Atlanta Public Schools/Charter Schools

# Turner MS (KIPP Atlanta Collegiate)

Revised

## School Assessment Report

March 12, 2021

PARSONS

## Table of Contents

## 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): | 144,380 |
| Year Built: | 1950 |
| Last Renovation: | |
| Replacement Value: | $28,422,264 |
| Repair Cost: | $8,842,985 |
| Total FCI: | 31.11% |
| Total RSLI: | 51.87% |
| FCA Score: | 68.89 |

**Description:**

The KIPP Atlanta Collegiate at Turner MS Facility consists of one main school building with multiple floors and one ancillary single-story building (Gym) located at 98 Anderson Ave., N.W., Atlanta, GA. The original campus was constructed in 1950 and a major renovation completed in 1998. Additions to the main building and the ancillary building were constructed in 1965 and a new cafeteria building completed in 2020.

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

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

B. SUPERSTRUCTURE

Main Building The superstructure is concrete frame. Floor construction is is metal pan deck with lightweight fill. Roof construction is precast concrete. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is a newly installed single-ply PVC application.
GYM Superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is mostly thin shell multi gable concrete structure. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. The main roof is a built-up application highlighted with a concrete roof center to the buildings design.

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. Stair construction includes steel risers and concrete treads with concrete finishes. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces consist of ceramic tile, carpet, wood, epoxy and 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 main building does include a single elevator conveying equipment. Additional conveying equipment also includes a wheelchair lift located at floor level in the gym.
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 for the Gym is internal with roof drains.
HVAC: Heating is provided by gas fired boilers. Cooling is supplied by chillers. 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 ANSUL kitchen hood protection. 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. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: The EST2 Edwards Fire Alarm system consists of audible/visual strobe annunciators in common spaces, balconies 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, laboratory, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flagpole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, above ground fuel tanks and site lighting. This site has several areas that are under construction for the new cafeteria effort. Upgrades in these areas are not included in the purview of this report.

