

School Assessment Report



School: Thomasville Heights Elementary School

Report: Nov 17, 2015

Condition Assessment:

Suitability Assessment:

Table of Contents

Executive Summary	3
Condition Budget Summary	3
Suitability Summary	8
Enrollment Projection	10
Buildings	11
Building Name: 1971 Bldg 2010	11
Building Condition Budget Summary	12
Building Condition Budget Detail	12
Building Deficiency Priority	15
Building Condition Deficiencies	16
Building Condition Deficiencies Narrative	17
Building Name: 2000 Bldg 2020	27
Building Condition Budget Summary	28
Building Condition Budget Detail	28
Building Deficiency Priority	31
Building Condition Deficiencies	32
Building Condition Deficiencies Narrative	33
Building Name: Covered Play Area	36
Building Condition Budget Summary	37
Building Condition Budget Detail	37
Building Deficiency Priority	39
Building Condition Deficiencies	40
Building Condition Deficiencies Narrative	41
Sites	43
Site Summary	43
Deficiency Condition Budget Summary: Site	43
Site Deficiencies Budget Detail	44
Site Renewal Schedule	45
Site Deficiency Priority	45
Site Condition Deficiencies	46
Site Deficiencies Budget Narrative	47
Appendix 1 - Educational Suitability Reports	49
Suitability Report	49

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

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

Executive Summary

School Name: Thomasville Heights Elementary School

Number of Buildings:	3
Gross Area (SF):	92,023
Replacement Value:	\$15,284,684
Condition Budget:	\$4,156,104
Total FCI:	27.19%
Suitability Budget:	\$1,175,613
Total RSLI:	22%
Total APSFI:	35.15%
Condition Score:	72.81
Suitability Score:	78.02
School Score:	74.63



Summary:

The Thomasville Heights Elementary School consists of (1) main school building located at 1820 Henry Thomas Drive SE., in Atlanta, GA. The original campus was constructed in 1971. An addition to the main building was constructed in 2000. The school campus and site are fairly well maintained in fair overall condition.

Roof covering was installed in 1998 and has 7 main sections including some smaller sections. Roofing is typically low slope with built-up system in fair condition with reported repairs needed to the flashing and spray polyurethane foam-based roof system installed in 2002 in deteriorated condition and should be replaced. (Roofing membrane report and drawings are available on the home page of each school in eCOMET® on the drop down menu "Drawings/Attachments").

Domestic water and sanitary waste systems were installed in 2000 and are in good condition, systems installed in the 1971 building section have reached the end of life expectancy.

HVAC systems were installed in 2015 and are in good condition. The distribution systems is original to the building age and in the 1971 building section have reached the end of life expectancy.

Electrical service and distribution were installed in 2000 and are in good condition, the systems installed in the 1971 building section have reached the end of life expectancy. Lighting and branch wiring were upgraded in 1985 and 2000 and are in good condition.

This report contains condition and adequacy data collected during the 2013 APS Facility Assessment and 2015 Tabletop Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Condition Budget Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted useful life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

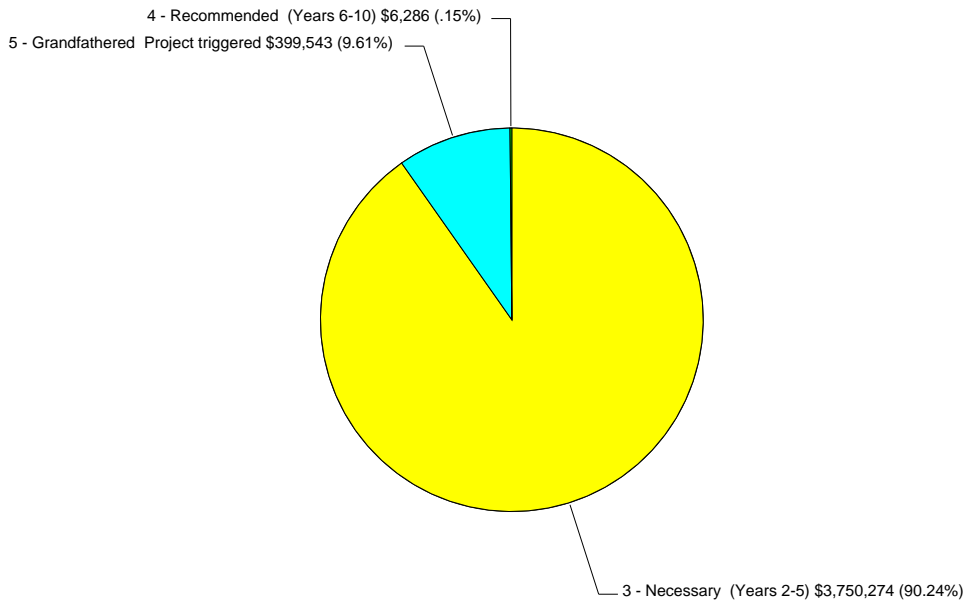
Following are the cost model's system details for this facility. The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new system) to 0.00% (system expired). The System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium, the additional costs to prepare for the system's renewal such as demolition costs. The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.

Current Investment Requirement and Condition by Unifomat Classification

Unifomat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	13%	10.74%	\$118,104
B30 Roofing	20%	5.02%	\$51,747
C10 Interior Construction	47%	37.41%	\$286,005
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	19%	22.22%	\$341,761
D10 Conveying	0%	110.00%	\$79,088
D20 Plumbing	15%	83.86%	\$516,832
D30 HVAC	63%	20.05%	\$544,421
D40 Fire Protection	0%	109.45%	\$367,194
D50 Electrical	7%	82.95%	\$1,150,935
E10 Equipment	23%	9.70%	\$6,437
E20 Furnishings	24%	0.00%	\$0
G20 Site Improvements	19%	34.54%	\$480,898
G30 Site Mechanical Utilities	11%	0.00%	\$0
G40 Site Electrical Utilities	20%	43.23%	\$212,682
		Total:	\$4,156,104

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
1971 Bldg 2010	64,618	32.7%	\$0	\$0	\$2,803,953	\$0	\$324,630	\$3,128,583
2000 Bldg 2020	18,405	8.6%	\$0	\$0	\$167,639	\$6,286	\$74,914	\$248,839
Covered Play Area	9,000	13.8%	\$0	\$0	\$85,102	\$0	\$0	\$85,102
Site		31.4%	\$0	\$0	\$693,580	\$0	\$0	\$693,580
Total:	92,023	27.2%	\$0	\$0	\$3,750,274	\$6,286	\$399,543	\$4,156,104



