Atlanta Public Schools/Relocation Sites

Towns Elementary School

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	70,084
Year Built:	1963
Last Renovation:	2000
Replacement Value:	$14,349,091
Repair Cost:	$6,411,943.41
Total FCI:	44.69 %
Total RSLI:	25.13 %
FCA Score:	55.31

Description:

Towns Elementary School is located at 760 Bolton Road in Atlanta, Georgia. The original campus was constructed in 1963 and an addition to the main school building was constructed in 2000. This one-story building has a combined 70,084 square foot footprint. A major renovation to the existing campus was also completed in 2000. Ancillary buildings on campus include a storage building. During the time of the inspection this school was abandoned and was reported to have been taken out of service within the past few years. Several consideration are recommended in this report prior to re-occupation.

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
Each of the building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations.

B. SUPERSTRUCTURE

The main buildings superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is poured concrete. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame mostly with fixed panes. Exterior doors are a mix of hollow steel doors and aluminum storefront with glazing. Roofing is typically low slope built-up system with a section of metal roof over the multipurpose room.
The addition superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is metal pan deck with lightweight fill. 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 typically low slope built-up. Most building entrances appear to comply with ADA requirements.

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

D. SERVICES
CONVEYING: The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains.
HVAC: Heating and Cooling is provided by roof top 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 building does have a fire sprinkler system. The building does have additional fire suppression systems, which include a kitchen exhaust hood fire protection system. Fire extinguishers and cabinets are distributed near fire exits and corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building and a secondary pole mounted transformer. 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 are typically illuminated.
COMMUNICATIONS AND SECURITY: The The AFP-200 Notifier Fire Alarm System fire alarm system consists of audible/visual strobe annunciators in common spaces and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system. There is no natural gas emergency generator.

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

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 and natural gas.

CODE REVIEW
ACCESSIBILITY: The building is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements. The existing building signage and exterior access to the main entrance will require modifications to meet the current ADA standards.
LIFE-SAFETY SYSTEMS: The building is covered with a 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.

Attributes:

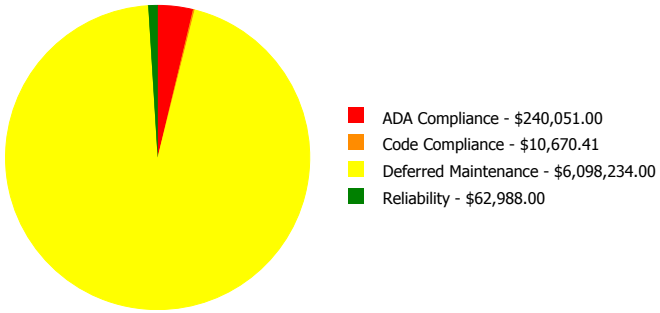
General Attributes:

Arch Condition Assessor:	Hayden Collins	MEP Condition Assessor:	Hayden Collins
School Grades:	School Abandoned	DOE Drawing Total GSF:	70084
DOE Facility Number:	1068	Total # of Modular/Portables:	0
DOE Interior Site SF:	70084	Total GSF of Modular/Portables:	0
Approx. Acres:	8.9	Status:	Active

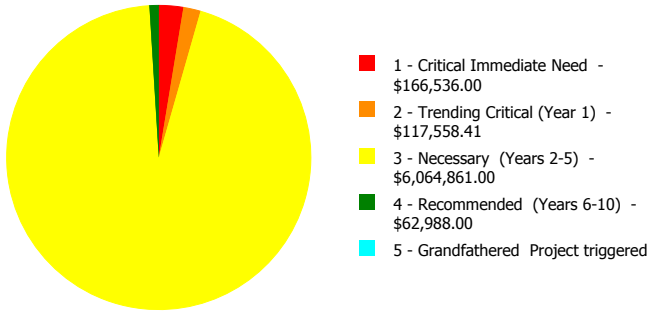
School Dashboard Summary

Gross Area:	70,084		
Year Built:	1963	Last Renovation:	2000
Repair Cost:	$6,411,943	Replacement Value:	$14,349,091
FCI:	44.69 %	RSLI%:	25.13 %

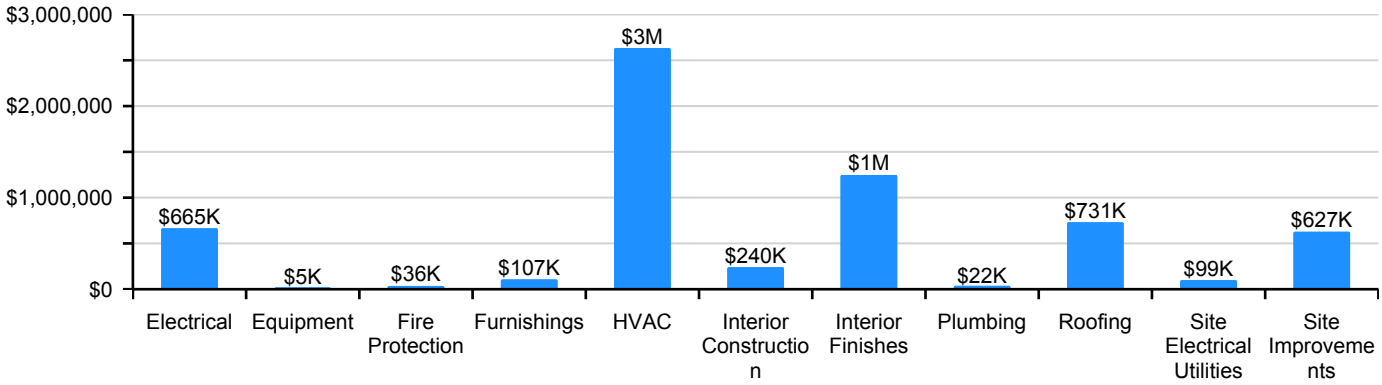
Deficiency By Category



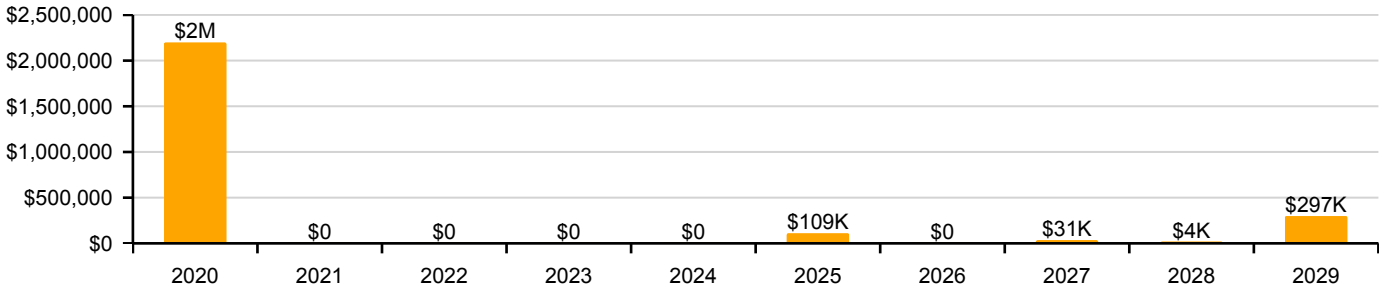
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

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

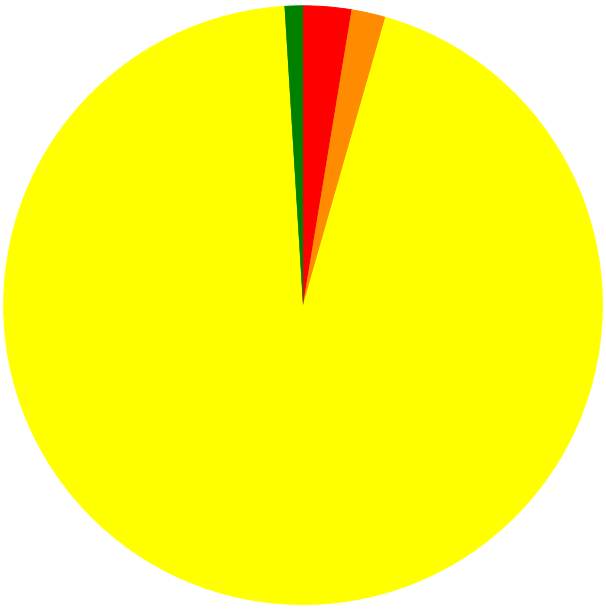
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	58.11 %	0.00 %	$0.00
B10 - Superstructure	58.12 %	0.00 %	$0.00
B20 - Exterior Enclosure	49.40 %	0.00 %	$0.00
B30 - Roofing	5.16 %	132.69 %	$730,601.00
C10 - Interior Construction	43.41 %	24.59 %	$240,051.00
C30 - Interior Finishes	9.97 %	99.16 %	$1,247,410.00
D20 - Plumbing	13.29 %	3.03 %	$22,427.00
D30 - HVAC	0.64 %	108.07 %	$2,632,839.00
D40 - Fire Protection	33.61 %	9.67 %	$35,789.00
D50 - Electrical	3.24 %	38.64 %	$665,079.00
E10 - Equipment	0.00 %	110.00 %	$4,772.00
E20 - Furnishings	0.00 %	110.00 %	$106,888.00
G20 - Site Improvements	15.89 %	46.36 %	$627,409.41
G30 - Site Mechanical Utilities	59.90 %	0.00 %	$0.00
G40 - Site Electrical Utilities	29.77 %	20.68 %	$98,678.00
Totals:	**25.13 %**	**44.69 %**	**$6,411,943.41**

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
1963 Bldg 2010	43,380	47.79	$166,536.00	$106,888.00	$3,307,994.00	$62,988.00	$0.00
2000 Bldg 2011	26,704	44.90	$0.00	$0.00	$2,041,450.00	$0.00	$0.00
Site	70,084	33.34	$0.00	$10,670.41	$715,417.00	$0.00	$0.00
Total:		**44.69**	**$166,536.00**	**$117,558.41**	**$6,064,861.00**	**$62,988.00**	**$0.00**

Deficiencies By Priority



1 - Critical Immediate Need - $166,536.00
2 - Trending Critical (Year 1) - $117,558.41
3 - Necessary (Years 2-5) - $6,064,861.00
4 - Recommended (Years 6-10) - $62,988.00
5 - Grandfathered Project triggered

Budget Estimate Total: $6,411,943.41

Executive Summary

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Function:	Elementary
Gross Area (SF):	43,380
Year Built:	1963
Last Renovation:	2000
Replacement Value:	$7,625,255
Repair Cost:	$3,644,406.00
Total FCI:	47.79 %
Total RSLI:	20.19 %
FCA Score:	52.21

Description:

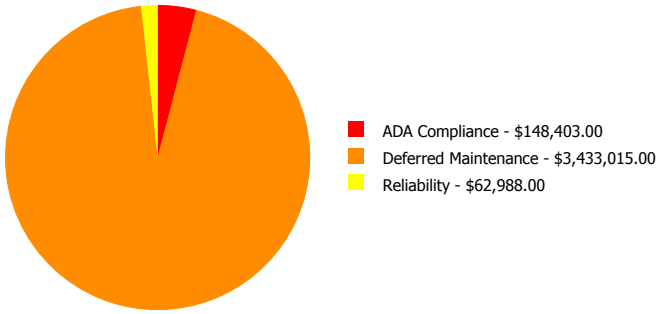
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

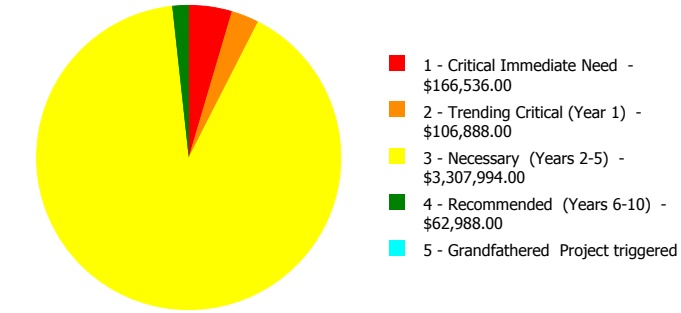
Dashboard Summary

Function:	Elementary	Gross Area:	43,380
Year Built:	1963	Last Renovation:	2000
Repair Cost:	$3,644,406	Replacement Value:	$7,625,255
FCI:	47.79 %	RSLI%:	20.19 %

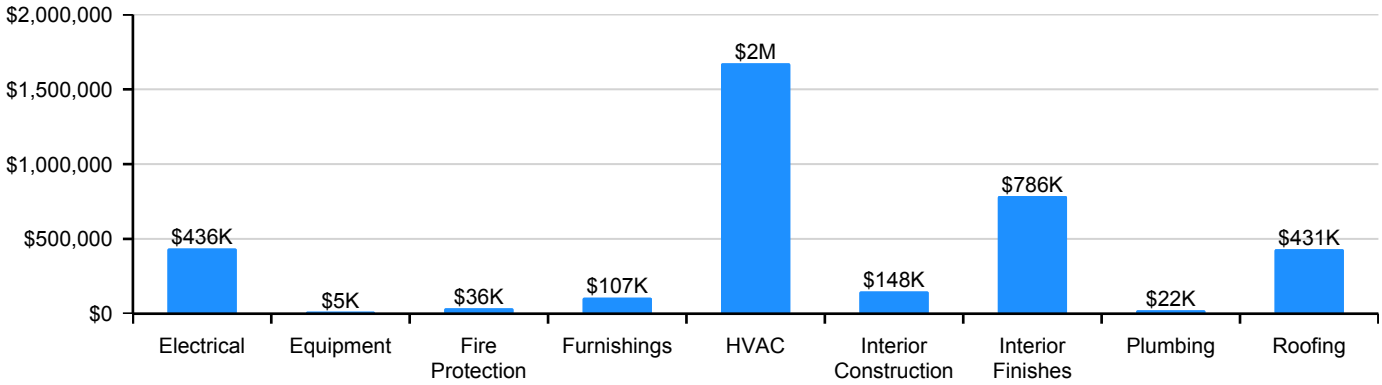
Deficiency By Category



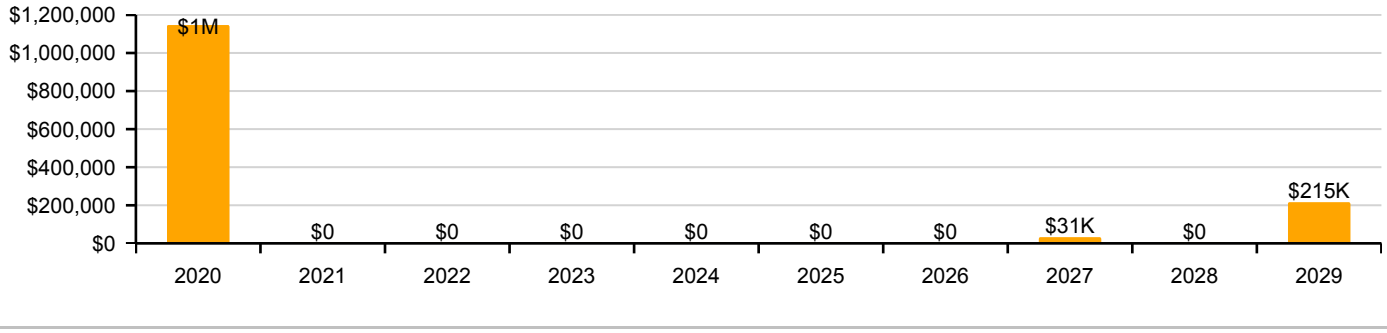
Deficiency By Priority



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	44.00 %	0.00 %	$0.00
B10 - Superstructure	44.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	41.02 %	0.00 %	$0.00
B30 - Roofing	6.69 %	125.47 %	$430,835.00
C10 - Interior Construction	36.77 %	24.59 %	$148,403.00
C30 - Interior Finishes	7.40 %	104.14 %	$786,156.00
D20 - Plumbing	13.08 %	4.82 %	$22,427.00
D30 - HVAC	0.63 %	108.12 %	$1,673,471.00
D40 - Fire Protection	31.68 %	14.95 %	$35,789.00
D50 - Electrical	3.17 %	40.16 %	$435,665.00
E10 - Equipment	0.00 %	110.00 %	$4,772.00
E20 - Furnishings	0.00 %	110.00 %	$106,888.00
Totals:	**20.19 %**	**47.79 %**	**$3,644,406.00**

Photo Album

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

1). Exterior Elevation - Dec 03, 2019

2). Exterior Elevation - Dec 03, 2019

3). Exterior Elevation - Dec 03, 2019

4). Exterior Elevation - Dec 03, 2019

5). Exterior Elevation - Dec 03, 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	$8.63	S.F.	43,380	100	1963	2063		44.00 %	0.00 %	44			$374,369
A1030	Slab on Grade	$7.28	S.F.	43,380	100	1963	2063		44.00 %	0.00 %	44			$315,806
B1020	Roof Construction	$14.15	S.F.	43,380	100	1963	2063		44.00 %	0.00 %	44			$613,827
B2010	Exterior Walls	$16.15	S.F.	43,380	100	1963	2063		44.00 %	0.00 %	44			$700,587
B2020	Exterior Windows	$10.07	S.F.	43,380	30	2000	2030		36.67 %	0.00 %	11			$436,837
B2030	Exterior Doors	$1.00	S.F.	43,380	30	2000	2030		36.67 %	0.00 %	11			$43,380
B3010105	Built-Up	$7.15	S.F.	38,380	25	1999	2024	2019	0.00 %	157.00 %	0		$430,835.00	$274,417
B3010130	Preformed Metal Roofing	$8.50	S.F.	5,000	30	1999	2029		33.33 %	0.00 %	10			$42,500
B3020	Roof Openings	$0.61	S.F.	43,380	30	1999	2029		33.33 %	0.00 %	10			$26,462
C1010	Partitions	$6.53	S.F.	43,380	100	1963	2063		44.00 %	0.00 %	44			$283,271
C1020	Interior Doors	$4.27	S.F.	43,380	40	2000	2040		52.50 %	0.00 %	21			$185,233
C1030	Fittings	$3.11	S.F.	43,380	20	2000	2020	2019	0.00 %	110.00 %	0		$148,403.00	$134,912
C3010230	Paint & Covering	$1.47	S.F.	43,380	10	2000	2010		0.00 %	110.00 %	-9		$70,145.00	$63,769
C3020420	Ceramic Tile	$16.74	S.F.	5,380	50	2000	2050		62.00 %	0.00 %	31			$90,061
C3020901	Carpet	$7.50	S.F.	3,000	8	2000	2008		0.00 %	110.00 %	-11		$24,750.00	$22,500
C3020903	VCT	$3.48	S.F.	35,000	18	2000	2018		0.00 %	155.00 %	-1		$188,790.00	$121,800
C3030	Ceiling Finishes	$10.53	S.F.	43,380	20	2000	2020	2019	0.00 %	110.00 %	0		$502,471.00	$456,791
D2010	Plumbing Fixtures	$7.44	S.F.	43,380	20	2000	2020		5.00 %	0.00 %	1			$322,747
D2020	Domestic Water Distribution	$0.83	S.F.	43,380	30	2000	2030		36.67 %	0.00 %	11			$36,005
D2030	Sanitary Waste	$1.98	S.F.	43,380	30	2000	2030		36.67 %	0.00 %	11			$85,892
D2040	Rain Water Drainage	$0.47	S.F.	43,380	20	1963	1983		0.00 %	110.00 %	-36		$22,427.00	$20,389
D3010	Energy Supply	$0.61	S.F.	43,380	30	2000	2030		36.67 %	0.00 %	11			$26,462
D3040	Distribution Systems	$12.42	S.F.	43,380	20	2000	2020	2019	0.00 %	110.00 %	0		$592,658.00	$538,780
D3050	Terminal & Package Units	$20.05	S.F.	43,380	15	2010	2025	2019	0.00 %	110.00 %	0		$956,746.00	$869,769
D3060	Controls & Instrumentation	$2.60	S.F.	43,380	15	2000	2015		0.00 %	110.00 %	-4		$124,067.00	$112,788
D4010	Sprinklers	$4.77	S.F.	43,380	30	2000	2030		36.67 %	0.00 %	11			$206,923
D4030	Fire Protection Specialties	$0.09	S.F.	43,380	15	2000	2015		0.00 %	110.02 %	-4		$4,295.00	$3,904
D4090	Other Fire Protection Systems	$0.66	S.F.	43,380	15	2000	2015		0.00 %	110.00 %	-4		$31,494.00	$28,631
D5010	Electrical Service/Distribution	$2.69	S.F.	43,380	20	2000	2020		5.00 %	0.00 %	1			$116,692
D5020	Branch Wiring	$4.26	S.F.	43,380	20	2000	2020		5.00 %	0.00 %	1			$184,799
D5020	Lighting	$8.93	S.F.	43,380	20	2000	2020		5.00 %	0.00 %	1			$387,383
D5030810	Security & Detection Systems	$1.51	S.F.	43,380	20	2000	2020	2019	0.00 %	110.00 %	0		$72,054.00	$65,504
D5030910	Fire Alarm Systems	$2.74	S.F.	43,380	15	2000	2015		0.00 %	110.00 %	-4		$130,747.00	$118,861
D5030920	Data Communication	$3.56	S.F.	43,380	25	2000	2025	2019	0.00 %	110.00 %	0		$169,876.00	$154,433
D5090	Other Electrical Systems	$1.32	S.F.	43,380	15			2019	0.00 %	110.00 %	0		$62,988.00	$57,262
E1020	Institutional Equipment	$0.10	S.F.	43,380	20	2000	2020	2019	0.00 %	110.00 %	0		$4,772.00	$4,338
E2010	Fixed Furnishings	$2.24	S.F.	43,380	20	2000	2020	2019	0.00 %	110.00 %	0		$106,888.00	$97,171
								Total	**20.19 %**	**47.79 %**			**$3,644,406.00**	**$7,625,255**