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

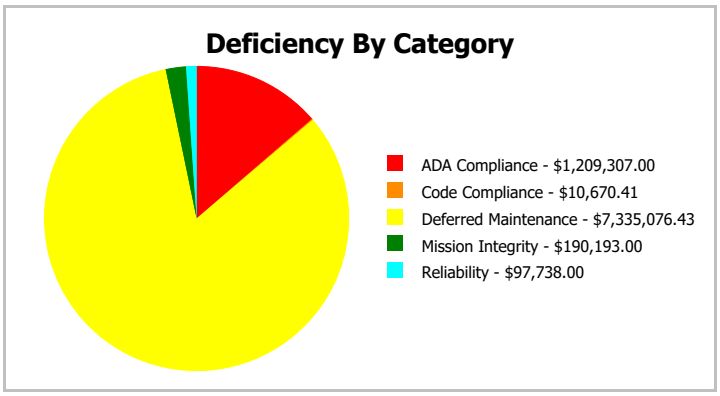
**Attributes:**

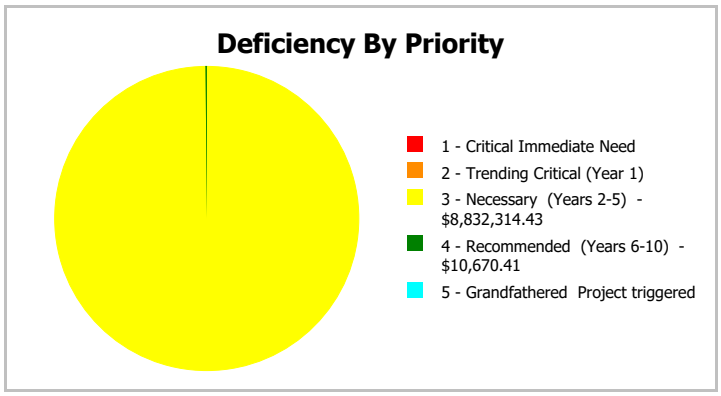
**General Attributes:**

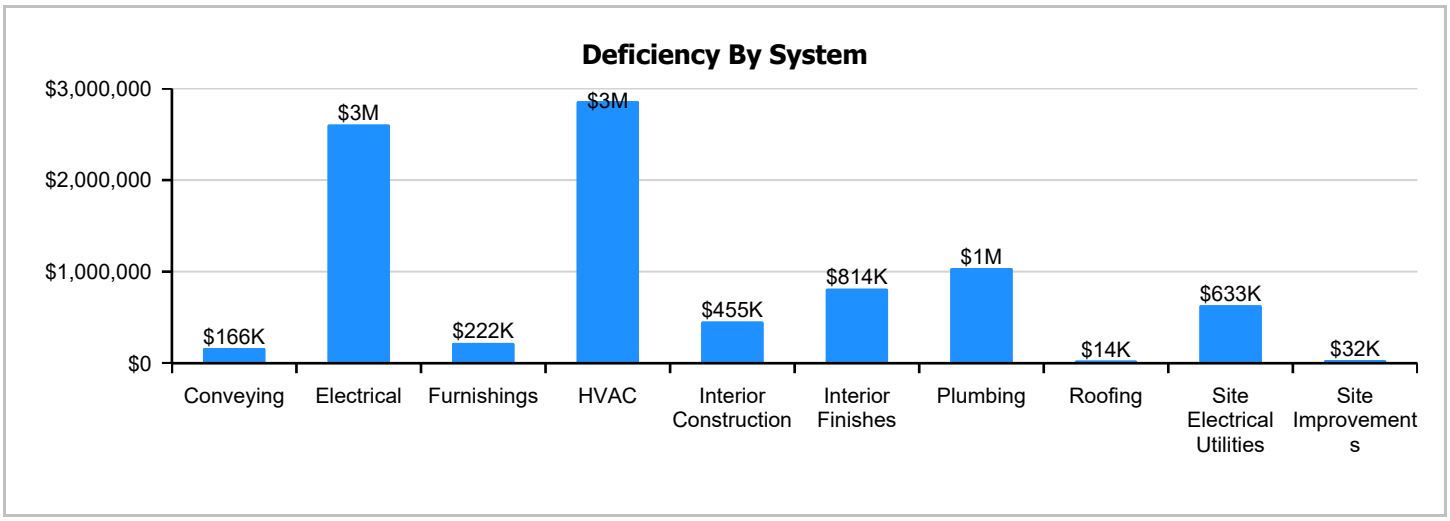
| | | | |
|---|---|---|---|
| Arch Condition Assessor: | Hayden Collins | MEP Condition Assessor: | Hayden Collins |
| School Grades: | 09, 10 | DOE Drawing Total GSF: | 135080 |
| DOE Facility Number: | 0191 | Total # of Modular/Portables: | 0 |
| DOE Interior Site SF: | 135080 | Total GSF of Modular/Portables: | 0 |
| Approx. Acres: | 9.1 | Status: | Active |