School Condition Budget: \$4,156,104

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$4,156,104					\$3,759,583	\$427,487				\$2,301,048	\$10,644,222
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$169,851					\$1,243,649						\$1,413,500
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure	\$118,104											\$118,104
Exterior Walls	\$2,231											\$2,231
Exterior Windows	\$77,249											\$77,249
Exterior Doors	\$38,624											\$38,624
Roofing	\$51,747					\$1,243,649						\$1,295,396
Roof Coverings	\$51,747					\$1,243,649						\$1,295,396
Roof Openings - Skylights												
Interiors	\$627,766					\$1,620,175					\$447,936	\$2,695,877
Interior Construction	\$286,005					\$54,962						\$340,967
Partitions												
Interior Doors	\$139,784											\$139,784
Fittings	\$146,221					\$54,962						\$201,183
Stairs												
Stair Construction												
Interior Finishes	\$341,761					\$1,565,213					\$447,936	\$2,354,910
Wall Finishes	\$333,307										\$447,936	\$781,243
Floor Finishes	\$8,454					\$843,861						\$852,315
Ceiling Finishes						\$721,352						\$721,352
Services	\$2,658,470					\$644,358						\$3,302,828
Conveying	\$79,088											\$79,088
Elevators and Lifts	\$79,088											\$79,088
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$516,832					\$136,949						\$653,781
Plumbing Fixtures	\$362,334					\$136,949						\$499,283
Domestic Water Distribution	\$37,705											\$37,705
Sanitary Waste	\$94,722											\$94,722
Rain Water Drainage	\$22,071											\$22,071
Other Plumbing Systems-Nat Gas												
HVAC	\$544,421					\$205,879						\$750,300
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems	\$544,421					\$205,879						\$750,300
Terminal & Package Units												
Controls & Instrumentation												
Systems Testing & Balance												
Other HVAC Systems/Equip												
Fire Protection	\$367,195											\$367,195
Sprinklers	\$304,822											\$304,822
Standpipes	\$15,634											\$15,634
Fire Protection Specialties	\$5,518											\$5,518
Other Fire Protection Systems	\$41,221											\$41,221
Electrical	\$1,150,934					\$301,530						\$1,452,464
Electrical Service/Distribution	\$132,427					\$50,103						\$182,530
Lighting and Branch Wiring	\$686,644					\$251,427						\$938,071
Communications and Security	\$306,265											\$306,265
Other Electrical Systems	\$25,598											\$25,598
Equipment & Furnishings	\$6,437					\$251,401						\$257,838
Equipment	\$6,437					\$77,151						\$83,588
Commercial Equipment												
Institutional Equipment	\$6,437					\$2,429						\$8,866
Vehicular Equipment												
Other Equipment						\$74,722						\$74,722
Furnishings						\$174,250						\$174,250
Fixed Furnishings						\$174,250						\$174,250
Moveable Furnishings												
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												
Building Sitework	\$693,580						\$427,487				\$1,853,112	\$2,974,179
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements	\$480,898										\$1,411,668	\$1,892,566
Roadways											\$268,360	\$268,360
Parking Lots											\$898,767	\$898,767
Pedestrian Paving											\$244,541	\$244,541
Site Development	\$389,917											\$389,917
Landscaping	\$90,981											\$90,981
Site Mechanical Utilities							\$427,487					\$427,487
Water Supply							\$101,581					\$101,581
Sanitary Sewer							\$205,984					\$205,984
Storm Sewer							\$119,922					\$119,922
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities	\$212,682										\$441,444	\$654,126
Electrical Distribution	\$212,682											\$212,682
Site Lighting											\$303,294	\$303,294
Site Communication and Security											\$138,150	\$138,150

School Assessment Report - Carver Cluster, Thomasville Heights Elementary School

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Other Site Electrical Utilities												

Suitability Summary

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

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

Suitability Scoring

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

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

Suitability Budget

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

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

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

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

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

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

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

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

Suitability Narrative:

Thomasville Heights Elementary School serves neighborhood students in grades kindergarten through fifth. The school also houses a self-contained special education program. The main building was designed around open commons areas. A newer addition includes classrooms, and spaces for art, music, and physical education.

Suitability Category Scoring Summary

Task No	Task Description	Score
4845	Support Spaces	68.51
4846	Learning Environment	79.41
4851	General Classrooms	75.00
4856	Kindergarten	82.50
4861	Pre-K	0.00
4866	Self-Contained Special Ed	100.00
4867	Instructional Resource Rooms	85.50
4868	Science	62.00
4869	Music	100.00
4870	Art	94.75
4892	Computer Labs	93.00
4893	P.E.	100.00
4894	Performing Arts	70.25
4895	Media Center	80.00
4924	Outside	75.07
4925	Safety and Security	50.00

Thomasville Heights Elementary School Suitability Budget Total: \$1,175,613

Enrollment Projection

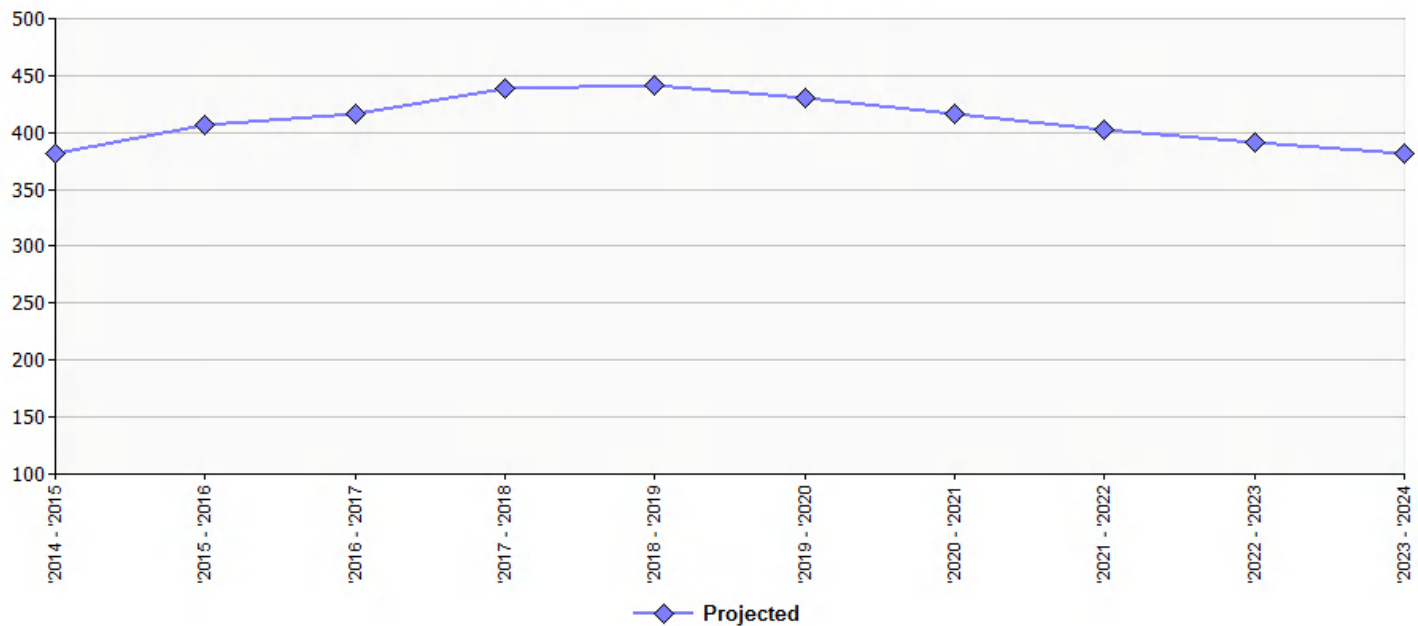
Enrollment projections are merely an *estimate* of future activity based on the historical data and information provided. These numbers can be highly accurate, but it must be remembered that the numbers are still a projection or estimate. During the implementation of any of the recommendations provided,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

Thomasville Heights Elementary School

Projected Enrollment

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Kindergarten	76	74	72	70	68	65	62	61	60	60
1	85	85	83	81	79	77	74	71	70	69
2	64	77	77	75	73	71	69	66	63	62
3	51	69	83	83	81	79	77	75	72	69
4	64	46	62	75	75	73	71	69	67	64
5	42	56	40	54	65	65	63	61	59	57
Subtotal	382	407	417	438	441	430	416	403	391	381

School Projected Enrollment



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

Buildings

Building Name: 1971 Bldg 2010

Year Built:	1971
Gross Area (SF):	64,618
Replacement Value:	\$9,572,517
Repair Cost:	\$3,128,583
Total FCI:	32.68%
Total RSLI:	21%

BUILDING NARRATIVE

The superstructure is steel frame and concrete frame. Floor construction is slab on-grade. Roof construction is steel and concrete pan joist. The exterior enclosure is comprised of walls of precast tilt-up concrete panels and load bearing CMU construction. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope with built-up and is good condition with no reported leaks.