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



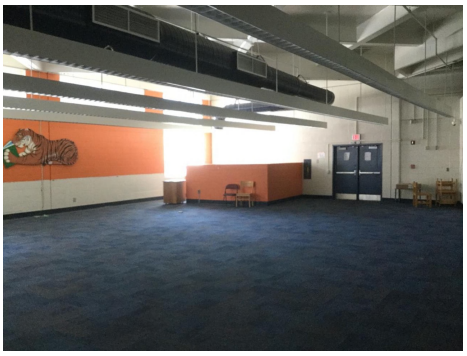
Note:

System: C1030 - Fittings



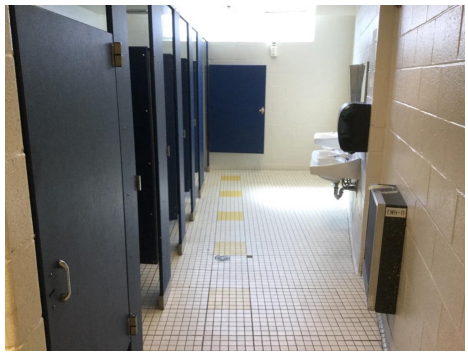
Note:

System: C3010230 - Paint & Covering



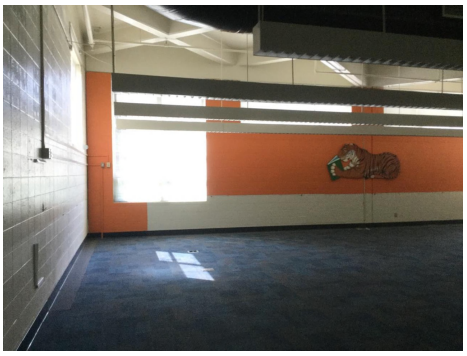
Note:

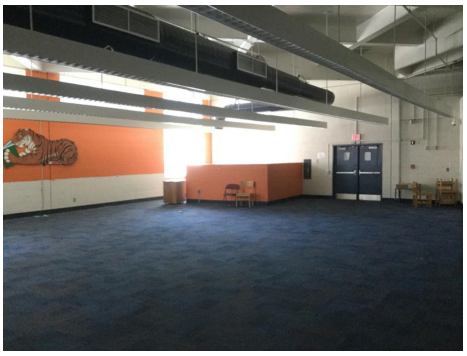
System: C3020420 - Ceramic Tile


Note:

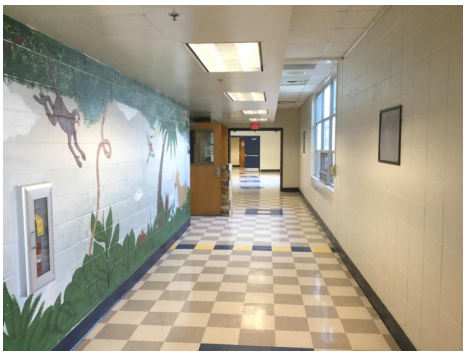
System: C3020901 - Carpet





Note:

System: C3020903 - VCT


Note:

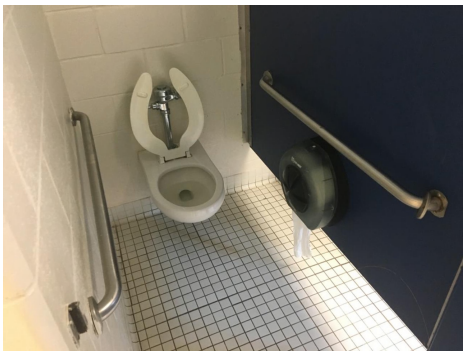
System: C3030 - Ceiling Finishes



Note:

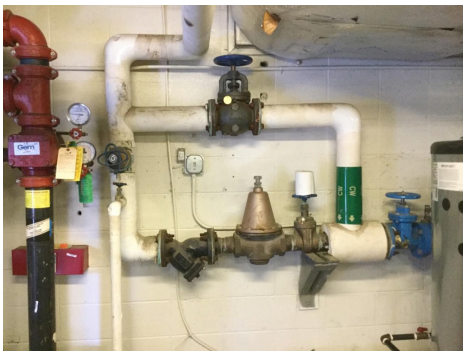
System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution



Note: New hot water heater installed 2013.

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3010 - Energy Supply



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



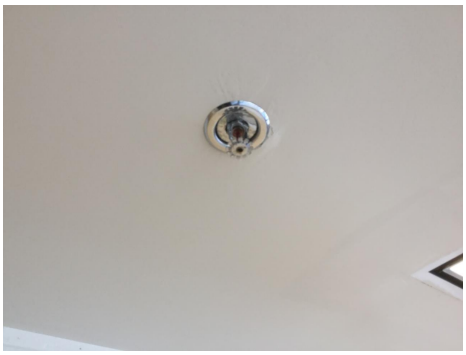
Note:

System: D3060 - Controls & Instrumentation



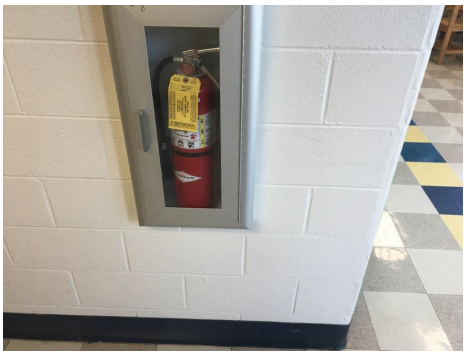
Note:

System: D4010 - Sprinklers



Note:

System: D4030 - Fire Protection Specialties


Note:

System: D4090 - Other Fire Protection Systems

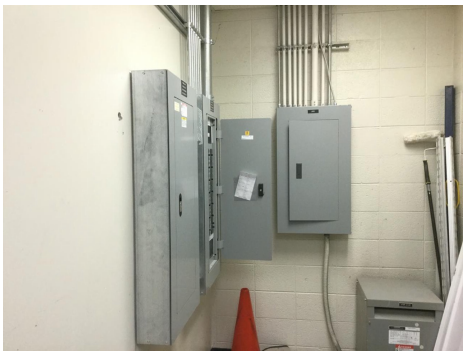

Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting

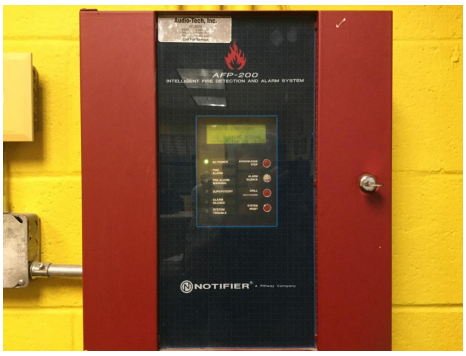

Note:

System: D5030810 - Security & Detection Systems



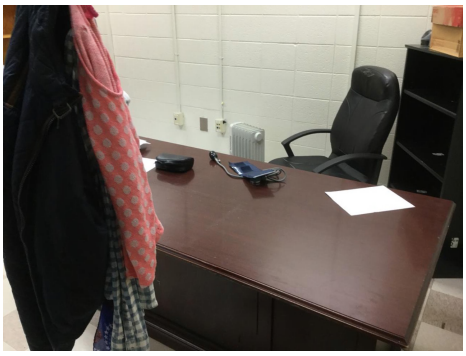
Note:

System: D5030910 - Fire Alarm Systems

Note:

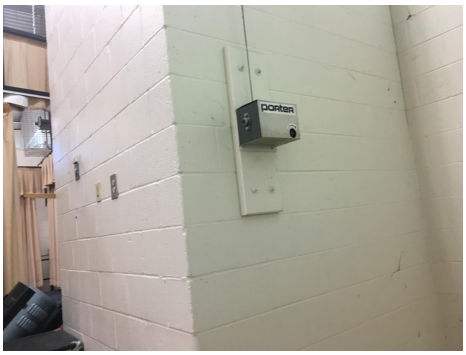
System: D5030920 - Data Communication

Note: The data hubs for this school have been reclaimed and only the chassis remains. Photos include the office data connections that remain.

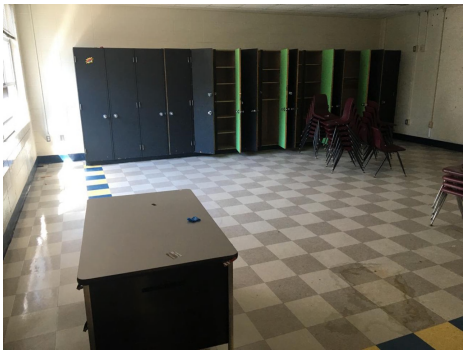
System: E1020 - Institutional Equipment





Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$3,644,406**	**$1,146,168**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$31,353**	**$0**	**$215,064**	**$5,036,990**
*** 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	$430,835	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$430,835**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$81,677	**$81,677**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$39,119	**$39,119**
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	$148,403	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$148,403**
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	$70,145	$0	$0	$0	$0	$0	$0	$0	$0	$0	$94,269	**$164,414**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

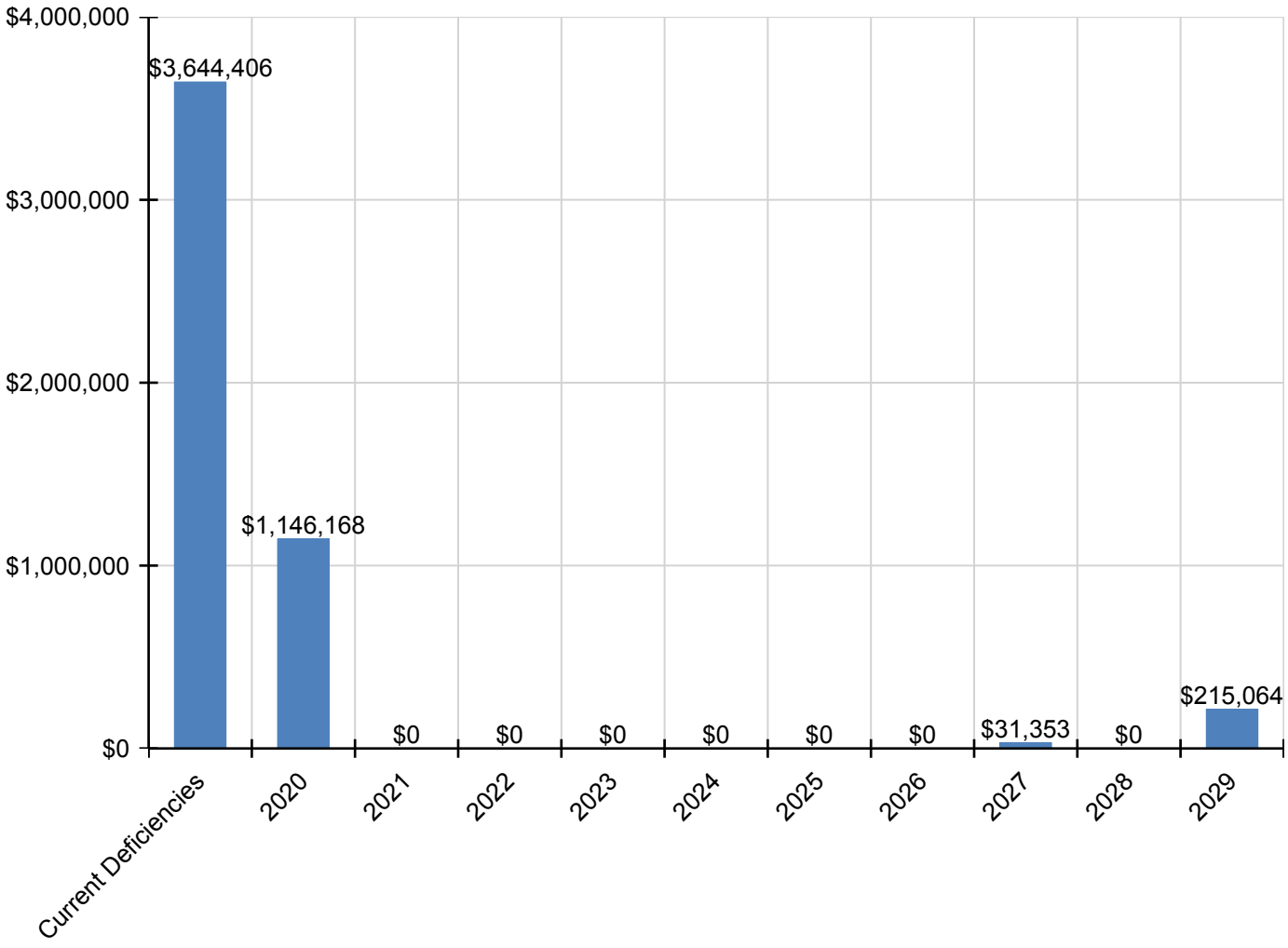
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$24,750	$0	$0	$0	$0	$0	$0	$0	$31,353	$0	$0	**$56,103**
C3020903 - VCT	$188,790	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$188,790**
C3030 - Ceiling Finishes	$502,471	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$502,471**
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	$365,673	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$365,673**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$22,427	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,427**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$592,658	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$592,658**
D3050 - Terminal & Package Units	$956,746	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$956,746**
D3060 - Controls & Instrumentation	$124,067	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$124,067**
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**
D4030 - Fire Protection Specialties	$4,295	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,295**
D4090 - Other Fire Protection Systems	$31,494	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,494**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$132,212	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$132,212**
D5020 - Branch Wiring	$0	$209,377	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$209,377**
D5020 - Lighting	$0	$438,906	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$438,906**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$72,054	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,054**
D5030910 - Fire Alarm Systems	$130,747	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$130,747**
D5030920 - Data Communication	$169,876	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$169,876**
D5090 - Other Electrical Systems	$62,988	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,988**
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	$4,772	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,772**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E2010 - Fixed Furnishings	$106,888	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,888**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

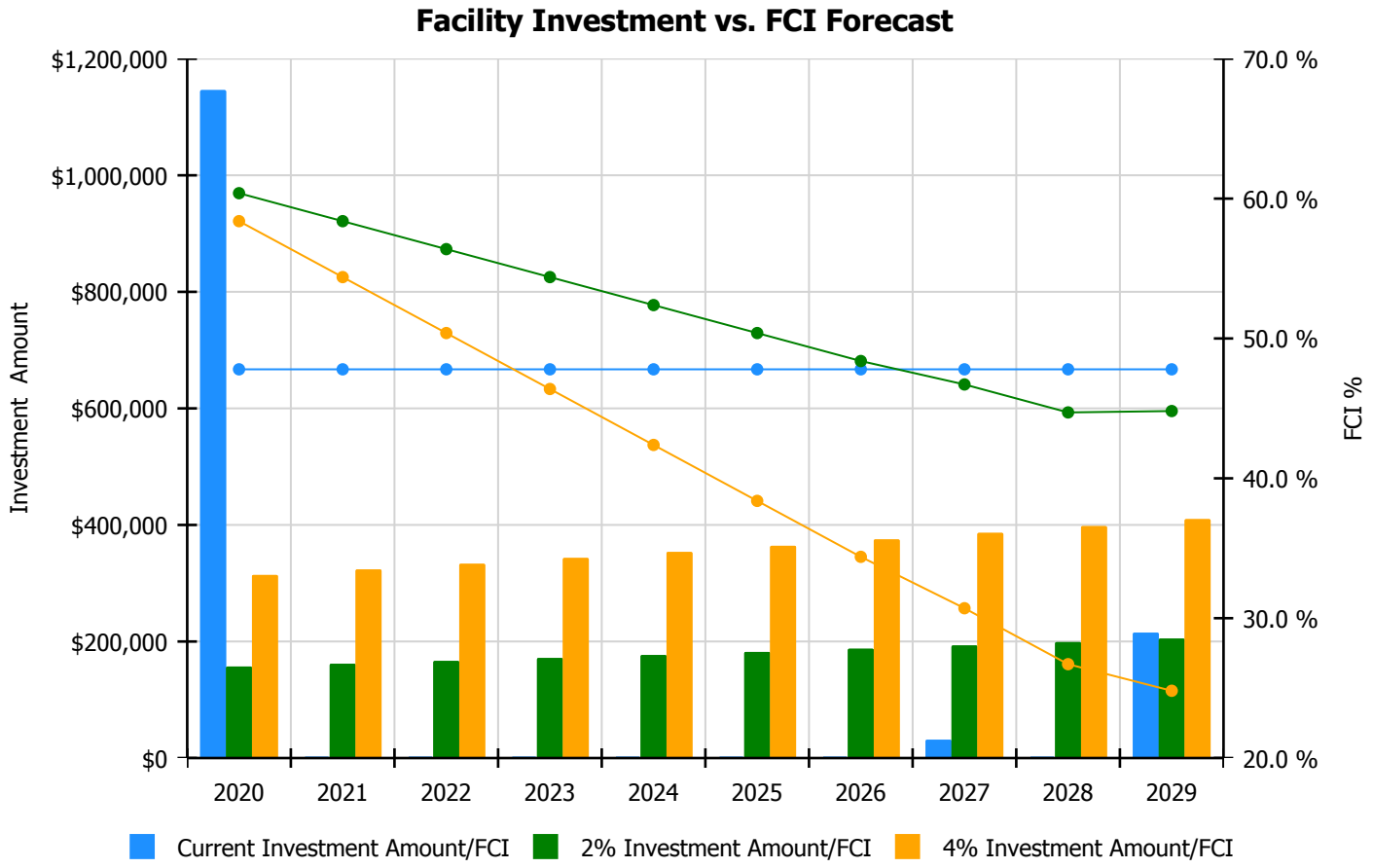
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