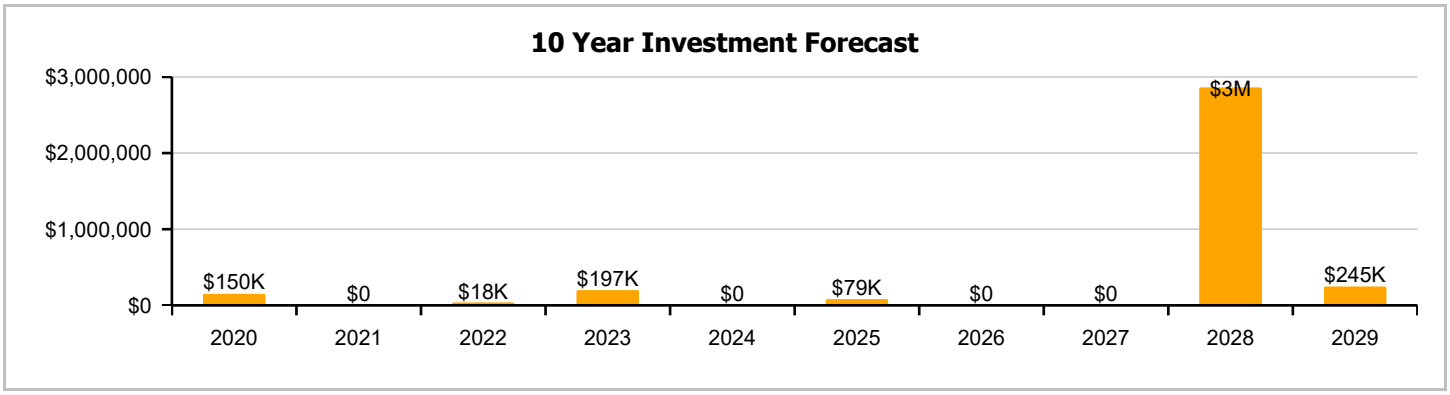
## School Dashboard Summary

| | | | |
|---|---|---|---|
| Gross Area: | 144,380 | | |
| Year Built: | 1950 | Last Renovation: | |
| Repair Cost: | $8,842,985 | Replacement Value: | $28,422,264 |
| FCI: | 31.11% | RSLI%: | 51.87% |



## 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.

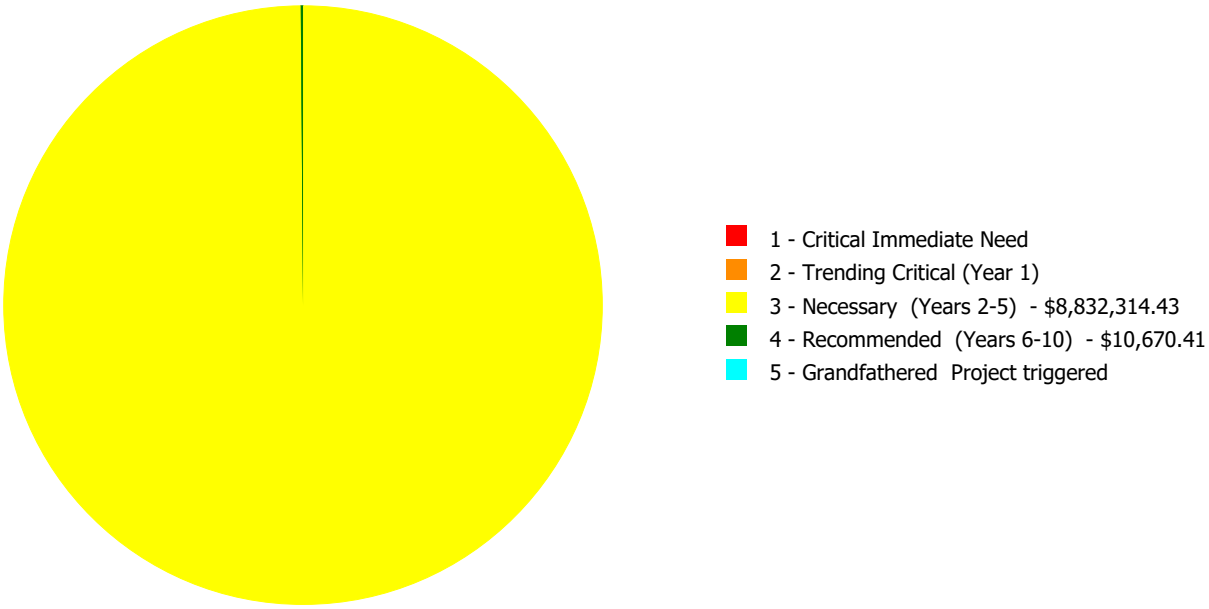
### Current Investment Requirement and Condition by Uniformat Classification