Building Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	15.84%	\$115,873
B30 Roofing	24%	0.00%	\$0
C10 Interior Construction	28%	49.58%	\$286,005
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	20%	21.76%	\$251,059
D10 Conveying	0%	110.00%	\$79,088
D20 Plumbing	0%	110.00%	\$516,832
D30 HVAC	60%	26.59%	\$544,421
D40 Fire Protection	0%	110.00%	\$282,327
D50 Electrical	0%	110.00%	\$1,046,539
E10 Equipment	22%	12.83%	\$6,437
E20 Furnishings	24%	0.00%	\$0
		Total:	\$3,128,583

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$4.42	100	1971	2071	\$369,524	-	0.00%	\$0
A1020	Special Foundations	\$0.21	100	1971	2071	\$17,557	-	0.00%	\$0
A1030	Slab on Grade	\$3.81	100	1971	2071	\$318,527	-	0.00%	\$0
A2010	Basement Excavation	\$0.14	100	1971	2071	\$11,704	-	0.00%	\$0
A2020	Basement Walls	\$1.40	100	1971	2071	\$117,044	-	0.00%	\$0
B1010	Floor Construction	\$10.19	100	1971	2071	\$851,912	-	0.00%	\$0
B1020	Roof Construction	\$7.24	100	1971	2071	\$605,284	-	0.00%	\$0
B2010	Exterior Walls	\$7.49	100	1971	2071	\$626,185	-	0.00%	\$0
B2020	Exterior Windows	\$0.84	30	1971	2001	\$70,226	0%	110%	\$77,249
B2030	Exterior Doors	\$0.42	30	1971	2001	\$35,113	0%	110%	\$38,624
B3010	Roof Coverings	\$8.80	20	2000	2020	\$735,704	25%	0.00%	\$0
C1010	Partitions	\$3.22	100	1971	2071	\$269,201	56%	0.00%	\$0
C1020	Interior Doors	\$2.09	40	1971	2011	\$174,730	0%	80.00%	\$139,784
C1030	Fittings	\$1.59	20	1985	2005	\$132,928	0%	110%	\$146,221
C2010	Stair Construction	\$1.59	100	1971	2071	\$132,928	-	0.00%	\$0
C3010	Wall Finishes	\$2.73	10	2005	2015	\$228,236	0%	110%	\$251,059
C3020	Floor Finishes	\$5.97	20	2000	2020	\$499,109	25%	0.00%	\$0
C3030	Ceiling Finishes	\$5.10	20	2000	2020	\$426,374	25%	0.00%	\$0
D1010	Elevators and Lifts	\$0.86	20			\$71,898	0%	110%	\$79,088
D2010	Plumbing Fixtures	\$3.94	20	1988	2008	\$329,395	0%	110%	\$362,334
D2020	Domestic Water Distribution	\$0.41	30	1971	2001	\$34,277	0%	110%	\$37,705
D2030	Sanitary Waste	\$1.03	30	1971	2001	\$86,111	0%	110%	\$94,722
D2040	Rain Water Drainage	\$0.24	20	1971	1991	\$20,065	0%	110%	\$22,071
D3040	Distribution Systems	\$5.92	20	1971	1991	\$494,928	0%	110%	\$544,421
D3050	Terminal & Package Units	\$16.85	15	2015	2030	\$1,408,707	100%	0.00%	\$0
D3060	Controls & Instrumentation	\$1.35	15	2015	2030	\$112,864	100%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.37	15	2015	2030	\$30,933	100%	0.00%	\$0
D4010	Sprinklers	\$2.50	30			\$209,007	0%	110%	\$229,908
D4020	Standpipes	\$0.17	30			\$14,212	0%	110%	\$15,634
D4030	Fire Protection Specialties	\$0.06	15	1971	1986	\$5,016	0%	110%	\$5,518
D4090	Other Fire Protection Systems	\$0.34	15	1971	1986	\$28,425	0%	110%	\$31,267
D5010	Electrical Service/Distribution	\$1.44	20	1971	1991	\$120,388	0%	110%	\$132,427
D5020	Lighting and Branch Wiring	\$7.22	20	1985	2005	\$603,612	0%	110%	\$663,973

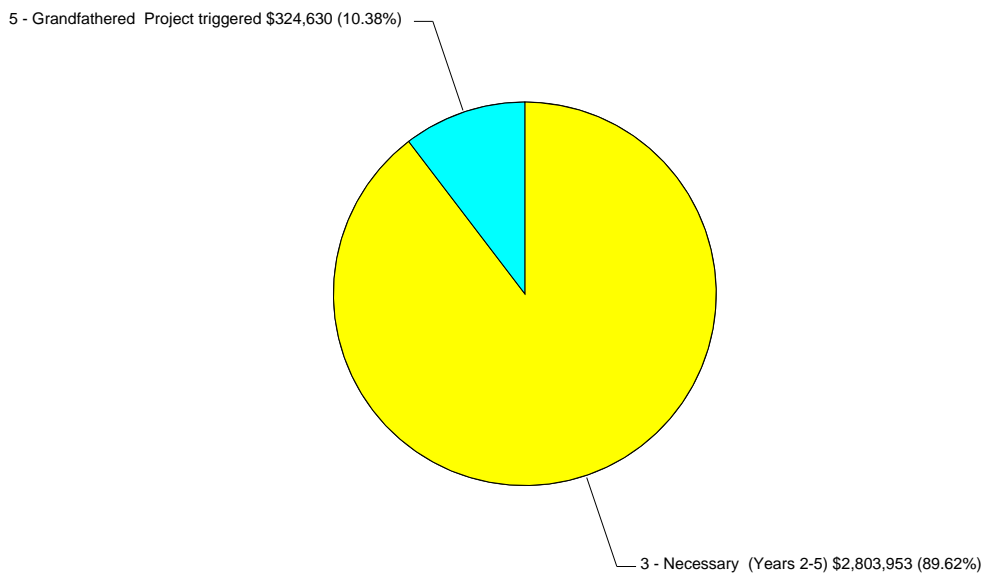
Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5030	Communications and Security	\$2.51	15	1995	2010	\$209,843	0%	110%	\$230,827
D5090	Other Electrical Systems	\$0.21	15	1971	1986	\$17,557	0%	110%	\$19,312
E1020	Institutional Equipment	\$0.07	20	1971	1991	\$5,852	0%	110%	\$6,437
E1090	Other Equipment	\$0.53	20	2000	2020	\$44,309	25%	0.00%	\$0
E2010	Fixed Furnishings	\$1.23	20	2000	2020	\$102,831	25%	0.00%	\$0
Total		\$121.32				\$9,572,517	31%	32.68%	\$3,128,583

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$3,128,581					\$2,305,982					\$337,402	\$5,771,965
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$115,873					\$938,171						\$1,054,044
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure	\$115,873											\$115,873
Exterior Walls												
Exterior Windows	\$77,249											\$77,249
Exterior Doors	\$38,624											\$38,624
Roofing						\$938,171						\$938,171
Roof Coverings						\$938,171						\$938,171
Roof Openings												
Interiors	\$537,064					\$1,180,177					\$337,402	\$2,054,643
Interior Construction	\$286,005											\$286,005
Partitions												
Interior Doors	\$139,784											\$139,784
Fittings	\$146,221											\$146,221
Stairs												
Stair Construction												
Interior Finishes	\$251,059					\$1,180,177					\$337,402	\$1,768,638
Wall Finishes	\$251,059										\$337,402	\$588,461
Floor Finishes						\$636,464						\$636,464
Ceiling Finishes						\$543,713						\$543,713
Services	\$2,469,207											\$2,469,207
Conveying	\$79,088											\$79,088
Elevators and Lifts	\$79,088											\$79,088
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$516,832											\$516,832
Plumbing Fixtures	\$362,334											\$362,334
Domestic Water Distribution	\$37,705											\$37,705
Sanitary Waste	\$94,722											\$94,722
Rain Water Drainage	\$22,071											\$22,071
Other Plumbing Systems												
HVAC	\$544,421											\$544,421
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems	\$544,421											\$544,421
Terminal & Package Units												
Controls & Instrumentation												
Systems Testing & Balance												
Other HVAC Systems/Equip												
Fire Protection	\$282,327											\$282,327
Sprinklers	\$229,908											\$229,908
Standpipes	\$15,634											\$15,634
Fire Protection Specialties	\$5,518											\$5,518
Other Fire Protection Systems	\$31,267											\$31,267
Electrical	\$1,046,539											\$1,046,539
Electrical Service/Distribution	\$132,427											\$132,427
Lighting and Branch Wiring	\$663,973											\$663,973
Communications and Security	\$230,827											\$230,827
Other Electrical Systems	\$19,312											\$19,312
Equipment & Furnishings	\$6,437					\$187,634						\$194,071
Equipment	\$6,437					\$56,503						\$62,940
Institutional Equipment												\$6,437
Vehicular Equipment												
Other Equipment						\$56,503						\$56,503
Furnishings						\$131,131						\$131,131
Fixed Furnishings						\$131,131						\$131,131
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