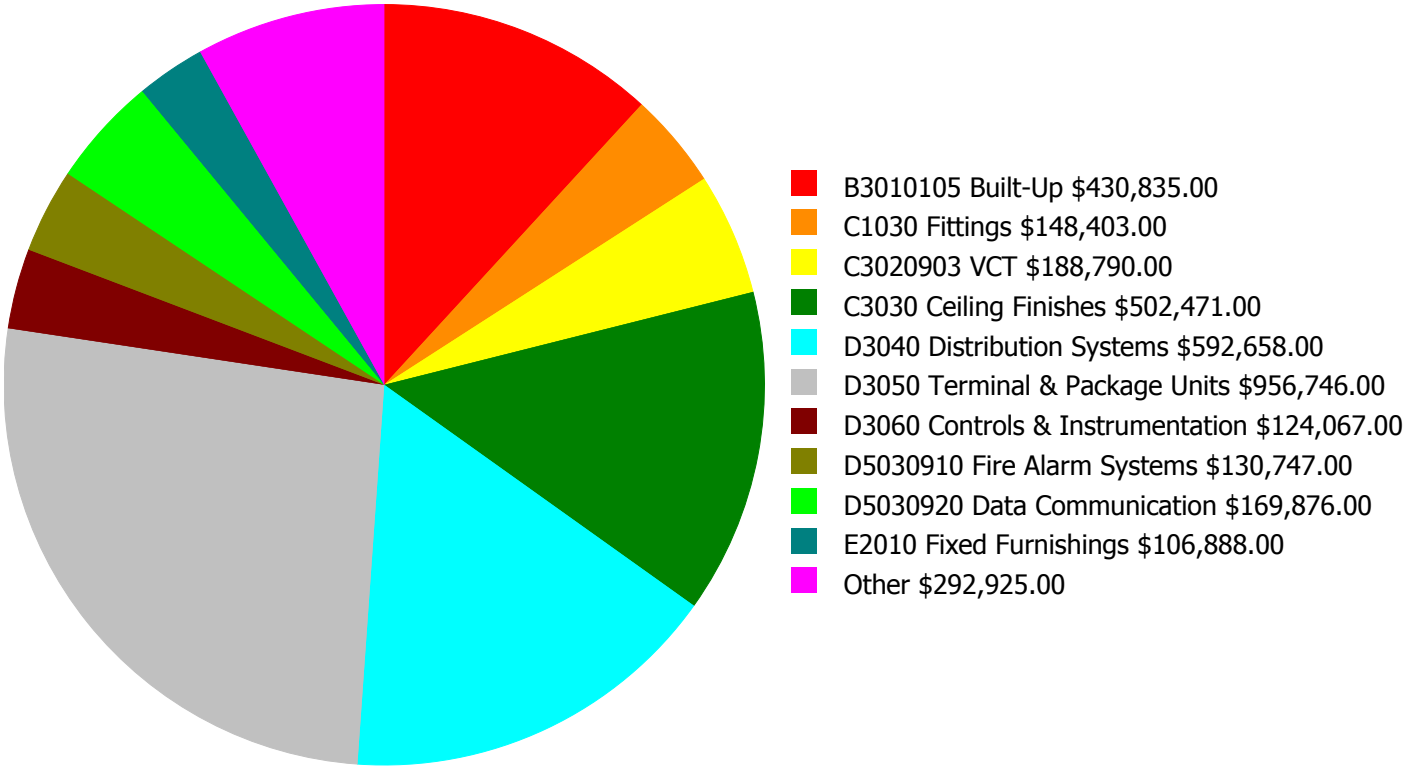
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 47.79%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$1,146,168	$157,080.00	60.39 %	$314,161.00	58.39 %
2021	$0	$161,793.00	58.39 %	$323,585.00	54.39 %
2022	$0	$166,646.00	56.39 %	$333,293.00	50.39 %
2023	$0	$171,646.00	54.39 %	$343,292.00	46.39 %
2024	$0	$176,795.00	52.39 %	$353,590.00	42.39 %
2025	$0	$182,099.00	50.39 %	$364,198.00	38.39 %
2026	$0	$187,562.00	48.39 %	$375,124.00	34.39 %
2027	$31,353	$193,189.00	46.71 %	$386,378.00	30.71 %
2028	$0	$198,985.00	44.71 %	$397,969.00	26.71 %
2029	$215,064	$204,954.00	44.81 %	$409,908.00	24.81 %
Total:	**$1,392,584**	**$1,800,749.00**		**$3,601,498.00**	

Deficiency Summary by System

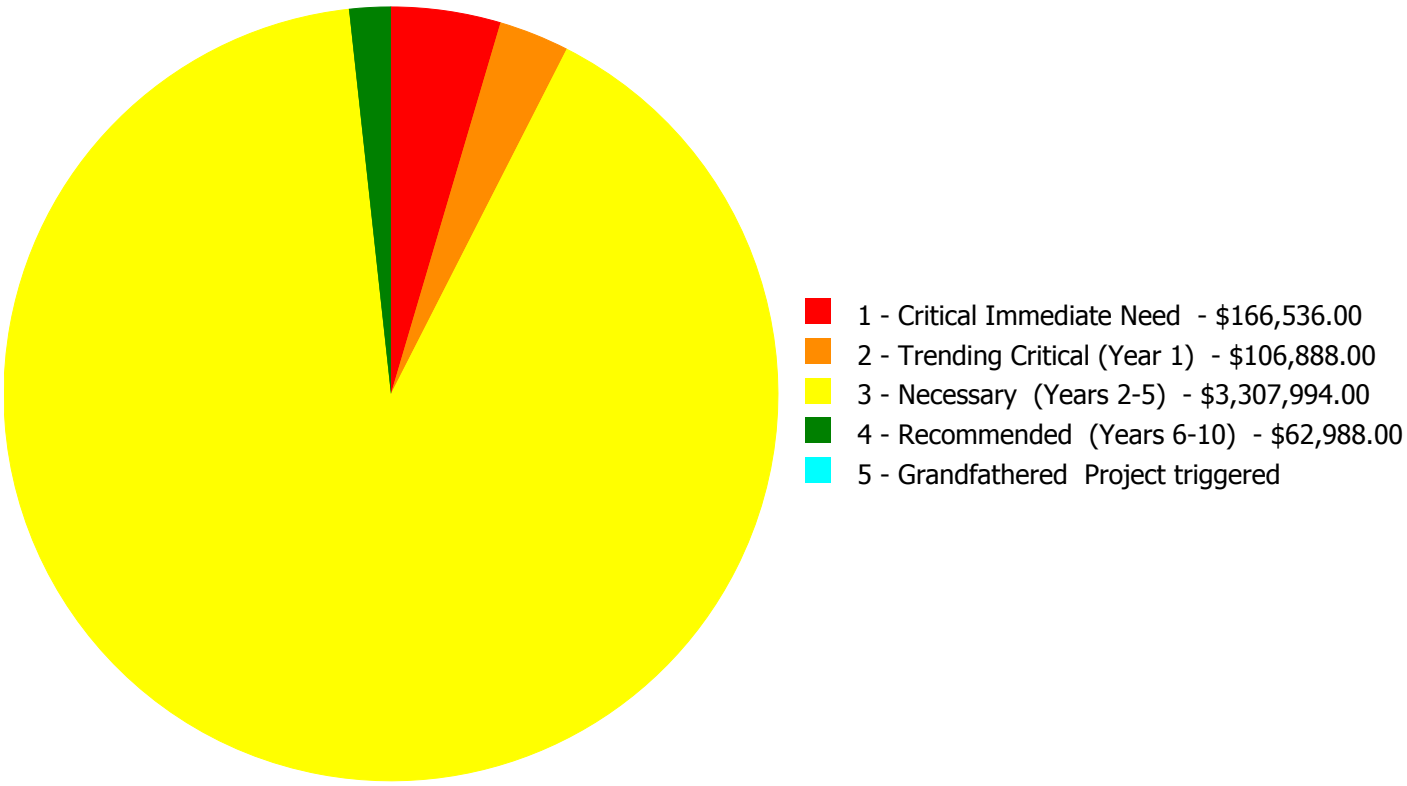
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,644,406.00

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: $3,644,406.00

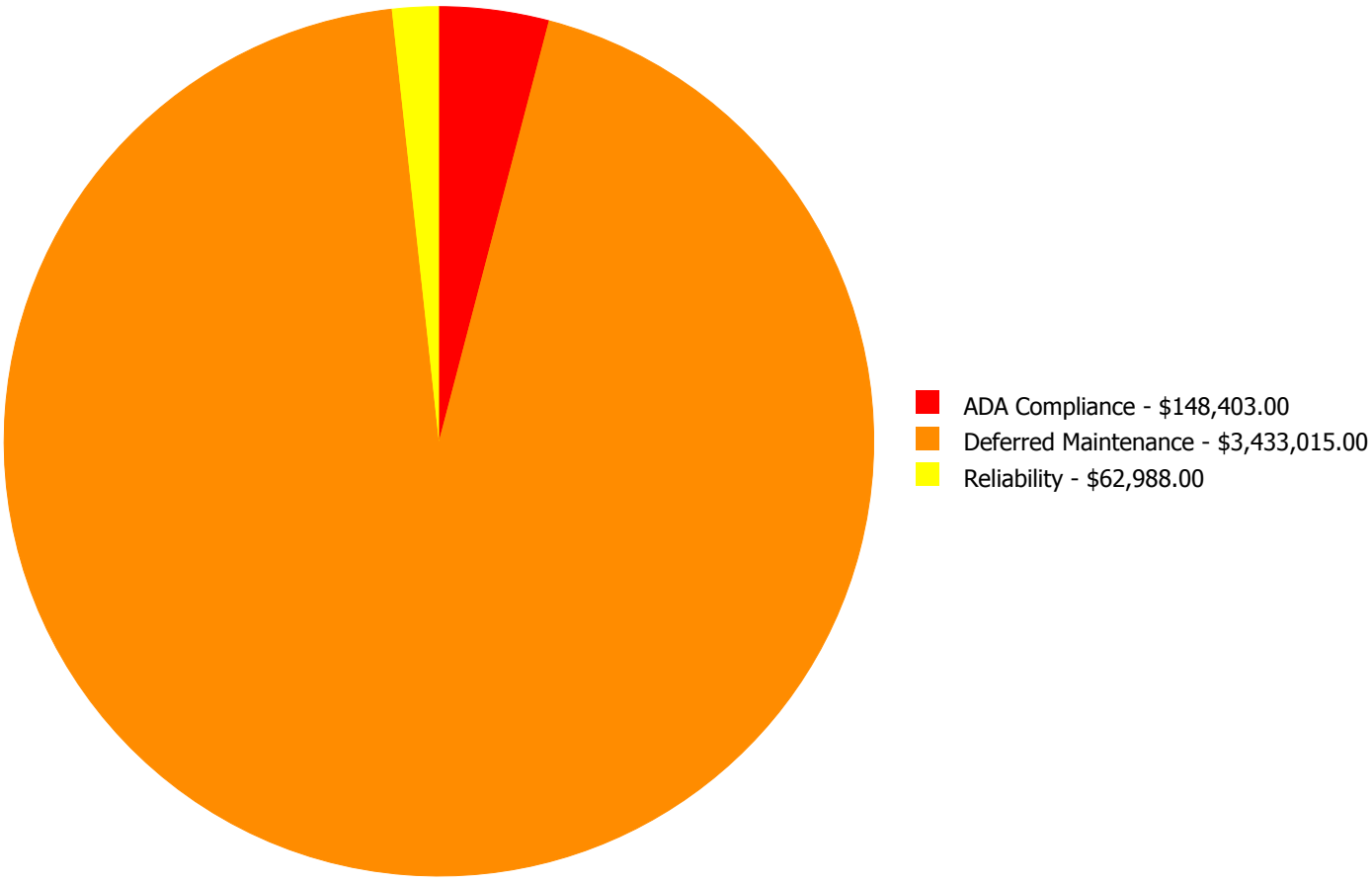
Deficiency By Priority Investment Table

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	$430,835.00	$0.00	$0.00	$430,835.00
C1030	Fittings	$0.00	$0.00	$148,403.00	$0.00	$0.00	$148,403.00
C3010230	Paint & Covering	$0.00	$0.00	$70,145.00	$0.00	$0.00	$70,145.00
C3020901	Carpet	$0.00	$0.00	$24,750.00	$0.00	$0.00	$24,750.00
C3020903	VCT	$0.00	$0.00	$188,790.00	$0.00	$0.00	$188,790.00
C3030	Ceiling Finishes	$0.00	$0.00	$502,471.00	$0.00	$0.00	$502,471.00
D2040	Rain Water Drainage	$0.00	$0.00	$22,427.00	$0.00	$0.00	$22,427.00
D3040	Distribution Systems	$0.00	$0.00	$592,658.00	$0.00	$0.00	$592,658.00
D3050	Terminal & Package Units	$0.00	$0.00	$956,746.00	$0.00	$0.00	$956,746.00
D3060	Controls & Instrumentation	$0.00	$0.00	$124,067.00	$0.00	$0.00	$124,067.00
D4030	Fire Protection Specialties	$4,295.00	$0.00	$0.00	$0.00	$0.00	$4,295.00
D4090	Other Fire Protection Systems	$31,494.00	$0.00	$0.00	$0.00	$0.00	$31,494.00
D5030810	Security & Detection Systems	$0.00	$0.00	$72,054.00	$0.00	$0.00	$72,054.00
D5030910	Fire Alarm Systems	$130,747.00	$0.00	$0.00	$0.00	$0.00	$130,747.00
D5030920	Data Communication	$0.00	$0.00	$169,876.00	$0.00	$0.00	$169,876.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$62,988.00	$0.00	$62,988.00
E1020	Institutional Equipment	$0.00	$0.00	$4,772.00	$0.00	$0.00	$4,772.00
E2010	Fixed Furnishings	$0.00	$106,888.00	$0.00	$0.00	$0.00	$106,888.00
	Total:	$166,536.00	$106,888.00	$3,307,994.00	$62,988.00	$0.00	$3,644,406.00

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: $3,644,406.00

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

System: D4030 - Fire Protection Specialties

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 1 - Critical Immediate Need
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $4,295.00
Assessor Name: Jejuan Hall
Date Created: 12/04/2019

Notes: The fire extinguishers and cabinets are from original construction and do not include modern designs for ease of use. Upgrades are recommended to include all new aspects of design for ease of use.

System: D4090 - Other Fire Protection Systems

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 1 - Critical Immediate Need
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $31,494.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: The kitchen exhaust hood fire protection system is original. This system is no longer supported and upgrades are warranted. This deficiency provides a budgetary consideration for universal upgrades to the fire alarm system.

System: D5030910 - Fire Alarm Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 1 - Critical Immediate Need
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $130,747.00
Assessor Name: Jejuan Hall
Date Created: 12/04/2019

Notes: The AFP-200 Notifier 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 no longer supported and upgrades are warranted. This deficiency provides a budgetary consideration for universal upgrades to the fire alarm system.

Priority 2 - Trending Critical (Year 1):

System: E2010 - Fixed Furnishings

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $106,888.00
Assessor Name: Jejuan Hall
Date Created: 12/04/2019

Notes: Fittings include chalkboards; marker boards; tack boards; interior signage; metal lockers; toilet accessories and wood/metal/marble toilet partitions and fixed storage shelving. The system is nearing the end of its useful life and universal upgrades are recommended.

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: 38,380.00
Unit of Measure: S.F.
Estimate: $430,835.00
Assessor Name: Jejuan Hall
Date Created: 12/05/2019

Notes: The roof is from the 2000 roof upgrade project. There is evidence of water stains and damaged ceiling tiles. However, considering that the school is abandoned its either a HVAC or roof issue. This deficiency provides a budgetary consideration for future replacement of this system. This deficiency is expected to be completed with the recommended HVAC upgrades.

System: C1030 - Fittings

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $148,403.00
Assessor Name: Jejuan Hall
Date Created: 12/05/2019

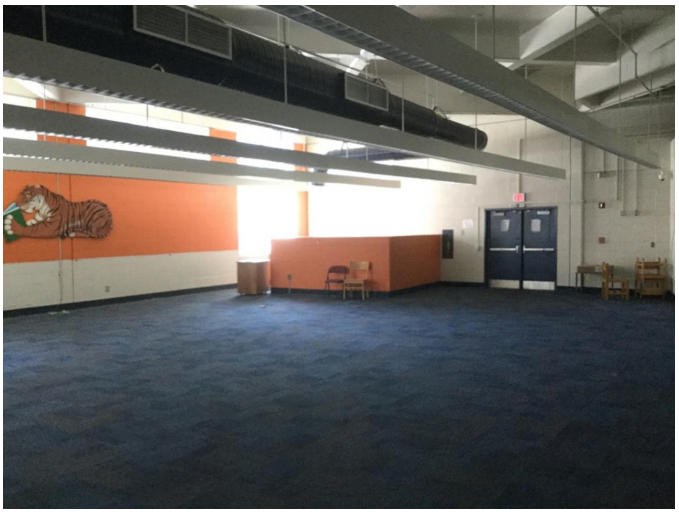
Notes: Fittings, such as toilet partitions, lockers, signage and railing, are beyond their expected service life, worn and damaged in areas, and should be replaced and upgraded for compliance with ADA standards.

System: C3010230 - Paint & Covering

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $70,145.00
Assessor Name: Jejuan Hall
Date Created: 12/04/2019

Notes: The applied finish is aged, worn and chipped, and should be replaced.

System: C3020901 - Carpet



Location: Throughout building
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: $24,750.00
Assessor Name: Jejuan Hall
Date Created: 12/04/2019

Notes: The carpet system has not been cleaned on a regular basis. Stains from existing roof leaks or failing HVAC systems are apparent. Considering the current status of the school this deficiency provides a budgetary consideration for a general distribution system renewal prior to the school reopening.

System: C3020903 - VCT

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 35,000.00
Unit of Measure: S.F.
Estimate: $188,790.00
Assessor Name: Jejuan Hall
Date Created: 12/04/2019

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

System: C3030 - Ceiling Finishes

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $502,471.00
Assessor Name: Jejuan Hall
Date Created: 12/05/2019

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

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $22,427.00
Assessor Name: Jejuan Hall
Date Created: 09/13/2013

Notes: The roof drains, insulation and fittings that support the water run off from this roof are damaged. The insulation is damaged from leaks and the drains have developed leaks. This deficiency provides a budgetary consideration for a new rainwater drainage system. This is expected to be completed as part of an overall effort to upgrade the roof and should be completed as part of the recommended roof upgrade also in this report.

System: D3040 - Distribution Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $592,658.00
Assessor Name: Jejuan Hall
Date Created: 12/04/2019

Notes: Most of the exhaust fans are out of service or not functioning as designed. Several sections of ducting have been out of service and will require either cleaning or replacement. Considering the current status of the school this deficiency provides a budgetary consideration for a general distribution system renewal prior to the school reopening.

System: D3050 - Terminal & Package Units

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $956,746.00
Assessor Name: Jejuan Hall
Date Created: 12/04/2019

Notes: Most of the Terminal and Package Units are on stand-by, out of service or not functioning as designed. Considering the current status of the school this deficiency provides a budgetary consideration for system renewal prior to the school reopening.

System: D3060 - Controls & Instrumentation

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $124,067.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

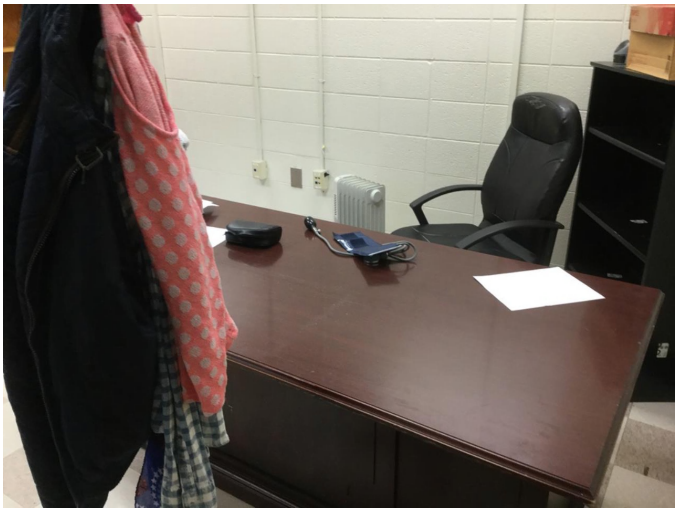
Notes: The heating generation systems, exhaust and ventilation systems, energy monitoring and controls as well as the building automation systems are either out of service or not functioning to standard. Several issues will develop as a result of the school no longer being maintained. Although isolated upgrades have taken place to support the systems prior to the school being taken out of service the systems are recommended for universal upgrade. This deficiency is expected to be completed with other HVAC upgrades.