| UNIFORMAT Classification | RSLI% | FCI % | Current Repair |
|---|---|---|---|
| A10 - Foundations | 73.98% | 0.00% | $0.00 |
| B10 - Superstructure | 77.07% | 0.00% | $0.00 |
| B20 - Exterior Enclosure | 64.80% | 0.00% | $0.00 |
| B30 - Roofing | 100.86% | 2.24% | $14,078.00 |
| C10 - Interior Construction | 60.42% | 22.31% | $455,098.00 |
| C20 - Stairs | 79.00% | 0.00% | $0.00 |
| C30 - Interior Finishes | 69.98% | 32.72% | $813,783.00 |
| D10 - Conveying | 0.00% | 110.00% | $165,819.00 |
| D20 - Plumbing | 30.48% | 65.49% | $1,038,869.00 |
| D30 - HVAC | 32.86% | 69.95% | $2,861,917.00 |
| D40 - Fire Protection | 47.51% | 0.00% | $0.00 |
| D50 - Electrical | 23.41% | 71.07% | $2,606,474.00 |
| E10 - Equipment | 87.80% | 0.00% | $0.00 |
| E20 - Furnishings | 19.83% | 73.53% | $221,646.00 |
| G20 - Site Improvements | 42.71% | 1.59% | $32,315.84 |
| G30 - Site Mechanical Utilities | 58.00% | 0.00% | $0.00 |
| G40 - Site Electrical Utilities | 11.23% | 68.81% | $632,985.00 |
| **Totals:** | **51.87%** | **31.11%** | **$8,842,984.84** |

### 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 |
|---|---|---|---|---|---|---|---|
| 1950_1965 Bldg 501.1 | 103,864 | 33.00 | $0.00 | $0.00 | $5,686,969.00 | $0.00 | $0.00 |
| 1965 Bldg 502.2 | 31,216 | 44.81 | $0.00 | $0.00 | $2,490,715.00 | $0.00 | $0.00 |
| 2020 Bldg | 9,300 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Site | 135,080 | 18.67 | $0.00 | $0.00 | $654,630.43 | $10,670.41 | $0.00 |
| **Total:** | | **31.11** | **$0.00** | **$0.00** | **$8,832,314.43** | **$10,670.41** | **$0.00** |

### Deficiencies By Priority




**Budget Estimate Total: $8,842,984.84**

## Executive Summary

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

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| | |
|---|---|
| Function: | Middle Charter |
| Gross Area (SF): | 103,864 |
| Year Built: | 1950 |
| Last Renovation: | |
| Replacement Value: | $17,231,380 |
| Repair Cost: | $5,686,969 |
| Total FCI: | 33.00% |
| Total RSLI: | 53.20% |
| FCA Score: | 67.00 |

**Description:**

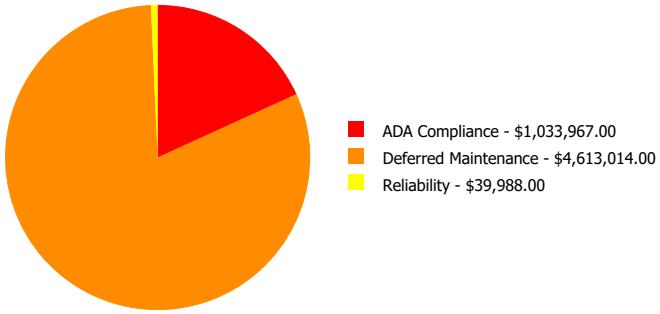
The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