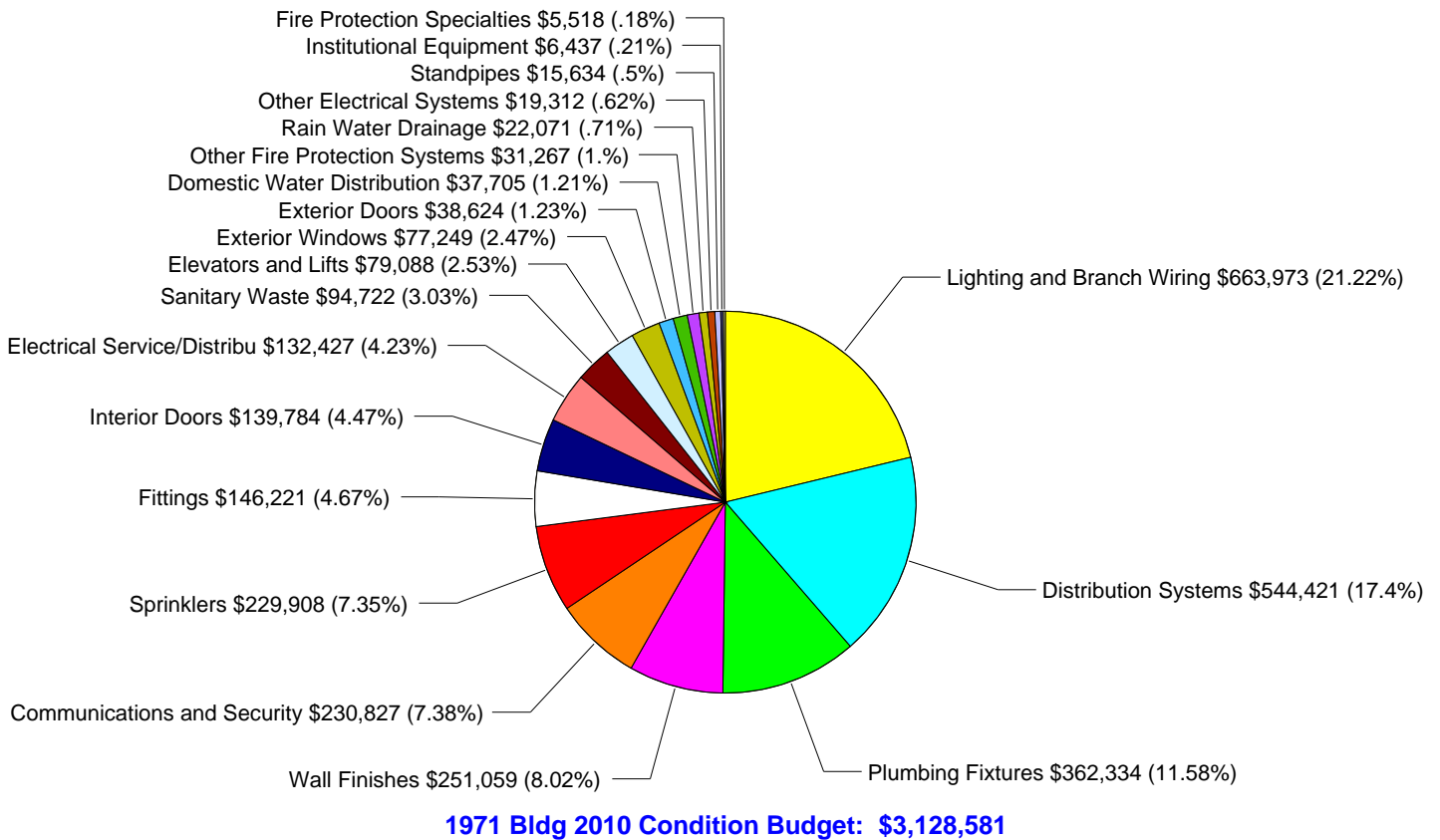
Deficiencies by Priority:



1971 Bldg 2010 Condition Budget: \$3,128,583

Building Condition Deficiencies

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



Building Condition Deficiencies Narrative

System: B2020 - Exterior Windows

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 30-year service life which expired in 2001.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$77,249

System: B2030 - Exterior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 30-year service life which expired in 2001.

Recomm.: The system should be replaced.



Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$38,624

System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 40-year service life which expired in 2011.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$139,784

System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$146,221

System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2005. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$251,059

System: D1010 - Elevators and Lifts

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Missing
Category: ADA Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$79,088

System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 20-year service life which expired in 2008.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$362,334

System: D2020 - Domestic Water Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 30-year service life which expired in 2001.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$37,705

System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 30-year service life which expired in 2001.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$94,722

System: D2040 - Rain Water Drainage

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 20-year service life which expired in 1991.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$22,071

System: D3040 - Distribution Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 20-year service life which expired in 1991.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$544,421

System: D4010 - Sprinklers

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Notes: Facility has no fire protection system. Install per owner standard.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$229,908

System: D4020 - Standpipes

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010

Distress: Missing

Category: Code Compliance

Priority: 5 - Grandfathered Project triggered

Notes: Facility has no fire protection system. Install per owner standard.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$15,634

System: D4030 - Fire Protection Specialties

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 15-year service life which expired in 1986.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$5,518

System: D4090 - Other Fire Protection Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 15-year service life which expired in 1986.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$31,267

System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 20-year service life which expired in 1991.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$132,427

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$663,973

System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1995. It has a 15-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$230,827

System: D5090 - Other Electrical Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 15-year service life which expired in 1986.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$19,312

System: E1020 - Institutional Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 20-year service life which expired in 1991.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$6,437

Building Name: 2000 Bldg 2020

Year Built:	2000
Gross Area (SF):	18,405
Replacement Value:	\$2,886,776
Repair Cost:	\$248,839
Total FCI:	8.62%
Total RSLI:	33%

BUILDING NARRATIVE

The superstructure is concrete frame and steel frame. Floor construction is slab on-grade. Roof construction is metal pan deck with lightweight fill and steel. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is equally low slope and sloped with built-up and standing seam metal and is good condition with no reported leaks.



Building Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	22%	0.00%	\$0
B30 Roofing	25%	0.00%	\$0
C10 Interior Construction	64%	0.00%	\$0
C30 Interior Finishes	20%	21.83%	\$82,248
D20 Plumbing	28%	0.00%	\$0
D30 HVAC	65%	0.00%	\$0
D40 Fire Protection	1%	107.67%	\$84,867
D50 Electrical	19%	26.30%	\$81,724
E10 Equipment	24%	0.00%	\$0
E20 Furnishings	24%	0.00%	\$0
		Total:	\$248,839

