0.00
B10 - Superstructure	41.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	47.37 %	0.00 %	$0.00
B30 - Roofing	14.71 %	115.40 %	$489,436.00
C10 - Interior Construction	47.78 %	0.00 %	$0.00
C20 - Stairs	41.00 %	0.00 %	$0.00
C30 - Interior Finishes	21.09 %	45.30 %	$777,557.00
D10 - Conveying	35.00 %	0.00 %	$0.00
D20 - Plumbing	41.01 %	0.00 %	$0.00
D30 - HVAC	21.85 %	22.64 %	$771,173.00
D40 - Fire Protection	51.63 %	0.00 %	$0.00
D50 - Electrical	32.70 %	7.21 %	$155,940.00
E10 - Equipment	35.00 %	0.00 %	$0.00
E20 - Furnishings	35.00 %	0.00 %	$0.00
Totals:	**36.19 %**	**10.68 %**	**$2,194,106.00**

Photo Album

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

1). Northeast Elevation - Nov 19, 2019

2). Northwest Elevation - Nov 19, 2019

3). Southwest Elevation - Nov 19, 2019

4). South Elevation - Nov 19, 2019

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment)
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system as new construction.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$8.93	S.F.	110,753	100	1960	2060		41.00 %	0.00 %	41			$989,024
A1030	Slab on Grade	$7.54	S.F.	110,753	100	1960	2060		41.00 %	0.00 %	41			$835,078
A2010	Basement Excavation	$0.25	S.F.	110,753	100	1960	2060		41.00 %	0.00 %	41			$27,688
A2020	Basement Walls	$2.81	S.F.	110,753	100	1960	2060		41.00 %	0.00 %	41			$311,216
B1010	Floor Construction	$23.20	S.F.	110,753	100	1960	2060		41.00 %	0.00 %	41			$2,569,470
B1020	Roof Construction	$15.00	S.F.	110,753	100	1960	2060		41.00 %	0.00 %	41			$1,661,295
B2010	Exterior Walls	$14.32	S.F.	110,753	100	1960	2060		41.00 %	0.00 %	41			$1,585,983
B2020	Exterior Windows	$8.93	S.F.	110,753	30	2006	2036		56.67 %	0.00 %	17			$989,024
B2030	Exterior Doors	$0.88	S.F.	110,753	30	2006	2036		56.67 %	0.00 %	17			$97,463
B3010105	Built-Up	$7.15	S.F.	40,352	25	1960	1985		0.00 %	157.00 %	-34		$452,971.00	$288,517
B3010130	Preformed Metal Roofing	$8.50	S.F.	3,000	30	1960	1990		0.00 %	143.00 %	-29		$36,465.00	$25,500
B3020	Roof Openings	$2.54	S.F.	43,352	30	2006	2036		56.67 %	0.00 %	17			$110,114
C1010	Partitions	$5.82	S.F.	110,753	100	1960	2060		41.00 %	0.00 %	41			$644,582
C1020	Interior Doors	$3.79	S.F.	110,753	40	2006	2046		67.50 %	0.00 %	27			$419,754
C1030	Fittings	$2.76	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$305,678
C2010	Stair Construction	$2.94	S.F.	110,753	100	1960	2060		41.00 %	0.00 %	41			$325,614
C3010220	Tile	$9.25	S.F.	5,000	30	1960	1990		0.00 %	150.00 %	-29		$69,375.00	$46,250
C3010230	Paint & Covering	$1.47	S.F.	105,753	10	1960	1970		0.00 %	0.00 %	-49			$155,457
C3020405	Epoxy	$17.30	S.F.	2,500	15	1960	1975		0.00 %	118.00 %	-44		$51,035.00	$43,250
C3020901	Carpet	$6.99	S.F.	2,500	8	1960	1968		0.00 %	110.00 %	-51		$19,223.00	$17,475
C3020903	VCT	$3.48	S.F.	100,753	15	1960	1975		0.00 %	155.00 %	-44		$543,462.00	$350,620
C3020999	Other - Wood	$13.79	S.F.	5,000	50	1960	2010		0.00 %	137.00 %	-9		$94,462.00	$68,950
C3030	Ceiling Finishes	$9.34	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$1,034,433
D1010	Elevators and Lifts	$1.32	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$146,194
D2010	Plumbing Fixtures	$6.59	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$729,862
D2020	Domestic Water Distribution	$0.76	S.F.	110,753	30	2006	2036		56.67 %	0.00 %	17			$84,172
D2030	Sanitary Waste	$1.77	S.F.	110,753	30	2006	2036		56.67 %	0.00 %	17			$196,033
D3010	Energy Supply	$0.61	S.F.	110,753	30	2006	2036		56.67 %	0.00 %	17			$67,559
D3020	Heat Generating Systems	$3.74	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$414,216
D3030	Cooling Generating Systems	$6.33	S.F.	110,753	20	2002	2022	2019	0.00 %	110.00 %	0		$771,173.00	$701,066
D3040	Distribution Systems	$11.02	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$1,220,498
D3050	Terminal & Package Units	$6.77	S.F.	110,753	15	2006	2021		13.33 %	0.00 %	2			$749,798

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 $
D3060	Controls & Instrumentation	$2.29	S.F.	110,753	15	2006	2021		13.33 %	0.00 %	2			$253,624
D4010	Sprinklers	$4.26	S.F.	110,753	30	2006	2036		56.67 %	0.00 %	17			$471,808
D4020	Standpipes	$0.35	S.F.	110,753	30	2006	2036		56.67 %	0.00 %	17			$38,764
D4030	Fire Protection Specialties	$0.09	S.F.	110,753	15	2012	2027		53.33 %	0.00 %	8			$9,968
D4090	Other Fire Protection Systems	$0.61	S.F.	110,753	15	2006	2021		13.33 %	0.00 %	2			$67,559
D5010	Electrical Service/Distribution	$2.39	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$264,700
D5020	Branch Wiring	$4.64	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$513,894
D5020	Lighting	$6.96	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$770,841
D5030810	Security & Detection Systems	$1.51	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$167,237
D5030910	Fire Alarm Systems	$2.74	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$303,463
D5090	Other Electrical Systems	$1.28	S.F.	110,753	15			2019	0.00 %	110.00 %	0		$155,940.00	$141,764
E1020	Institutional Equipment	$0.09	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$9,968
E1090	Other Equipment	$0.82	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$90,817
E2010	Fixed Furnishings	$2.01	S.F.	110,753	20	2006	2026		35.00 %	0.00 %	7			$222,614
								Total	**36.19 %**	**10.68 %**			**$2,194,106.00**	**$20,538,854**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up

Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: B3020 - Roof Openings

Note:

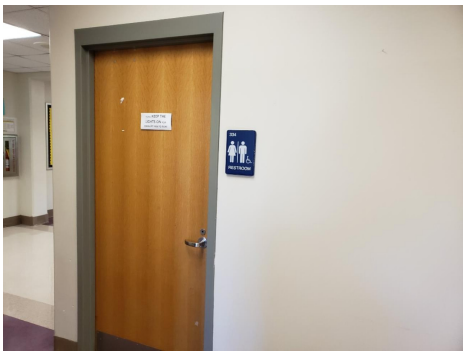
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors





Note:

System: C1030 - Fittings

Note:

System: C2010 - Stair Construction



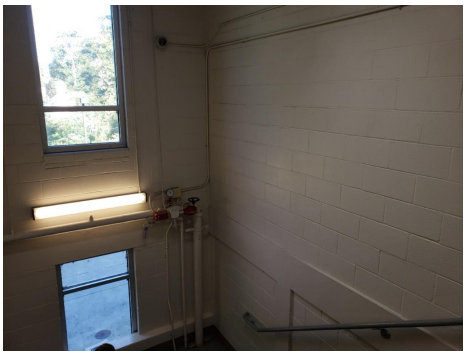
Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering



Note:

System: C3020405 - Epoxy



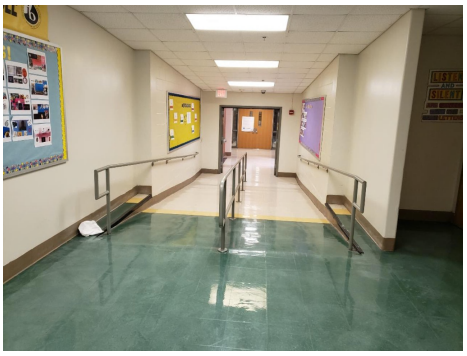
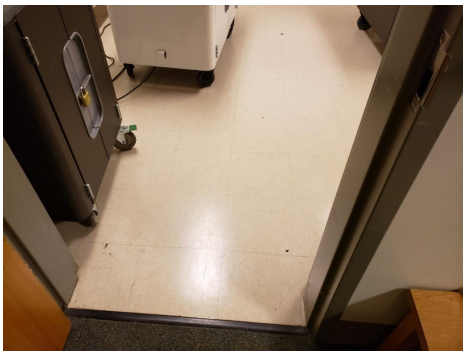
Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT


Note:

System: C3020999 - Other - Wood



Note:

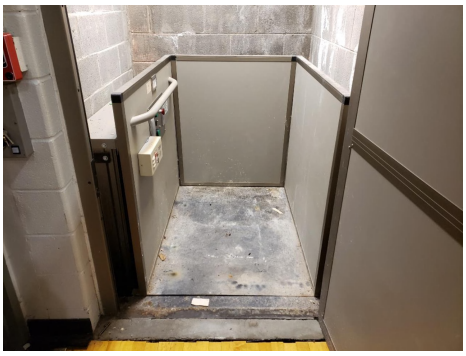
System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts





Note:

System: D2010 - Plumbing Fixtures



Note:

System: D3020 - Heat Generating Systems



Note:

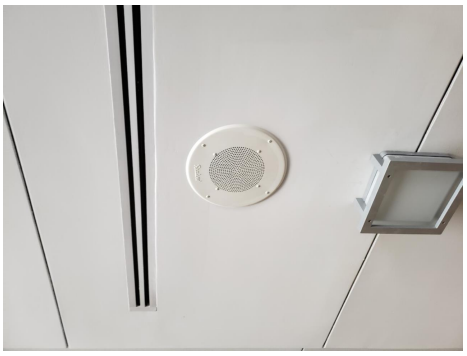
System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units



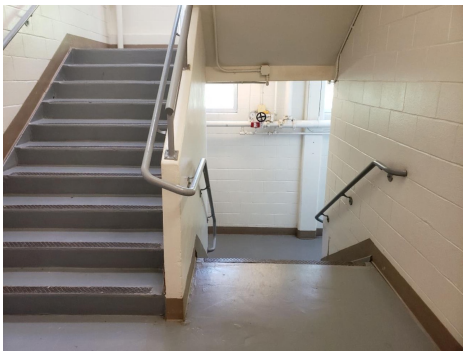
Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

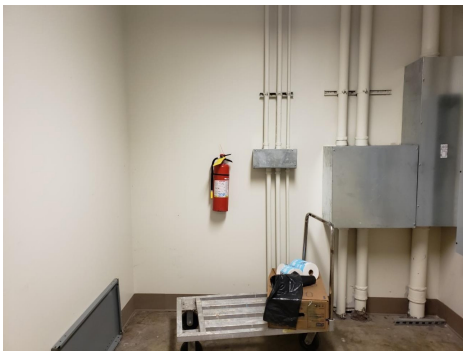


Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



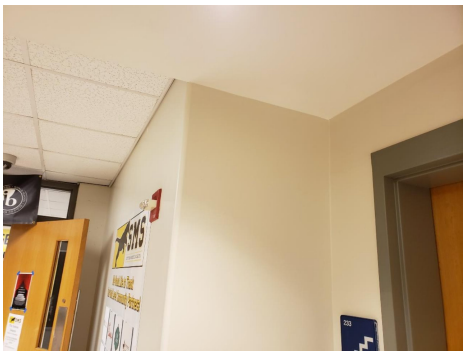
Note:

System: D5030810 - Security & Detection Systems


Note:

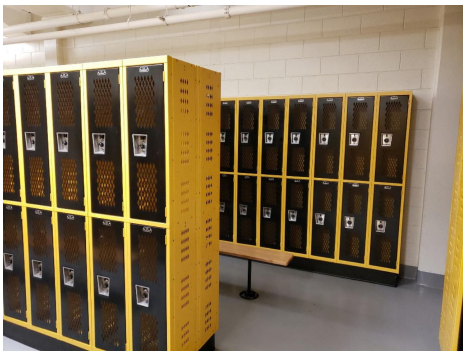
System: D5030910 - Fire Alarm Systems





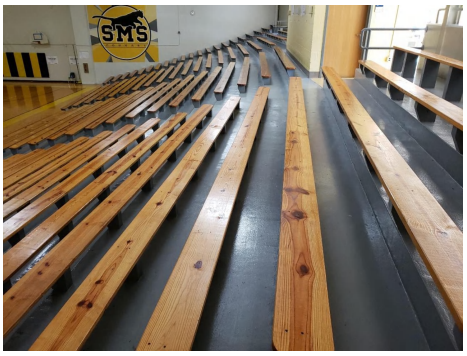
Note:

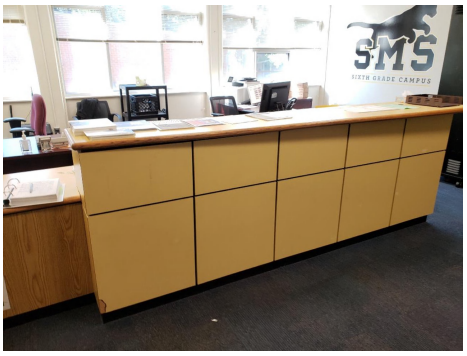
System: E1020 - Institutional Equipment



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:	**$2,194,106**	**$0**	**$1,249,825**	**$0**	**$0**	**$0**	**$0**	**$8,380,185**	**$38,241**	**$0**	**$229,814**	**$12,092,171**
*** 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**
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	$452,971	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$452,971**
B3010130 - Preformed Metal Roofing	$36,465	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,465**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$413,540	$0	$0	$0	**$413,540**

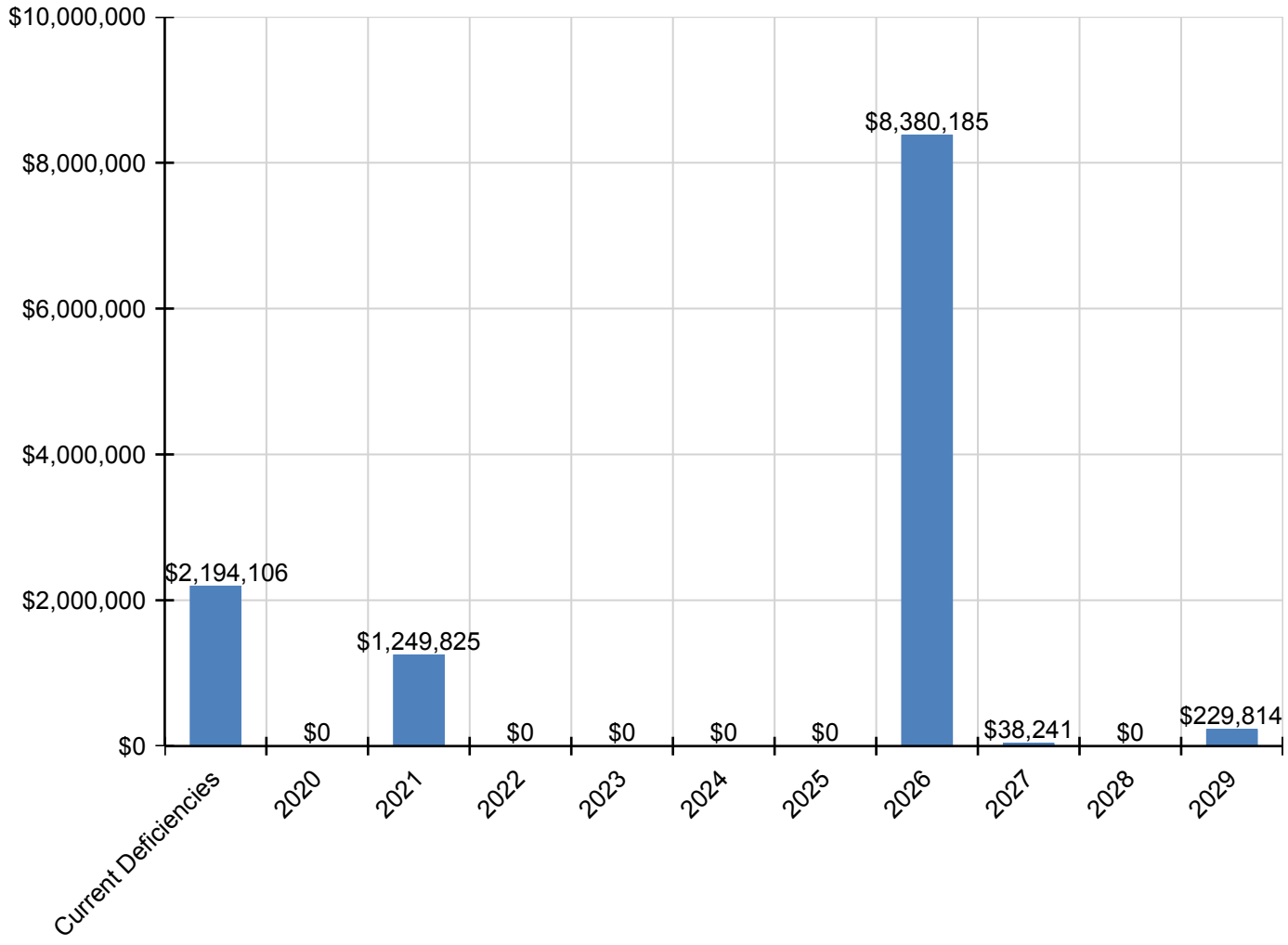
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$69,375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,375**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$229,814	**$229,814**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$51,035	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,035**
C3020901 - Carpet	$19,223	$0	$0	$0	$0	$0	$0	$0	$24,351	$0	$0	**$43,574**
C3020903 - VCT	$543,462	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$543,462**
C3020999 - Other - Wood	$94,462	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$94,462**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$1,399,444	$0	$0	$0	**$1,399,444**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$197,780	$0	$0	$0	**$197,780**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$987,402	$0	$0	$0	**$987,402**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$560,377	$0	$0	$0	**$560,377**
D3030 - Cooling Generating Systems	$771,173	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$771,173**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$1,651,165	$0	$0	$0	**$1,651,165**
D3050 - Terminal & Package Units	$0	$0	$875,007	$0	$0	$0	$0	$0	$0	$0	$0	**$875,007**
D3060 - Controls & Instrumentation	$0	$0	$295,977	$0	$0	$0	$0	$0	$0	$0	$0	**$295,977**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$13,890	$0	$0	**$13,890**
D4090 - Other Fire Protection Systems	$0	$0	$78,841	$0	$0	$0	$0	$0	$0	$0	$0	**$78,841**
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	$0	$0	$0	$0	$0	$0	$0	$358,102	$0	$0	$0	**$358,102**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$695,227	$0	$0	$0	**$695,227**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$1,042,841	$0	$0	$0	**$1,042,841**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$226,249	$0	$0	$0	**$226,249**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$410,544	$0	$0	$0	**$410,544**
D5090 - Other Electrical Systems	$155,940	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$155,940**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$13,486	$0	$0	$0	**$13,486**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$122,863	$0	$0	$0	**$122,863**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$301,165	$0	$0	$0	**$301,165**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

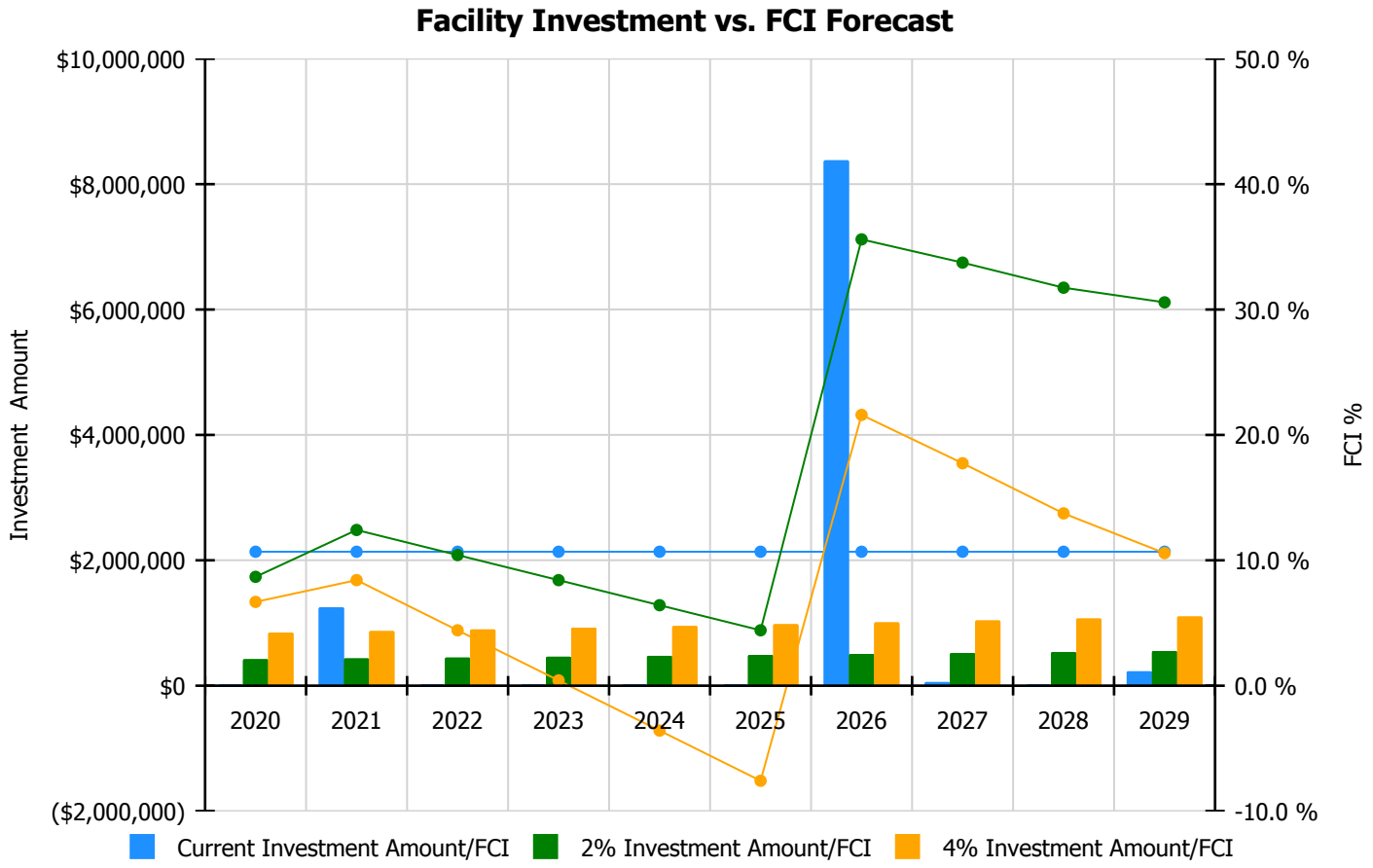
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