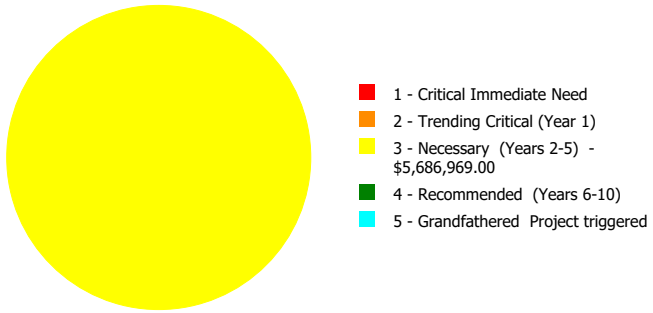
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | Middle Charter | Gross Area: | 103,864 |
| Year Built: | 1950 | Last Renovation: | |
| Repair Cost: | $5,686,969 | Replacement Value: | $17,231,380 |
| FCI: | 33.00% | RSLI%: | 53.20% |

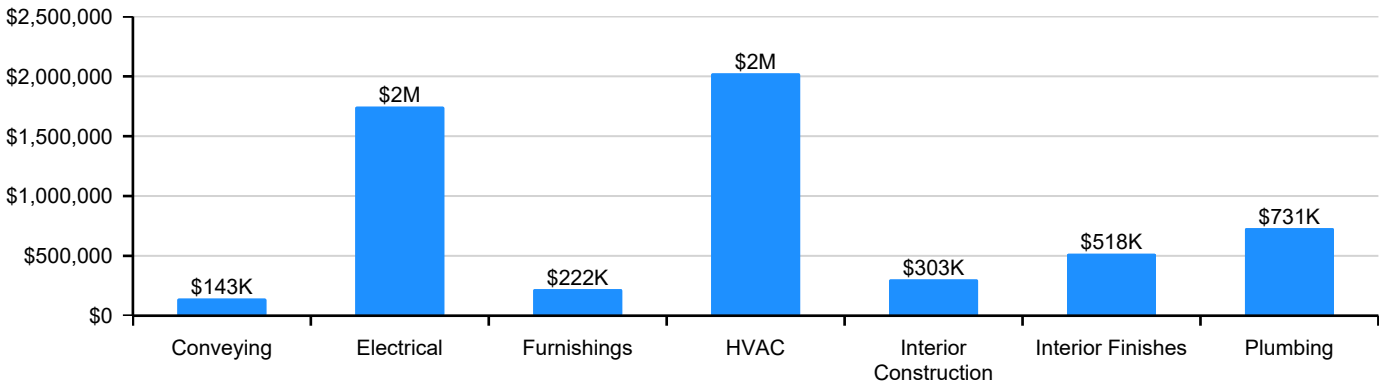
### Deficiency By Category



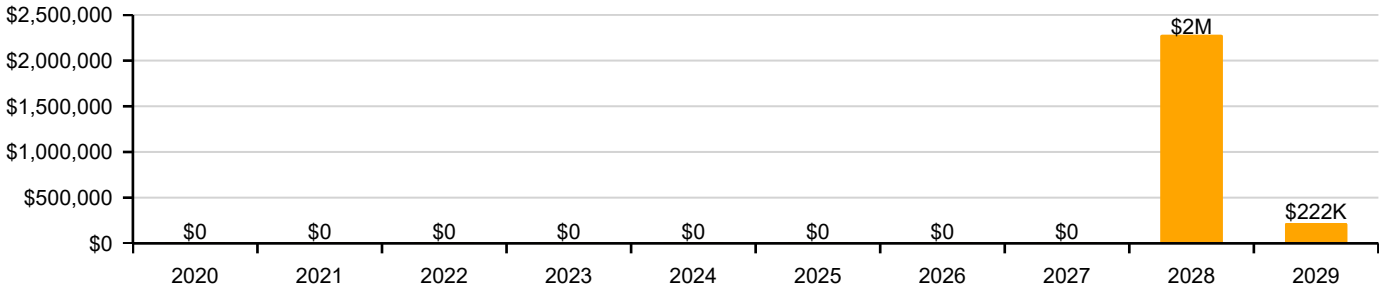

### Deficiency By Priority




### 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 | 79.00% | 0.00% | $0.00 |
| B10 - Superstructure | 79.00% | 0.00% | $0.00 |
| B20 - Exterior Enclosure | 62.24% | 0.00% | $0.00 |
| B30 - Roofing | 100.00% | 0.00% | $0.00 |
| C10 - Interior Construction | 69.38% | 24.50% | $302,764.00 |
| C20 - Stairs | 79.00% | 0.00% | $0.00 |
| C30 - Interior Finishes | 73.57% | 30.16% | $517,554.00 |
| D10 - Conveying | 0.00% | 110.00% | $142,813.00 |
| D20 - Plumbing | 8.28% | 79.64% | $731,203.00 |
| D30 - HVAC | 21.25% | 79.75% | $2,024,516.00 |
| D40 - Fire Protection | 41.17% | 0.00% | $0.00 |
| D50 - Electrical | 23.73% | 74.97% | $1,746,473.00 |
| E10 - Equipment | 78.55% | 0.00% | $0.00 |
| E20 - Furnishings | 0.00% | 110.00% | $221,646.00 |
| **Totals:** | **53.20%** | **33.00%** | **$5,686,969.00** |