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: 43,380.00
Unit of Measure: S.F.
Estimate: $72,054.00
Assessor Name: Jejuan Hall
Date Created: 12/04/2019

Notes: The school is not currently occupied. The security system main components could not be located however, the camera system remains. Considering the current status of the school this deficiency provides a budgetary consideration for security system renewal prior to the school reopening.

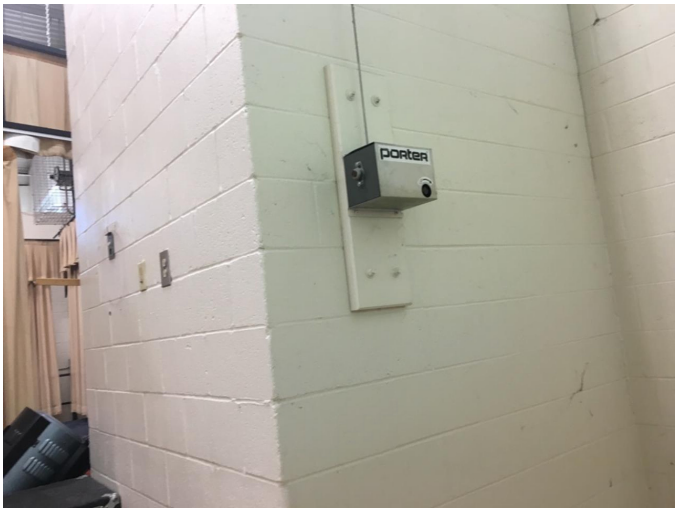
System: D5030920 - Data Communication



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $169,876.00
Assessor Name: Jejuan Hall
Date Created: 12/04/2019

Notes: The data hubs for this school have been reclaimed and only the chassis remains. Photos include the office data connections that remain. The school is not currently occupied. Several systems are either out of service or not functioning to standard. Considering the current status of the school this deficiency provides a budgetary consideration for system renewal prior to the school reopening.

System: E1020 - Institutional Equipment



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $4,772.00
Assessor Name: Jejuan Hall
Date Created: 12/04/2019

Notes: Institutional equipment includes library equipment describe specifics; stage equipment describes specifics; instrumental equipment; A/V equipment; and gym equipment – basketball backstops and scoreboards. The school is not currently occupied. Several systems are either out of service or not functioning to standard. Considering the current status of the school this deficiency provides a budgetary consideration for system renewal prior to the school reopening.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Exterior Elevation
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 43,380.00
Unit of Measure: S.F.
Estimate: $62,988.00
Assessor Name: Jejuan Hall
Date Created: 09/13/2013

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:	Elementary
Gross Area (SF):	26,704
Year Built:	2000
Last Renovation:	
Replacement Value:	$4,546,325
Repair Cost:	$2,041,450.00
Total FCI:	44.90 %
Total RSLI:	33.02 %
FCA Score:	55.10

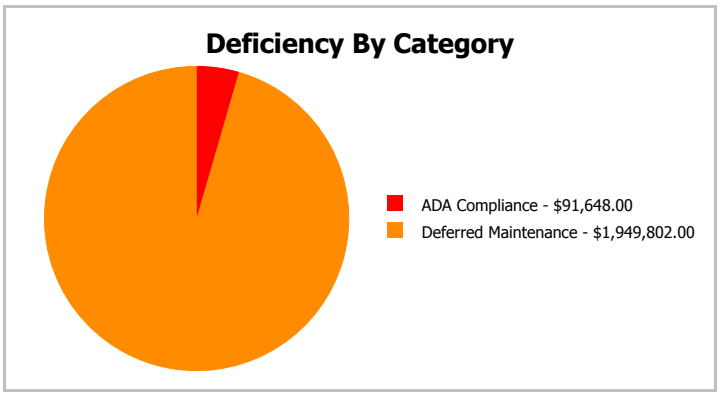
Description:

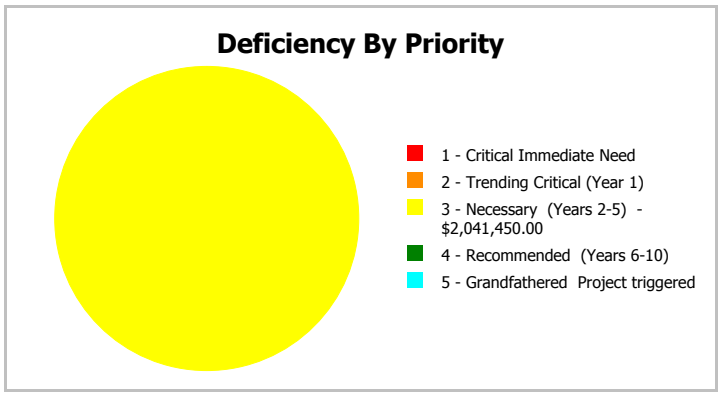
The narrative for this building is included in the Executive Summary Description at the front of this report.

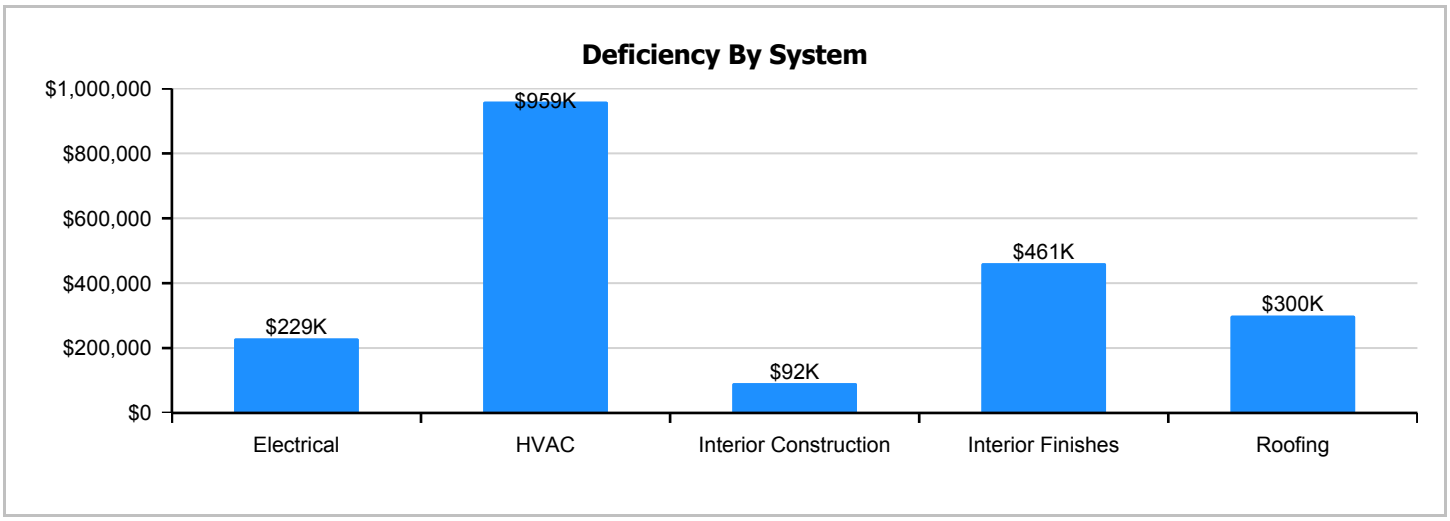
Attributes: This asset has no attributes.

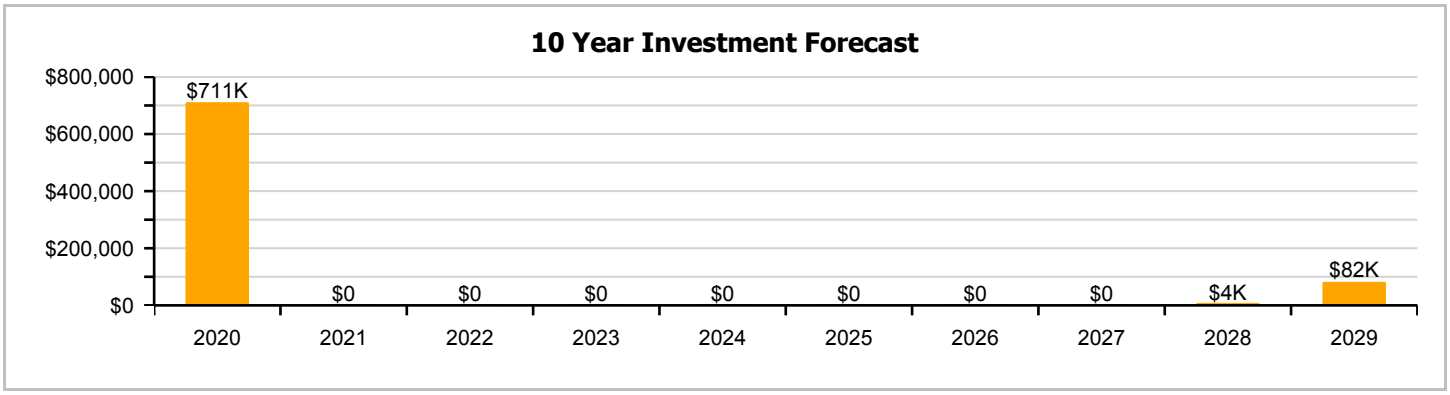
Dashboard Summary

Function:	Elementary	Gross Area:	26,704
Year Built:	2000	Last Renovation:	
Repair Cost:	$2,041,450	Replacement Value:	$4,546,325
FCI:	44.90 %	RSLI%:	33.02 %









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	81.00 %	0.00 %	$0.00
B10 - Superstructure	81.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	62.98 %	0.00 %	$0.00
B30 - Roofing	2.62 %	144.66 %	$299,766.00
C10 - Interior Construction	54.16 %	24.58 %	$91,648.00
C30 - Interior Finishes	13.83 %	91.69 %	$461,254.00
D20 - Plumbing	13.66 %	0.00 %	$0.00
D30 - HVAC	0.67 %	107.98 %	$959,368.00
D40 - Fire Protection	37.14 %	0.00 %	$0.00
D50 - Electrical	3.36 %	36.05 %	$229,414.00
Totals:	**33.02 %**	**44.90 %**	**$2,041,450.00**

Photo Album

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

1). Exterior Elevation - Dec 03, 2019

2). Exterior Elevation - Dec 03, 2019

3). Exterior Elevation - Dec 03, 2019

4). Exterior Elevation - Dec 03, 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	$8.64	S.F.	26,704	100	2000	2100		81.00 %	0.00 %	81			$230,723
A1030	Slab on Grade	$7.30	S.F.	26,704	100	2000	2100		81.00 %	0.00 %	81			$194,939
B1020	Roof Construction	$14.19	S.F.	26,704	100	2000	2100		81.00 %	0.00 %	81			$378,930
B2010	Exterior Walls	$16.20	S.F.	26,704	100	2000	2100		81.00 %	0.00 %	81			$432,605
B2020	Exterior Windows	$10.09	S.F.	26,704	30	2000	2030		36.67 %	0.00 %	11			$269,443
B2030	Exterior Doors	$1.00	S.F.	26,704	30	2000	2030		36.67 %	0.00 %	11			$26,704
B3010105	Built-Up	$7.15	S.F.	26,704	25	1999	2024	2019	0.00 %	157.00 %	0		$299,766.00	$190,934
B3020	Roof Openings	$0.61	S.F.	26,704	30	1999	2029		33.33 %	0.00 %	10			$16,289
C1010	Partitions	$6.56	S.F.	26,704	100	2000	2100		81.00 %	0.00 %	81			$175,178
C1020	Interior Doors	$4.28	S.F.	26,704	40	2000	2040		52.50 %	0.00 %	21			$114,293
C1030	Fittings	$3.12	S.F.	26,704	20	2000	2020	2019	0.00 %	110.00 %	0		$91,648.00	$83,316
C3010230	Paint & Covering	$1.47	S.F.	26,704	10	2000	2010		0.00 %	110.00 %	-9		$43,180.00	$39,255
C3020420	Ceramic Tile	$16.74	S.F.	6,704	50	2000	2050		62.00 %	0.00 %	31			$112,225
C3020903	VCT	$3.48	S.F.	20,000	15	2000	2015		0.00 %	155.00 %	-4		$107,880.00	$69,600
C3030	Ceiling Finishes	$10.56	S.F.	26,704	20	2000	2020	2019	0.00 %	110.00 %	0		$310,194.00	$281,994
D2010	Plumbing Fixtures	$7.47	S.F.	26,704	20	2000	2020		5.00 %	0.00 %	1			$199,479
D2020	Domestic Water Distribution	$0.83	S.F.	26,704	30	2000	2030		36.67 %	0.00 %	11			$22,164
D2030	Sanitary Waste	$1.98	S.F.	26,704	30	2000	2030		36.67 %	0.00 %	11			$52,874
D3010	Energy Supply	$0.61	S.F.	26,704	30	2000	2030		36.67 %	0.00 %	11			$16,289
D3040	Distribution Systems	$12.49	S.F.	26,704	20	2000	2020	2019	0.00 %	110.00 %	0		$366,886.00	$333,533
D3050	Terminal & Package Units	$20.17	S.F.	26,704	15	2010	2025	2019	0.00 %	110.00 %	0		$592,482.00	$538,620
D4010	Sprinklers	$4.79	S.F.	26,704	30	2000	2030		36.67 %	0.00 %	11			$127,912
D4030	Fire Protection Specialties	$0.10	S.F.	26,704	15	2013	2028		60.00 %	0.00 %	9			$2,670
D5010	Electrical Service/Distribution	$2.69	S.F.	26,704	20	2000	2020		5.00 %	0.00 %	1			$71,834
D5020	Branch Wiring	$5.33	S.F.	26,704	20	2000	2020		5.00 %	0.00 %	1			$142,332
D5020	Lighting	$8.00	S.F.	26,704	20	2000	2020		5.00 %	0.00 %	1			$213,632
D5030810	Security & Detection Systems	$1.51	S.F.	26,704	20	2000	2020	2019	0.00 %	110.00 %	0		$44,355.00	$40,323
D5030910	Fire Alarm Systems	$2.74	S.F.	26,704	20	2000	2020	2019	0.00 %	110.00 %	0		$80,486.00	$73,169
D5030920	Data Communication	$3.56	S.F.	26,704	25	2000	2025	2019	0.00 %	110.00 %	0		$104,573.00	$95,066
								Total	**33.02 %**	**44.90 %**			**$2,041,450.00**	**$4,546,325**

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



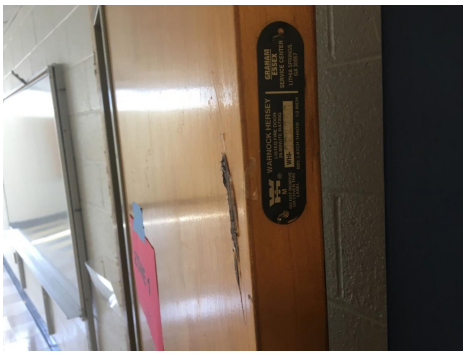
Note:

System: C1010 - Partitions



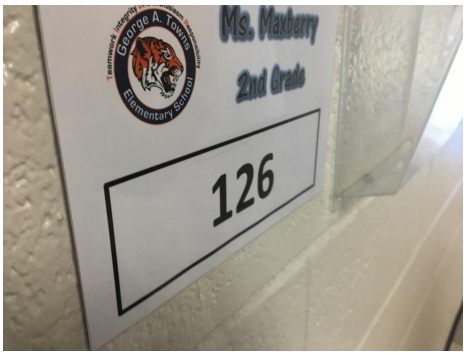
Note:

System: C1020 - Interior Doors

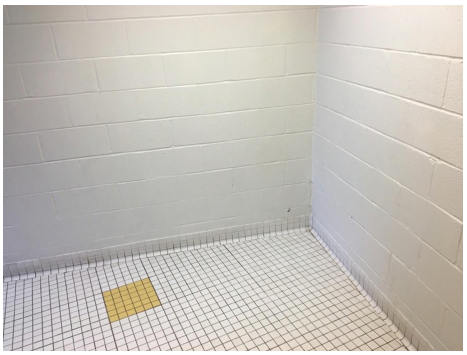
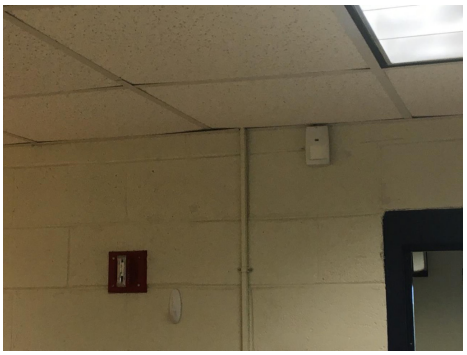

Note:

System: C1030 - Fittings



Note:

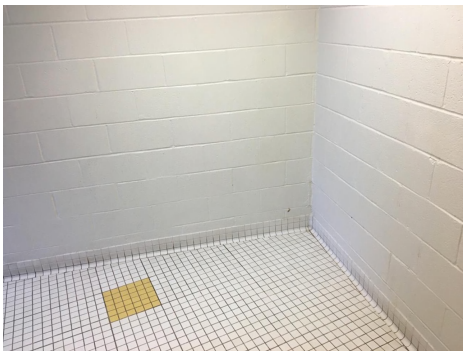
System: C3010230 - Paint & Covering

Note:

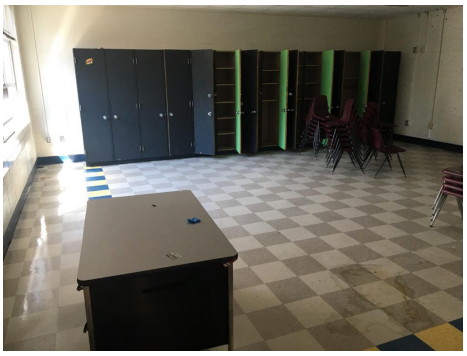
System: C3020420 - Ceramic Tile





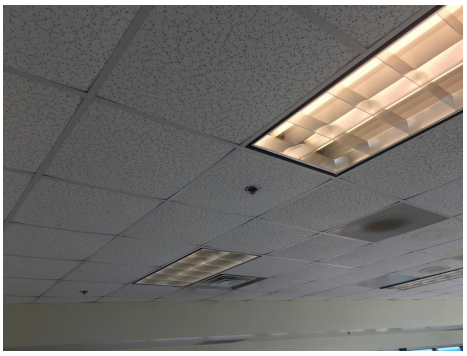
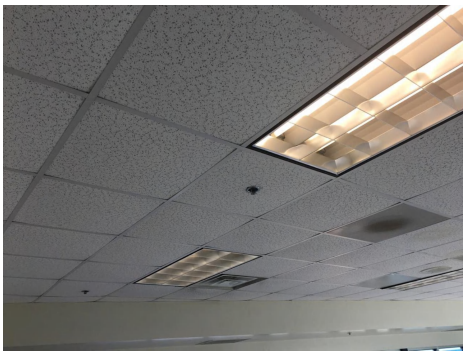
Note:

System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D3010 - Energy Supply



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units


Note:

System: D4010 - Sprinklers


Note:

System: D4030 - Fire Protection Specialties



Note:

System: D5010 - Electrical Service/Distribution

This system contains no images

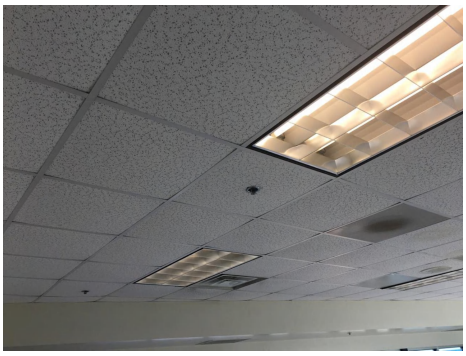
Note: Main electrical service provided from main building.