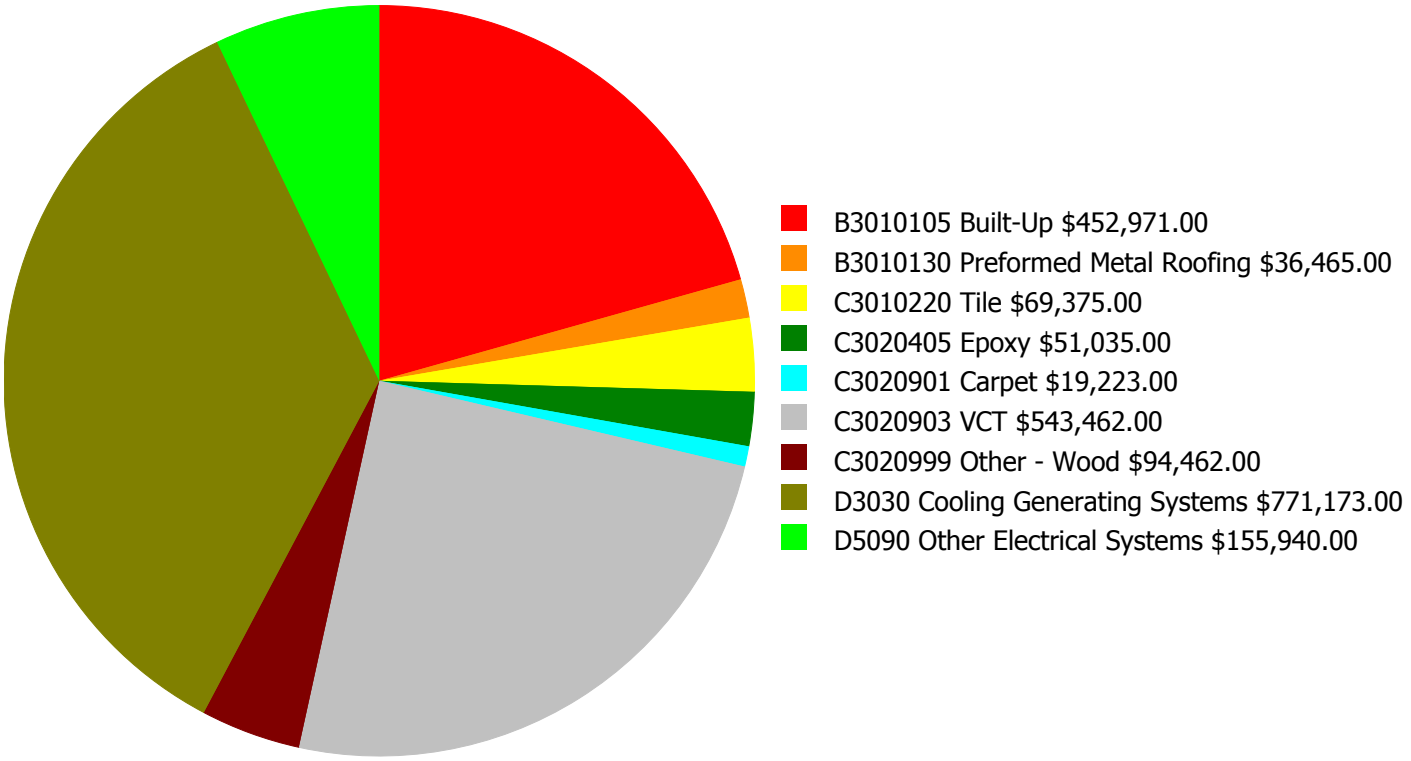
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 10.68%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$423,100.00	8.68 %	$846,201.00	6.68 %
2021	$1,249,825	$435,793.00	12.42 %	$871,587.00	8.42 %
2022	$0	$448,867.00	10.42 %	$897,734.00	4.42 %
2023	$0	$462,333.00	8.42 %	$924,666.00	0.42 %
2024	$0	$476,203.00	6.42 %	$952,406.00	-3.58 %
2025	$0	$490,489.00	4.42 %	$980,979.00	-7.58 %
2026	$8,380,185	$505,204.00	35.59 %	$1,010,408.00	21.59 %
2027	$38,241	$520,360.00	33.74 %	$1,040,720.00	17.74 %
2028	$0	$535,971.00	31.74 %	$1,071,942.00	13.74 %
2029	$229,814	$552,050.00	30.57 %	$1,104,100.00	10.57 %
Total:	**$9,898,065**	**$4,850,370.00**		**$9,700,743.00**	

Deficiency Summary by System

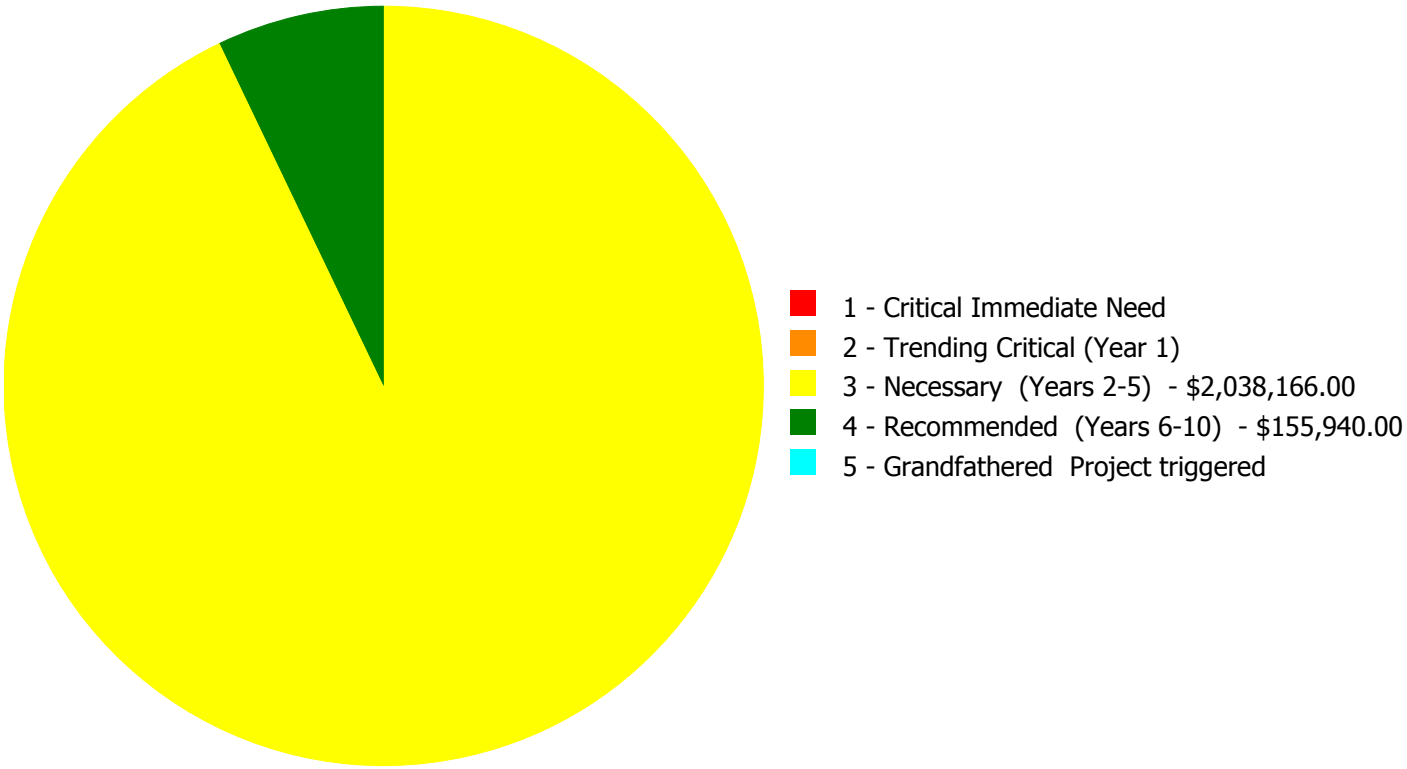
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,194,106.00

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: $2,194,106.00

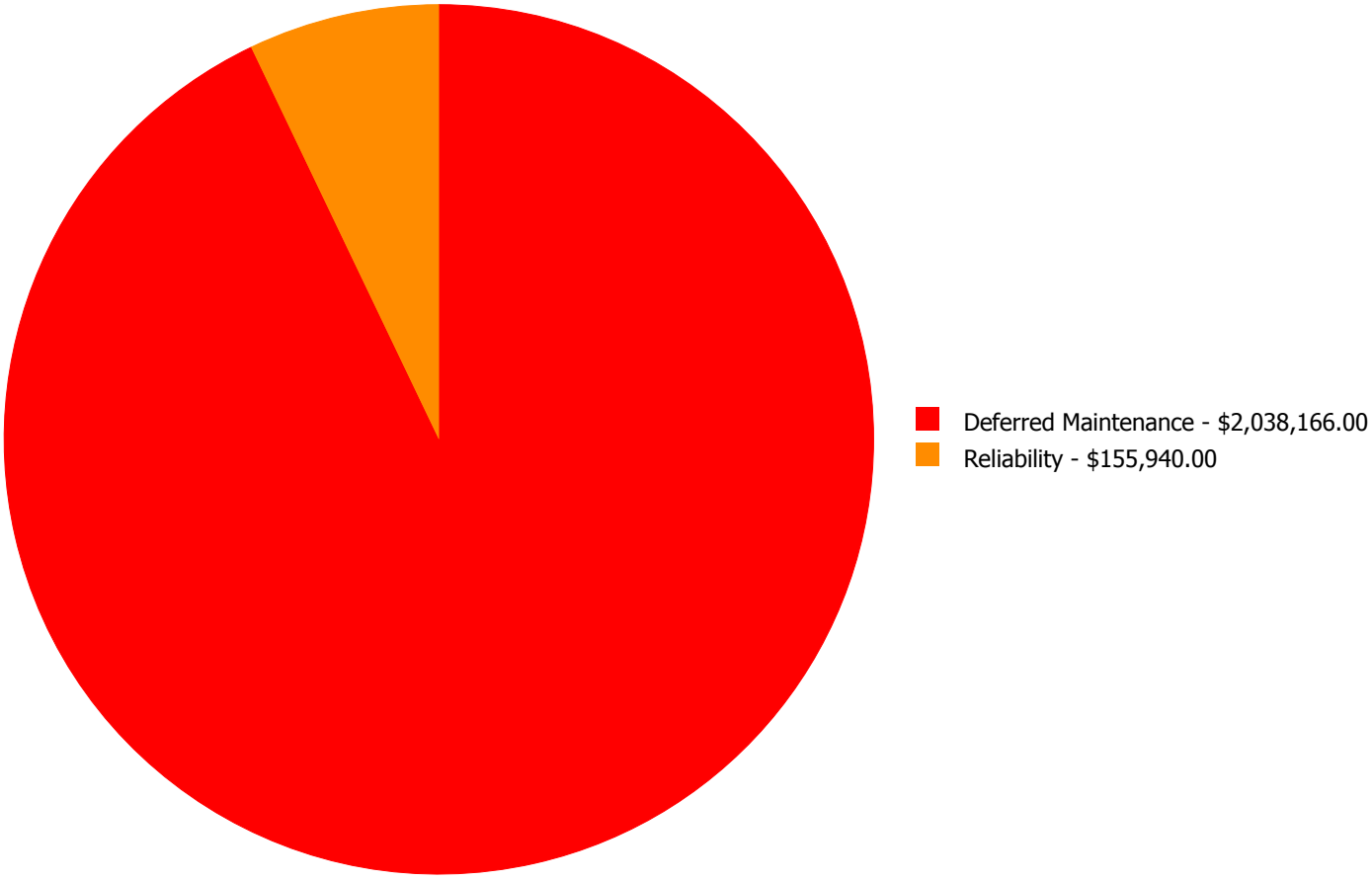
Deficiency By Priority Investment Table

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	$452,971.00	$0.00	$0.00	$452,971.00
B3010130	Preformed Metal Roofing	$0.00	$0.00	$36,465.00	$0.00	$0.00	$36,465.00
C3010220	Tile	$0.00	$0.00	$69,375.00	$0.00	$0.00	$69,375.00
C3020405	Epoxy	$0.00	$0.00	$51,035.00	$0.00	$0.00	$51,035.00
C3020901	Carpet	$0.00	$0.00	$19,223.00	$0.00	$0.00	$19,223.00
C3020903	VCT	$0.00	$0.00	$543,462.00	$0.00	$0.00	$543,462.00
C3020999	Other - Wood	$0.00	$0.00	$94,462.00	$0.00	$0.00	$94,462.00
D3030	Cooling Generating Systems	$0.00	$0.00	$771,173.00	$0.00	$0.00	$771,173.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$155,940.00	$0.00	$155,940.00
	Total:	$0.00	$0.00	$2,038,166.00	$155,940.00	$0.00	$2,194,106.00

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: $2,194,106.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: B3010105 - Built-Up

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 40,352.00
Unit of Measure: S.F.
Estimate: $452,971.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

Notes: The roofing system is a Built-Up system that was reported to be original to the buildings construction. This system has exceeded its expected life cycle and is recommended for replacement.

System: B3010130 - Preformed Metal Roofing

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,000.00
Unit of Measure: S.F.
Estimate: $36,465.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

Notes: The roofing is Preformed Metal Roofing system that was reported to be original to the buildings construction. This system has exceeded its expected life cycle and is recommended for replacement.

System: C3010220 - Tile

Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $69,375.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: C3020405 - Epoxy

Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,500.00
Unit of Measure: S.F.
Estimate: $51,035.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: C3020901 - Carpet

Location: Media Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,500.00
Unit of Measure: S.F.
Estimate: $19,223.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 100,753.00
Unit of Measure: S.F.
Estimate: $543,462.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: C3020999 - Other - Wood

Location: Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $94,462.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: D3030 - Cooling Generating Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 110,753.00
Unit of Measure: S.F.
Estimate: $771,173.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The cooling generating 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: 110,753.00
Unit of Measure: S.F.
Estimate: $155,940.00
Assessor Name: Eduardo Lopez
Date Created: 08/20/2013

Notes: No Emergency Generator 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:	Middle
Gross Area (SF):	5,288
Year Built:	1986
Last Renovation:	
Replacement Value:	$870,676
Repair Cost:	$122,085.00
Total FCI:	14.02 %
Total RSLI:	41.48 %
FCA Score:	85.98

Description:

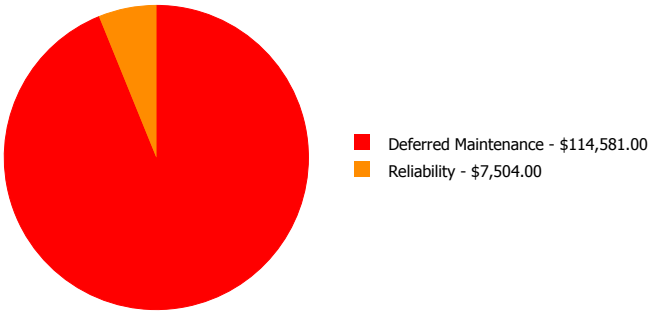
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

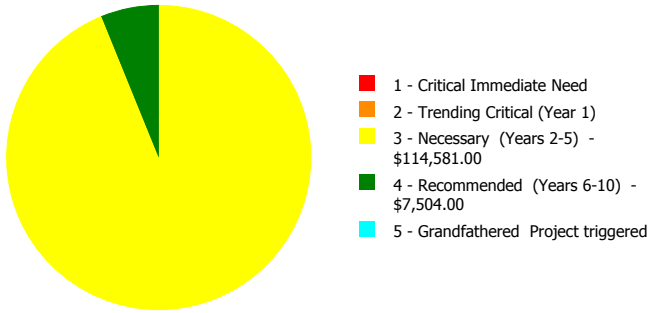
Dashboard Summary

Function:	Middle	Gross Area:	5,288
Year Built:	1986	Last Renovation:	
Repair Cost:	$122,085	Replacement Value:	$870,676
FCI:	14.02 %	RSLI%:	41.48 %

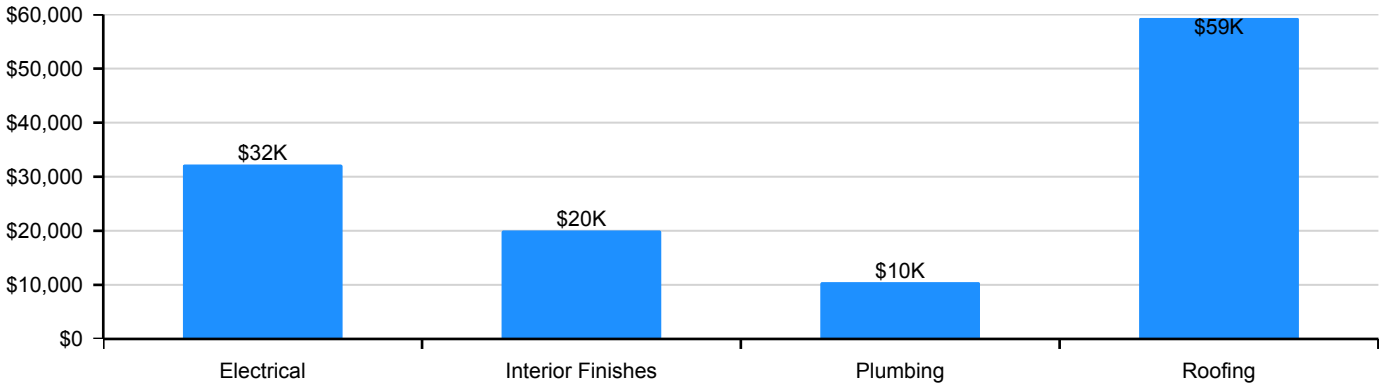
Deficiency By Category



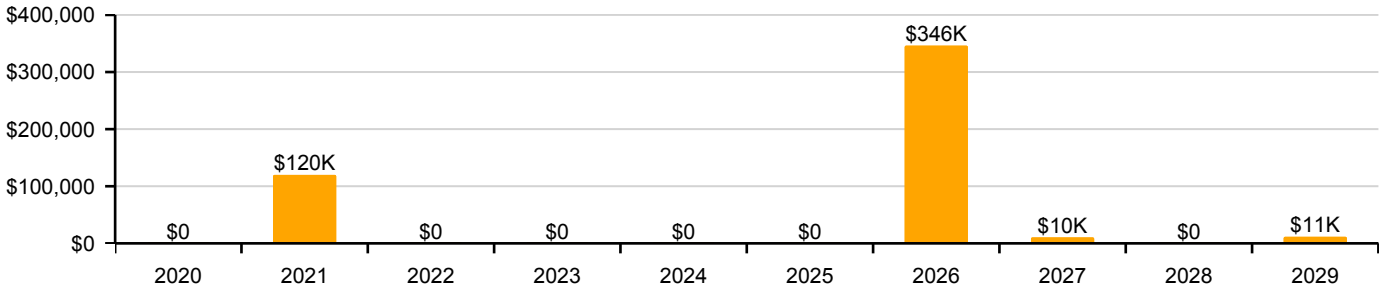
Deficiency By Priority



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	67.00 %	0.00 %	$0.00
B10 - Superstructure	67.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	62.80 %	0.00 %	$0.00
B30 - Roofing	3.91 %	146.16 %	$59,360.00
C10 - Interior Construction	60.02 %	0.00 %	$0.00
C20 - Stairs	67.00 %	0.00 %	$0.00
C30 - Interior Finishes	27.00 %	19.41 %	$20,030.00
D10 - Conveying	35.00 %	0.00 %	$0.00
D20 - Plumbing	29.94 %	21.52 %	$10,470.00
D30 - HVAC	21.23 %	0.00 %	$0.00
D40 - Fire Protection	56.60 %	0.00 %	$0.00
D50 - Electrical	25.14 %	31.00 %	$32,225.00
E10 - Equipment	35.00 %	0.00 %	$0.00
E20 - Furnishings	35.00 %	0.00 %	$0.00
Totals:	**41.48 %**	**14.02 %**	**$122,085.00**

Photo Album

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

1). East Elevation - Nov 19, 2019

2). North Elevation - Nov 19, 2019

3). West Elevation - Nov 19, 2019

4). South Elevation - Nov 19, 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.