## Photo Album

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

1). Northern Exterior Elevation - Jan 15, 2020

2). Northern Exterior Elevation - Jan 15, 2020

3). Eastern Exterior Elevation - Jan 15, 2020

4). Southern Exterior Elevation - Jan 15, 2020

5). Western Exterior Elevation - Jan 15, 2020

## 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 | $6.12 | S.F. | 103,864 | 100 | 1998 | 2098 | | 79.00% | 0.00% | 79 | | | $635,648 |
| A1030 | Slab on Grade | $6.26 | S.F. | 103,864 | 100 | 1998 | 2098 | | 79.00% | 0.00% | 79 | | | $650,189 |
| B1010 | Floor Construction | $18.02 | S.F. | 103,864 | 100 | 1998 | 2098 | | 79.00% | 0.00% | 79 | | | $1,871,629 |
| B1020 | Roof Construction | $12.19 | S.F. | 103,864 | 100 | 1998 | 2098 | | 79.00% | 0.00% | 79 | | | $1,266,102 |
| B2010 | Exterior Walls | $14.46 | S.F. | 103,864 | 100 | 1998 | 2098 | | 79.00% | 0.00% | 79 | | | $1,501,873 |
| B2020 | Exterior Windows | $8.66 | S.F. | 103,864 | 30 | 1998 | 2028 | | 30.00% | 0.00% | 9 | | | $899,462 |
| B2030 | Exterior Doors | $0.83 | S.F. | 103,864 | 30 | 2021 | 2051 | | 106.67% | 0.00% | 32 | | | $86,207 |
| B3010120 | Single Ply Membrane | $5.37 | S.F. | 32,000 | 15 | 2019 | 2034 | | 100.00% | 0.00% | 15 | | | $171,840 |
| B3020 | Roof Openings | $0.41 | S.F. | 32,000 | 30 | 2019 | 2049 | | 100.00% | 0.00% | 30 | | | $13,120 |
| C1010 | Partitions | $5.60 | S.F. | 103,864 | 100 | 1998 | 2098 | | 79.00% | 0.00% | 79 | | | $581,638 |
| C1020 | Interior Doors | $3.65 | S.F. | 103,864 | 40 | 2021 | 2061 | | 105.00% | 0.00% | 42 | | | $379,104 |
| C1030 | Fittings | $2.65 | S.F. | 103,864 | 20 | 1998 | 2018 | | 0.00% | 110.00% | -1 | | $302,764.00 | $275,240 |
| C2010 | Stair Construction | $2.85 | S.F. | 103,864 | 100 | 1998 | 2098 | | 79.00% | 0.00% | 79 | | | $296,012 |
| C3010220 | Tile | $9.25 | S.F. | 2,000 | 30 | 2000 | 2030 | | 36.67% | 0.00% | 11 | | | $18,500 |
| C3010230 | Paint & Covering | $1.47 | S.F. | 102,864 | 10 | 2021 | 2031 | | 120.00% | 0.00% | 12 | | | $151,210 |
| C3020420 | Ceramic Tile | $16.74 | S.F. | 10,000 | 50 | 1990 | 2040 | | 42.00% | 0.00% | 21 | | | $167,400 |