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.07	100	2000	2100	\$120,729	-	0.00%	\$0
A1020	Special Foundations	\$0.24	100	2000	2100	\$5,715	-	0.00%	\$0
A1030	Slab on Grade	\$4.38	100	2000	2100	\$104,298	-	0.00%	\$0
A2010	Basement Excavation	\$0.16	100	2000	2100	\$3,810	-	0.00%	\$0
A2020	Basement Walls	\$1.60	100	2000	2100	\$38,100	-	0.00%	\$0
B1020	Roof Construction	\$8.28	100	2000	2100	\$197,167	-	0.00%	\$0
B2010	Exterior Walls	\$8.58	100	2000	2100	\$204,310	-	0.00%	\$0
B2020	Exterior Windows	\$5.65	30	2000	2030	\$134,540	50%	0.00%	\$0
B2030	Exterior Doors	\$0.48	30	2000	2030	\$11,430	50%	0.00%	\$0
B3010	Roof Coverings	\$10.06	20	2000	2020	\$239,553	25%	0.00%	\$0
B3020	Roof Openings	\$0.35	30	2000	2030	\$8,334	50%	0.00%	\$0
C1010	Partitions	\$3.69	100	2000	2100	\$87,868	85%	0.00%	\$0
C1020	Interior Doors	\$2.38	40	2000	2040	\$56,673	63%	0.00%	\$0
C1030	Fittings	\$1.81	20	2000	2020	\$43,100	25%	0.00%	\$0
C3010	Wall Finishes	\$3.14	10	2005	2015	\$74,771	0%	110%	\$82,248
C3020	Floor Finishes	\$6.83	20	2000	2020	\$162,639	25%	0.00%	\$0
C3030	Ceiling Finishes	\$5.85	20	2000	2020	\$139,302	25%	0.00%	\$0
D2010	Plumbing Fixtures	\$4.51	20	2000	2020	\$107,394	25%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.45	30	2000	2030	\$10,716	50%	0.00%	\$0
D2030	Sanitary Waste	\$1.19	30	2000	2030	\$28,337	50%	0.00%	\$0
D3040	Distribution Systems	\$6.78	20	2000	2020	\$161,448	25%	0.00%	\$0
D3050	Terminal & Package Units	\$19.31	15	2015	2030	\$459,817	100%	0.00%	\$0
D3060	Controls & Instrumentation	\$1.54	15	2015	2030	\$36,671	100%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.44	15	2015	2030	\$10,477	100%	0.00%	\$0
D4010	Sprinklers	\$2.86	30			\$68,103	0%	110%	\$74,914
D4030	Fire Protection Specialties	\$0.07	15	2012	2027	\$1,667	80%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.38	15	2000	2015	\$9,049	0%	110%	\$9,954
D5010	Electrical Service/Distribution	\$1.65	20	2000	2020	\$39,290	25%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$8.28	20	2000	2020	\$197,167	25%	0.00%	\$0
D5030	Communications and Security	\$2.88	15	2000	2015	\$68,580	0%	110%	\$75,438
D5090	Other Electrical Systems	\$0.24	15			\$5,715	0%	110%	\$6,286
E1020	Institutional Equipment	\$0.08	20	2000	2020	\$1,905	25%	0.00%	\$0
E1090	Other Equipment	\$0.60	20	2000	2020	\$14,287	25%	0.00%	\$0
E2010	Fixed Furnishings	\$1.42	20	2000	2020	\$33,814	25%	0.00%	\$0

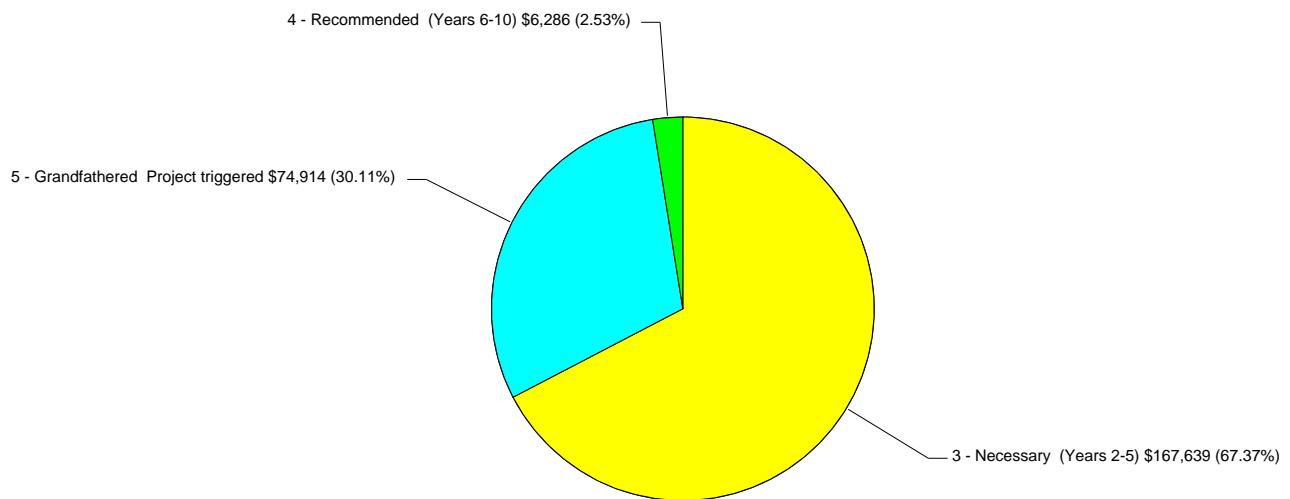
Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
Total		\$128.96				\$2,886,776	45%	8.62%	\$248,839

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$248,840					\$1,453,601					\$110,534	\$1,812,975
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell						\$305,478						\$305,478
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure												
Exterior Walls												
Exterior Windows												
Exterior Doors												
Roofing						\$305,478						\$305,478
Roof Coverings						\$305,478						\$305,478
Roof Openings												
Interiors	\$82,248					\$439,998					\$110,534	\$632,780
Interior Construction						\$54,962						\$54,962
Partitions												
Interior Doors												
Fittings						\$54,962						\$54,962
Stairs												
Stair Construction												
Interior Finishes	\$82,248					\$385,036					\$110,534	\$577,818
Wall Finishes	\$82,248										\$110,534	\$192,782
Floor Finishes						\$207,397						\$207,397
Ceiling Finishes						\$177,639						\$177,639
Services	\$166,592					\$644,358						\$810,950
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing						\$136,949						\$136,949
Plumbing Fixtures						\$136,949						\$136,949
Domestic Water Distribution												
Sanitary Waste												
Rain Water Drainage												
Other Plumbing Systems												
HVAC						\$205,879						\$205,879
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems						\$205,879						\$205,879
Terminal & Package Units												
Controls & Instrumentation												
Systems Testing & Balance												
Other HVAC Systems/Equip												
Fire Protection	\$84,868											\$84,868
Sprinklers	\$74,914											\$74,914
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems	\$9,954											\$9,954
Electrical	\$81,724					\$301,530						\$383,254
Electrical Service/Distribution						\$50,103						\$50,103
Lighting and Branch Wiring						\$251,427						\$251,427
Communications and Security	\$75,438											\$75,438
Other Electrical Systems	\$6,286											\$6,286
Equipment & Furnishings						\$63,767						\$63,767
Equipment						\$20,648						\$20,648
Institutional Equipment						\$2,429						\$2,429
Vehicular Equipment												
Other Equipment						\$18,219						\$18,219
Furnishings						\$43,119						\$43,119
Fixed Furnishings						\$43,119						\$43,119
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

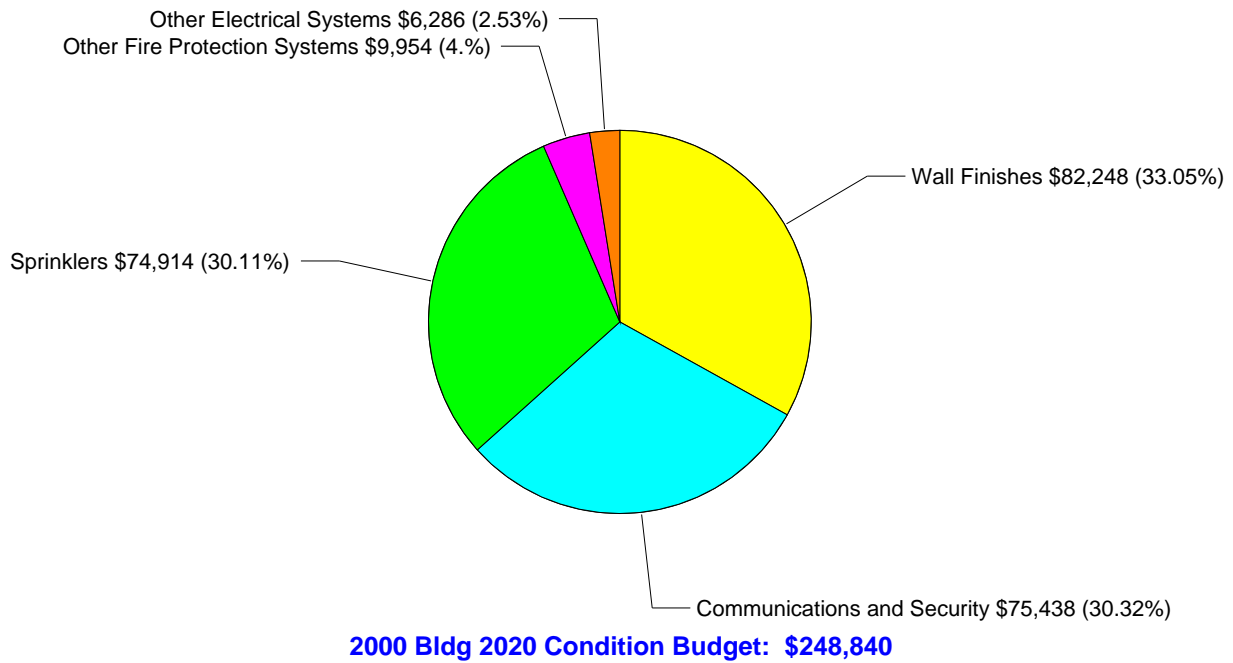
Deficiencies by Priority:



2000 Bldg 2020 Condition Budget: \$248,839

Building Condition Deficiencies

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



Building Condition Deficiencies Narrative

System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2005. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 2000 Bldg 2020

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$82,248

System: D4010 - Sprinklers

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 2000 Bldg 2020

Distress: Missing

Category: Code Compliance

Priority: 5 - Grandfathered Project triggered

Notes: Facility has no fire protection system. Install per owner standard.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$74,914

System: D4090 - Other Fire Protection Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 2000 Bldg 2020
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$9,954

System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 2000 Bldg 2020
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$75,438

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 2000 Bldg 2020

Distress: Missing

Category: Reliability

Priority: 4 - Recommended (Years 6-10)

Notes: No emergency generator, client standard required.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$6,286

Building Name: Covered Play Area

Year Built:	1971
Gross Area (SF):	9,000
Replacement Value:	\$615,862
Repair Cost:	\$85,102
Total FCI:	13.82%
Total RSLI:	0%

BUILDING NARRATIVE

The covered play area is a concrete framed open structure with a concrete pan joist roof. The roof covering is built-up. Roof leaks occur and the roof is in poor condition. Finishes are limited to concrete sealants and elastomeric coating on some of the concrete columns.



Building Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	12.77%	\$2,231
B30 Roofing	0%	110.00%	\$51,747
C30 Interior Finishes	0%	110.00%	\$8,454
D50 Electrical	0%	18.08%	\$22,671
		Total:	\$85,102

Building Condition Budget Detail

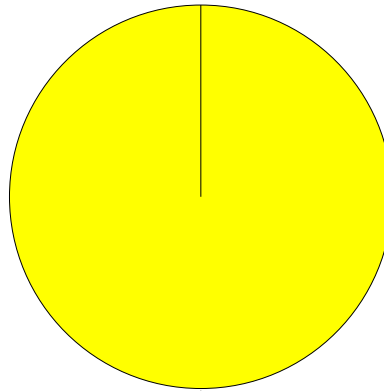
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$4.36	100	1971	2071	\$50,769	-	0.00%	\$0
A1030	Slab on Grade	\$8.78	100	1971	2071	\$102,236	-	0.00%	\$0
B1020	Roof Construction	\$22.78	100	1971	2071	\$265,255	-	0.00%	\$0
B2010	Exterior Walls	\$1.50	100	1971	2071	\$17,466	-	12.77%	\$2,231
B3010	Roof Coverings	\$4.04	20	1971	1991	\$47,043	0%	110%	\$51,747
C3020	Floor Finishes	\$0.66	20	1990	2010	\$7,685	0%	110%	\$8,454
	Electrical								
D5010	Service/Distribution	\$9.00	20	1971	1991	\$104,798	-	0.00%	\$0
D5020	Lighting and Branch Wiring	\$1.77	20	1971	1991	\$20,610	0%	110%	\$22,671
Total		\$52.89				\$615,862	0%	13.82%	\$85,102

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$85,103											\$85,103
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Shell	\$53,978											\$53,978
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure	\$2,231											\$2,231
Exterior Walls	\$2,231											\$2,231
Exterior Windows												
Exterior Doors												
Roofing	\$51,747											\$51,747
Roof Coverings	\$51,747											\$51,747
Roof Openings - Skylights												
Interiors	\$8,454											\$8,454
Interior Construction												
Partitions												
Interior Doors												
Fittings												
Stairs												
Stair Construction												
Interior Finishes	\$8,454											\$8,454
Wall Finishes												
Floor Finishes	\$8,454											\$8,454
Ceiling Finishes												
Services	\$22,671											\$22,671
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Plumbing												
Plumbing Fixtures												
Domestic Water Distribution												
Sanitary Waste												
Rain Water Drainage												
Other Plumbing Systems-Nat Gas												
HVAC												
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems												
Terminal & Package Units												
Controls & Instrumentation												
Fire Protection												
Sprinklers												
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$22,671											\$22,671
Electrical Service/Distribution												
Lighting and Branch Wiring	\$22,671											\$22,671
Communications and Security												
Other Electrical Systems												
Equipment & Furnishings												
Equipment												
Commercial Equipment												
Institutional Equipment												
Vehicular Equipment												
Other Equipment												
Furnishings												
Fixed Furnishings												
Moveable Furnishings												
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

Deficiencies by Priority:

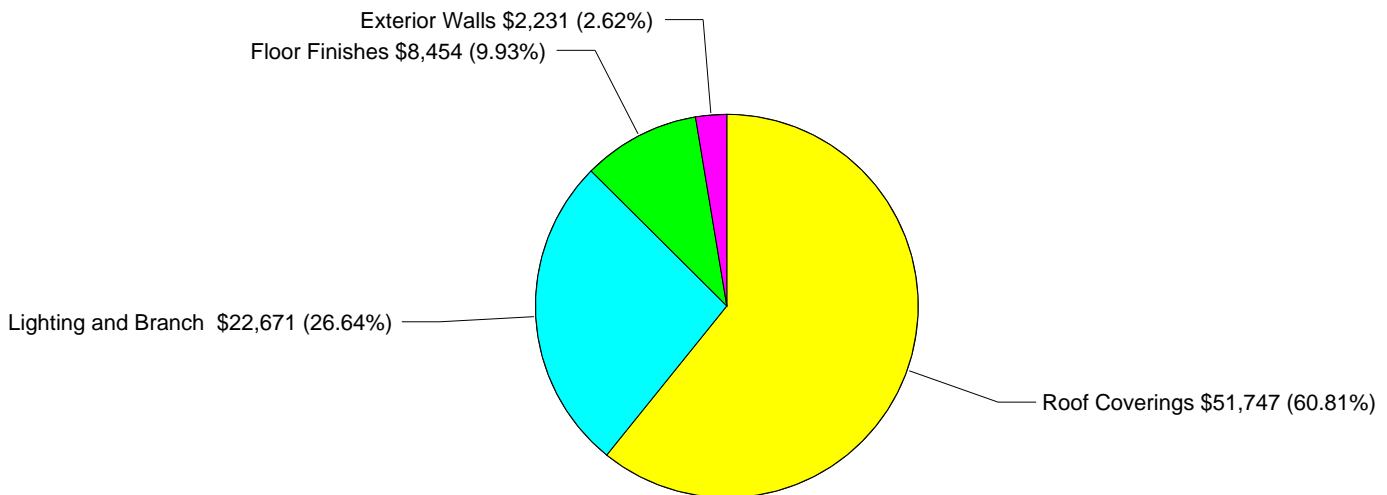


3 - Necessary (Years 2-5) \$85,102 (100.%)

Covered Play Area Condition Budget: \$85,102

Building Condition Deficiencies

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



Covered Play Area Condition Budget: \$85,103

Building Condition Deficiencies Narrative

System: B3010 - Roof Coverings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 20-year service life which expired in 1991.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Covered Play Area
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$51,747

System: C3020 - Floor Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Covered Play Area
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$8,454

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 20-year service life which expired in 1991.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Covered Play Area

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$22,671

Sites

Site Summary

Photo is not available.