School Assessment Report - 1986 Bldg 4030

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$8.99	S.F.	5,288	100	1986	2086		67.00 %	0.00 %	67			$47,539
A1030	Slab on Grade	$7.59	S.F.	5,288	100	1986	2086		67.00 %	0.00 %	67			$40,136
B1020	Roof Construction	$12.69	S.F.	5,288	100	1986	2086		67.00 %	0.00 %	67			$67,105
B2010	Exterior Walls	$14.45	S.F.	5,288	100	1986	2086		67.00 %	0.00 %	67			$76,412
B2020	Exterior Windows	$9.00	S.F.	5,288	30	2006	2036		56.67 %	0.00 %	17			$47,592
B2030	Exterior Doors	$0.88	S.F.	5,288	30	2006	2036		56.67 %	0.00 %	17			$4,653
B3010105	Built-Up	$7.15	S.F.	5,288	25	1986	2011		0.00 %	157.00 %	-8		$59,360.00	$37,809
B3020	Roof Openings	$0.53	S.F.	5,288	30	2006	2036		56.67 %	0.00 %	17			$2,803
C1010	Partitions	$5.86	S.F.	5,288	100	1986	2086		67.00 %	0.00 %	67			$30,988
C1020	Interior Doors	$3.83	S.F.	5,288	40	2006	2046		67.50 %	0.00 %	27			$20,253
C1030	Fittings	$2.78	S.F.	5,288	20	2006	2026		35.00 %	0.00 %	7			$14,701
C2010	Stair Construction	$2.98	S.F.	5,288	100	1986	2086		67.00 %	0.00 %	67			$15,758
C3010230	Paint & Covering	$1.47	S.F.	5,288	10	1986	1996		0.00 %	0.00 %	-23			$7,773
C3020420	Ceramic Tile	$16.74	S.F.	1,000	50	1986	2036		34.00 %	0.00 %	17			$16,740
C3020901	Carpet	$6.99	S.F.	1,000	8	1986	1994		0.00 %	110.00 %	-25		$7,689.00	$6,990
C3020903	VCT	$3.48	S.F.	2,288	15	1986	2001		0.00 %	155.00 %	-18		$12,341.00	$7,962
C3020999	Other - Wood	$13.79	S.F.	1,000	50	1986	2036		34.00 %	0.00 %	17			$13,790
C3030	Ceiling Finishes	$9.44	S.F.	5,288	20	2006	2026		35.00 %	0.00 %	7			$49,919
D1010	Elevators and Lifts	$1.33	S.F.	5,288	20	2006	2026		35.00 %	0.00 %	7			$7,033
D2010	Plumbing Fixtures	$6.64	S.F.	5,288	20	2006	2026		35.00 %	0.00 %	7			$35,112
D2020	Domestic Water Distribution	$0.76	S.F.	5,288	30	2006	2036		56.67 %	0.00 %	17			$4,019
D2030	Sanitary Waste	$1.80	S.F.	5,288	30	1986	2016		0.00 %	110.00 %	-3		$10,470.00	$9,518
D3040	Distribution Systems	$11.13	S.F.	5,288	20	2006	2026		35.00 %	0.00 %	7			$58,855
D3050	Terminal & Package Units	$17.12	S.F.	5,288	15	2006	2021		13.33 %	0.00 %	2			$90,531
D3060	Controls & Instrumentation	$2.30	S.F.	5,288	15	2006	2021		13.33 %	0.00 %	2			$12,162
D4010	Sprinklers	$4.28	S.F.	5,288	30	2006	2036		56.67 %	0.00 %	17			$22,633
D4020	Standpipes	$0.35	S.F.	5,288	30	2006	2036		56.67 %	0.00 %	17			$1,851
D4030	Fire Protection Specialties	$0.09	S.F.	5,288	15	2012	2027		53.33 %	0.00 %	8			$476
D5010	Electrical Service/Distribution	$2.41	S.F.	5,288	20	2006	2026		35.00 %	0.00 %	7			$12,744
D5020	Branch Wiring	$4.68	S.F.	5,288	20	2006	2026		35.00 %	0.00 %	7			$24,748
D5020	Lighting	$7.03	S.F.	5,288	20	2006	2026		35.00 %	0.00 %	7			$37,175
D5030810	Security & Detection Systems	$1.51	S.F.	5,288	20	1986	2006		0.00 %	109.99 %	-13		$8,783.00	$7,985
D5030910	Fire Alarm Systems	$2.74	S.F.	5,288	20	1986	2006		0.00 %	110.00 %	-13		$15,938.00	$14,489
D5090	Other Electrical Systems	$1.29	S.F.	5,288	15			2019	0.00 %	110.00 %	0		$7,504.00	$6,822
E1020	Institutional Equipment	$0.09	S.F.	5,288	20	2006	2026		35.00 %	0.00 %	7			$476
E1090	Other Equipment	$0.83	S.F.	5,288	20	2006	2026		35.00 %	0.00 %	7			$4,389
E2010	Fixed Furnishings	$2.03	S.F.	5,288	20	2006	2026		35.00 %	0.00 %	7			$10,735
								Total	**41.48 %**	**14.02 %**			**$122,085.00**	**$870,676**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows

Note:

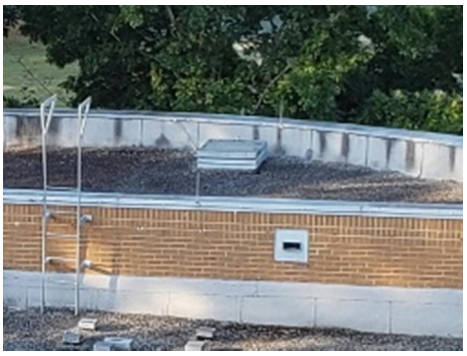
System: B2030 - Exterior Doors


Note:

System: B3010105 - Built-Up

Note:

System: B3020 - Roof Openings

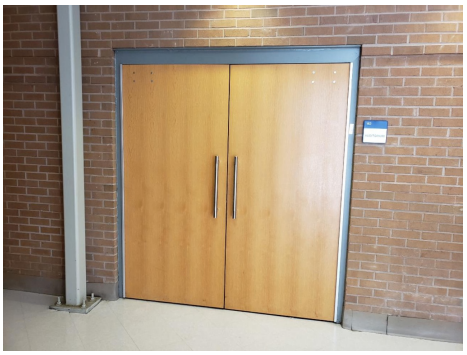


Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings

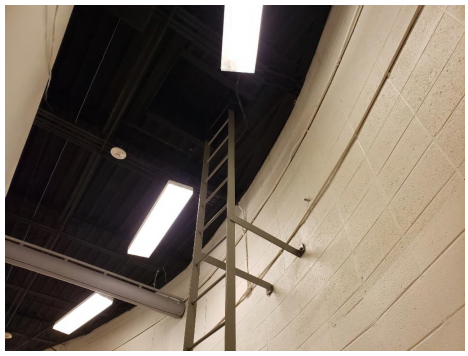


Note:

System: C2010 - Stair Construction

Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020901 - Carpet

Note:

System: C3020903 - VCT

Note:

System: C3020999 - Other - Wood

Note:

System: C3030 - Ceiling Finishes

Note:

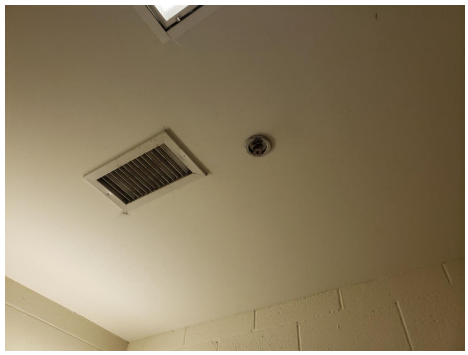
System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

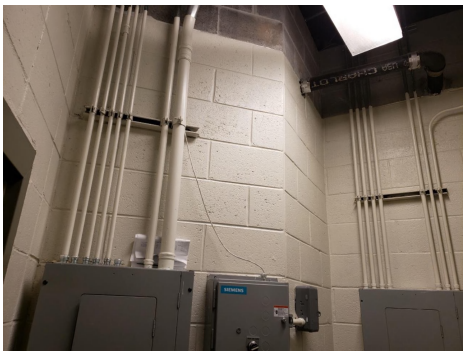
System: D4010 - Sprinklers

Note:

System: D4020 - Standpipes

Note:

System: D5020 - Branch Wiring



Note:

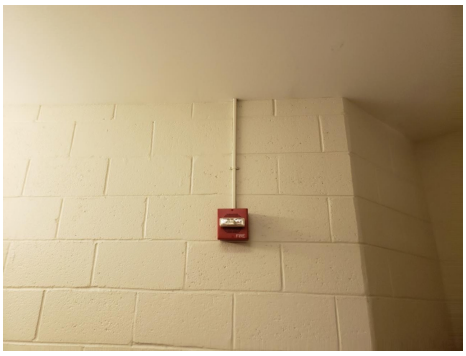
System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems



Note:

System: E1020 - Institutional Equipment

Note:

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:	**$122,085**	**$0**	**$119,842**	**$0**	**$0**	**$0**	**$0**	**$346,180**	**$10,404**	**$0**	**$11,492**	**$610,003**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A1010 - Standard Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A1030 - Slab on Grade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$59,360	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,360**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$19,888	$0	$0	$0	**$19,888**
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**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,492	**$11,492**

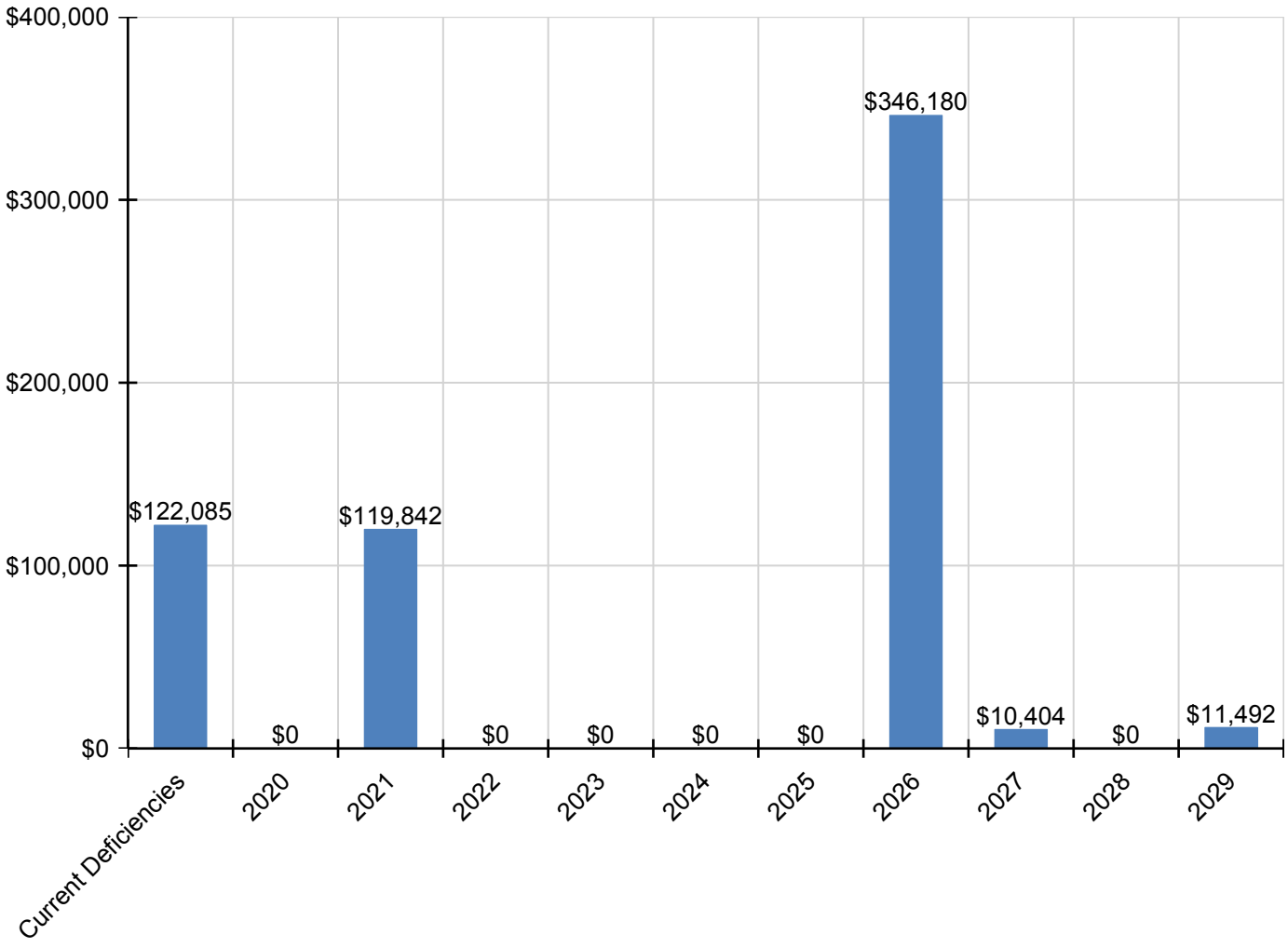
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020901 - Carpet	$7,689	$0	$0	$0	$0	$0	$0	$0	$9,740	$0	$0	$17,429
C3020903 - VCT	$12,341	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,341
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$67,534	$0	$0	$0	$67,534
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$9,514	$0	$0	$0	$9,514
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$47,503	$0	$0	$0	$47,503
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 - Sanitary Waste	$10,470	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,470
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$79,623	$0	$0	$0	$79,623
D3050 - Terminal & Package Units	$0	$0	$105,649	$0	$0	$0	$0	$0	$0	$0	$0	$105,649
D3060 - Controls & Instrumentation	$0	$0	$14,194	$0	$0	$0	$0	$0	$0	$0	$0	$14,194
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$664	$0	$0	$664
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$17,240	$0	$0	$0	$17,240
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$33,481	$0	$0	$0	$33,481
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$50,292	$0	$0	$0	$50,292
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030810 - Security & Detection Systems	$8,783	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,783
D5030910 - Fire Alarm Systems	$15,938	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,938
D5090 - Other Electrical Systems	$7,504	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,504
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$644	$0	$0	$0	$644

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$5,938	$0	$0	$0	**$5,938**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$14,522	$0	$0	$0	**$14,522**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

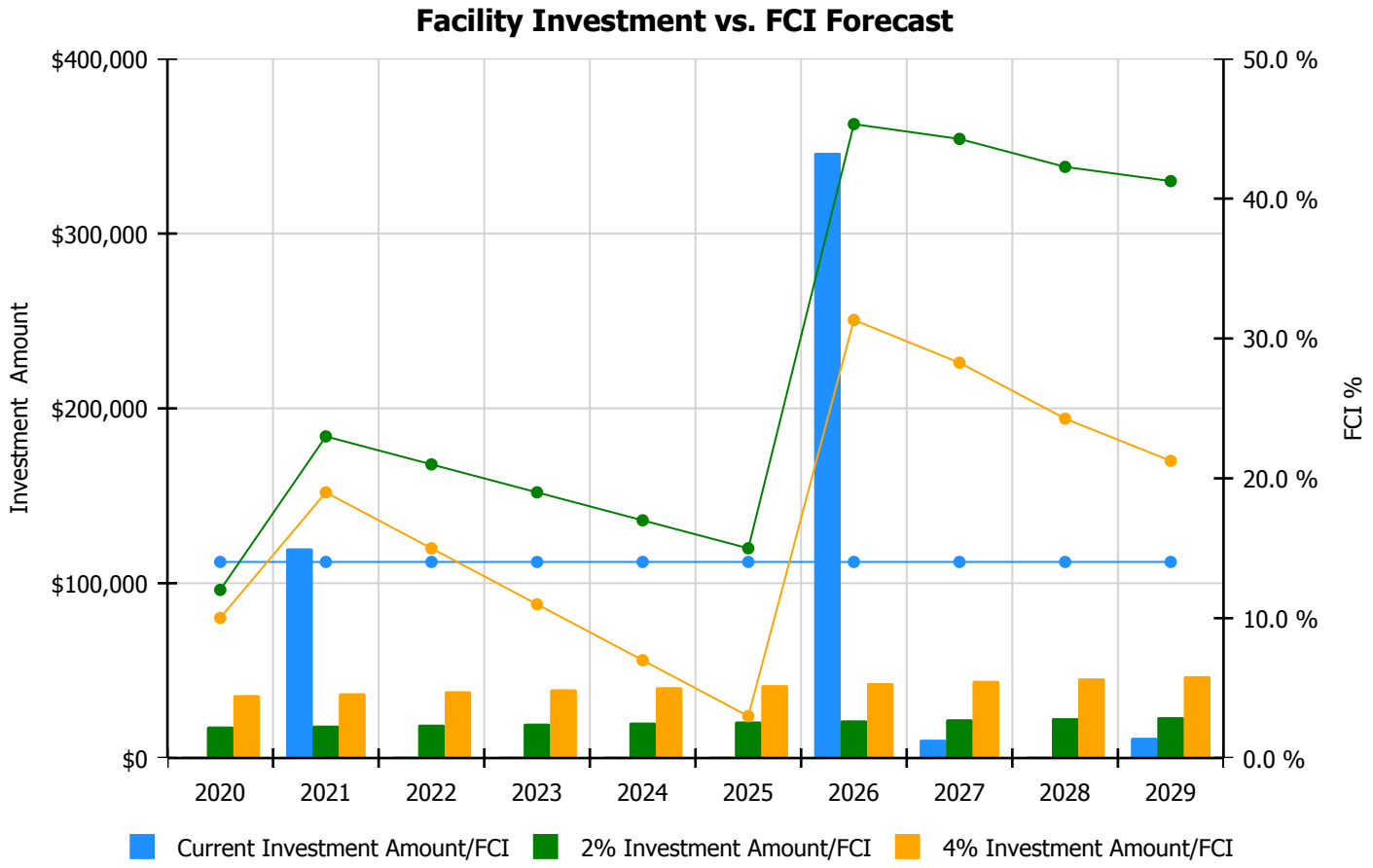
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

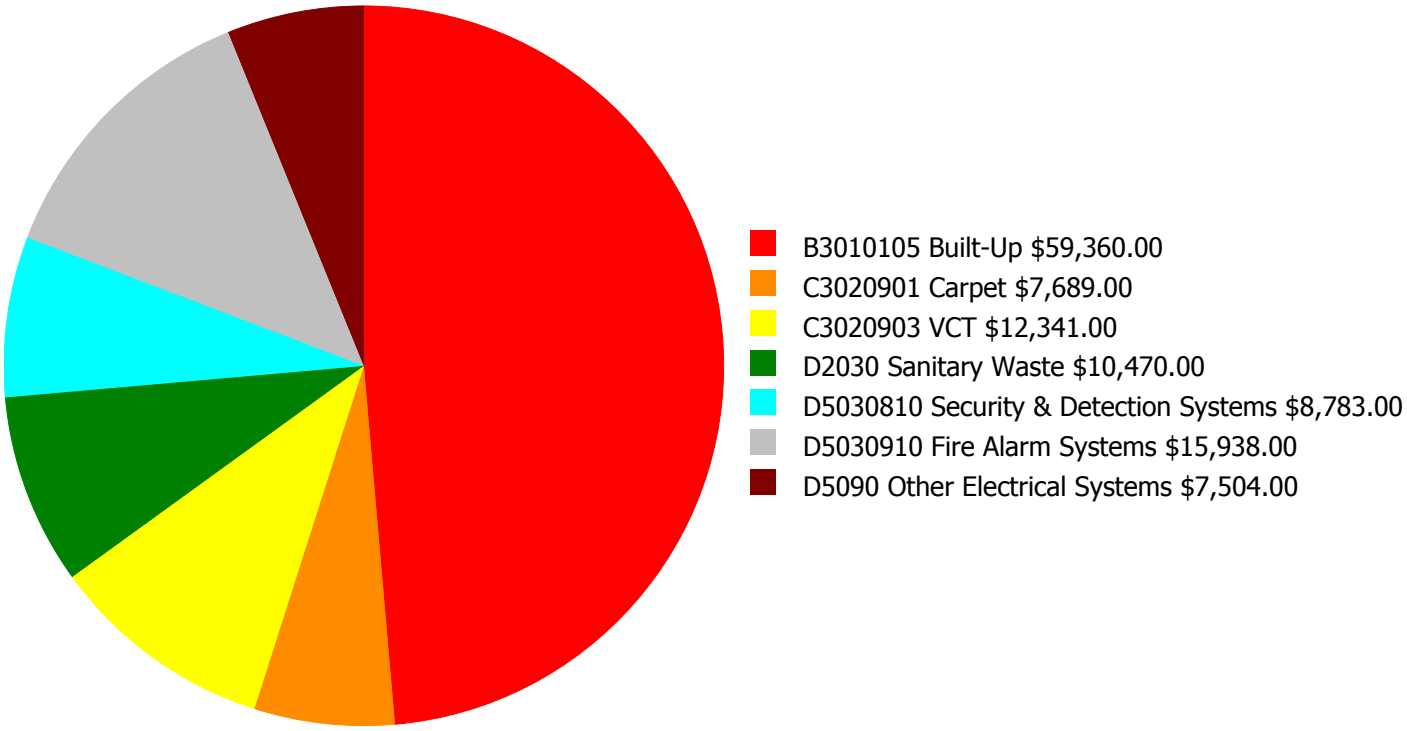
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 14.02%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$17,936.00	12.02 %	$35,872.00	10.02 %
2021	$119,842	$18,474.00	23.00 %	$36,948.00	19.00 %
2022	$0	$19,028.00	21.00 %	$38,056.00	15.00 %
2023	$0	$19,599.00	19.00 %	$39,198.00	11.00 %
2024	$0	$20,187.00	17.00 %	$40,374.00	7.00 %
2025	$0	$20,793.00	15.00 %	$41,585.00	3.00 %
2026	$346,180	$21,416.00	45.32 %	$42,833.00	31.32 %
2027	$10,404	$22,059.00	44.27 %	$44,118.00	28.27 %
2028	$0	$22,721.00	42.27 %	$45,441.00	24.27 %
2029	$11,492	$23,402.00	41.25 %	$46,805.00	21.25 %
Total:	**$487,918**	**$205,615.00**		**$411,230.00**	

Deficiency Summary by System

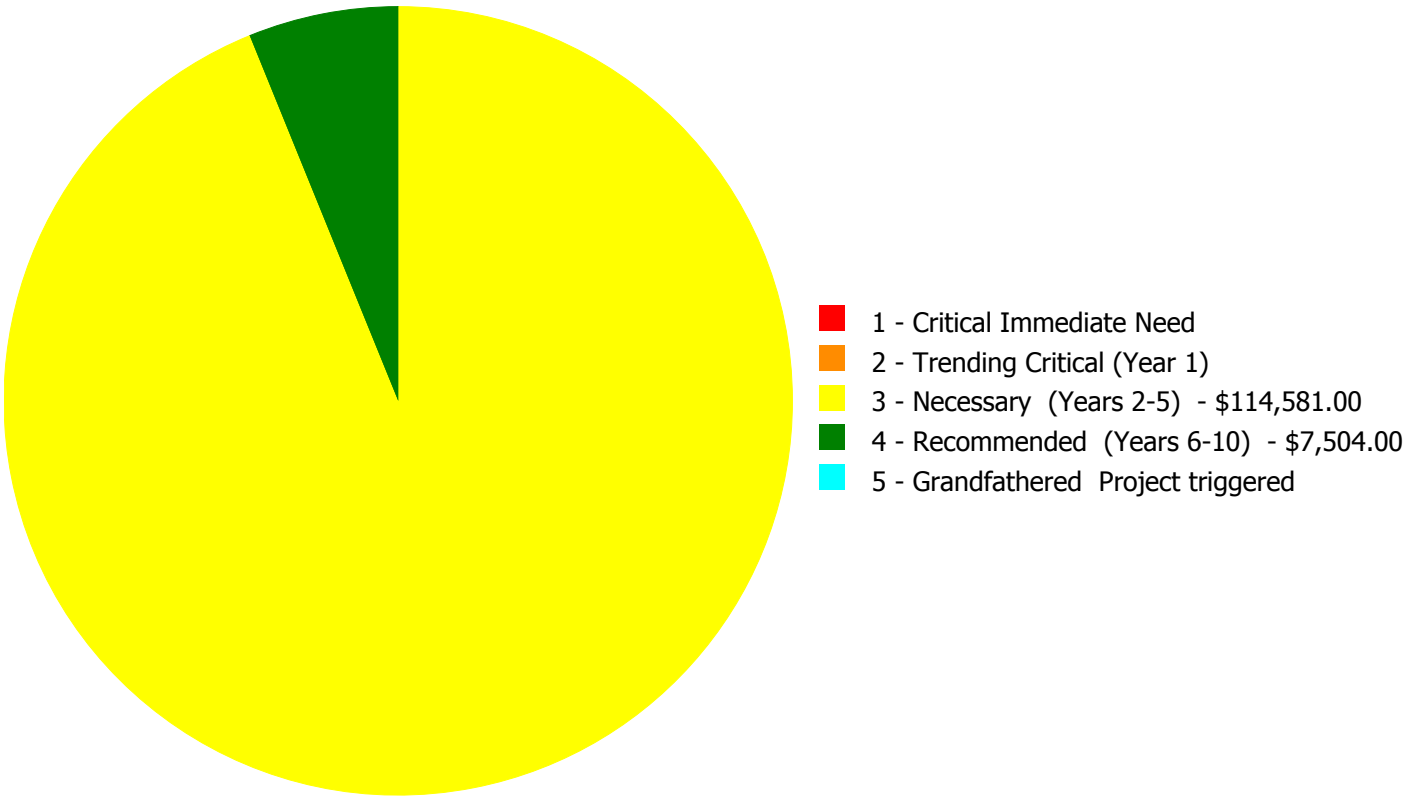
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $122,085.00