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting





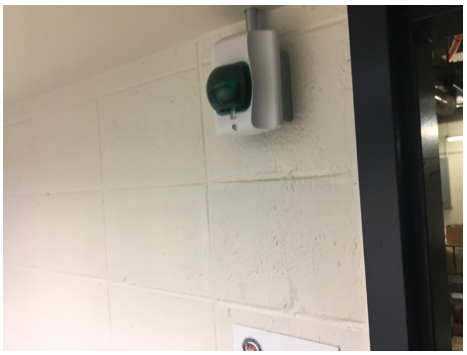
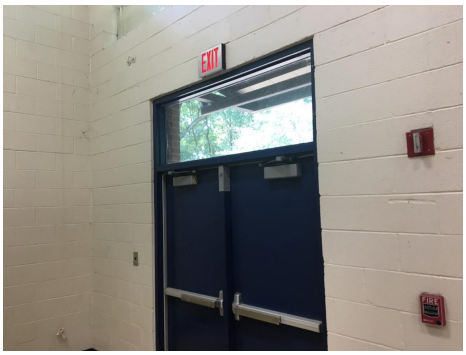
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication This system contains no images

Note: Data hubs have been recovered from the site and only the frame work remains.

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%

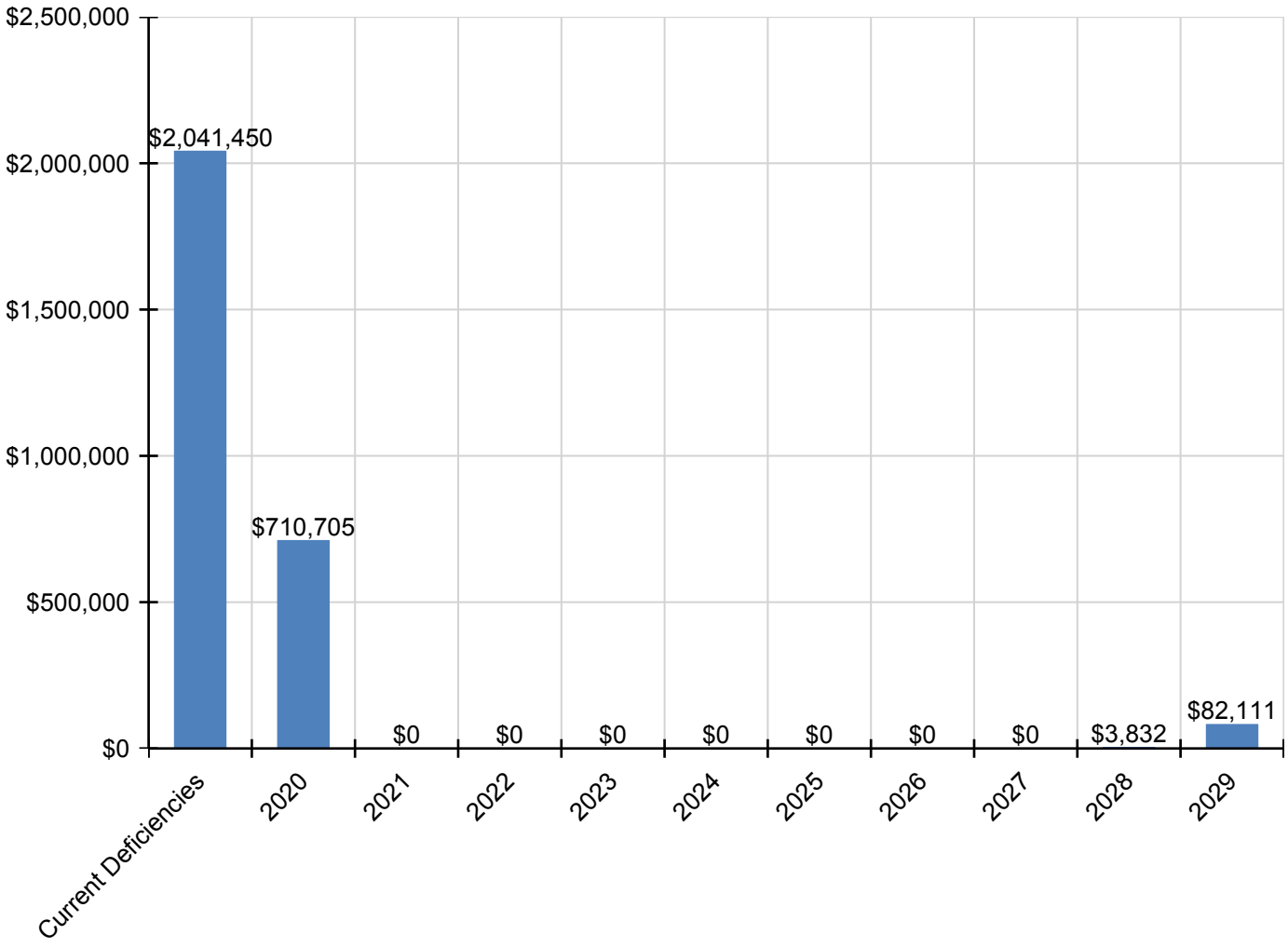
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,041,450**	**$710,705**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,832**	**$82,111**	**$2,838,098**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$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	$299,766	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$299,766**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,080	**$24,080**
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	$91,648	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,648**
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	$43,180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$58,030	**$101,210**
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**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020903 - VCT	$107,880	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$107,880**
C3030 - Ceiling Finishes	$310,194	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$310,194**
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	$226,010	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$226,010**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$366,886	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$366,886**
D3050 - Terminal & Package Units	$592,482	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$592,482**
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**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,832	$0	**$3,832**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$81,388	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,388**
D5020 - Branch Wiring	$0	$161,263	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$161,263**
D5020 - Lighting	$0	$242,045	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$242,045**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$44,355	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,355**
D5030910 - Fire Alarm Systems	$80,486	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,486**
D5030920 - Data Communication	$104,573	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,573**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

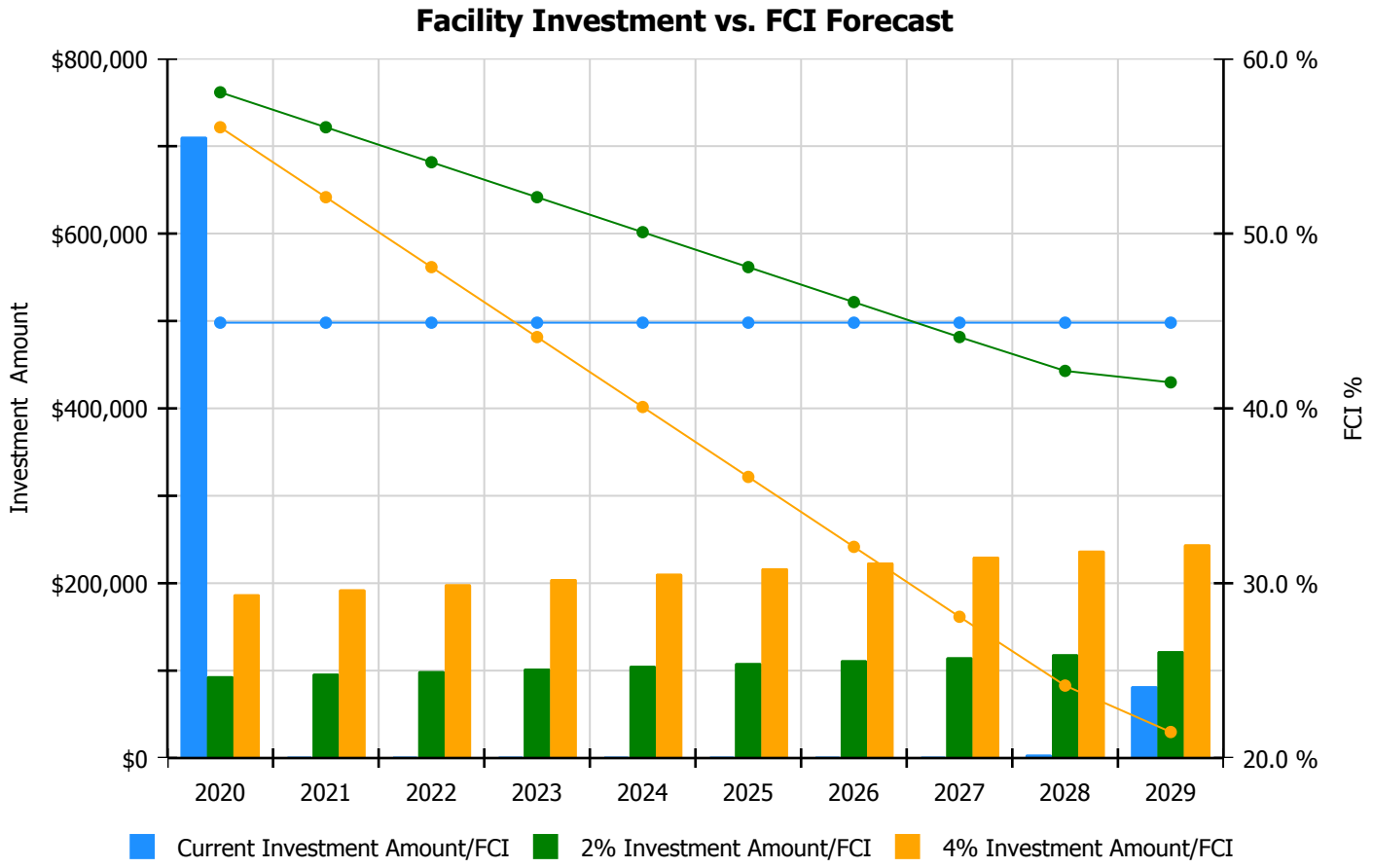
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

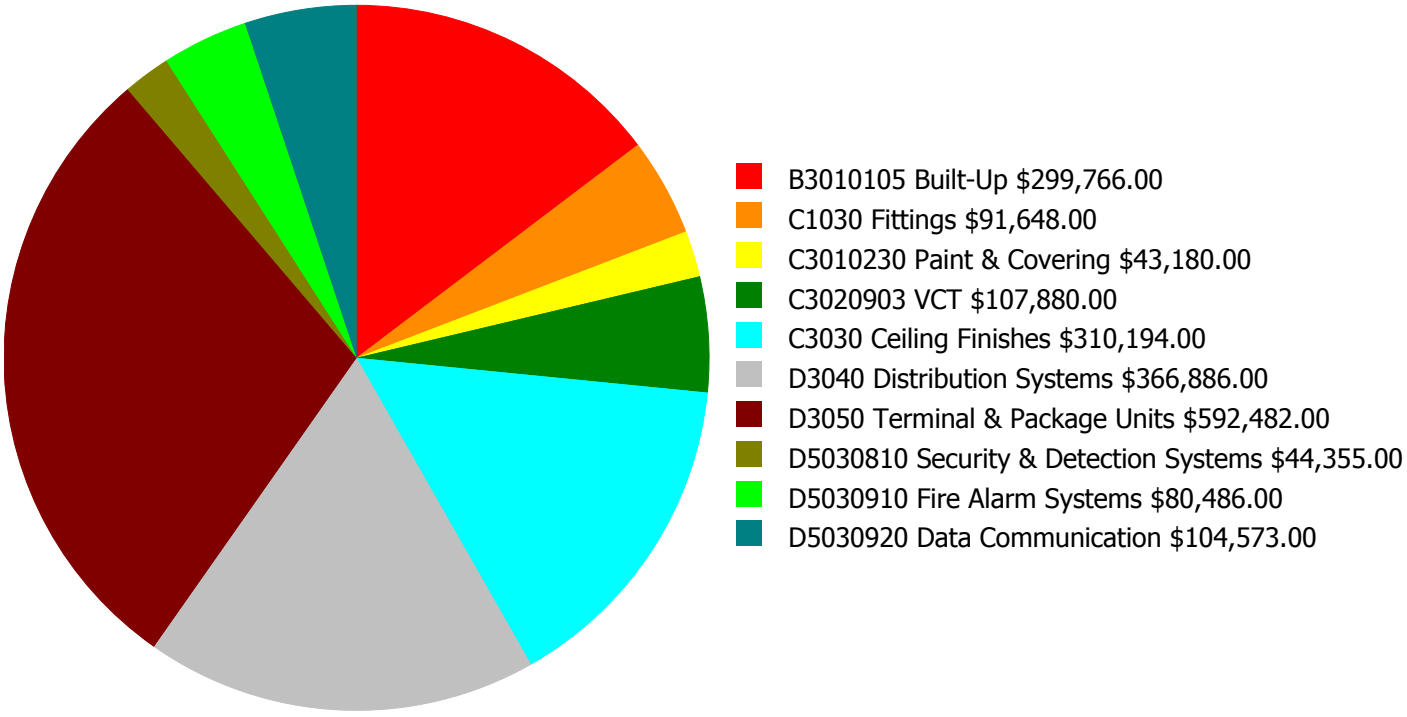
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 44.9%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$710,705	$93,654.00	58.08 %	$187,309.00	56.08 %
2021	$0	$96,464.00	56.08 %	$192,928.00	52.08 %
2022	$0	$99,358.00	54.08 %	$198,716.00	48.08 %
2023	$0	$102,339.00	52.08 %	$204,677.00	44.08 %
2024	$0	$105,409.00	50.08 %	$210,817.00	40.08 %
2025	$0	$108,571.00	48.08 %	$217,142.00	36.08 %
2026	$0	$111,828.00	46.08 %	$223,656.00	32.08 %
2027	$0	$115,183.00	44.08 %	$230,366.00	28.08 %
2028	$3,832	$118,638.00	42.15 %	$237,277.00	24.15 %
2029	$82,111	$122,198.00	41.49 %	$244,395.00	21.49 %
Total:	**$796,648**	**$1,073,642.00**		**$2,147,283.00**	

Deficiency Summary by System

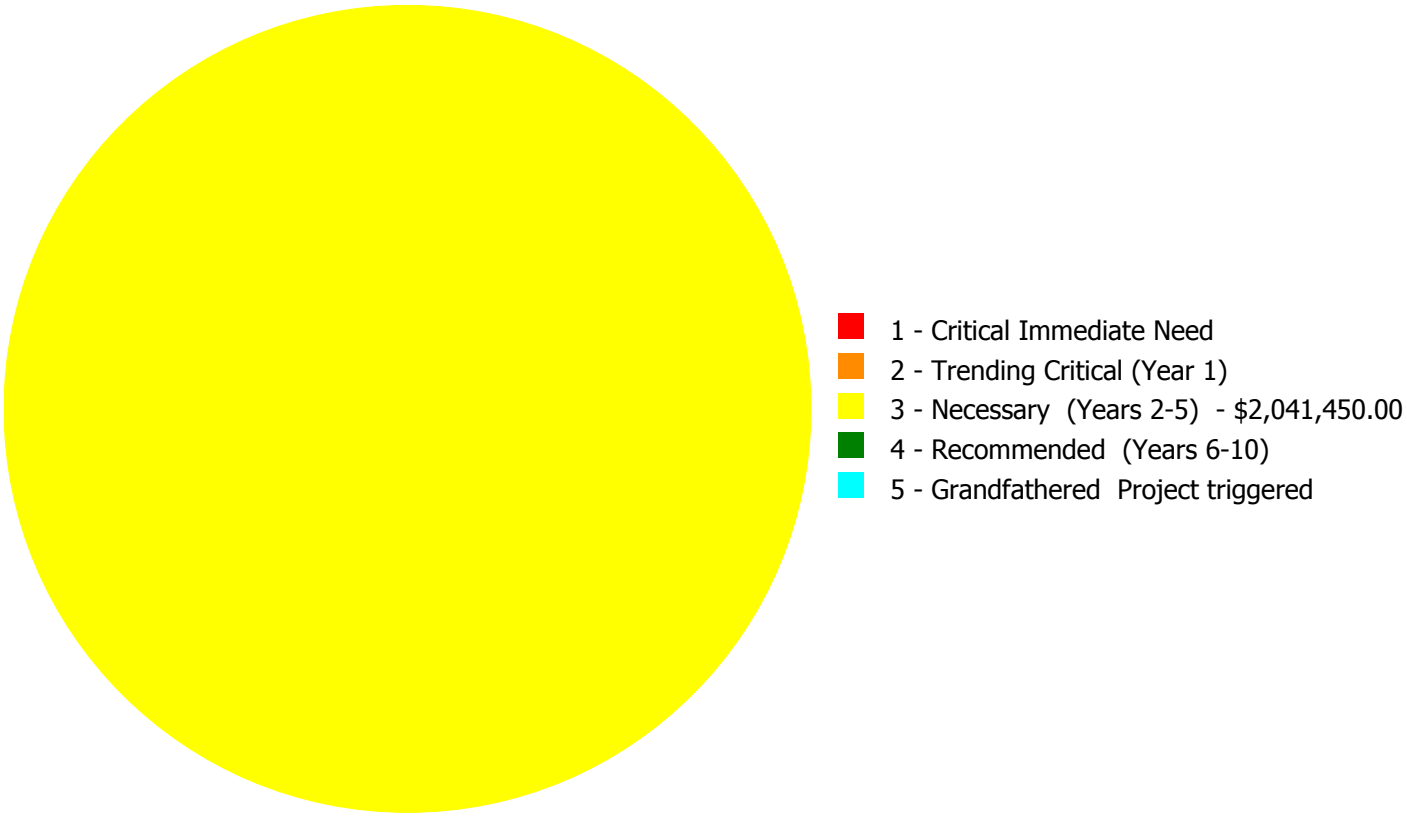
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,041,450.00