Site Acreage		Condition Budget:	\$693,580
Replacement Value:	\$2,209,530	Total FCI:	31.39%
		Total RSLI:	18%
		Condition Score:	72.81

Site:

SITE NARRATIVE

Thomasville Heights Elementary was constructed in 1971 and an addition to the main school building was constructed in 2000. Campus site features include a covered play yard, paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, playground, retaining walls and fencing. Site mechanical and electrical features include water, sewer, natural gas, telecom/fiber optics and site lighting. This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Deficiency Condition Budget Summary: Site

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	19%	34.54%	\$480,898
G30 Site Mechanical Utilities	11%	0.00%	\$0
G40 Site Electrical Utilities	20%	43.23%	\$212,682
		Total:	\$693,580

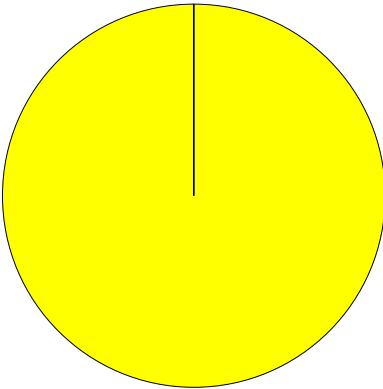
Site Deficiencies Budget Detail

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.69	35	1990	2025	\$181,532	29%	0.00%	\$0
G2020	Parking Lots	\$5.66	35	1990	2025	\$607,970	29%	0.00%	\$0
G2030	Pedestrian Paving	\$1.54	35	1990	2025	\$165,419	29%	0.00%	\$0
G2040	Site Development	\$3.30	25	1971	1996	\$354,470	0%	110%	\$389,917
G2050	Landscaping	\$0.77	25	1971	1996	\$82,710	0%	110%	\$90,981
G3010	Water Supply	\$0.72	50	1971	2021	\$77,339	12%	0.00%	\$0
G3020	Sanitary Sewer	\$1.46	50	1971	2021	\$156,826	12%	0.00%	\$0
G3030	Storm Sewer	\$0.85	50	1971	2021	\$91,303	12%	0.00%	\$0
G4010	Electrical Distribution	\$1.80	30	1971	2001	\$193,347	0%	110%	\$212,682
G4020	Site Lighting	\$1.91	30	1995	2025	\$205,163	33%	0.00%	\$0
G4030	Site Communication and Security	\$0.87	30	1995	2025	\$93,451	33%	0.00%	\$0
Total		\$20.57				\$2,209,530	19%	31.39%	\$693,580

Site Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$693,580						\$427,487				\$1,853,112	\$2,974,179
Building Sitework	\$693,580						\$427,487				\$1,853,112	\$2,974,179
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements	\$480,898										\$1,411,668	\$1,892,566
Roadways											\$268,360	\$268,360
Parking Lots											\$898,767	\$898,767
Pedestrian Paving											\$244,541	\$244,541
Site Development	\$389,917											\$389,917
Landscaping	\$90,981											\$90,981
Site Mechanical Utilities							\$427,487					\$427,487
Water Supply							\$101,581					\$101,581
Sanitary Sewer							\$205,984					\$205,984
Storm Sewer							\$119,922					\$119,922
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities	\$212,682										\$441,444	\$654,126
Electrical Distribution	\$212,682											\$212,682
Site Lighting											\$303,294	\$303,294
Site Communication and Security											\$138,150	\$138,150
Other Site Electrical Utilities												

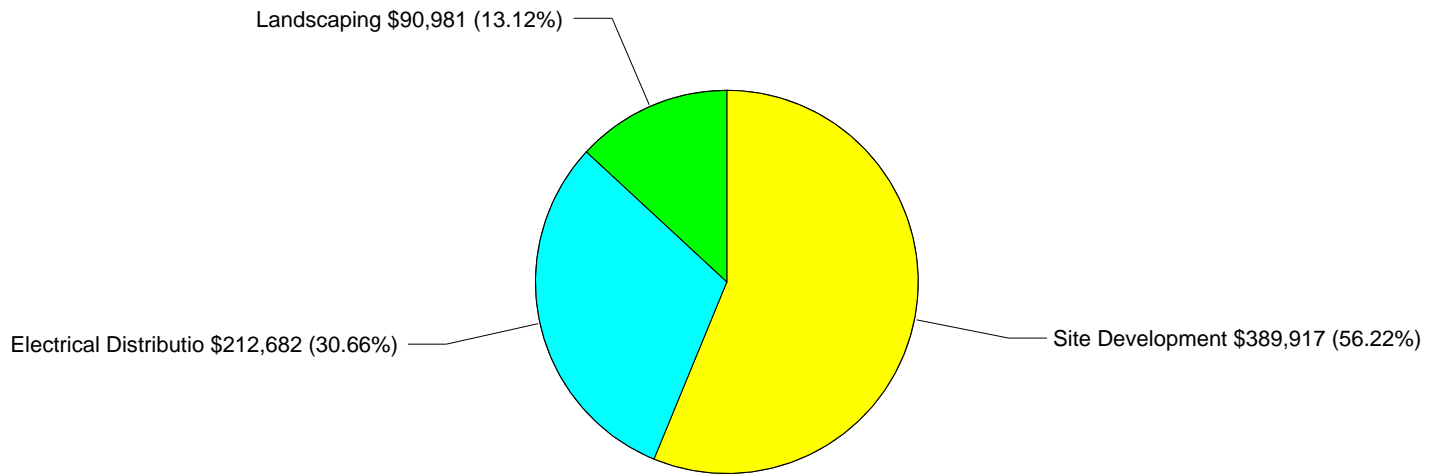
Site Deficiency Priority



3 - Necessary (Years 2-5) \$693,580 (100.%)

Site Condition Budget: \$693,580

Site Condition Deficiencies



Site Condition Budget: \$693,580

Site Deficiencies Budget Narrative

System: G2040 - Site Development

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 25-year service life which expired in 1996.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$389,917

System: G2050 - Landscaping

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 25-year service life which expired in 1996.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$90,981

System: G4010 - Electrical Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 30-year service life which expired in 2001.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$212,682