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: $122,085.00

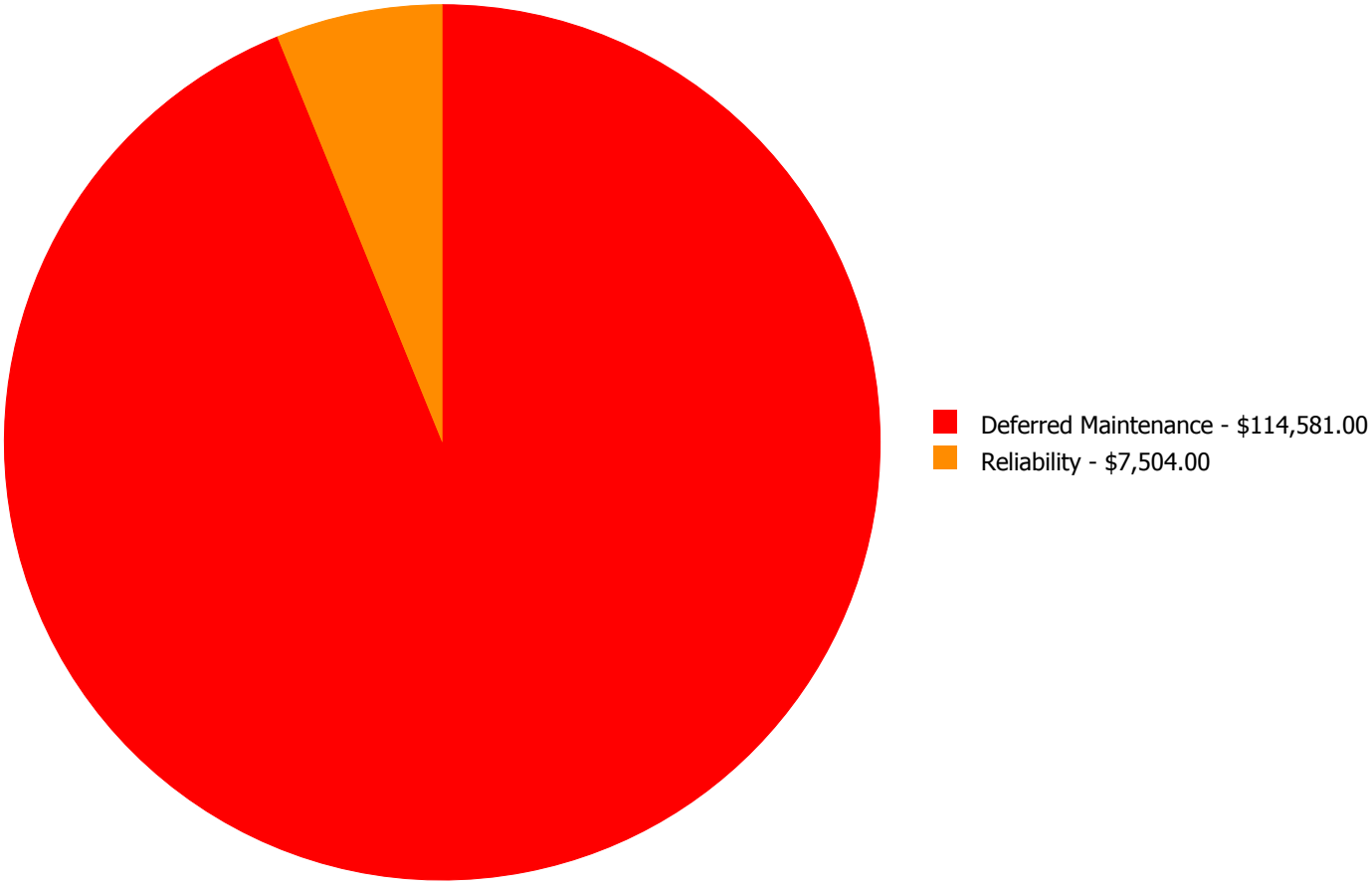
Deficiency By Priority Investment Table

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	$59,360.00	$0.00	$0.00	$59,360.00
C3020901	Carpet	$0.00	$0.00	$7,689.00	$0.00	$0.00	$7,689.00
C3020903	VCT	$0.00	$0.00	$12,341.00	$0.00	$0.00	$12,341.00
D2030	Sanitary Waste	$0.00	$0.00	$10,470.00	$0.00	$0.00	$10,470.00
D5030810	Security & Detection Systems	$0.00	$0.00	$8,783.00	$0.00	$0.00	$8,783.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$15,938.00	$0.00	$0.00	$15,938.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$7,504.00	$0.00	$7,504.00
	Total:	$0.00	$0.00	$114,581.00	$7,504.00	$0.00	$122,085.00

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: $122,085.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: B3010105 - Built-Up

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,288.00
Unit of Measure: S.F.
Estimate: $59,360.00
Assessor Name: Homero Guerrero
Date Created: 01/24/2020

Notes: The roofing system is a Built-Up system that was reported to be original to the buildings construction. This system has exceeded its expected life cycle and is recommended for replacement.

System: C3020901 - Carpet

Location: Auditorium
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $7,689.00
Assessor Name: Homero Guerrero
Date Created: 01/24/2020

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

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,288.00
Unit of Measure: S.F.
Estimate: $12,341.00
Assessor Name: Homero Guerrero
Date Created: 01/24/2020

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

System: D2030 - Sanitary Waste

This deficiency has no image.

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,288.00
Unit of Measure: S.F.
Estimate: $10,470.00
Assessor Name: Homero Guerrero
Date Created: 09/27/2019

Notes: The sanitary waste system is original and beyond its expected life cycle. Upgrades to the existing system are considered necessary.

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: 5,288.00
Unit of Measure: S.F.
Estimate: $8,783.00
Assessor Name: Homero Guerrero
Date Created: 01/31/2020

Notes: This facilities security and alarm system is operation and has been upgraded over the past years. This project provides a budgetary consideration to improve the facilities security and alarm system.

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: 5,288.00
Unit of Measure: S.F.
Estimate: $15,938.00
Assessor Name: Homero Guerrero
Date Created: 01/31/2020

Notes: The fire alarm system appears to be from original construction. There are components such as push stations, lights and alarm bells installed to support the fire life safety for this building. This system is nearing the end of its expected life and upgrades are warranted.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 5,288.00
Unit of Measure: S.F.
Estimate: $7,504.00
Assessor Name: Hayden Collins
Date Created: 08/20/2013

Notes: No Emergency Generator 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:	Middle
Gross Area (SF):	33,782
Year Built:	1996
Last Renovation:	
Replacement Value:	$5,868,075
Repair Cost:	$446,573.00
Total FCI:	7.61 %
Total RSLI:	54.97 %
FCA Score:	92.39

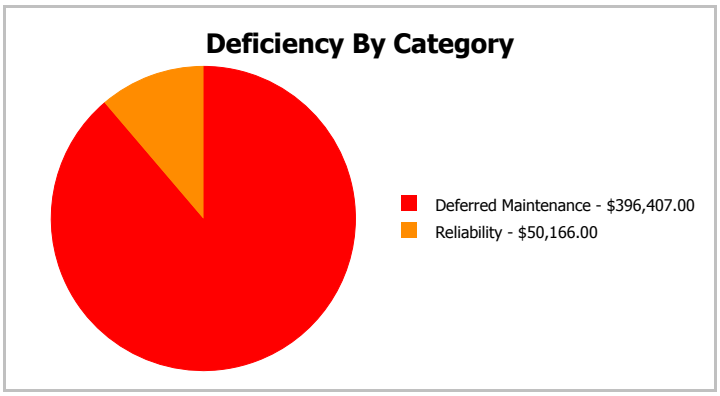
Description:

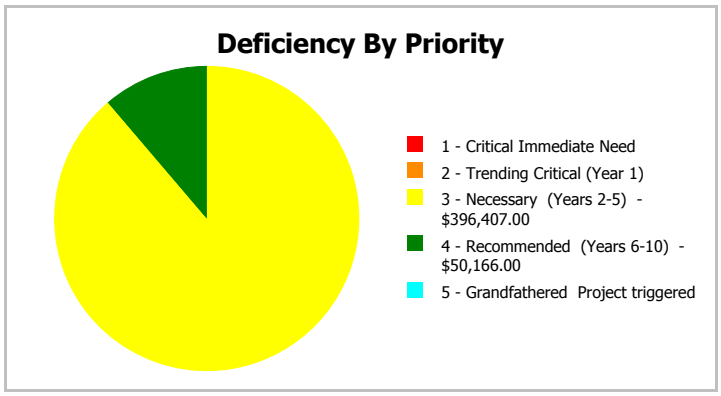
The narrative for this building is included in the Executive Summary Description at the front of this report.

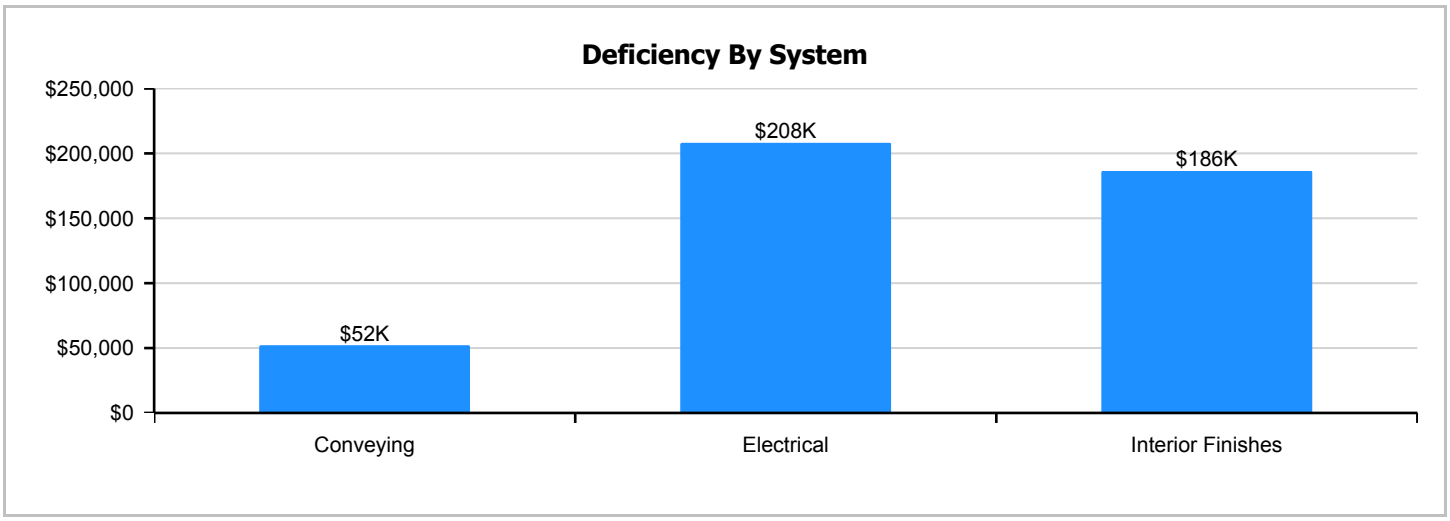
Attributes: This asset has no attributes.

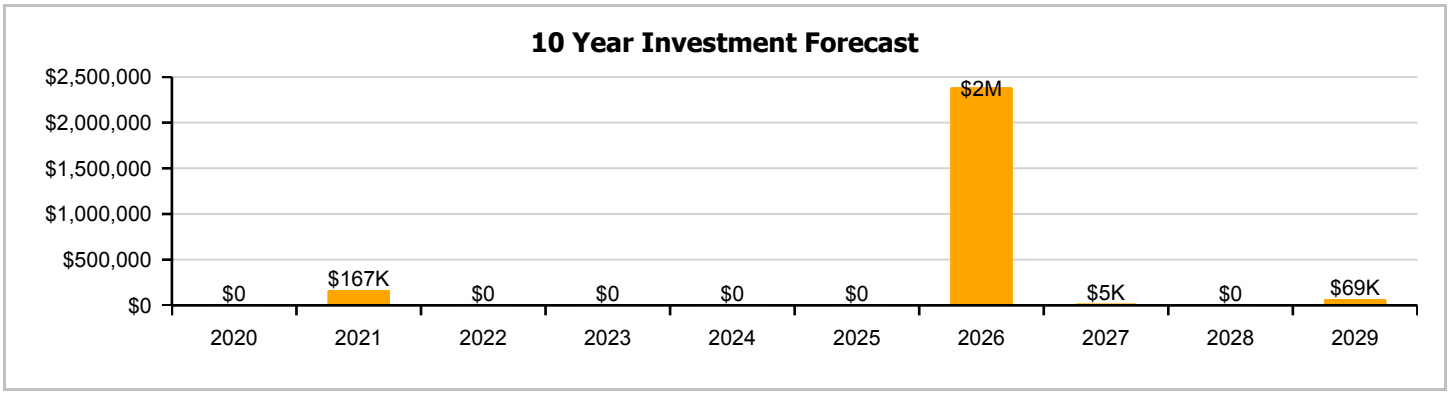
Dashboard Summary

Function:	Middle	Gross Area:	33,782
Year Built:	1996	Last Renovation:	
Repair Cost:	$446,573	Replacement Value:	$5,868,075
FCI:	7.61 %	RSLI%:	54.97 %









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	77.00 %	0.00 %	$0.00
B10 - Superstructure	77.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.73 %	0.00 %	$0.00
B30 - Roofing	29.61 %	0.00 %	$0.00
C10 - Interior Construction	64.73 %	0.00 %	$0.00
C20 - Stairs	77.00 %	0.00 %	$0.00
C30 - Interior Finishes	25.02 %	33.42 %	$186,452.00
D10 - Conveying	0.00 %	110.00 %	$52,024.00
D20 - Plumbing	40.99 %	0.00 %	$0.00
D30 - HVAC	29.24 %	0.00 %	$0.00
D40 - Fire Protection	56.60 %	0.00 %	$0.00
D50 - Electrical	25.41 %	30.14 %	$208,097.00
E10 - Equipment	35.00 %	0.00 %	$0.00
E20 - Furnishings	35.00 %	0.00 %	$0.00
Totals:	**54.97 %**	**7.61 %**	**$446,573.00**

Photo Album

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

1). Southeast Elevation - Nov 19, 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.

School Assessment Report - 1993 Bldg 4020

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	$9.47	S.F.	33,782	100	1996	2096		77.00 %	0.00 %	77			$319,916
A1030	Slab on Grade	$7.98	S.F.	33,782	100	1996	2096		77.00 %	0.00 %	77			$269,580
B1010	Floor Construction	$24.61	S.F.	33,782	100	1996	2096		77.00 %	0.00 %	77			$831,375
B1020	Roof Construction	$15.93	S.F.	33,782	100	1996	2096		77.00 %	0.00 %	77			$538,147
B2010	Exterior Walls	$15.20	S.F.	33,782	100	1996	2096		77.00 %	0.00 %	77			$513,486
B2020	Exterior Windows	$9.47	S.F.	33,782	30	2006	2036		56.67 %	0.00 %	17			$319,916
B2030	Exterior Doors	$0.96	S.F.	33,782	30	2006	2036		56.67 %	0.00 %	17			$32,431
B3010130	Preformed Metal Roofing	$8.50	S.F.	8,742	30	1996	2026		23.33 %	0.00 %	7			$74,307
B3020	Roof Openings	$1.97	S.F.	8,742	30	2006	2036		56.67 %	0.00 %	17			$17,222
C1010	Partitions	$6.17	S.F.	33,782	100	1996	2096		77.00 %	0.00 %	77			$208,435
C1020	Interior Doors	$4.01	S.F.	33,782	40	2006	2046		67.50 %	0.00 %	27			$135,466
C1030	Fittings	$2.92	S.F.	33,782	20	2006	2026		35.00 %	0.00 %	7			$98,643
C2010	Stair Construction	$3.13	S.F.	33,782	100	1996	2096		77.00 %	0.00 %	77			$105,738
C3010220	Tile	$9.25	S.F.	2,000	30	1996	2026		23.33 %	0.00 %	7			$18,500
C3010230	Paint & Covering	$1.47	S.F.	31,782	10	1996	2006		0.00 %	0.00 %	-13			$46,720
C3020405	Epoxy	$17.30	S.F.	1,000	15	1996	2011		0.00 %	118.00 %	-8		$20,414.00	$17,300
C3020420	Ceramic Tile	$16.74	S.F.	2,000	50	1996	2046		54.00 %	0.00 %	27			$33,480
C3020903	VCT	$3.48	S.F.	30,782	15	1996	2011		0.00 %	155.00 %	-8		$166,038.00	$107,121
C3030	Ceiling Finishes	$9.91	S.F.	33,782	20	2006	2026		35.00 %	0.00 %	7			$334,780
D1010	Elevators and Lifts	$1.40	S.F.	33,782	20	1993	2013		0.00 %	110.00 %	-6		$52,024.00	$47,295
D2010	Plumbing Fixtures	$6.99	S.F.	33,782	20	2006	2026		35.00 %	0.00 %	7			$236,136
D2020	Domestic Water Distribution	$0.79	S.F.	33,782	30	2006	2036		56.67 %	0.00 %	17			$26,688
D2030	Sanitary Waste	$1.88	S.F.	33,782	30	2006	2036		56.67 %	0.00 %	17			$63,510
D3040	Distribution Systems	$11.72	S.F.	33,782	20	2006	2026		35.00 %	0.00 %	7			$395,925
D3050	Terminal & Package Units	$1.79	S.F.	33,782	15	2006	2021		13.33 %	0.00 %	2			$60,470
D3060	Controls & Instrumentation	$2.45	S.F.	33,782	15	2006	2021		13.33 %	0.00 %	2			$82,766
D4010	Sprinklers	$4.49	S.F.	33,782	30	2006	2036		56.67 %	0.00 %	17			$151,681
D4020	Standpipes	$0.35	S.F.	33,782	30	2006	2036		56.67 %	0.00 %	17			$11,824
D4030	Fire Protection Specialties	$0.10	S.F.	33,782	15	2012	2027		53.33 %	0.00 %	8			$3,378
D5010	Electrical Service/Distribution	$2.52	S.F.	33,782	20	2006	2026		35.00 %	0.00 %	7			$85,131
D5020	Branch Wiring	$4.93	S.F.	33,782	20	2006	2026		35.00 %	0.00 %	7			$166,545
D5020	Lighting	$7.39	S.F.	33,782	20	2006	2026		35.00 %	0.00 %	7			$249,649
D5030810	Security & Detection Systems	$1.51	S.F.	33,782	20	1996	2016		0.00 %	110.00 %	-3		$56,112.00	$51,011
D5030910	Fire Alarm Systems	$2.74	S.F.	33,782	20	1996	2016		0.00 %	110.00 %	-3		$101,819.00	$92,563
D5090	Other Electrical Systems	$1.35	S.F.	33,782	15			2019	0.00 %	110.00 %	0		$50,166.00	$45,606
E1020	Institutional Equipment	$0.10	S.F.	33,782	20	2006	2026		35.00 %	0.00 %	7			$3,378
E2010	Fixed Furnishings	$2.13	S.F.	33,782	20	2006	2026		35.00 %	0.00 %	7			$71,956
								Total	**54.97 %**	**7.61 %**			**$446,573.00**	**$5,868,075**

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: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

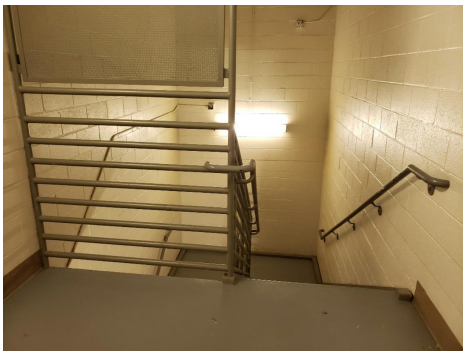
System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

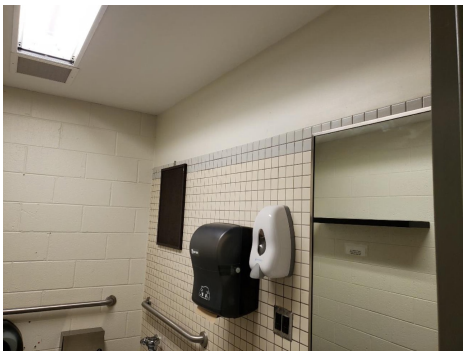
Note:

System: C2010 - Stair Construction



Note:

System: C3010220 - Tile

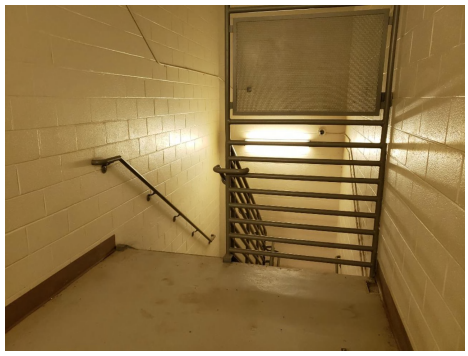


Note:

System: C3010230 - Paint & Covering


Note:

System: C3020405 - Epoxy

Note:

System: C3020420 - Ceramic Tile



Note:

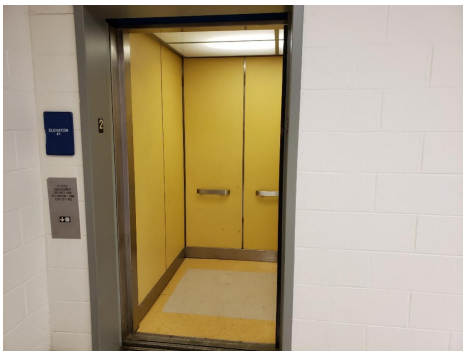
System: C3020903 - VCT

Note:

System: C3030 - Ceiling Finishes


Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

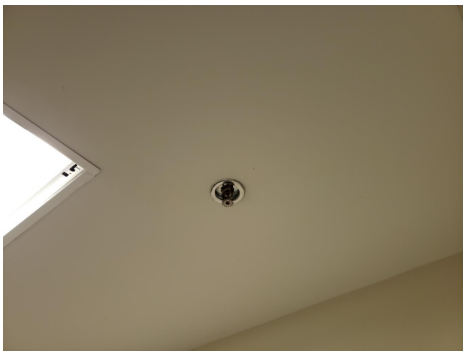
System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers



Note:

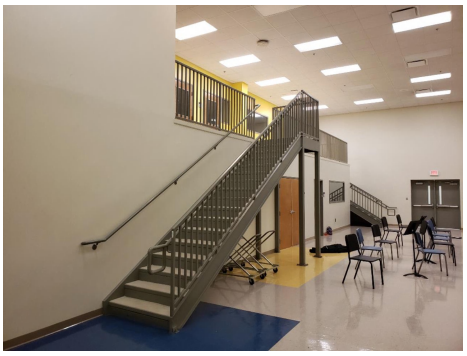
System: D4020 - Standpipes

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

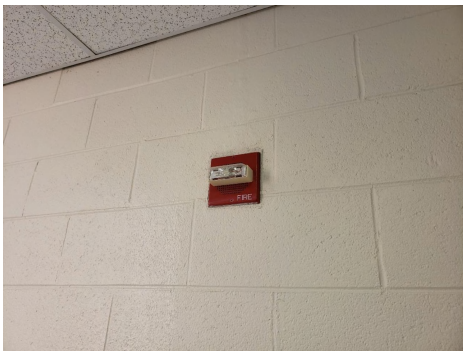


Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems



Note:

System: E1020 - Institutional Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$446,573**	**$0**	**$167,154**	**$0**	**$0**	**$0**	**$0**	**$2,386,408**	**$4,707**	**$0**	**$69,065**	**$3,073,908**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A1010 - Standard Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A1030 - Slab on Grade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1010 - Floor Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$130,685	$0	$0	$0	**$130,685**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$133,451	$0	$0	$0	**$133,451**
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**

School Assessment Report - 1993 Bldg 4020

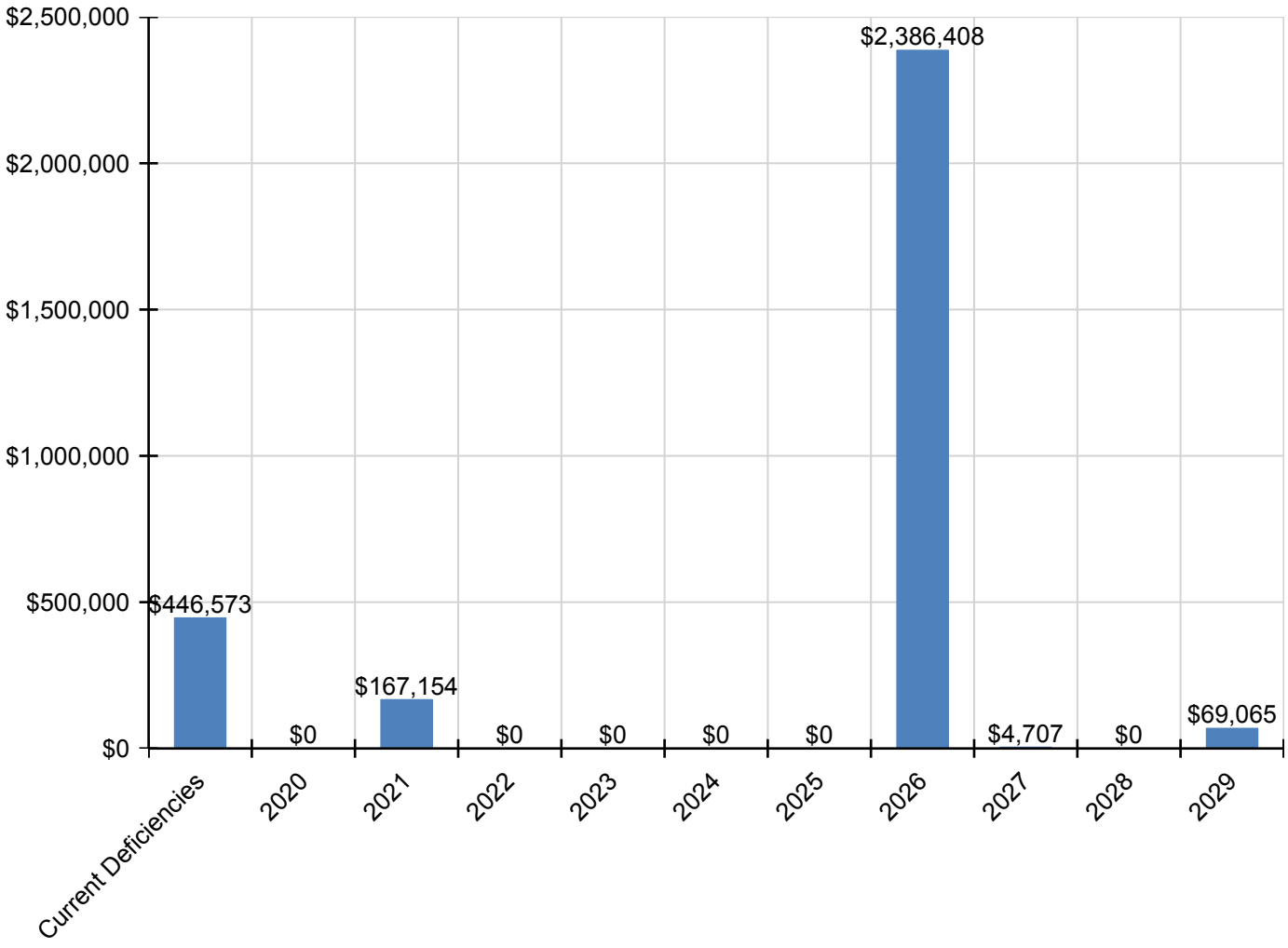
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$34,129	$0	$0	$0	**$34,129**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$69,065	**$69,065**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$20,414	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,414**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$166,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,038**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$452,911	$0	$0	$0	**$452,911**
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	$52,024	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,024**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$319,460	$0	$0	$0	**$319,460**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$535,632	$0	$0	$0	**$535,632**
D3050 - Terminal & Package Units	$0	$0	$70,568	$0	$0	$0	$0	$0	$0	$0	$0	**$70,568**
D3060 - Controls & Instrumentation	$0	$0	$96,586	$0	$0	$0	$0	$0	$0	$0	$0	**$96,586**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$4,707	$0	$0	**$4,707**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$115,170	$0	$0	$0	**$115,170**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$225,313	$0	$0	$0	**$225,313**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$337,741	$0	$0	$0	**$337,741**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$56,112	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,112**
D5030910 - Fire Alarm Systems	$101,819	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,819**
D5090 - Other Electrical Systems	$50,166	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,166**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$4,570	$0	$0	$0	**$4,570**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$97,346	$0	$0	$0	**$97,346**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

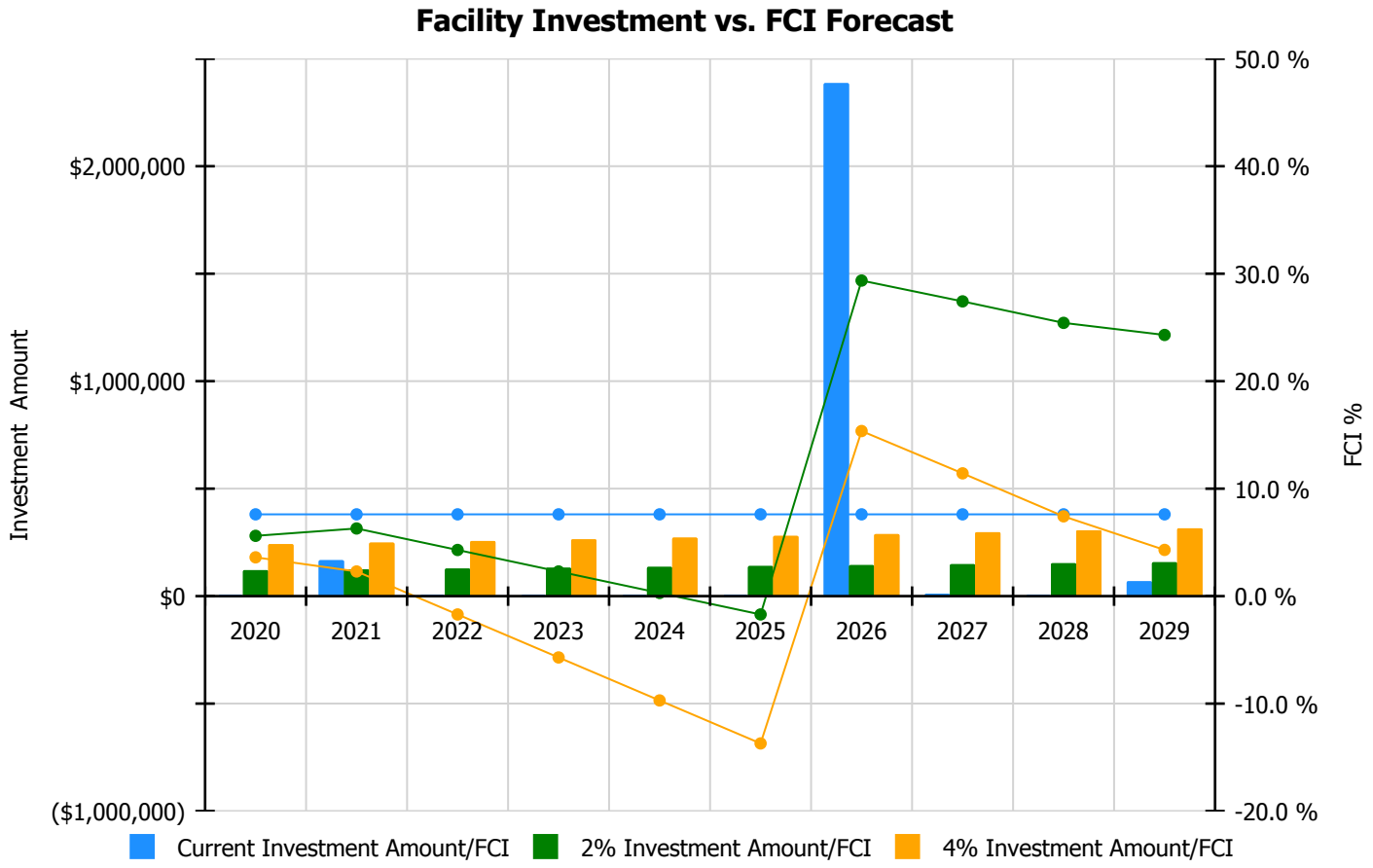
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

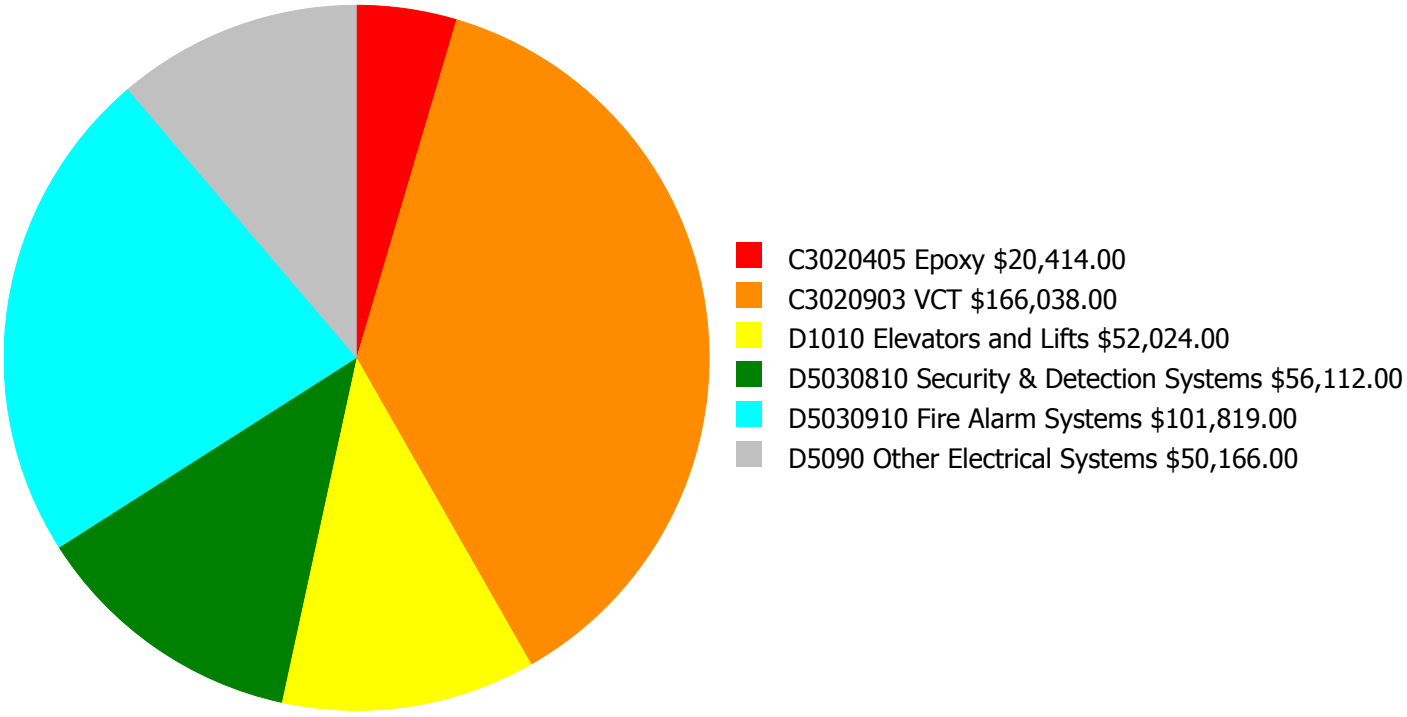
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 7.61%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$120,882.00	5.61 %	$241,765.00	3.61 %
2021	$167,154	$124,509.00	6.30 %	$249,018.00	2.30 %
2022	$0	$128,244.00	4.30 %	$256,488.00	-1.70 %
2023	$0	$132,091.00	2.30 %	$264,183.00	-5.70 %
2024	$0	$136,054.00	0.30 %	$272,108.00	-9.70 %
2025	$0	$140,136.00	-1.70 %	$280,272.00	-13.70 %
2026	$2,386,408	$144,340.00	29.36 %	$288,680.00	15.36 %
2027	$4,707	$148,670.00	27.43 %	$297,340.00	11.43 %
2028	$0	$153,130.00	25.43 %	$306,260.00	7.43 %
2029	$69,065	$157,724.00	24.30 %	$315,448.00	4.30 %
Total:	**$2,627,335**	**$1,385,780.00**		**$2,771,562.00**	

Deficiency Summary by System

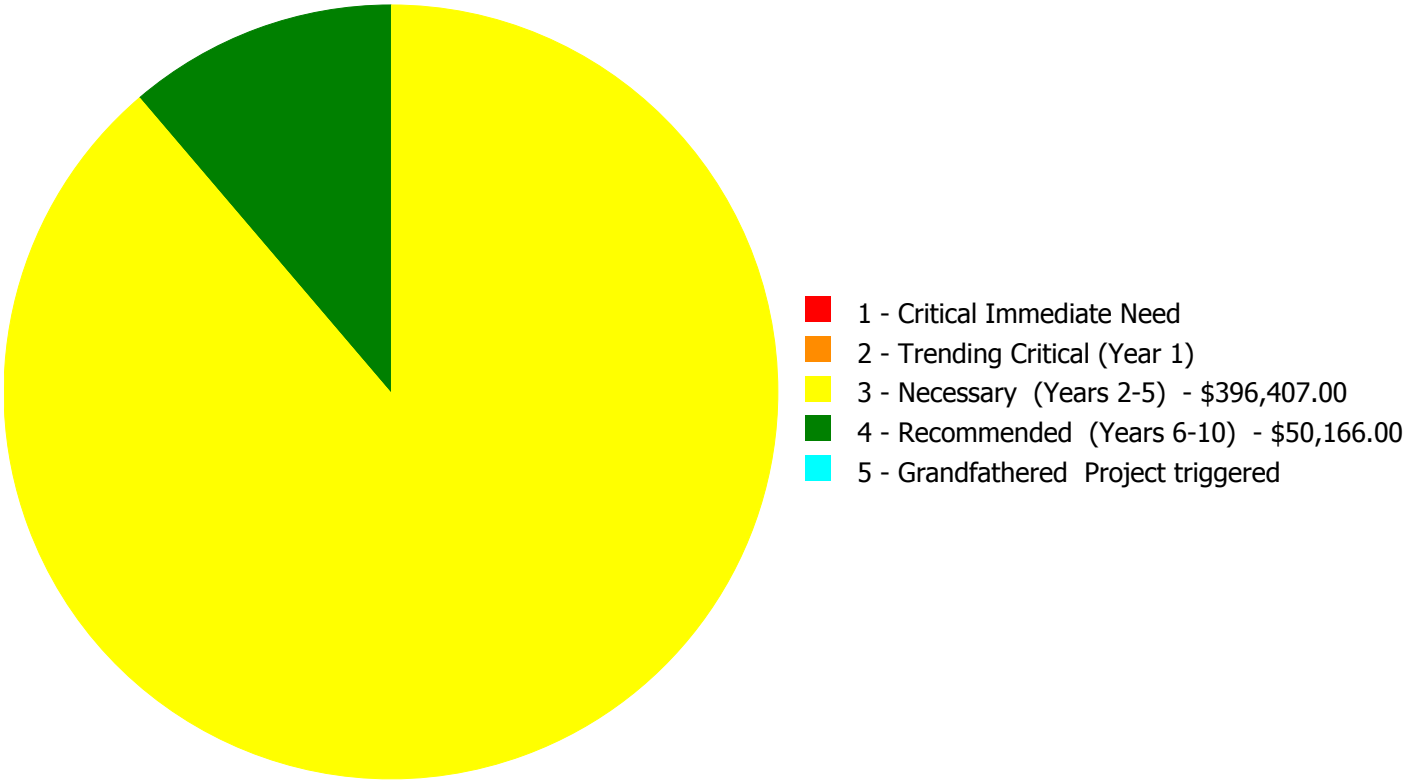
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $446,573.00

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: $446,573.00

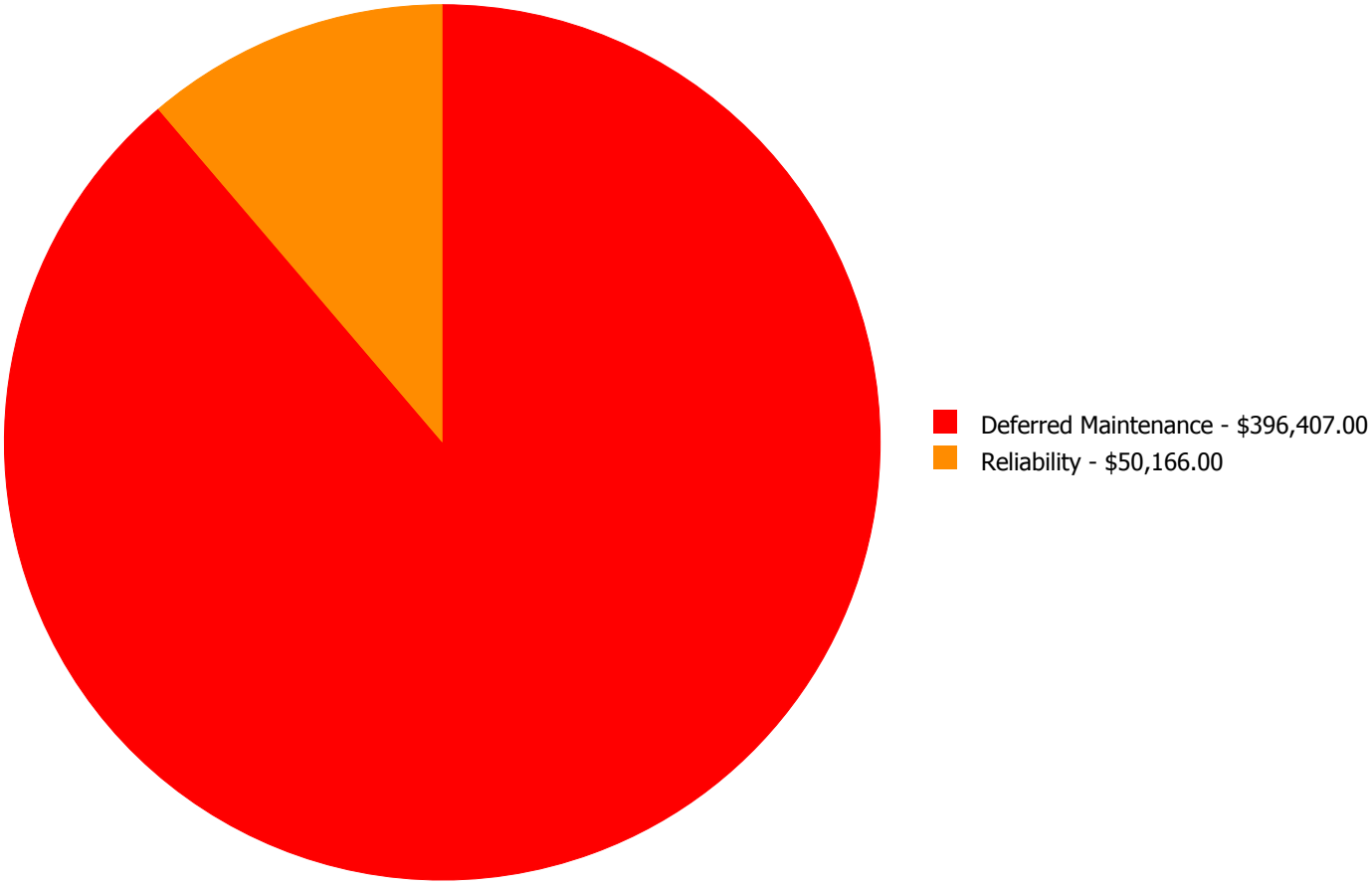
Deficiency By Priority Investment Table

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
C3020405	Epoxy	$0.00	$0.00	$20,414.00	$0.00	$0.00	$20,414.00
C3020903	VCT	$0.00	$0.00	$166,038.00	$0.00	$0.00	$166,038.00
D1010	Elevators and Lifts	$0.00	$0.00	$52,024.00	$0.00	$0.00	$52,024.00
D5030810	Security & Detection Systems	$0.00	$0.00	$56,112.00	$0.00	$0.00	$56,112.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$101,819.00	$0.00	$0.00	$101,819.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$50,166.00	$0.00	$50,166.00
	Total:	$0.00	$0.00	$396,407.00	$50,166.00	$0.00	$446,573.00

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:



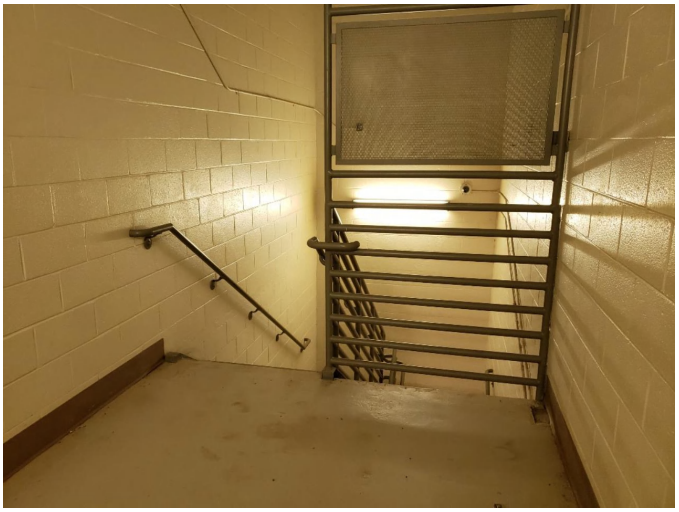
Budget Estimate Total: $446,573.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020405 - Epoxy



Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $20,414.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,782.00
Unit of Measure: S.F.
Estimate: $166,038.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

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

System: D1010 - Elevators and Lifts

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,782.00
Unit of Measure: S.F.
Estimate: $52,024.00
Assessor Name: Eduardo Lopez
Date Created: 11/19/2019

Notes: The elevator system is from original construction. The elevator system has exceeded its life cycle and recommended for upgrade. All aspects of the current ADA standards are expected to be included in the new installation.