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: $2,041,450.00

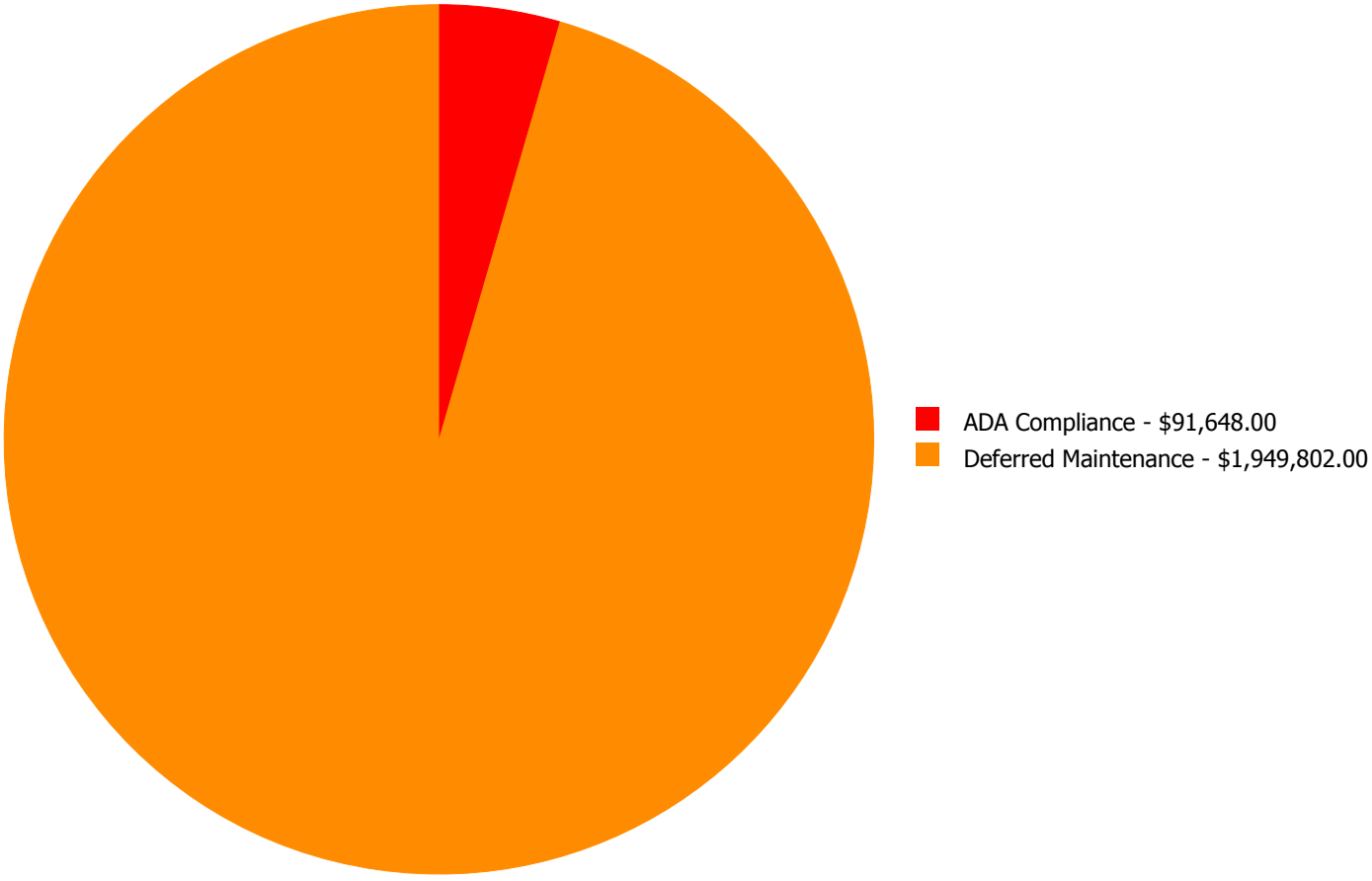
Deficiency By Priority Investment Table

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	$299,766.00	$0.00	$0.00	$299,766.00
C1030	Fittings	$0.00	$0.00	$91,648.00	$0.00	$0.00	$91,648.00
C3010230	Paint & Covering	$0.00	$0.00	$43,180.00	$0.00	$0.00	$43,180.00
C3020903	VCT	$0.00	$0.00	$107,880.00	$0.00	$0.00	$107,880.00
C3030	Ceiling Finishes	$0.00	$0.00	$310,194.00	$0.00	$0.00	$310,194.00
D3040	Distribution Systems	$0.00	$0.00	$366,886.00	$0.00	$0.00	$366,886.00
D3050	Terminal & Package Units	$0.00	$0.00	$592,482.00	$0.00	$0.00	$592,482.00
D5030810	Security & Detection Systems	$0.00	$0.00	$44,355.00	$0.00	$0.00	$44,355.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$80,486.00	$0.00	$0.00	$80,486.00
D5030920	Data Communication	$0.00	$0.00	$104,573.00	$0.00	$0.00	$104,573.00
	Total:	$0.00	$0.00	$2,041,450.00	$0.00	$0.00	$2,041,450.00

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: $2,041,450.00

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: 26,704.00
Unit of Measure: S.F.
Estimate: $299,766.00
Assessor Name: Eduardo Lopez
Date Created: 12/04/2019

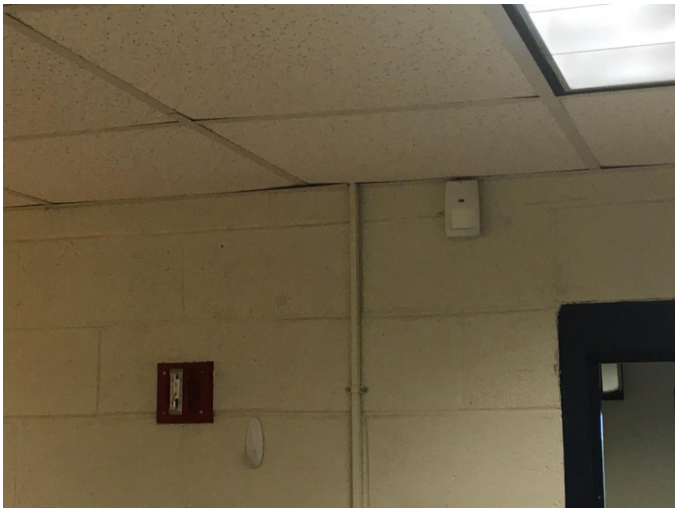
Notes:
The roof is from the 2000 roof upgrade project. There is evidence of water stains and damaged ceiling tiles. However, considering that the school is abandoned its either a HVAC or roof issue. This deficiency provides a budgetary consideration for future replacement of this system. This deficiency is expected to be completed with the recommended HVAC upgrades.

System: C1030 - Fittings

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 26,704.00
Unit of Measure: S.F.
Estimate: $91,648.00
Assessor Name: Eduardo Lopez
Date Created: 12/04/2019

Notes: Fittings include chalkboards; marker boards; tack boards; interior signage; metal lockers; toilet accessories and wood/metal/marble toilet partitions and fixed storage shelving. The system is nearing the end of its useful life and universal upgrades for compliance with ADA standards.

System: C3010230 - Paint & Covering



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 26,704.00
Unit of Measure: S.F.
Estimate: $43,180.00
Assessor Name: Eduardo Lopez
Date Created: 12/04/2019

Notes: The applied interior finishes have exceeded the expected life cycle. Sections of the wall have been repaired and repainted to maintain the appearance thus creating different shades of applied finish. This deficiency provides a budgetary consideration to renew the entire applied finish providing consistency and uniformity.

System: C3020903 - VCT

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 20,000.00
Unit of Measure: S.F.
Estimate: $107,880.00
Assessor Name: Eduardo Lopez
Date Created: 12/04/2019

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

System: C3030 - Ceiling Finishes

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 26,704.00
Unit of Measure: S.F.
Estimate: $310,194.00
Assessor Name: Eduardo Lopez
Date Created: 12/04/2019

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

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 26,704.00
Unit of Measure: S.F.
Estimate: $366,886.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3050 - Terminal & Package Units

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 26,704.00
Unit of Measure: S.F.
Estimate: $592,482.00
Assessor Name: Eduardo Lopez
Date Created: 12/04/2019

Notes: Most of the Terminal and Package Units are on stand-by, out of service or not functioning as designed. Considering the current status of the school this deficiency provides a budgetary consideration for system renewal prior to the school reopening.

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: 26,704.00
Unit of Measure: S.F.
Estimate: $44,355.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2019

Notes: The school is not currently occupied. The security system main components could not be located however, the camera system remains. Considering the current status of the school this deficiency provides a budgetary consideration for security system renewal prior to the school reopening.

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: 26,704.00
Unit of Measure: S.F.
Estimate: $80,486.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2019

Notes:
The AFP-200 Notifier 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 no longer supported and upgrades are warranted. This deficiency provides a budgetary consideration for universal upgrades to the fire alarm system.

System: D5030920 - Data Communication

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 26,704.00
Unit of Measure: S.F.
Estimate: $104,573.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2019

Notes:
The data hubs for this school have been reclaimed and only the chassis remains. Photos include the office data connections that remain. The school is not currently occupied. Several systems are either out of service or not functioning to standard. Considering the current status of the school this deficiency provides a budgetary consideration for system renewal prior to the school reopening.

Executive Summary

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

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

Function:	
Gross Area (SF):	70,084
Year Built:	1963
Last Renovation:	2000
Replacement Value:	$2,177,511
Repair Cost:	$726,087.41
Total FCI:	33.34 %
Total RSLI:	25.94 %
FCA Score:	66.66

Description:

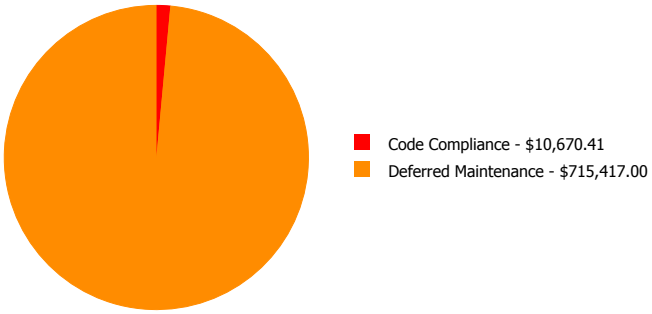
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

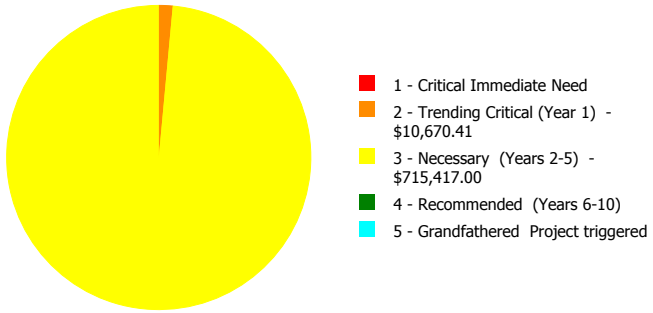
Dashboard Summary

Function:		Gross Area:	70,084
Year Built:	1963	Last Renovation:	2000
Repair Cost:	$726,087	Replacement Value:	$2,177,511
FCI:	33.34 %	RSLI%:	25.94 %

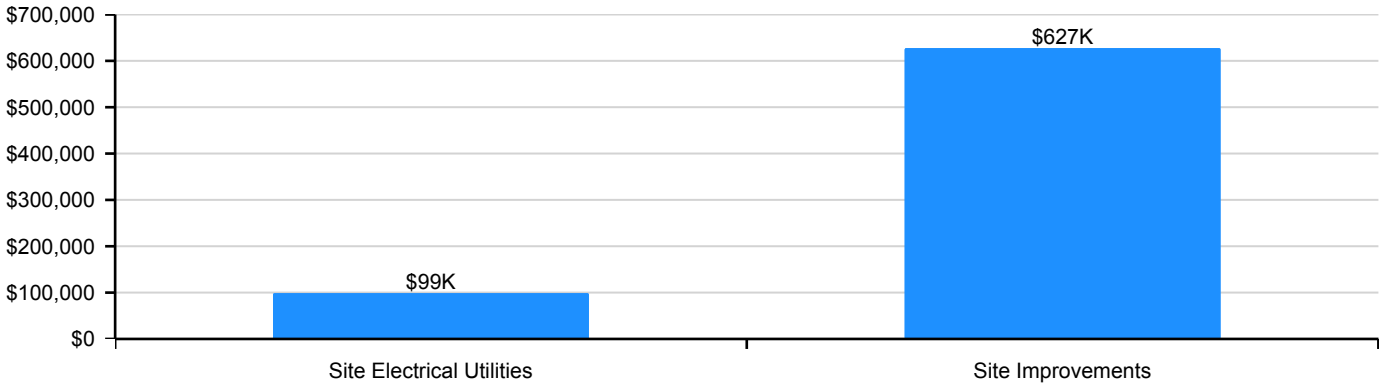
Deficiency By Category



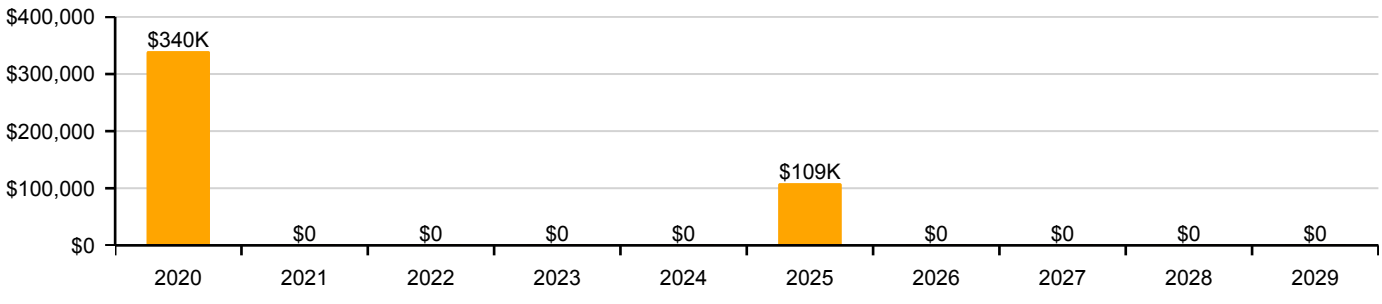
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	15.89 %	46.36 %	$627,409.41
G30 - Site Mechanical Utilities	59.90 %	0.00 %	$0.00
G40 - Site Electrical Utilities	29.77 %	20.68 %	$98,678.00
Totals:	**25.94 %**	**33.34 %**	**$726,087.41**

Photo Album

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

1). Towns ES Site - Dec 03, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	70,084	35	2000	2035		45.71 %	0.00 %	16			$166,099
G2020	Parking Lots	$8.00	S.F.	70,084	35	2000	2035	2019	0.00 %	110.00 %	0		$616,739.00	$560,672
G2030	Pedestrian Paving	$2.33	S.F.	70,084	35	2000	2035		45.71 %	0.00 %	16			$163,296
G2040105	Fence & Guardrails	$1.15	S.F.	70,084	30	2000	2030		36.67 %	13.24 %	11		$10,670.41	$80,597
G2040950	Other Site Development, Play Field	$4.28	S.F.	70,084	20	2000	2020		5.00 %	0.00 %	1			$299,960
G2050	Landscaping	$1.18	S.F.	70,084	25	2000	2025		24.00 %	0.00 %	6			$82,699
G3010	Water Supply	$1.09	S.F.	70,084	50	2000	2050		62.00 %	0.00 %	31			$76,392
G3020	Sanitary Sewer	$2.20	S.F.	70,084	50	2000	2050		62.00 %	0.00 %	31			$154,185
G3030	Storm Sewer	$1.25	S.F.	70,084	50	2000	2050		62.00 %	0.00 %	31			$87,605
G3060	Fuel Distribution	$0.41	S.F.	70,084	30	2000	2030		36.67 %	0.00 %	11			$28,734
G4010	Electrical Distribution	$2.55	S.F.	70,084	30	2000	2030		36.67 %	0.00 %	11			$178,714
G4020	Site Lighting	$2.98	S.F.	70,084	30	2000	2030		36.67 %	0.00 %	11			$208,850
G4030	Site Communication and Security	$1.28	S.F.	70,084	30	2000	2030	2019	0.00 %	110.00 %	0		$98,678.00	$89,708
								Total	**25.94 %**	**33.34 %**			**$726,087.41**	**$2,177,511**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Other Site Development, Play Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer





















G.A. TOWNS
ELEMENTARY SCHOOL


G.A. TOWNS
ELEMENTARY SCHOOL


G.A. TOWNS
ELEMENTARY
SCHOOL


G.A. TOWNS
ELEMENTARY
SCHOOL


G.A. TOWNS
ELEMENTARY
SCHOOL





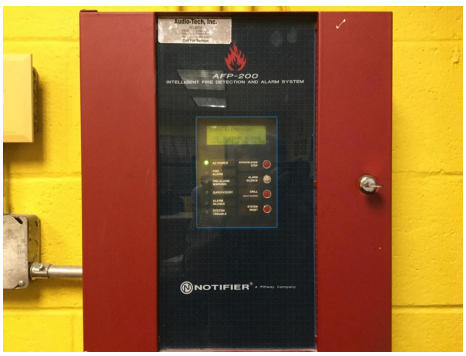








FireVoice-25/50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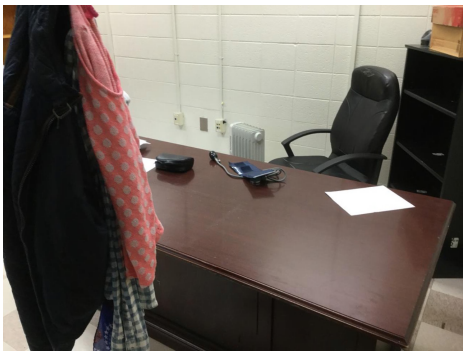
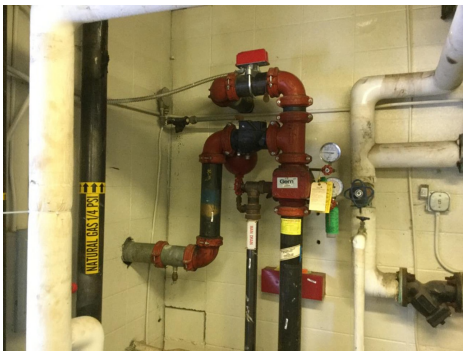
NOTIFIER




Ms. Angel
School Clerk
102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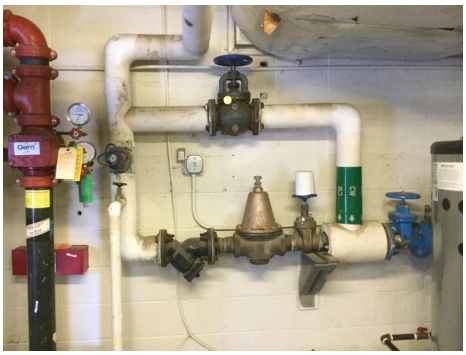

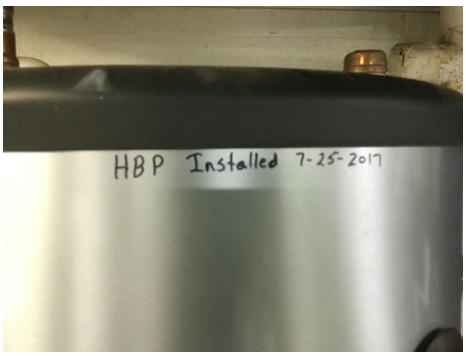
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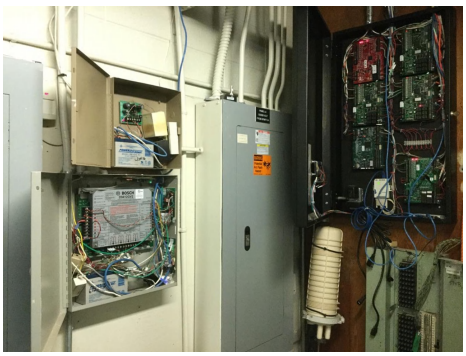
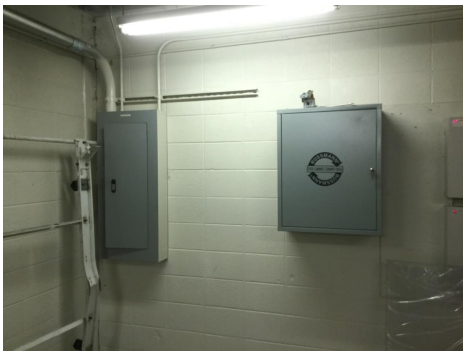
HTP






Boiler Room
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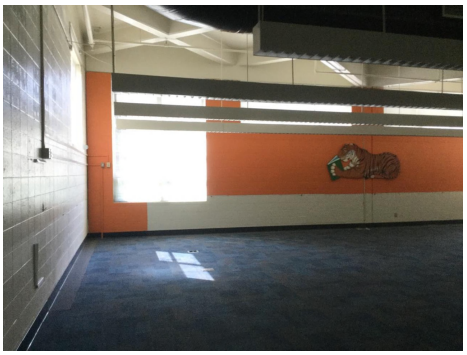
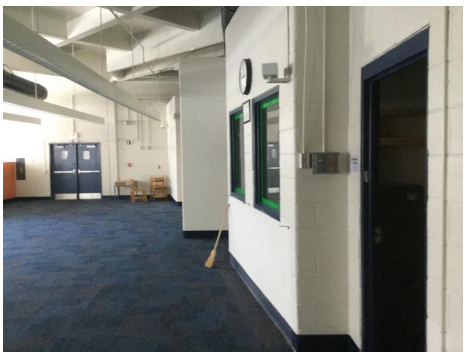
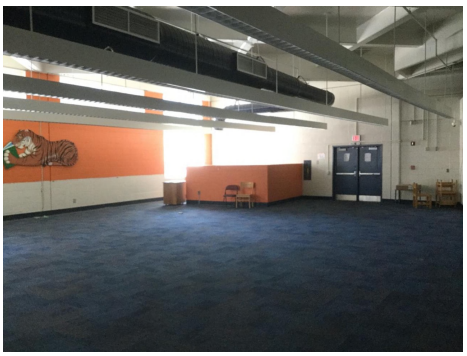