Appendix 1 - Educational Suitability Reports

Suitability Report

Educational Suitability Report

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
4845	Support Spaces						
4845.4896	Restrooms (Student)	Poor	0.44	0.89	50.00	\$24,334	The restrooms are appropriately located relative to classrooms and in sufficient quantity, but are not ADA-accessible with the girls' restroom always up several steps from the classrooms and from the boys' restroom. There are no urinal separation panels.
4845.4897	Administration	Fair	1.66	2.56	65.00	\$49,123	The administration area is located at the front entrance, but lacks visual supervision of the door. There are no windows in any of the administrative offices and the air quality is not well controlled. There are no adult restrooms located in or near the office area. The faculty time clock and mailboxes are located in the reception area, causing congestion.
4845.5374	Counseling	Fair	0.19	0.29	65.00	\$5,615	The counseling office is located on one side of the reception area with no separate waiting area.
4845.5375	Clinic	Fair	0.38	0.58	65.00	\$11,230	The clinic is adjacent to the office, but lacks line of sight for supervision of the cot area. There are two restrooms, but neither one has hand washing in the space.
4845.5376	Staff Lounge-WkRm	Poor	0.63	1.27	50.00	\$34,761	There are no faculty restrooms in the entire building. There are none located next to the teacher workroom. There are large storage and work spaces in each pod of classrooms, but half of them lack adequate permanent casework or shelving for storage of materials.
4845.5377	Cafeteria	Fair	3.25	5.00	65.00	\$96,019	The cafeteria is large enough, but there is no space for storage of the large tables during performances on the stage.
4845.5378	Food Service and Prep	Good	4.96	6.20	80.00	\$68,080	The delivery area for the kitchen is in the rear of the building adjacent to the covered play area. Delivery trucks must block the adjacent city street in order to access the loading dock.
4845.5379	Custodial and Maintenance	Fair	0.33	0.50	65.00	\$9,602	There is no elevator in the building and custodial spaces are widely spread. On the second floor, the two custodial rooms are not on the same level as all the bathrooms.
4846	Learning Environment						
4846.4847	Learning Style Variety	Excel	5.00	5.00	100.00	\$0	
4846.4849	Interior Environment	Poor	1.00	2.00	50.00	\$54,868	The main building is a large, mostly window-less space divided into pods of classrooms that ring a common area. The arrangement makes it noisy and most of the classrooms lack windows for natural light and views. This building is stuffy and too warm. All the rooms in the new building have windows and better air quality.
4846.485	Exterior Environment	Poor	0.75	1.50	50.00	\$41,151	There are few outdoor learning or social areas that have been developed.
4851	General Classrooms						
4851.4852	Environment	Poor	2.45	4.90	50.00	\$134,426	More than half of the general classrooms lack windows. The rooms in the main building are in pods that ring a common area. The arrangement makes it noisy. The main building is stuffy and too warm. There is no elevator to access the second floor. All the rooms in the new building have windows and better air quality.
4851.4853	Size	Excel	12.25	12.25	100.00	\$0	
4851.4854	Location	Poor	1.84	3.68	50.00	\$100,819	The general classrooms in the main building are affected by noise from adjacent classrooms. There is no elevator in the school and, although there are ramps to the second floor, there is no ADA-accessible indoor route to the classrooms. All ramps are outside the building.
4851.4855	Storage/Fixed Equip	Poor	1.84	3.68	50.00	\$100,819	The general classrooms in the main building lack permanent casework for appropriate teacher and student storage. There are large storage rooms available, but they also lack casework and shelving. Storage is adequate in the new classrooms.
4856	Kindergarten						
4856.4857	Environment	Poor	0.21	0.42	50.00	\$11,440	All of the kindergarten classrooms lack windows. The rooms are in a pod that rings a common area. The arrangement makes it noisy. The rooms are stuffy and too warm.
4856.4858	Size	Excel	1.04	1.04	100.00	\$0	
4856.4859	Location	Excel	0.31	0.31	100.00	\$0	
4856.486	Storage/Fixed Equip	Poor	0.16	0.31	50.00	\$8,581	There are no restrooms or sinks located in the kindergarten rooms. They are located in the adjacent commons area. There is no permanent casework in the classrooms. The adjacent storage rooms also lack casework and shelving.
4861	Pre-K						
4861.4862	Environment	N/A	0.00	0.00	0.00	\$0	There is no pre-kindergarten in this school.
4861.4863	Size	N/A	0.00	0.00	0.00	\$0	There is no pre-kindergarten in this school.
4861.4864	Location	N/A	0.00	0.00	0.00	\$0	There is no pre-kindergarten in this school.
4861.4865	Storage/Fixed Equip	N/A	0.00	0.00	0.00	\$0	There is no pre-kindergarten in this school.
4866	Self-Contained Special Ed						
4866.4871	Environment	Excel	0.48	0.48	100.00	\$0	
4866.4876	Size	Excel	1.20	1.20	100.00	\$0	
4866.4881	Location	Excel	0.36	0.36	100.00	\$0	
4866.4886	Storage/Fixed Equip	Excel	0.36	0.36	100.00	\$0	

School Assessment Report - Carver Cluster, Thomasville Heights Elementary School

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
4867	Instructional Resource Rooms						
4867.4872	Environment	Fair	0.47	0.72	65.00	\$13,827	All of the instructional resource rooms lack windows. The rooms in the main building are in pods that ring a common area. The arrangement makes it noisy. The instructional resource rooms are stuffy and too warm.
4867.4877	Size	Excel	1.80	1.80	100.00	\$0	
4867.4882	Location	Excel	0.54	0.54	100.00	\$0	
4867.4887	Storage/Fixed Equip	Poor	0.27	0.54	50.00	\$14,814	The instructional resource rooms lack adequate permanent casework for teacher and student storage.
4868	Science						
4868.4873	Environment	Poor	0.25	0.50	50.00	\$13,717	There is a room identified for science, but it is not in use. The space is in the main building in one of the pod areas, making it noisy. The air quality is not good.
4868.4878	Size	Fair	0.81	1.25	65.00	\$24,005	The science classroom does not meet the size standard.
4868.4883	Location	Good	0.30	0.38	80.00	\$4,115	
4868.4888	Storage/Fixed Equip	Poor	0.19	0.38	50.00	\$10,288	The room designated for science does not have water and lacks permanent casework, appropriate storage, and all safety equipment.
4869	Music						
4869.4874	Environment	Excel	0.74	0.74	100.00	\$0	
4869.4879	Size	Excel	1.85	1.85	100.00	\$0	
4869.4884	Location	Excel	0.56	0.56	100.00	\$0	
4869.4889	Storage/Fixed Equip	Excel	0.56	0.56	100.00	\$0	
4870	Art						
4870.4875	Environment	Excel	0.47	0.47	100.00	\$0	
4870.488	Size	Excel	1.17	1.17	100.00	\$0	
4870.4885	Location	Excel	0.35	0.35	100.00	\$0	
4870.489	Storage/Fixed Equip	Fair	0.23	0.35	65.00	\$6,739	The art room lacks clay traps on the sinks and ventilation for the kiln.
4892	Computer Labs						
4892.4899	Environment	Fair	0.22	0.34	65.00	\$6,550	The computer lab is connected to another instructional space by a movable wall that lacks adequate acoustical capacity.
4892.4904	Size	Excel	0.85	0.85	100.00	\$0	
4892.4909	Location	Excel	0.26	0.26	100.00	\$0	
4892.4914	Storage/Fixed Equip	Excel	0.26	0.26	100.00	\$0	
4893	P.E.						
4893.49	Environment	Excel	1.92	1.92	100.00	\$0	
4893.4905	Size	Excel	4.80	4.80	100.00	\$0	
4893.491	Location	Excel	1.44	1.44	100.00	\$0	
4893.4915	Storage/Fixed Equip	Excel	1.44	1.44	100.00	\$0	
4894	Performing Arts						
4894.4901	Environment	Fair	0.39	0.60	65.00	\$11,605	The performing arts area at this school consists of a stage at one end of the sunken cafeteria. There are no side walls and the back consists of six louvered wooden doors that open onto a hall and the front entry doors.
4894.4906	Size	Good	1.21	1.51	80.00	\$16,579	
4894.4911	Location	Fair	0.29	0.45	65.00	\$8,703	The performing arts space is located near the front of the school, but lacks easy access to appropriate restrooms and cannot be separated from the other parts of the school.
4894.4916	Storage/Fixed Equip	Poor	0.23	0.45	50.00	\$12,433	The stage area lacks a curtain, lights, or sound system. The back of the stage is at ground level and is ADA-accessible; the front is available via a ramp at the side of the cafeteria. There is no storage for performing arts.
4895	Media Center						
4895.4902	Environment	Poor	0.49	0.97	50.00	\$26,740	The media center has no windows for natural light and is dimly lighted with a low ceiling.
4895.4907	Size	Good	1.95	2.44	80.00	\$26,739	
4895.4912	Location	Excel	0.73	0.73	100.00	\$0	
4895.4917	Storage/Fixed Equip	Excel	0.73	0.73	100.00	\$0	
4924	Outside						
4924.4926	Vehicular Traffic	Excel	2.00	2.00	100.00	\$0	There are no buses that support this site.
4924.4927	Pedestrian Traffic	Good	0.78	0.97	80.00	\$10,677	
4924.4928	Parking	Good	0.65	0.81	80.00	\$8,912	
4924.4929	Play Areas	Poor	1.17	2.34	50.00	\$64,217	There is a large covered play area directly behind the school. There is also a play structure and grassed area beyond the building, but they are not easily accessed from the school due to fencing and the location of a rear parking lot. Only the covered area is ADA-accessible.
4925	Safety and Security						
4925.493	Fencing	Poor	0.38	0.75	50.00	\$20,633	The site has fencing that separates the school from the play area, but no fencing to separate the play area from the city street. There should be gates to access the play area from the school and from the gym area.
4925.4931	Signage & Way Finding	Poor	0.50	1.00	50.00	\$27,434	There is a large sign at the front of the school, but none of the required signs are in place. The internal signage includes identification of grade levels K-5, but no wayfinding signage or assistance to locate the new classroom wing.
4925.4932	Ease of Supervision	Poor	1.50	3.00	50.00	\$82,302	The school has classrooms organized around central common areas, but the entire second floor is open between rooms and between common areas. There are many staircases and hiding places.
4925.4933	Controlled Entrances	Poor	0.25	0.50	50.00	\$13,717	There is no security vestibule and there are many doors that are unsupervised.
Total For Site:			76.09	97.50	78.04	\$1,175,612	