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: 33,782.00
Unit of Measure: S.F.
Estimate: $56,112.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

Notes: This Security and Detection system is beyond the expected life cycle for this application. Upgrades are warranted.

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: 33,782.00
Unit of Measure: S.F.
Estimate: $101,819.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2020

Notes: The fire alarm system consists of the standard control station, pull stations, strobes. The systems are beyond their expected life and upgrades are warranted.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: 1993 Bldg 4020
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 33,782.00
Unit of Measure: S.F.
Estimate: $50,166.00
Assessor Name: Eduardo Lopez
Date Created: 08/20/2013

Notes: No Emergency Generator 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:	Middle
Gross Area (SF):	10,844
Year Built:	2006
Last Renovation:	
Replacement Value:	$1,830,678
Repair Cost:	$27,279.00
Total FCI:	1.49 %
Total RSLI:	62.27 %
FCA Score:	98.51

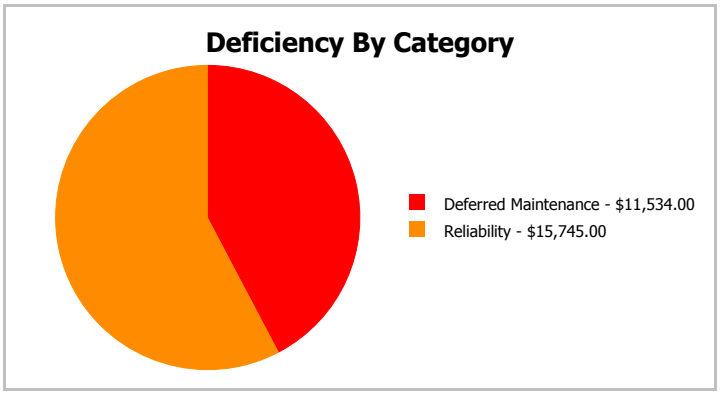
Description:

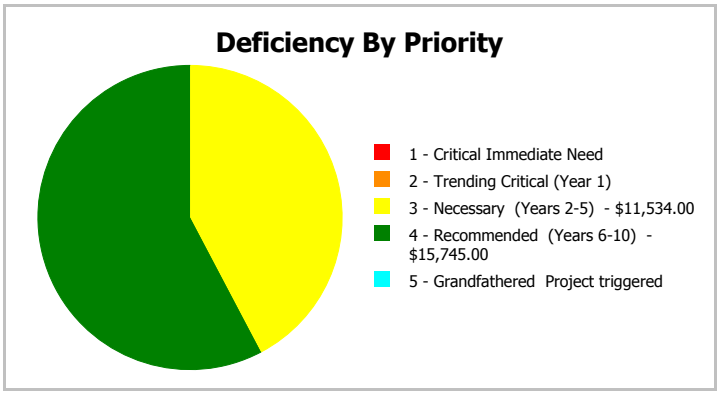
The narrative for this building is included in the Executive Summary Description at the front of this report.

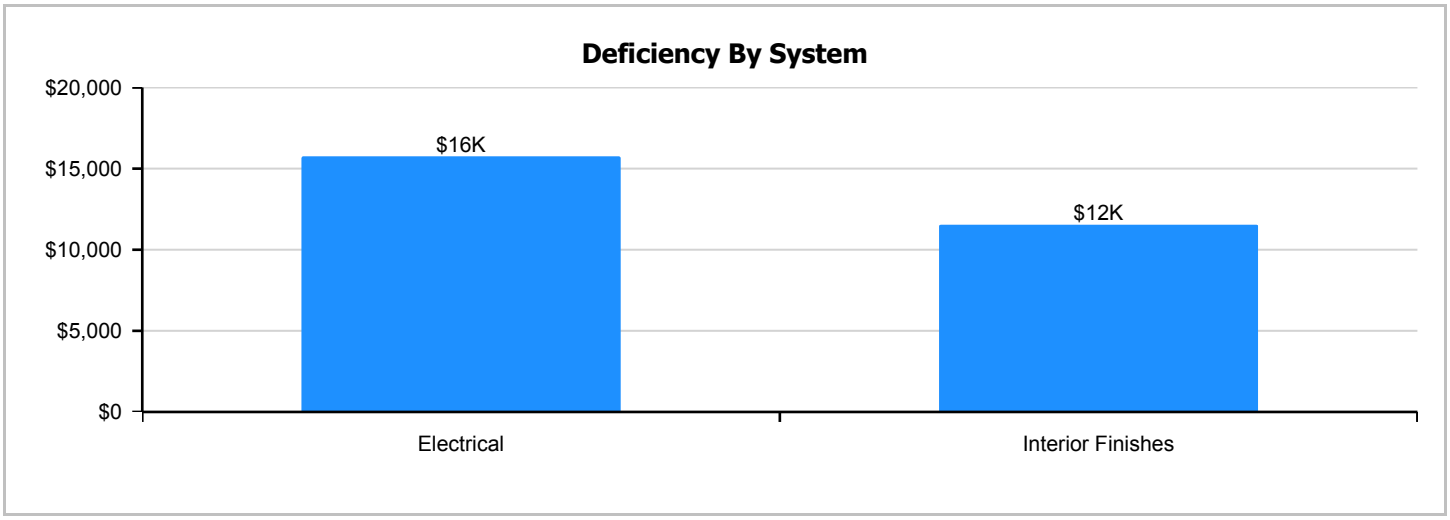
Attributes: This asset has no attributes.

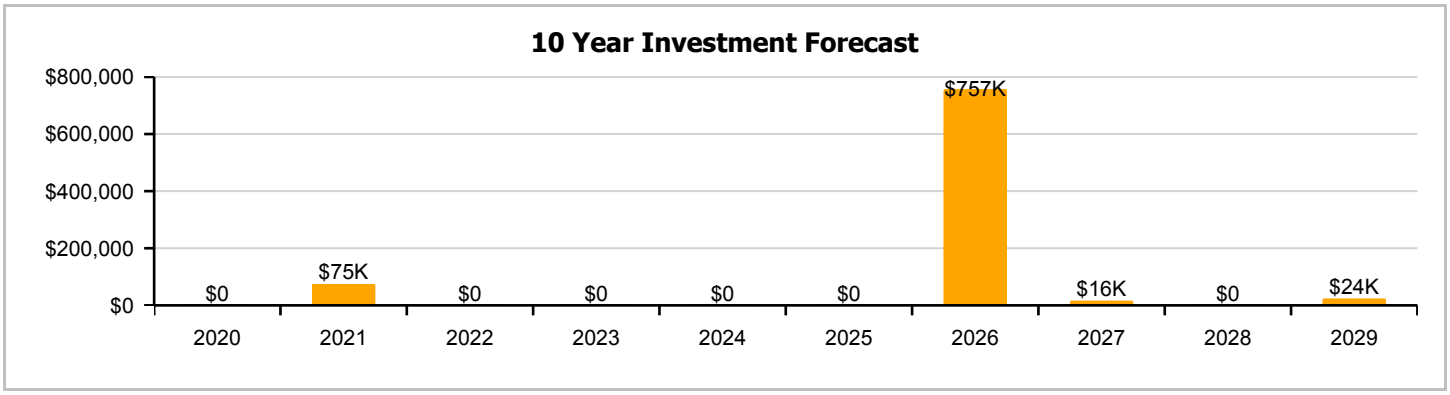
Dashboard Summary

Function:	Middle	Gross Area:	10,844
Year Built:	2006	Last Renovation:	
Repair Cost:	$27,279	Replacement Value:	$1,830,678
FCI:	1.49 %	RSLI%:	62.27 %









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	87.00 %	0.00 %	$0.00
B10 - Superstructure	87.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	74.67 %	0.00 %	$0.00
B30 - Roofing	49.64 %	0.00 %	$0.00
C10 - Interior Construction	69.41 %	0.00 %	$0.00
C20 - Stairs	87.00 %	0.00 %	$0.00
C30 - Interior Finishes	32.07 %	6.29 %	$11,534.00
D20 - Plumbing	41.00 %	0.00 %	$0.00
D30 - HVAC	31.27 %	0.00 %	$0.00
D40 - Fire Protection	56.60 %	0.00 %	$0.00
D50 - Electrical	32.69 %	7.25 %	$15,745.00
E10 - Equipment	35.00 %	0.00 %	$0.00
E20 - Furnishings	35.00 %	0.00 %	$0.00
Totals:	**62.27 %**	**1.49 %**	**$27,279.00**

Photo Album

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

1). Northeast Elevation - Nov 19, 2019

2). Northwest Elevation - Nov 19, 2019

3). South Elevation, Rear Entrance - Nov 19, 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.

School Assessment Report - 2006 Bldg 4011

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	$9.21	S.F.	10,844	100	2006	2106		87.00 %	0.00 %	87			$99,873
A1030	Slab on Grade	$7.80	S.F.	10,844	100	2006	2106		87.00 %	0.00 %	87			$84,583
B1010	Floor Construction	$15.53	S.F.	10,844	100	2006	2106		87.00 %	0.00 %	87			$168,407
B1020	Roof Construction	$23.97	S.F.	10,844	100	2006	2106		87.00 %	0.00 %	87			$259,931
B2010	Exterior Walls	$14.81	S.F.	10,844	100	2006	2106		87.00 %	0.00 %	87			$160,600
B2020	Exterior Windows	$9.22	S.F.	10,844	30	2006	2036		56.67 %	0.00 %	17			$99,982
B2030	Exterior Doors	$0.92	S.F.	10,844	30	2006	2036		56.67 %	0.00 %	17			$9,976
B3010105	Built-Up	$7.15	S.F.	5,422	25	2006	2031		48.00 %	0.00 %	12			$38,767
B3020	Roof Openings	$1.67	S.F.	5,422	30	2006	2036		56.67 %	0.00 %	17			$9,055
C1010	Partitions	$6.02	S.F.	10,844	100	2006	2106		87.00 %	0.00 %	87			$65,281
C1020	Interior Doors	$3.92	S.F.	10,844	40	2006	2046		67.50 %	0.00 %	27			$42,508
C1030	Fittings	$2.86	S.F.	10,844	20	2006	2026		35.00 %	0.00 %	7			$31,014
C2010	Stair Construction	$3.01	S.F.	10,844	100	2006	2106		87.00 %	0.00 %	87			$32,640
C3010230	Paint & Covering	$1.47	S.F.	10,844	10	2006	2016		0.00 %	0.00 %	-3			$15,941
C3020420	Ceramic Tile	$16.74	S.F.	1,500	50	2006	2056		74.00 %	0.00 %	37			$25,110
C3020901	Carpet	$6.99	S.F.	1,500	8	2006	2014		0.00 %	110.00 %	-5		$11,534.00	$10,485
C3020903	VCT	$3.48	S.F.	7,844	15	2006	2021		13.33 %	0.00 %	2			$27,297
C3030	Ceiling Finishes	$9.64	S.F.	10,844	20	2006	2026		35.00 %	0.00 %	7			$104,536
D2010	Plumbing Fixtures	$6.82	S.F.	10,844	20	2006	2026		35.00 %	0.00 %	7			$73,956
D2020	Domestic Water Distribution	$0.76	S.F.	10,844	30	2006	2036		56.67 %	0.00 %	17			$8,241
D2030	Sanitary Waste	$1.85	S.F.	10,844	30	2006	2036		56.67 %	0.00 %	17			$20,061
D3040	Distribution Systems	$11.39	S.F.	10,844	20	2006	2026		35.00 %	0.00 %	7			$123,513
D3060	Controls & Instrumentation	$2.37	S.F.	10,844	15	2006	2021		13.33 %	0.00 %	2			$25,700
D4010	Sprinklers	$4.39	S.F.	10,844	30	2006	2036		56.67 %	0.00 %	17			$47,605
D4020	Standpipes	$0.35	S.F.	10,844	30	2006	2036		56.67 %	0.00 %	17			$3,795
D4030	Fire Protection Specialties	$0.10	S.F.	10,844	15	2012	2027		53.33 %	0.00 %	8			$1,084
D5010	Electrical Service/Distribution	$2.47	S.F.	10,844	20	2006	2026		35.00 %	0.00 %	7			$26,785
D5020	Branch Wiring	$4.80	S.F.	10,844	20	2006	2026		35.00 %	0.00 %	7			$52,051
D5020	Lighting	$7.18	S.F.	10,844	20	2006	2026		35.00 %	0.00 %	7			$77,860
D5030810	Security & Detection Systems	$1.51	S.F.	10,844	20	2006	2026		35.00 %	0.00 %	7			$16,374
D5030910	Fire Alarm Systems	$2.74	S.F.	10,844	20	2006	2026		35.00 %	0.00 %	7			$29,713
D5090	Other Electrical Systems	$1.32	S.F.	10,844	15			2019	0.00 %	110.00 %	0		$15,745.00	$14,314
E1020	Institutional Equipment	$0.10	S.F.	10,844	20	2006	2026		35.00 %	0.00 %	7			$1,084
E2010	Fixed Furnishings	$2.08	S.F.	10,844	20	2006	2026		35.00 %	0.00 %	7			$22,556
								Total	**62.27 %**	**1.49 %**			**$27,279.00**	**$1,830,678**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors


Note:

System: B3010105 - Built-Up

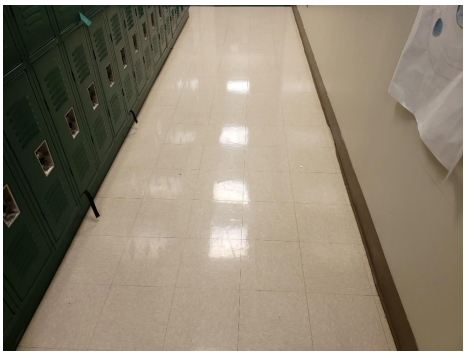


Note:

System: B3020 - Roof Openings

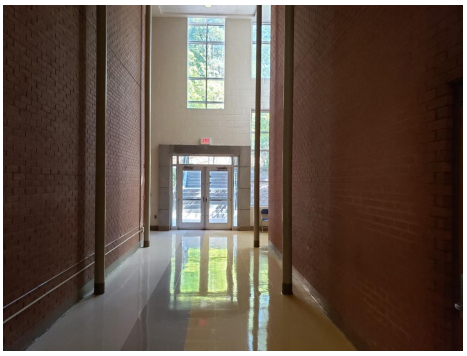

Note:

System: C1010 - Partitions




Note:

System: C1020 - Interior Doors



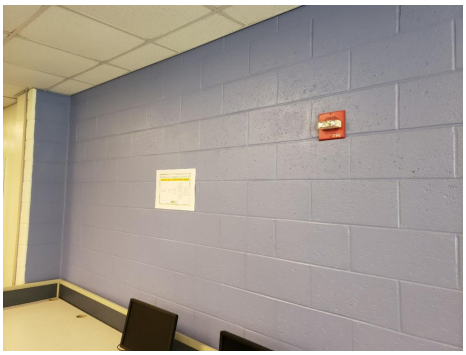
Note:

System: C1030 - Fittings

Note:

System: C3010230 - Paint & Covering





Note:

System: C3020420 - Ceramic Tile


Note:

System: C3020901 - Carpet

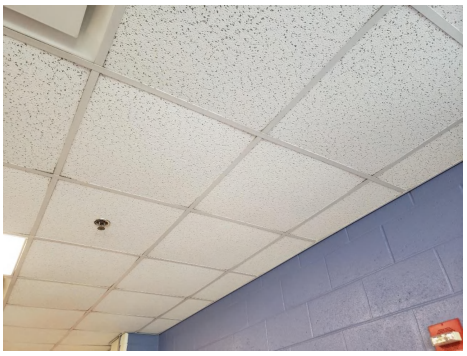

Note:

System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes



Note:

System: D3040 - Distribution Systems

Note:

System: D4010 - Sprinklers

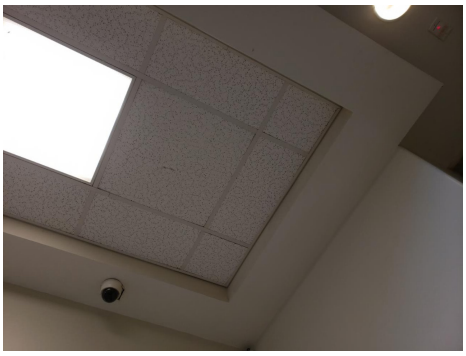
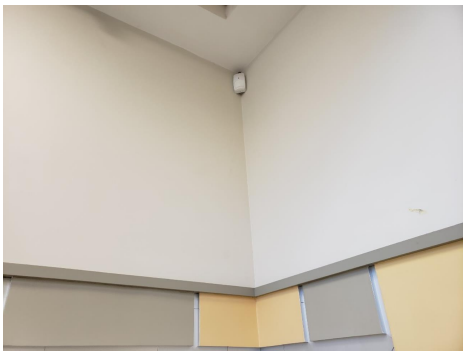

Note:

System: D5020 - Lighting



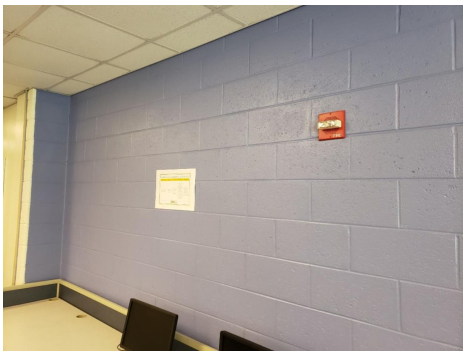
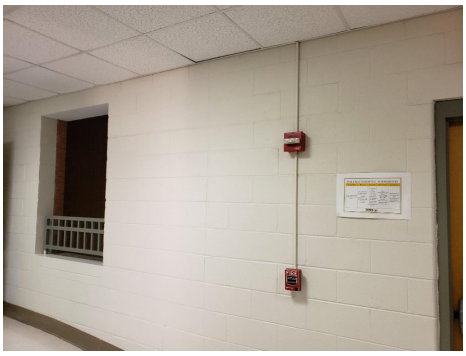
Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: E1020 - Institutional Equipment

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%

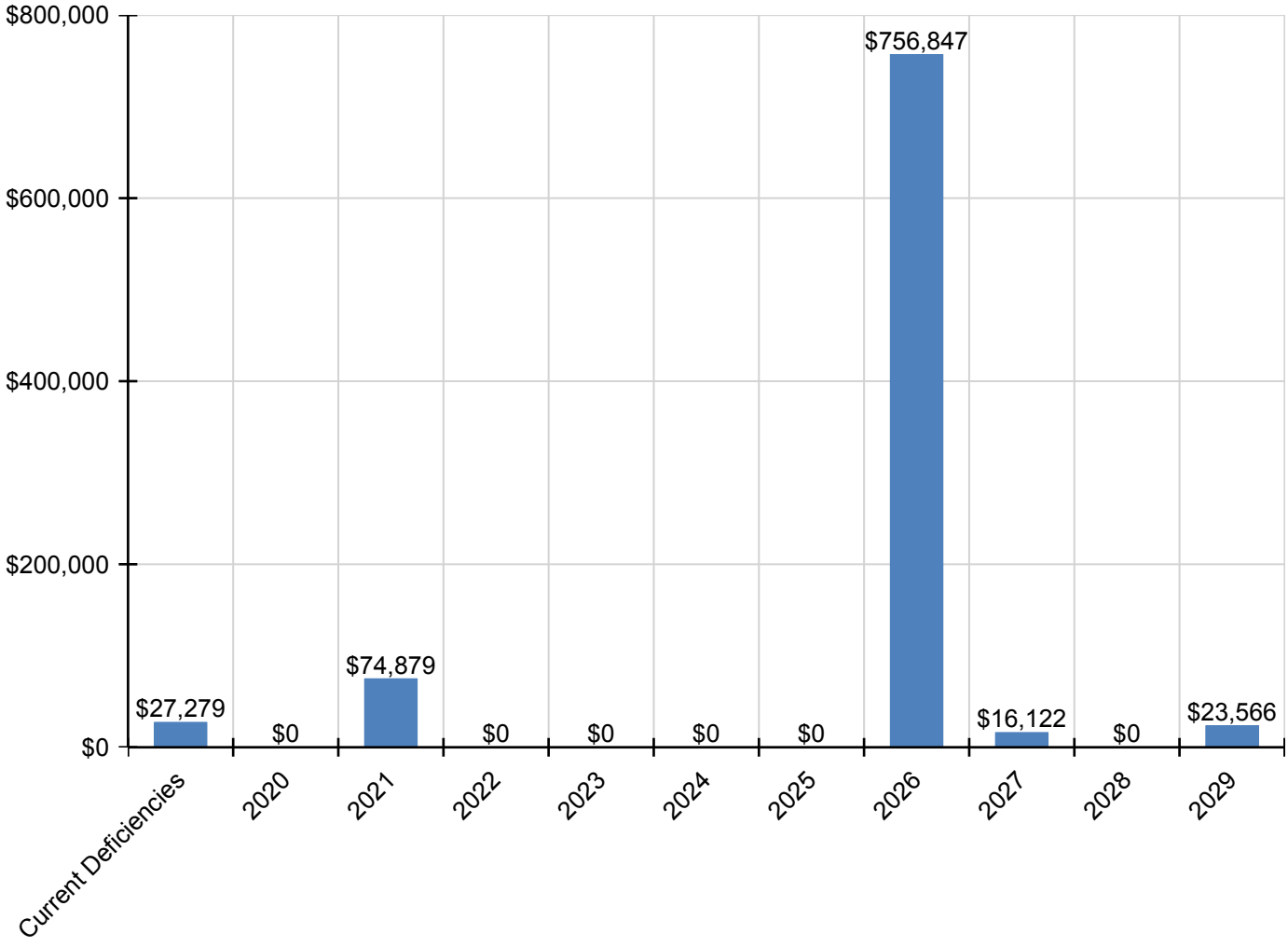
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$27,279**	**$0**	**$74,879**	**$0**	**$0**	**$0**	**$0**	**$756,847**	**$16,122**	**$0**	**$23,566**	**$898,693**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A1010 - Standard Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A1030 - Slab on Grade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1010 - Floor Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$41,957	$0	$0	$0	**$41,957**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,566	**$23,566**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$11,534	$0	$0	$0	$0	$0	$0	$0	$14,611	$0	$0	**$26,145**
C3020903 - VCT	$0	$0	$44,888	$0	$0	$0	$0	$0	$0	$0	$0	**$44,888**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$141,423	$0	$0	$0	**$141,423**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$100,053	$0	$0	$0	**$100,053**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$167,096	$0	$0	$0	**$167,096**
D3060 - Controls & Instrumentation	$0	$0	$29,992	$0	$0	$0	$0	$0	$0	$0	$0	**$29,992**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$1,511	$0	$0	**$1,511**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$36,236	$0	$0	$0	**$36,236**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$70,418	$0	$0	$0	**$70,418**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$105,334	$0	$0	$0	**$105,334**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$22,152	$0	$0	$0	**$22,152**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$40,197	$0	$0	$0	**$40,197**
D5090 - Other Electrical Systems	$15,745	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,745**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$1,467	$0	$0	$0	**$1,467**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$30,514	$0	$0	$0	**$30,514**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