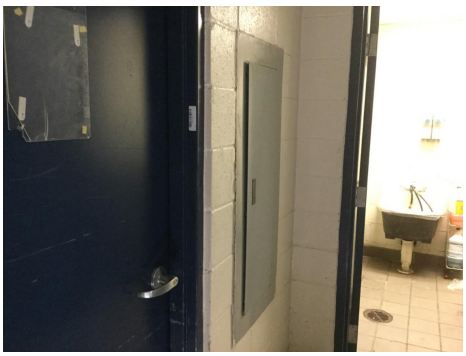


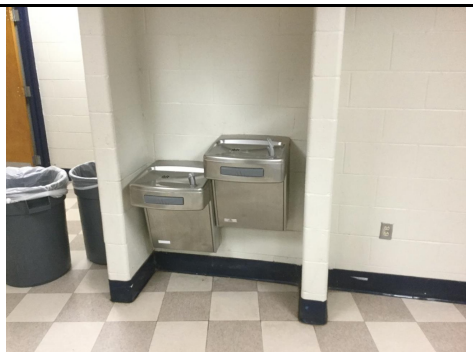

Coach Beckford
Physical Education
160


EXIT


G.A. TOWNS


G.A. TOWNS

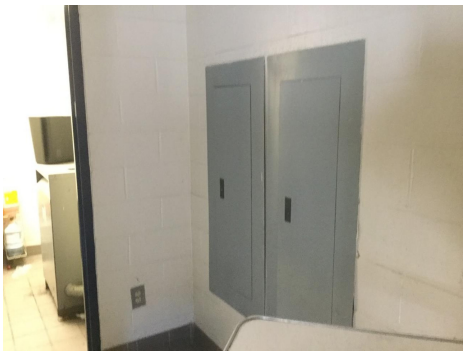





EXIT


EXIT


FIRST AID KIT
ECOLAB
RIGHT-TO-KNOW
INFORMATION



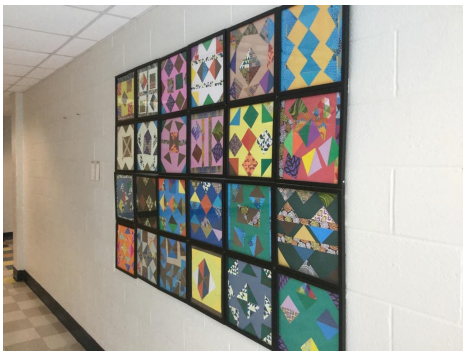

RESTROOM


2:47


IMPORTANT!
CONTROLS and REFRIGERANT

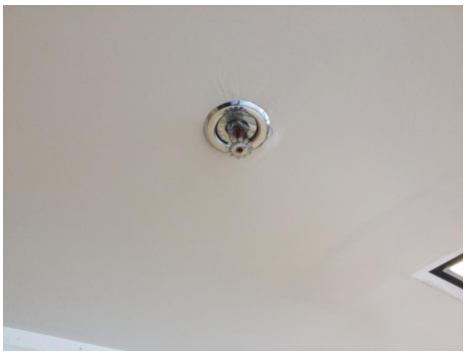

EXIT


Mr. Davis
RTI/SST Specialist
128




RTU-A-3

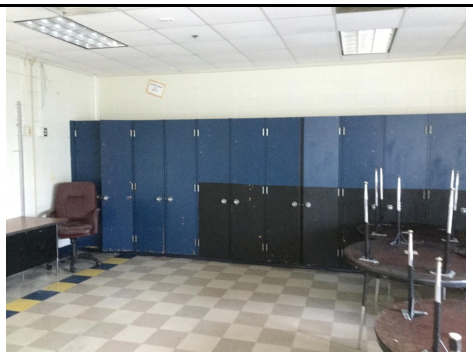





Mr. Smith
1st Grade
120

Johnson Controls


Ms. Hall
1st Grade
118


RTU-C-9
HMD-1,3,5


RTU-C-13
HMB-13,15,17


CONTROLS and REFRIGERANT
has been MODIFIED
Serial No.: N1E0938672
Model No.: J03ZFD06P4JZZ10001A

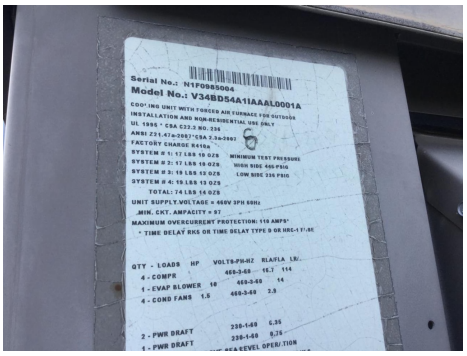

RTU-A-5


Serial No.: N1E0938699
Model No.: J03ZFD06P4JZZ10001A
FOR OUTDOOR INSTALLATION ONLY
USE COPPER SUPPLY WIRE


RTU-C-4
HMD-25,27,29


YORK


SERIAL (S)N1B1753945
D2NX024N03606A
FOR OUTDOOR INSTALLATION ONLY
USE COPPER SUPPLY WIRE 208/230-1-60
MINIMUM CIRCUIT AMPACITY 18.5
MAXIMUM FUSE SIZE (TIME DELAY) 25
MAXIMUM CIRCUIT BREAKER SIZE 25

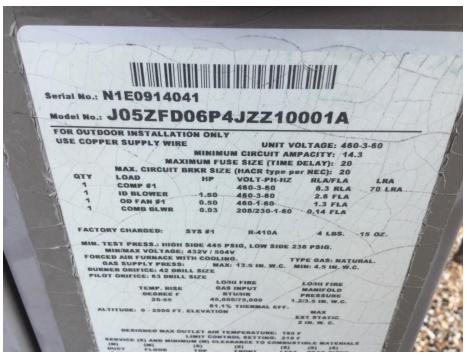

Serial No.: N1P0985004
Model No.: V34BD54A11AAAL0001A


Serial No.: N1P0985004
Model No.: V34BD54A11AAAL0001A


Serial No.: N1E0938676
Model No.: J03ZFD06P4JZZ10001A


YORK


EF-6


Serial No.: N1E0914041
Model No.: J05ZFD06P4JZZ10001A


EF-5


LA-15,17
ON
Heavy Duty
Safety Switch
OFF


RTU-A-6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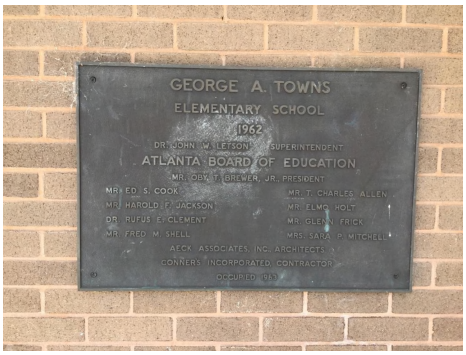
FOR YOUR SAFETY
THE USE AND STORAGE OF GASOLINE
FLAMMABLE VAPORS AND LIQUIDS IN
TAINERS IN THE VICINITY OF THIS APPLIA
IS HAZARDOUS.
INSTALL IN ACCORDANCE WITH THE STAN
AIRCRAFT HANGARS, ANSI/NFPA 409-198
STANDARD FOR PARKING STRUCTURES, AN
88A-1985, AND THE STANDARD FOR REPAIR
GARAGES, ANSI/NFPA 88B-1983.
FOR YOUR SAFETY
IF YOU SMELL GAS:


MUAU-1


GEORGE A. TOWNS
ELEMENTARY SCHOOL
1962
DR. JOHN W. LETSON, SUPERINTENDENT
ATLANTA BOARD OF EDUCATION
MR. OBY T. BREWER, JR. PRESIDENT
MR. ED. S. COOK
MR. HAROLD F. JACKSON
DR. RUFUS E. CLEMENT
MR. FRED M. SHELL
MR. T. CHARLES ALLEN
MR. ELMO HOLT
MR. GLENN FRICK
MRS. SARA P. MITCHELL
AECK ASSOCIATES, INC. ARCHITECTS
CONNERS INCORPORATED CONTRACTOR
OCCUPIED 1963


Johnson Controls

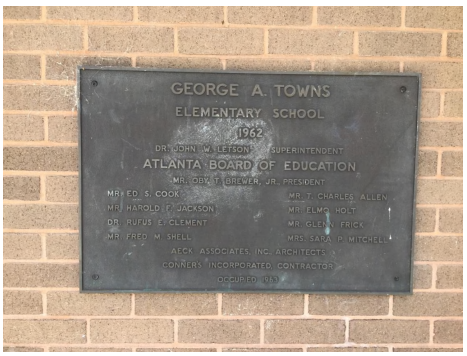

RTU-E-1
HMD-32,34,36


YORK


MODEL NO:
SERIAL (S)N1B1753941
D2NX024N03606A
FOR OUTDOOR INSTALLATION ONLY
USE COPPER SUPPLY WIRE 208/230-1-60
MINIMUM CIRCUIT AMPACITY 16.5
MAXIMUM FUSE SIZE (TIME DELAY) 25
MAXIMUM CIRCUIT BREAKER SIZE 25
QTY-LOADS HP VOLTS-PH-HZ RLA/FLA LRA
1 - COMPR. 208/230-1-60 10.2 RLA 52
1 - I.D.BLOWER 1/2 208/230-1-60 4.3 FLA
1 - O.D. FAN 1/4 208/230-1-60 1.4 FLA
1 - COND.BLOW 1/50 208/230-1-60 0.64 FLA
FACTORY CHARGED: R-410A, 7 LBS., 4 OZ.
MIN. TEST PRESS: HIGH SIDE 445 PSIG, LOW SIDE 236 PSIG
FORCED AIR FURNACE WITH COOLING TYPE GAS: NATURAL
GAS SUPPLY PRESS.,MAX. 13.5 IN W.C. MIN. 4.5 IN. W.C.
ORIFICE: #3 DRILL SIZE PILOT ORIFICE .022 IN.
MANIFOLD PRESSURE 3.5 IN W.C.
INPUT BTU/HR 45,000
AIR TEMP RISE
DEGREE F
25-55
MAX. EXT. STATIC PRESSURE IN. W.C.
.70
LIMIT CONTROL SETTING 140 F
DESIGNED OUTLET AIR TEMP. 175 F
FOR USE UP TO 2000 FT. ELEVATION
HEAT ANTICIPATOR SETTING: .35 A.
SERVICE (S) AND MINIMUM (M) CLEARANCE TO COMBUSTIBLE MATERIAL:
(M) (M) (S) (S) (S) (S)
DUCTS FRONT LEFT RIGHT
TOP 0 IN. 16 IN. 24 IN. 12 IN.
HORIZONTAL OVERHANG EXTENSION: 36 IN.
FOR INSTALLATION ON COMBUSTIBLE FLOORING OR CLASS A,B,C ROOF COVERING MATERIAL.


YORK


RTU-C-2
HM-7,9,11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MRS. SARA P. MITCHELL
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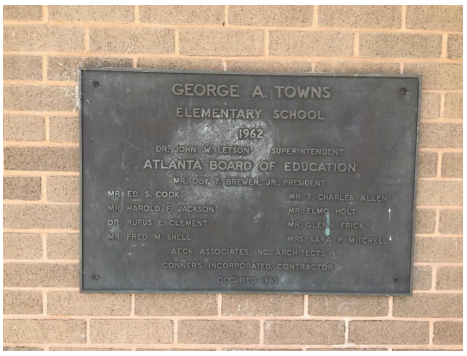
GEORGE A. TOWNS
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MR. T. CHARLES ALLEN
MR. ELMO HOLT
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MRS. SARA P. MITCHELL
AECK ASSOCIATES, INC. ARCHITECTS
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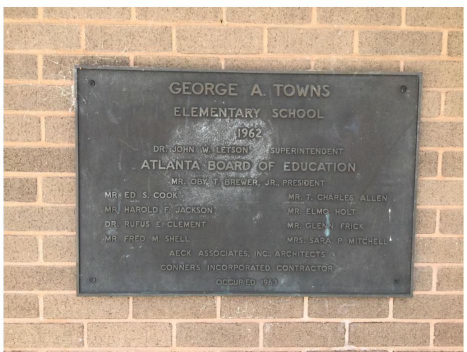
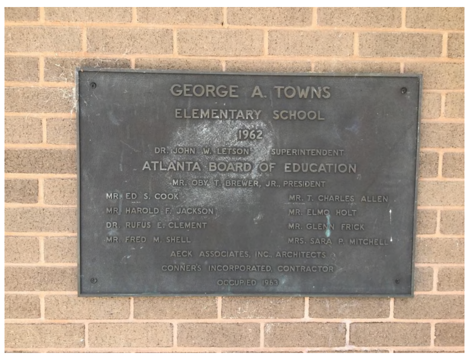
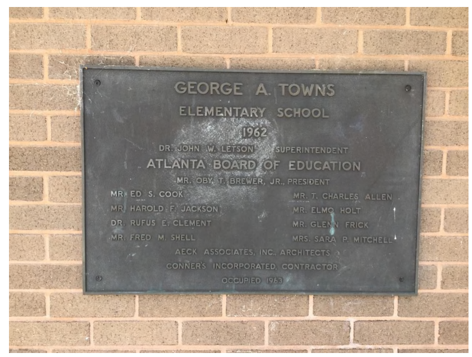






Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution



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.

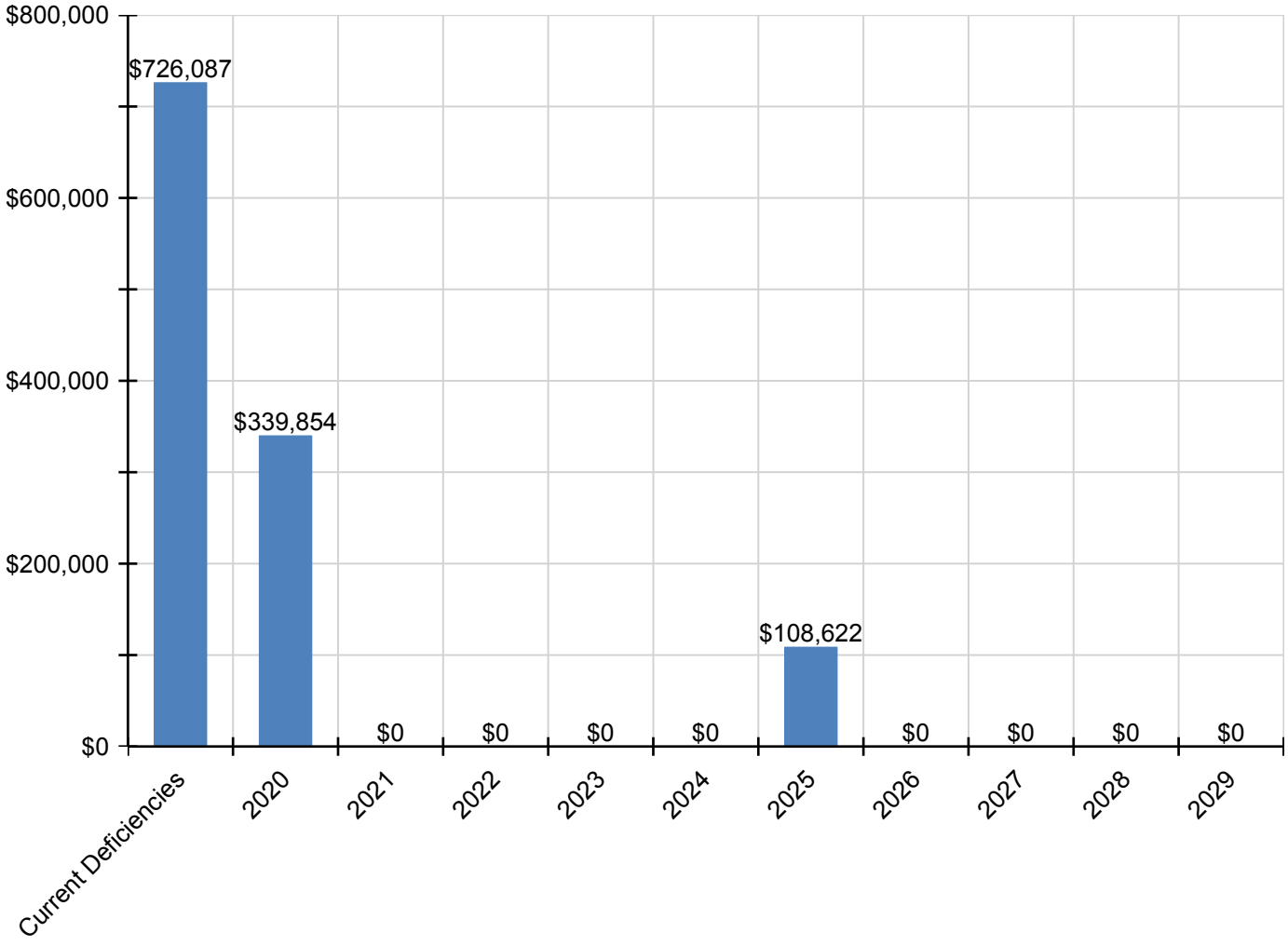
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$726,087**	**$339,854**	**$0**	**$0**	**$0**	**$0**	**$108,622**	**$0**	**$0**	**$0**	**$0**	**$1,174,563**
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	$616,739	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$616,739**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$10,670	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,670**
G2040950 - Other Site Development, Play Field	$0	$339,854	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$339,854**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$108,622	$0	$0	$0	$0	**$108,622**
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**
G3060 - Fuel Distribution	$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	$98,678	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,678**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

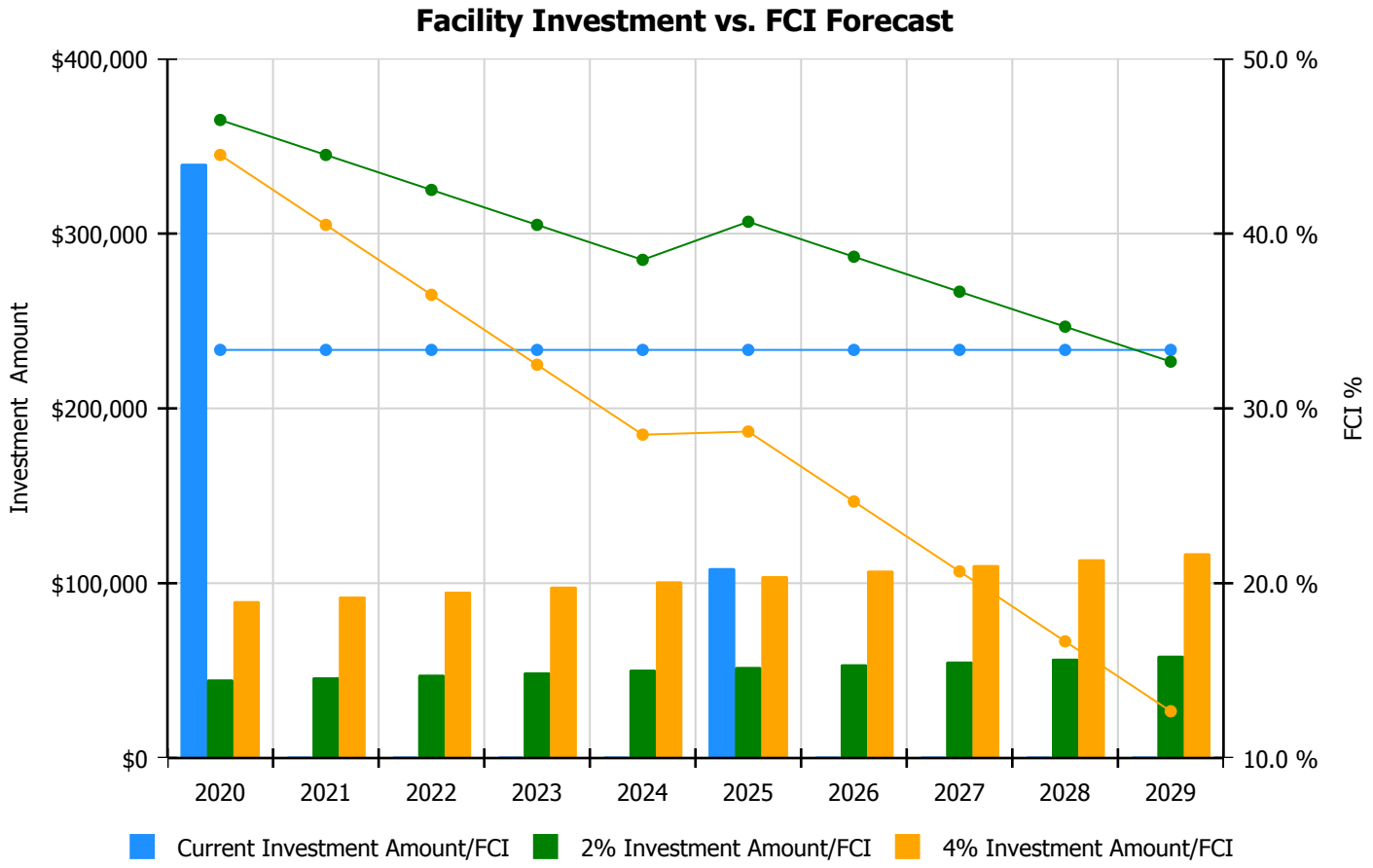
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