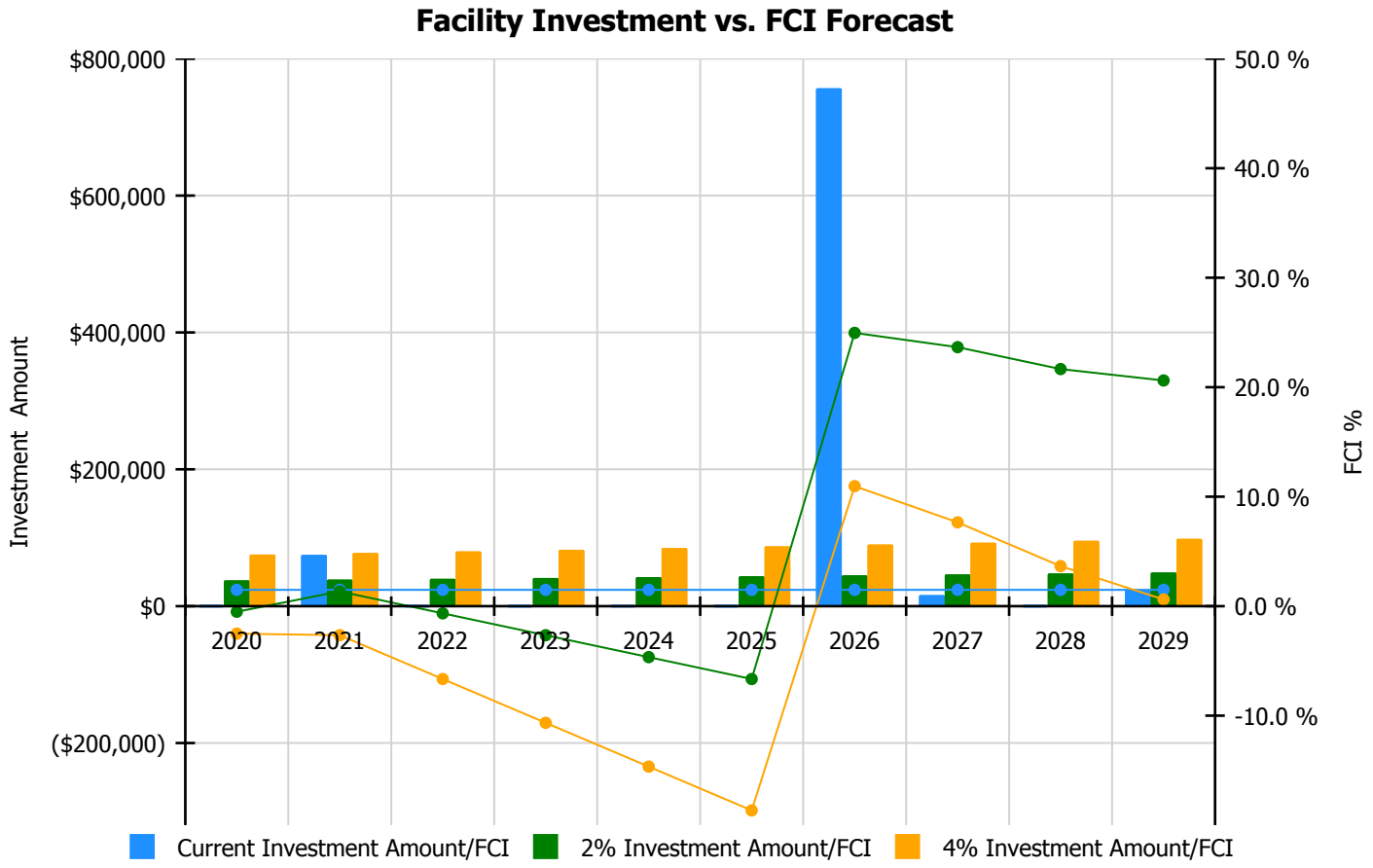
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

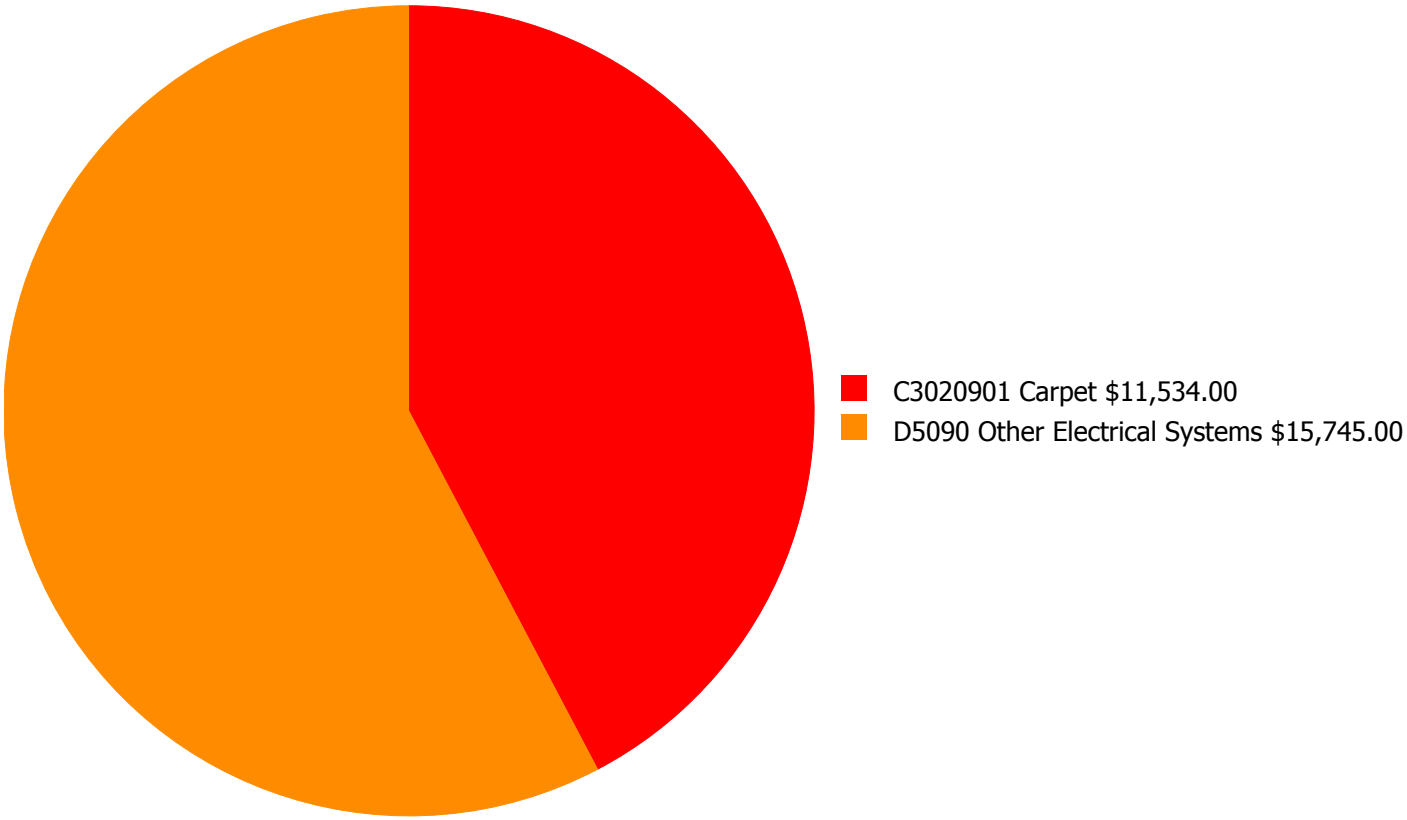
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 1.49%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$37,712.00	-0.51 %	$75,424.00	-2.51 %
2021	$74,879	$38,843.00	1.35 %	$77,687.00	-2.65 %
2022	$0	$40,009.00	-0.65 %	$80,017.00	-6.65 %
2023	$0	$41,209.00	-2.65 %	$82,418.00	-10.65 %
2024	$0	$42,445.00	-4.65 %	$84,890.00	-14.65 %
2025	$0	$43,719.00	-6.65 %	$87,437.00	-18.65 %
2026	$756,847	$45,030.00	24.96 %	$90,060.00	10.96 %
2027	$16,122	$46,381.00	23.66 %	$92,762.00	7.66 %
2028	$0	$47,772.00	21.66 %	$95,545.00	3.66 %
2029	$23,566	$49,206.00	20.61 %	$98,411.00	0.61 %
Total:	**$871,414**	**$432,326.00**		**$864,651.00**	

Deficiency Summary by System

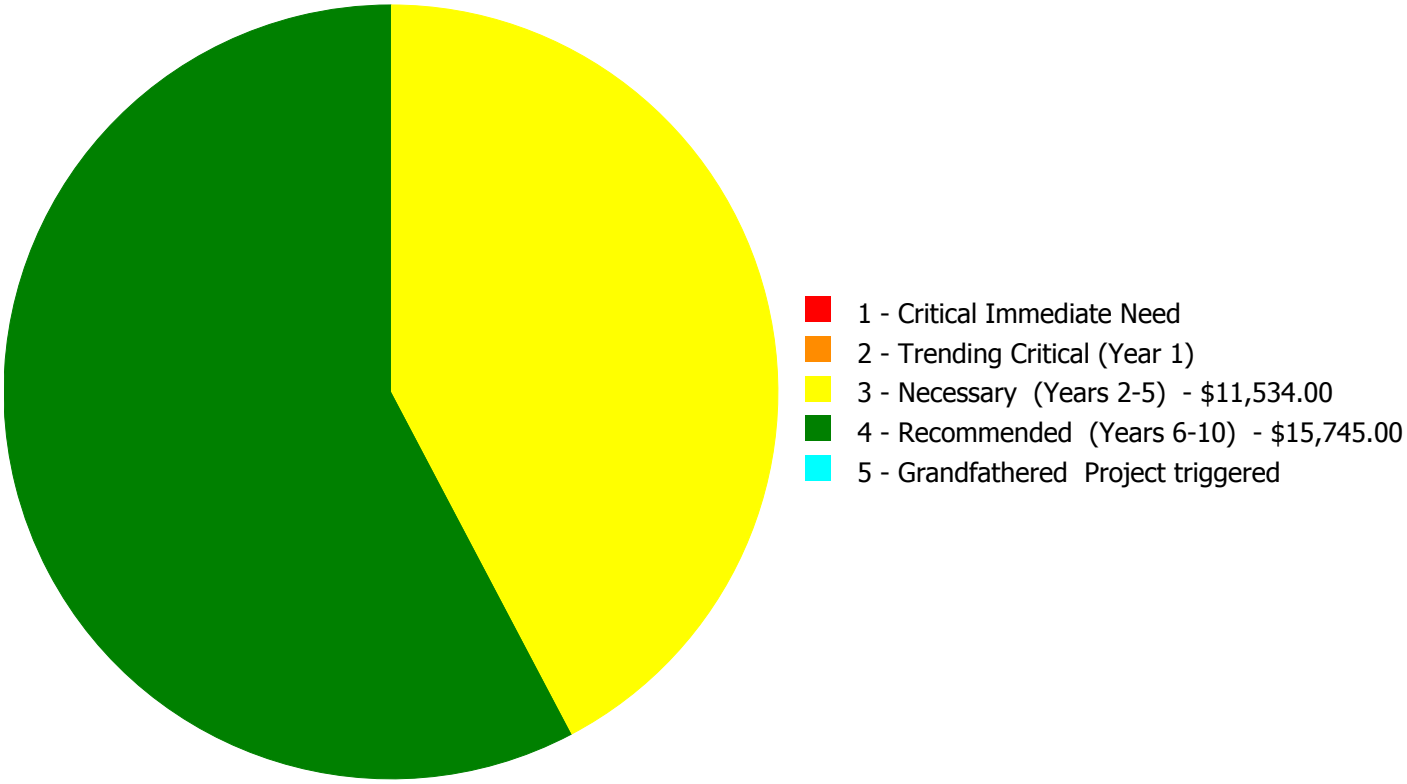
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $27,279.00

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: $27,279.00

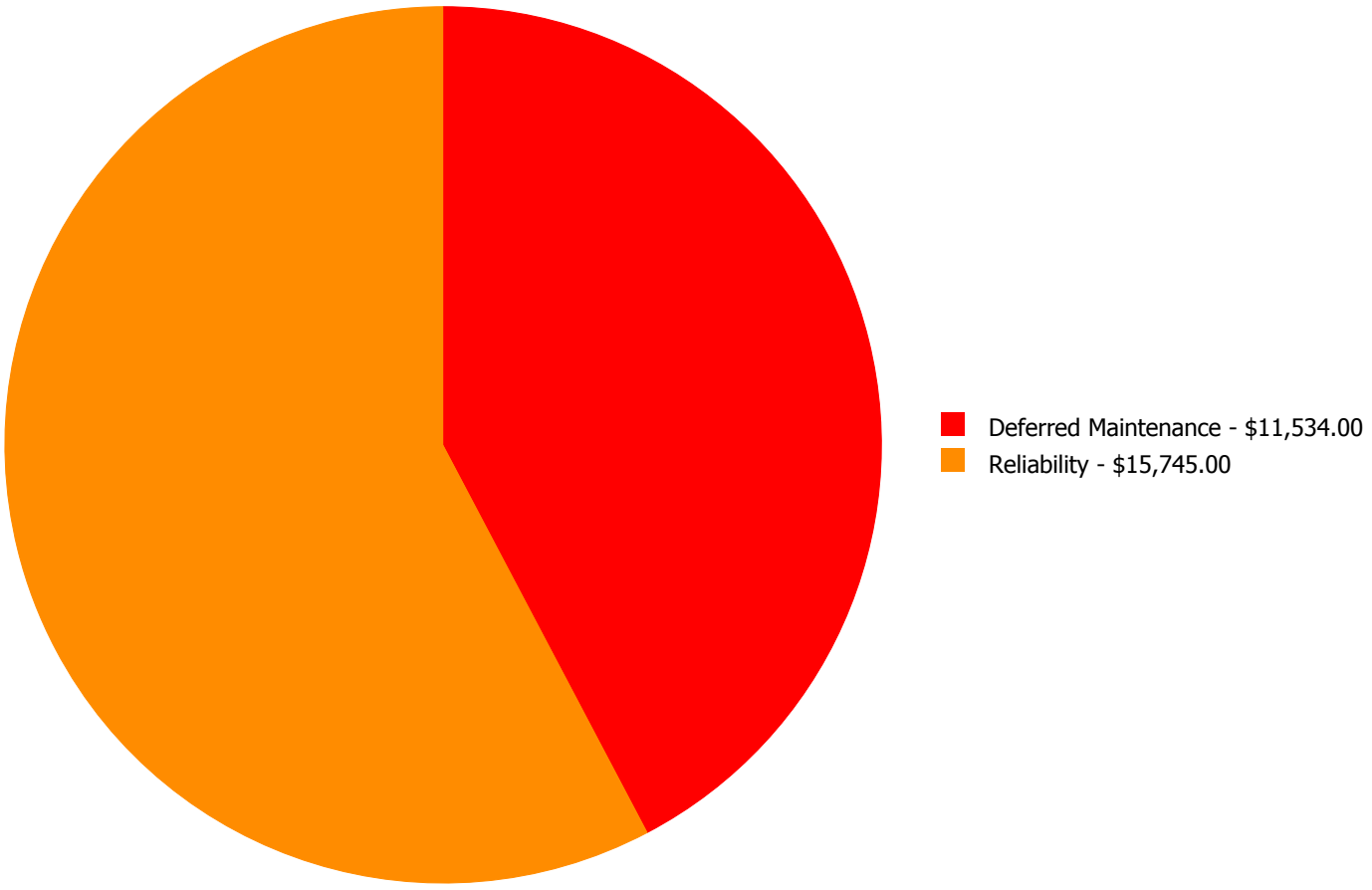
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020901	Carpet	$0.00	$0.00	$11,534.00	$0.00	$0.00	$11,534.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$15,745.00	$0.00	$15,745.00
	Total:	$0.00	$0.00	$11,534.00	$15,745.00	$0.00	$27,279.00

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: $27,279.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Computer Lab
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,500.00
Unit of Measure: S.F.
Estimate: $11,534.00
Assessor Name: Homero Guerrero
Date Created: 01/24/2020

Notes: The carpet floor finish is beyond its expected service life, worn and damaged, and is recommended 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: 10,844.00
Unit of Measure: S.F.
Estimate: $15,745.00
Assessor Name: Homero Guerrero
Date Created: 08/20/2013

Notes: No Emergency Generator 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):	160,667
Year Built:	1960
Last Renovation:	
Replacement Value:	$4,826,437
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	58.09 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

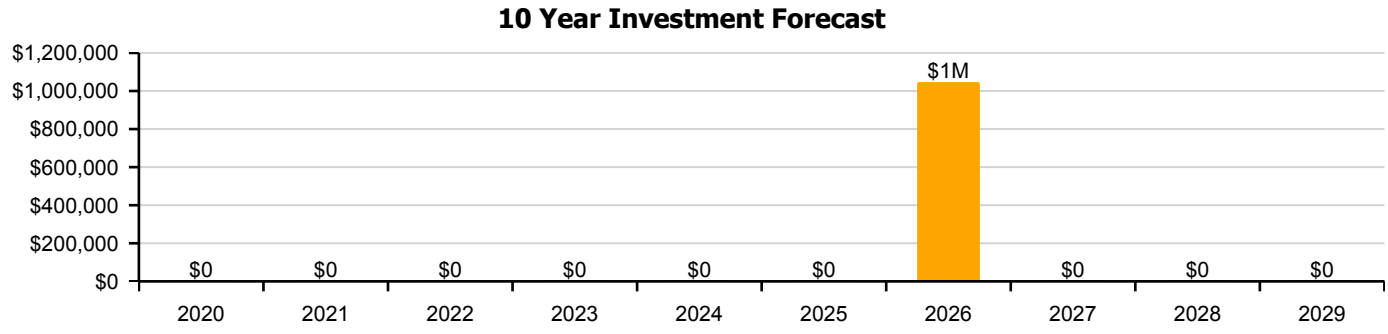
Dashboard Summary

Function:		Gross Area:	160,667
Year Built:	1960	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$4,826,437
FCI:	0.00 %	RSLI%:	58.09 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	54.75 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	74.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	56.67 %	0.00 %	$0.00
Totals:	**58.09 %**	**0.00 %**	**$0.00**

Photo Album

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

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment)
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system as new construction.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	160,667	35	2006	2041		62.86 %	0.00 %	22			$380,781
G2020	Parking Lots	$8.00	S.F.	160,667	35	2006	2041		62.86 %	0.00 %	22			$1,285,336
G2030	Pedestrian Paving	$2.33	S.F.	160,667	35	2006	2041		62.86 %	0.00 %	22			$374,354
G2040950	Softball Field	$4.81	S.F.	160,667	20	2006	2026		35.00 %	0.00 %	7			$772,808
G2050	Landscaping	$1.18	S.F.	160,667	25	2006	2031		48.00 %	0.00 %	12			$189,587
G3010	Water Supply	$1.09	S.F.	160,667	50	2006	2056		74.00 %	0.00 %	37			$175,127
G3020	Sanitary Sewer	$2.20	S.F.	160,667	50	2006	2056		74.00 %	0.00 %	37			$353,467
G3030	Storm Sewer	$1.25	S.F.	160,667	50	2006	2056		74.00 %	0.00 %	37			$200,834
G4010	Electrical Distribution	$2.55	S.F.	160,667	30	2006	2036		56.67 %	0.00 %	17			$409,701
G4020	Site Lighting	$2.98	S.F.	160,667	30	2006	2036		56.67 %	0.00 %	17			$478,788
G4030	Site Communication and Security	$1.28	S.F.	160,667	30	2006	2036		56.67 %	0.00 %	17			$205,654
								Total	**58.09 %**					**$4,826,437**

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: G2040 - Site Development

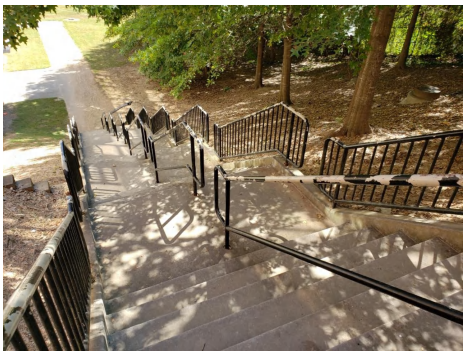

Note:

System: G2040950 - Softball Field



Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communication and Security

Note:

Renewal Schedule

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

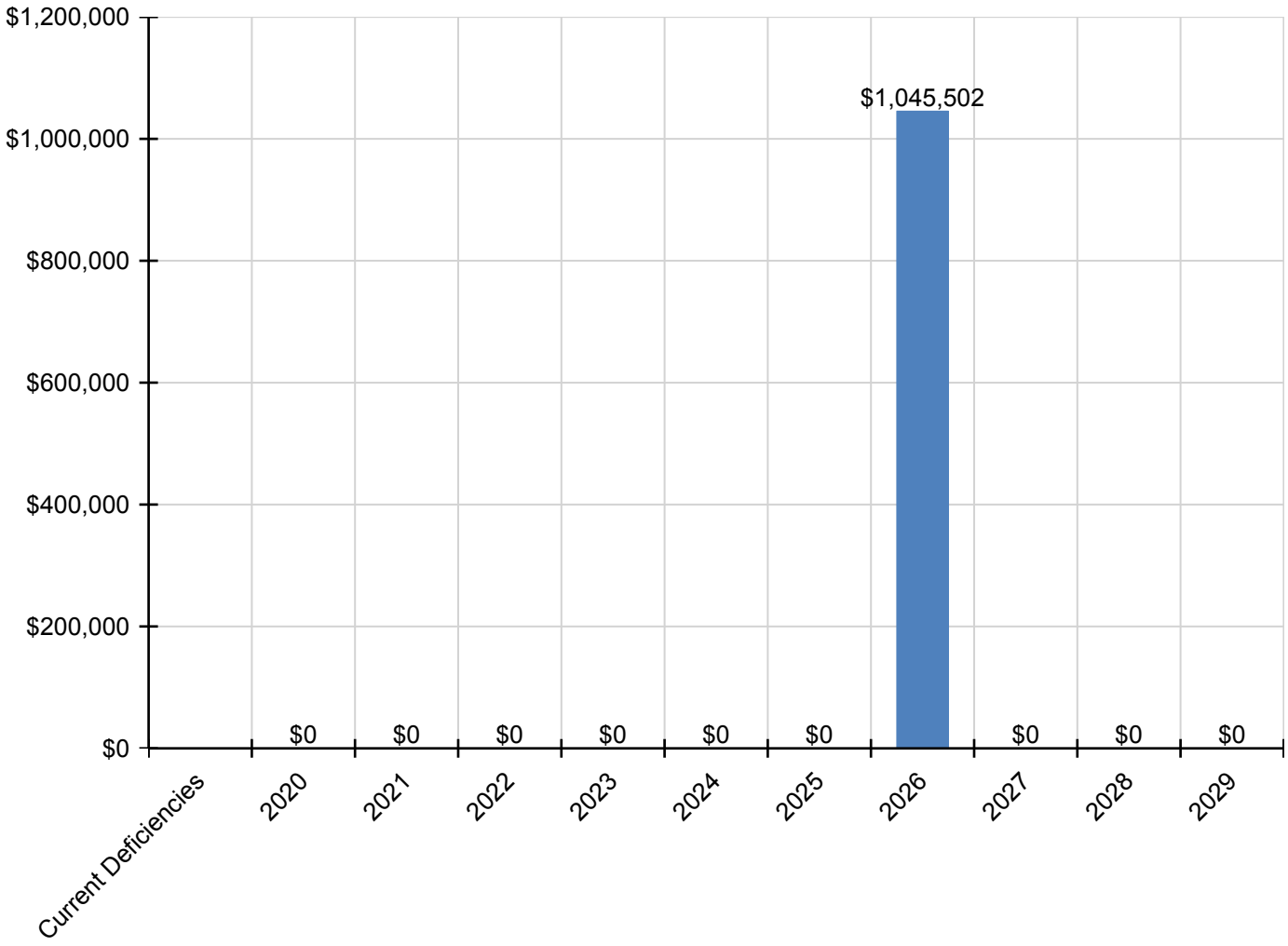
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,045,502**	**$0**	**$0**	**$0**	**$1,045,502**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$1,045,502	$0	$0	$0	**$1,045,502**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

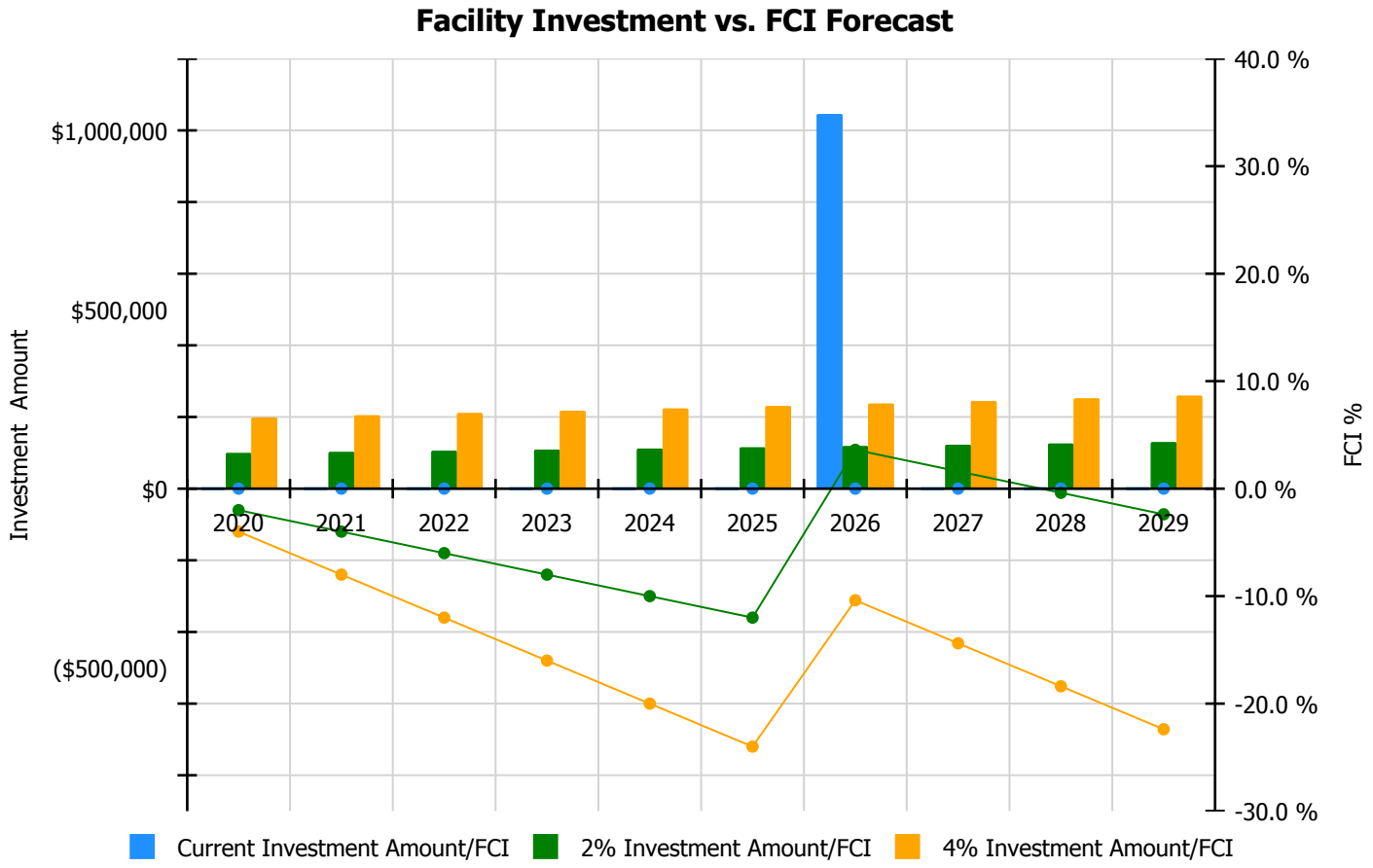
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

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



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$99,425.00	-2.00 %	$198,849.00	-4.00 %
2021	$0	$102,407.00	-4.00 %	$204,815.00	-8.00 %
2022	$0	$105,480.00	-6.00 %	$210,959.00	-12.00 %
2023	$0	$108,644.00	-8.00 %	$217,288.00	-16.00 %
2024	$0	$111,903.00	-10.00 %	$223,807.00	-20.00 %
2025	$0	$115,260.00	-12.00 %	$230,521.00	-24.00 %
2026	$1,045,502	$118,718.00	3.61 %	$237,436.00	-10.39 %
2027	$0	$122,280.00	1.61 %	$244,559.00	-14.39 %
2028	$0	$125,948.00	-0.39 %	$251,896.00	-18.39 %
2029	$0	$129,727.00	-2.39 %	$259,453.00	-22.39 %
Total:	**$1,045,502**	**$1,139,792.00**		**$2,279,583.00**	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Glossary

Abandoned	A facility owned by the city that is not occupied and not maintained. See Vacant.
Additional Cost	Total project cost is composed of hard and soft costs. Additional costs or soft expenses are costs that are necessary to accomplish the corrective work but are not directly attributable to the deficient systems direct construction cost, which are often referred to as hard cost. The components included in the soft costs vary by owner but usually include architect and contractor fees, contingencies and other owner-incurred costs necessary to fully develop and build a facility. These soft cost factors can be adjusted anytime within the eCOMET database at the owner's discretion.
Assessment	Visual survey of a facility to determine its condition. It involves looking at the age of systems, reviewing information from local sources and visual evidence of potential problems to assign a condition rating. It does not include destructive testing of materials or testing of systems or equipment for functionality.
ASTM	ASTM International (ASTM): Originally known as the American Society for Testing and Materials, ASTM is an international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.
BOMA	Building Owners Managers of America (BOMA): National organization of public and private facility owners focused on building management tools and maintenance techniques. eCOMET® reference: Building and component system effective economic life expectancies.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building Addition	An area, space or component of a building added to a building after the original building's year built date. NOTE: As a convention in the database, "Main" was used to designate the original building. Additions built prior to 1987 (30 years) were included in the main building area calculations to reflect their predicted system depreciation characteristics and remaining service life.
Building Systems	eCOMET® uses UNIFORMAT II to organize building data. UNIFORMAT II was originally developed by the federal General Services Administration to delineate building costs by systems rather than by material. UNIFORMAT II was formalized by an NIST standard, NISTIR 6389 in 1999. It has been further quantified and updated by ASTM standard 2005, E1557-05. The Construction Specifications Institute, CSI, has taken over the standard as part of their MasterFormat / MasterSpec system.
Calculated Next Renewal	The year a system or building element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.
Capital Renewal	Capital renewal refers to the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life. It is not normally included in an annual operating/maintenance budget. See calculated next renewal and next renewal.
City Cost Index (CCI)	RS Means provides building system, equipment, and construction costs at a national level. The City Cost Index (also provided by RS Means) localizes those costs to a geographic region of the United States. In eCOMET®, each building or site is assigned a City Cost Index, which adjusts all of the associated costs for systems, deficiencies and inventory to the local value.
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Budget	The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.

Condition Index (CI) %	The Condition Index (CI) also known as the Remaining Service Life Index (RSLI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) Value divided by the sum of a system's Replacement Value (both values exclude soft cost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining life).
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a UNIFORMAT II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Cost Model	A cost model is a list of facility systems which could represent the installed systems a given facility. Included in the cost model are standard unit cost estimates, gross areas, life cycles and installed dates. Also represented is the repair cost for deficient systems, replacement values. See eCOMET® cost models.
Criteria	Criteria refer to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Current Period	The Current Period is the current year plus a user defined number of forward years.
Current Replacement Value (CRV)	The Current Replacement Value (CRV) of a facility, building or system represents the hypothetical cost of rebuilding or replacing an existing facility under today's codes and construction standards, using its current configuration. It is calculated by multiplying the gross area of the facility by a square foot cost developed in that facility's cost model. Replacement cost includes construction costs and owner's additional or soft costs for fees, permits and other expenses to reflect a total project cost.
Deferred Maintenance	Deferred maintenance is condition work deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Deficiency Category	Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions include, but are not limited to: Accessibility Code Compliance, Appearance, Building Code Compliance, Deferred Maintenance, Energy, Environmental, Life Safety Code Compliance, and Safety.
Deficiency Priority	Priority refers to a deficiency's urgency for repair as determined by the assessment team. Five typical industry priority settings were used for the assessment: Priority 1 – Currently Critical; Priority 2 – Potentially Critical; Priority 3 – Necessary/Not Yet Critical; Priority 4 – Recommended.
Distress	Distress refers to a user-defined root cause of a deficiency. Distress descriptions are: Beyond Service Life, Damaged, Inadequate, Needs Remediation, and Missing.
eCOMET®	Energy and Condition Management Estimation Technology (eCOMET®) is Parsons proprietary facility asset management software developed to provide facility managers with a state of the art, web-based tool to develop and maintain a comprehensive database of FCA data and information used for facility asset management, maintenance and repair, and capital renewal planning. eCOMET® is used by Parsons and its clients as the primary tool for collecting FCA data, preparing cost estimates, generating individual facility reports and cost estimates, and developing the overall capital renewal program.
eCOMET® Cost Models	eCOMET cost models are derived from RS Means Square Foot Cost Data cost models and these models are used to develop the current replacement value (CRV) and assign life cycle costs to the various systems within a building. Cost models are assigned current costs-per-square-foot to establish replacement values. The Cost models are designed to represent a client specific facility that meets local standards cost trends.

Element	Elements are the major components that comprise building systems as defined by UNIFORMAT II.
Expected Life	Also referred to as Useful Life. See Useful Life definition.
Facility	A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service.
Facility Attributes	Customizable eCOMET fields to identify attributes specific to a facility. These fields are part of the eCOMET database set-up with the owner.
Facility Condition Assessment (FCA)	A facility condition assessment (FCA) is a visual inspection of buildings and grounds at a facility to identify and estimate current and future needed repairs or replacements of major systems for planning and budgeting purposes. It is typically performed for organizations that are tasked with the day to day maintenance, operation, and capital renewal (replacement) of building systems and components of a large inventory of facilities. The primary goal of an FCA is to objectively and quantifiably identify, inspect, and prioritize the repair and replacement needs of the building and ground systems (e.g., roofs, windows, doors, floor finishes, plumbing fixtures, parking lot, and sidewalks) within facilities that have either failed or have surpassed their service life, and to identify and forecast future capital replacement needs for systems that have not yet failed, but planned replacement of those systems is needed to ensure that the facilities will continue to meet the mission of the organization.
Facility Condition Index (FCI%)	FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.
Forecast Period	The Forecast Period refers to a user defined number of years forward of the Current Period.
Gen (Generate)	The Cost Model has a Gen box for each system line item. By checking the box, eCOMET will generate life cycle deficiencies based on the Year Installed and the Life for that system. Systems that typically do not re-generate (foundations, floor construction, roof construction, basement walls, etc.) would not have the Gen box checked as those systems would not re-generate at the end of a life cycle. In those instances, it would be more practical and cost effective to demolish the entire facility than re-new those systems.
Gross Square Feet (GSF)	The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall.
Life Cycle	Life cycle refers to the period of time that a building or site system or element can be expected to adequately serve its intended function. Parsons assigns expected life cycles to all building systems based on Building Operators and Managers of America (BOMA) recommended life cycles, manufacturers suggested life, and RS Means cost data, and client-provided historical data. BOMA standards are a nationally recognized source of life cycle data for various components and/or systems associated with facilities. RS Means is a national company specializing in construction estimating and costs.
Next Renewal	Next Renewal refers to a manually-adjusted expected useful life of a system or element based on on-site inspection either by reducing or extending the Calculated Next Renewal to more accurately reflect current conditions.
Order of Magnitude	Order of Magnitude refers to a rough approximation made with a degree of knowledge and confidence that the budgeted, projected or estimated cost falls within a reasonable range of cost values.
Remaining Service Life (RSL)	RSL is the number of years service remaining for a system or equipment item. It is automatically calculated based on the difference between the current year and the 'Calculated Next Renewal' date or the 'Next Renewal' date whichever one is the later date.

Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's or component's Remaining Service Life (RSL) Value divided by the sum of a system's or component's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining service life).
Remaining Service Life Value	Remaining Service Life Value, also known as the RSL Weight, is a calculated value used to determine the RSLI and is equal to the system Value (Unit Cost * Qty) * RSL (not displayed).
Renewal Factors	Renewal factors represent the difference in cost of renovating or replacing an existing system, rather than new construction of a building system. For example, installing a new built-up roof on an existing building would include removing and disposing of the old roof, a cost not associated with new construction. Using a renewal premium to account for demolition and other difficulty costs, Parsons typically assigns a renewal factor of 110%.
Renewal Schedule	A timeline that provides the items that need repair the year in which the repair is needed and the estimated price of the renewal.
Repair Cost	Repair cost is the sum of all the deficiencies associated with a building or multiple buildings/facilities. It will include any applied soft costs or City Cost Indexes.
Replacement Value	See Current Replacement Value.
Site	A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support a facility.
Soft Costs	Soft Costs are a construction industry term that refers to expense items that are not considered direct construction costs. Soft costs are user-defined and include architectural, engineering, management, testing, and mitigation fees, and other owner pre- and post-construction expenses.
Sustainability	Sustainability refers to the collection of policies and strategies that meet society’s present needs without compromising the ability of future generations to meet their own needs.
System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
System Generated Deficiency	eCOMET automatically generates system deficiencies based on system life cycles using the systems installation dates as the base year. By adjusting the Next Renewal date ahead or behind the predicted or stated life cycle date, a system cost will come due earlier or later than the originally installed life cycle date. This utility accounts for good maintenance conditions and a longer life, or early expiration of a system life due to any number of adverse factors such as poor installation, acts of god, material defects, poor design applications and other factors that may shorten the life of a material or system. It is important to mention that the condition of the systems is not necessarily a reflection of maintenance practices, but a combination of system usage and age.
UNIFORMAT	ASTM UNIFORMAT II, Classification for Building Elements (E1557-97), a publication of the Construction Specification Institute (CSI), is a format used to classify major facility components common to most buildings. The format is based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Unit Price	The Unit Price (Raw) x the Additional Cost Template percentage.
Unit Price (Raw)	The actual $/sq. ft. cost being used for the building and systems. It will include adjustments for the City Cost Index applied to the facility.

Useful Life	Also known as Expected Life, Useful Life refers to the intrinsic period of time a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in the database are derived from the Building Owners and Managers (BOMA) organization's guidelines, RSMeans cost data, and from client- defined historical experience.
Vacant	Vacant refers to a facility that is not occupied but is a maintained facility. See Abandoned.
Year Built	The year that a building or addition was originally built based on substantial completion or occupancy.
Year Installed	The year a system or element was built or the most recent major renovation date where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced.

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	3067
Project:	APS Assessments 2019	Region:	761	Site:	Sutton Sixth Grade Acade
Grade Config:	6	Site Type:	Middle	Site Size:	12.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - MS				
Learning Environment				
Learning Style Variety	Excel	5.00	5.00	100.00
Interior Environment	Excel	2.00	2.00	100.00
Exterior Environment	Excel	1.50	1.50	100.00
General Classrooms				
Environment	Excel	3.90	3.90	100.00
Size	Good	7.80	9.75	80.00
Location	Good	2.34	2.93	80.00
Storage/Fixed Equip	Excel	2.93	2.93	100.00
Self-Contained Special Ed				
Environment	Good	0.44	0.55	80.00
Size	Good	1.09	1.36	80.00
Location	Good	0.33	0.41	80.00
Storage/Fixed Equip	Good	0.33	0.41	80.00
Instructional Resource Rooms				
Environment	Good	0.66	0.82	80.00
Size	Good	1.64	2.05	80.00
Location	Good	0.49	0.61	80.00
Storage/Fixed Equip	Good	0.49	0.61	80.00
Science				
Environment	Good	0.76	0.95	80.00
Size	Excel	2.39	2.39	100.00
Location	Good	0.57	0.72	80.00
Storage/Fixed Equip	Good	0.57	0.72	80.00
Music				
Environment	Good	0.59	0.74	80.00
Size	Excel	1.84	1.84	100.00
Location	Good	0.44	0.55	80.00
Storage/Fixed Equip	Good	0.44	0.55	80.00
Art				
Environment	Good	0.52	0.65	80.00
Size	Excel	1.61	1.61	100.00
Location	Good	0.39	0.48	80.00
Storage/Fixed Equip	Good	0.39	0.48	80.00
Career Tech Ed				
Environment	Good	1.08	1.35	80.00

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Grade Config:	6	Site Type:	Middle	Site Size:	12.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	3.37	3.37	100.00
Location	Good	0.81	1.01	80.00
Storage/Fixed Equip	Excel	1.01	1.01	100.00
Computer Labs				
Environment	Fair	0.20	0.30	65.00
Size	Excel	0.75	0.75	100.00
Location	Good	0.18	0.23	80.00
Storage/Fixed Equip	Good	0.18	0.23	80.00
P.E.				
Environment	Good	1.92	2.40	80.00
Size	Excel	6.00	6.00	100.00
Location	Excel	1.80	1.80	100.00
Storage/Fixed Equip	Excel	1.80	1.80	100.00
Performing Arts				
Environment	Good	0.33	0.42	80.00
Size	Poor	0.52	1.05	50.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
Media Center				
Environment	Good	0.74	0.93	80.00
Size	Excel	2.32	2.32	100.00
Location	Excel	0.70	0.70	100.00
Storage/Fixed Equip	Excel	0.70	0.70	100.00
Restrooms (Student)	Good	0.74	0.93	80.00
Administration	Good	1.68	2.10	80.00
Counseling	Good	0.34	0.42	80.00
Clinic	Good	0.27	0.34	80.00
Staff WkRm/Toilets	Good	0.72	0.91	80.00
Cafeteria	Good	3.20	4.00	80.00
Food Service and Prep	Good	4.57	5.72	80.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Good	3.20	4.00	80.00
Pedestrian Traffic	Good	0.35	0.43	80.00
Parking	Good	0.69	0.86	80.00
Athletic Courts and Fields	Good	0.84	1.05	80.00
Safety and Security				
Fencing	Good	0.62	0.78	80.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Poor	1.50	3.00	50.00
Controlled Entrances	Unsat	0.00	0.50	0.00
Total For Site:		**86.26**	**100.00**	**86.26**

Comments

Project #:	12382	County:	Atlanta Public Schools	Site #:	3067
Project:	APS Assessments 2019	Region:	761	Site:	Sutton Sixth Grade Acade
Grade Config:	6	Site Type:	Middle	Site Size:	12.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - MS

Sutton 6th grade Academy serves students in grade 6. Formerly, the school supported an entire middle school but it reached its capacity and the 7th and 8th grade relocated to the former high school building. The school has the International Baccalaureate program. The building has three floors plus a basement level, the architectural style is post-modernism.

Suitability - MS->Performing Arts-->Size

There is no fixed seating and is not large enough to accommodate one grade level.

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

The building layout does not lend itself to supervision of the main entry.

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

There is no secure vestibule to control the entrance into the school. There is no ADA accessibility at the main entry of the school.