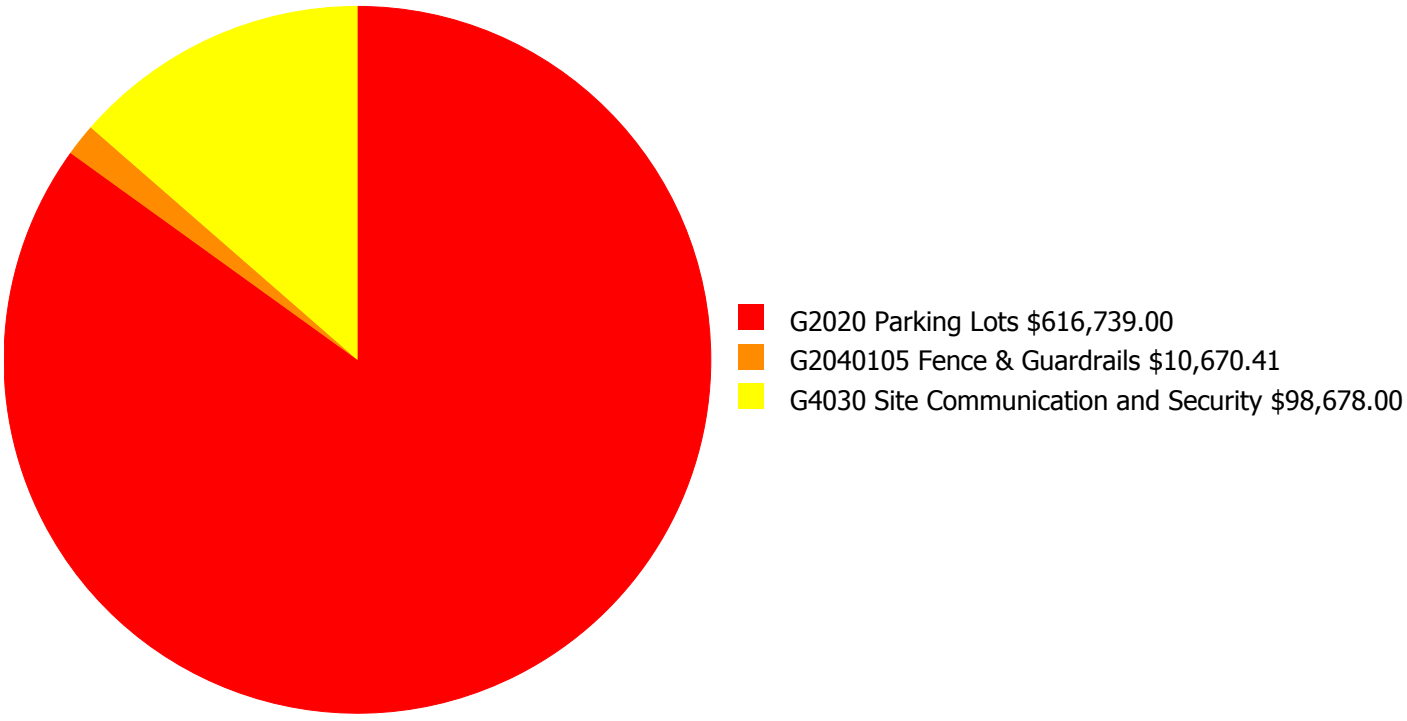
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 33.34%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$339,854	$44,857.00	46.50 %	$89,713.00	44.50 %
2021	$0	$46,202.00	44.50 %	$92,405.00	40.50 %
2022	$0	$47,589.00	42.50 %	$95,177.00	36.50 %
2023	$0	$49,016.00	40.50 %	$98,032.00	32.50 %
2024	$0	$50,487.00	38.50 %	$100,973.00	28.50 %
2025	$108,622	$52,001.00	40.68 %	$104,002.00	28.68 %
2026	$0	$53,561.00	38.68 %	$107,123.00	24.68 %
2027	$0	$55,168.00	36.68 %	$110,336.00	20.68 %
2028	$0	$56,823.00	34.68 %	$113,646.00	16.68 %
2029	$0	$58,528.00	32.68 %	$117,056.00	12.68 %
Total:	**$448,475**	**$514,232.00**		**$1,028,463.00**	

Deficiency Summary by System

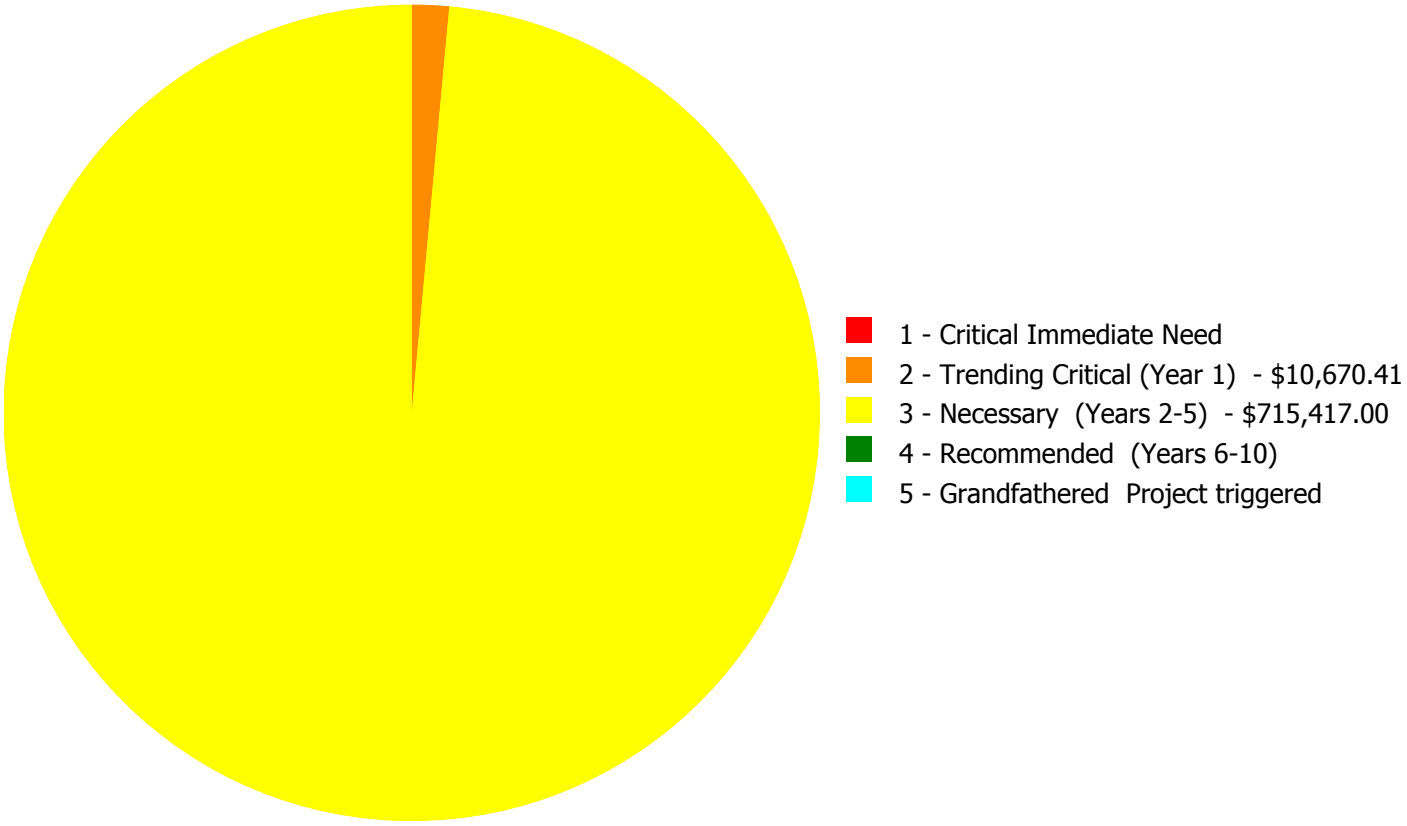
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $726,087.41

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: $726,087.41

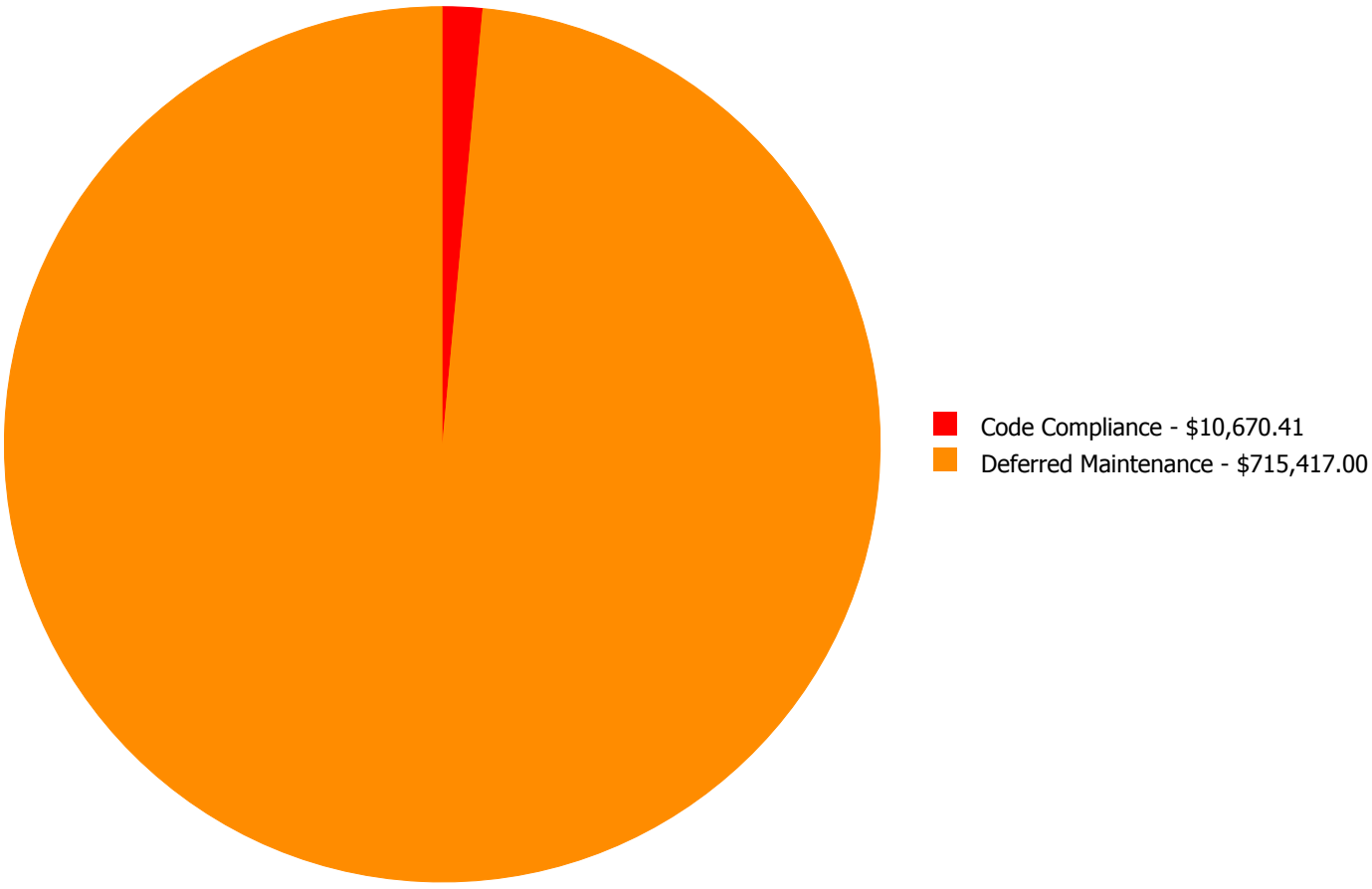
Deficiency By Priority Investment Table

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
G2020	Parking Lots	$0.00	$0.00	$616,739.00	$0.00	$0.00	$616,739.00
G2040105	Fence & Guardrails	$0.00	$10,670.41	$0.00	$0.00	$0.00	$10,670.41
G4030	Site Communication and Security	$0.00	$0.00	$98,678.00	$0.00	$0.00	$98,678.00
	Total:	$0.00	$10,670.41	$715,417.00	$0.00	$0.00	$726,087.41

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: $726,087.41

Deficiency Details by Priority

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

Priority 2 - Trending Critical (Year 1):

System: G2040105 - Fence & Guardrails

Location: Parking lot
Distress: Inadequate
Category: Code Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Build secure trash dumpster enclosure
Qty: 1.00
Unit of Measure: Ea.
Estimate: $10,670.41
Assessor Name: Eduardo Lopez
Date Created: 12/05/2019

Notes: The trash dumpster is in the parking lot open to the public. The exterior services are not protected. Upgrades to landscaping and hardscape to protect the exterior services and trash area are recommended.

Priority 3 - Necessary (Years 2-5):

System: G2020 - Parking Lots

Location: Parking lot
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 70,084.00
Unit of Measure: S.F.
Estimate: $616,739.00
Assessor Name: Hayden Collins
Date Created: 12/05/2019

Notes: The asphalt parking area has a handicap parking space and curb cuts for access that lead to the main entrance. The parking area is damaged and should be repaired and resealed to extend its service life. Repairs should include all aspects of the current ADA legislation.

System: G4030 - Site Communication and Security

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 70,084.00
Unit of Measure: S.F.
Estimate: $98,678.00
Assessor Name: Hayden Collins
Date Created: 12/05/2019

Notes:
The school is not currently occupied. The security system main components could not be located however, the camera system remains. Considering the current status of the school this deficiency provides a budgetary consideration for security system renewal prior to the school reopening.

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 #:	1068
Project:	APS Assessments 2019	Region:	761	Site:	Towns ES
Grade Config:	PK-5	Site Type:	Relocation Site	Site Size:	9.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Poor	2.50	5.00	50.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Excel	1.50	1.50	100.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Excel	1.25	1.25	100.00
Location	Excel	0.37	0.37	100.00
Storage/Fixed Equip	Poor	0.19	0.37	50.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	Good	0.58	0.72	80.00
Size	Fair	1.17	1.80	65.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Unsat	0.00	0.40	0.00
Size	Unsat	0.00	1.00	0.00
Location	Unsat	0.00	0.30	0.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
Music				
Environment	Unsat	0.00	0.74	0.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	1068
Project:	APS Assessments 2019	Region:	761	Site:	Towns ES
Grade Config:	PK-5	Site Type:	Relocation Site	Site Size:	9.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Unsat	0.00	1.85	0.00
Location	Unsat	0.00	0.56	0.00
Storage/Fixed Equip	Unsat	0.00	0.56	0.00
Art				
Environment	Excel	0.47	0.47	100.00
Size	Excel	1.17	1.17	100.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Fair	0.55	0.85	65.00
Location	Good	0.20	0.26	80.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Unsat	0.00	0.60	0.00
Size	Unsat	0.00	1.51	0.00
Location	Unsat	0.00	0.45	0.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
Media Center				
Environment	Good	0.78	0.97	80.00
Size	Excel	2.44	2.44	100.00
Location	Good	0.58	0.73	80.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Good	2.05	2.56	80.00
Counseling	Good	0.23	0.29	80.00
Clinic	Good	0.47	0.58	80.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Good	4.96	6.20	80.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Poor	1.00	2.00	50.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Fair	0.53	0.81	65.00
Play Areas	Good	1.87	2.34	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	1068
Project:	APS Assessments 2019	Region:	761	Site:	Towns ES
Grade Config:	PK-5	Site Type:	Relocation Site	Site Size:	9.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Fair	0.49	0.75	65.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Fair	0.33	0.50	65.00
Total For Site:		**72.80**	**95.85**	**75.95**

Comments

Suitability - ES

Towns Elementary was a neighborhood elementary school that served grades kindergarten through fifth. There are numerous exterior, yet enclosed, courtyard areas throughout the building. The facility is currently vacant.

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

There are few spaces to provide opportunities for flexible or differentiated learning.

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

Not all classrooms have a sink.

Suitability - ES->Kindergarten-->Size

The kindergarten classrooms are 90% of the size standard.

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

There are no restrooms in the kindergarten classrooms. There is one set of student restrooms shared by kindergarten, pre-kindergarten and some first grade classrooms.

Suitability - ES->ECE-->Size

The pre-kindergarten classroom is 90% of the size standard.

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

There are no restrooms in the pre-kindergarten classroom. There is one set of student restrooms shared by kindergarten, pre-kindergarten and some first grade classrooms. There is no kitchenette with microwave and refrigerator.

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

Most of the instructional resource spaces are below the size standard.

Suitability - ES->Science-->Environment

There is no science classroom in the building.

Suitability - ES->Science-->Size

There is no science classroom in the building.

Suitability - ES->Science-->Location

There is no science classroom in the building.

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

There is no science classroom in the building.

Suitability - ES->Music

Building was not occupied at time of assessment. There are no spaces in the building that have special features that would identify a music room such as acoustical treatments, high ceilings, larger size, or additional storage space for musical instruments or materials.

Suitability - ES->Music-->Environment

There is no music classroom in the building.

Project #:	12382	County:	Atlanta Public Schools	Site #:	1068
Project:	APS Assessments 2019	Region:	761	Site:	Towns ES
Grade Config:	PK-5	Site Type:	Relocation Site	Site Size:	9.00

Suitability	Rating	Score	Possible Score	Percent Score

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

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

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

Suitability - ES->Art-->Storage/Fixed Equip
There is no kiln.

Suitability - ES->Computer Labs-->Size
The computer lab is 68% of the size standard.

Suitability - ES->Performing Arts-->Environment
There is no permanent performing arts space.

Suitability - ES->Performing Arts-->Size
There is no permanent performing arts space. There is a high-quality temporary stage and curtain set up in the gym.

Suitability - ES->Performing Arts-->Location
There is no permanent performing arts space.

Suitability - ES->Performing Arts-->Storage/Fixed Equip
There is no permanent performing arts space.

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

Suitability - ES->Custodial and Maintenance
The custodial sinks are wall-mounted.

Suitability - ES->Outside-->Vehicular Traffic
The service lane, bus lane, and car lanes are all in conflict. The service lane is in conflict with the north parking area and access drive. There is no separation between bus and car loading and unloading areas.

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

Suitability - ES->Outside-->Play Areas
The playground surface is not ADA accessible.

Suitability - ES->Safety and Security-->Fencing
There is inadequate perimeter fencing. There is no restriction for vehicle access to the site. There is at least one unrestricted pedestrian access point in the northwest corner of the property.

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

Suitability - ES->Safety and Security-->Controlled Entrances
There is no security vestibule at the main entrance.