| C3020901 | Carpet | $7.50 | S.F. | 20,000 | 8 | 2021 | 2029 | | 125.00% | 0.00% | 10 | | | $150,000 |
| C3020903 | VCT | $3.48 | S.F. | 70,864 | 15 | 2021 | 2036 | | 113.33% | 0.00% | 17 | | | $246,607 |
| C3020999 | Other - Wood | $13.79 | S.F. | 3,000 | 50 | 2021 | 2071 | | 104.00% | 0.00% | 52 | | | $41,370 |
| C3030 | Ceiling Finishes | $9.06 | S.F. | 51,932 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $470,504 |
| C3030 | Ceiling Finishes | $9.06 | S.F. | 51,932 | 20 | 1998 | 2018 | | 0.00% | 110.00% | -1 | | $517,554.00 | $470,504 |
| D1010 | Elevators and Lifts | $1.25 | S.F. | 103,864 | 20 | 1998 | 2018 | | 0.00% | 110.00% | -1 | | $142,813.00 | $129,830 |
| D2010 | Plumbing Fixtures | $6.40 | S.F. | 103,864 | 20 | 1998 | 2018 | | 0.00% | 110.00% | -1 | | $731,203.00 | $664,730 |
| D2020 | Domestic Water Distribution | $0.72 | S.F. | 103,864 | 30 | 1998 | 2028 | | 30.00% | 0.00% | 9 | | | $74,782 |
| D2030 | Sanitary Waste | $1.72 | S.F. | 103,864 | 30 | 1998 | 2028 | | 30.00% | 0.00% | 9 | | | $178,646 |
| D3010 | Energy Supply | $0.61 | S.F. | 103,864 | 20 | 2019 | 2039 | | 100.00% | 0.00% | 20 | | | $63,357 |
| D3020 | Heat Generating Systems | $3.62 | S.F. | 103,864 | 20 | 1998 | 2018 | | 0.00% | 110.00% | -1 | | $413,586.00 | $375,988 |
| D3030 | Cooling Generating Systems | $6.11 | S.F. | 103,864 | 20 | 2014 | 2034 | | 75.00% | 0.00% | 15 | | | $634,609 |
| D3040 | Distribution Systems | $10.71 | S.F. | 103,864 | 20 | 1998 | 2018 | | 0.00% | 110.00% | -1 | | $1,223,622.00 | $1,112,383 |
| D3050 | Terminal & Package Units | $1.18 | S.F. | 103,864 | 15 | 1998 | 2013 | | 0.00% | 110.00% | -6 | | $134,815.00 | $122,560 |
| D3060 | Controls & Instrumentation | $2.21 | S.F. | 103,864 | 15 | 1998 | 2013 | | 0.00% | 110.00% | -6 | | $252,493.00 | $229,539 |
| D4010 | Sprinklers | $4.11 | S.F. | 103,864 | 30 | 1998 | 2028 | | 30.00% | 0.00% | 9 | | | $426,881 |

| 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 $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D4030 | Fire Protection Specialties | $0.10 | S.F. | 103,864 | 15 | 2013 | 2028 | | 60.00% | 0.00% | 9 | | | $10,386 |
| D4090 | Other Fire Protection Systems | $0.61 | S.F. | 103,864 | 15 | 2021 | 2036 | | 113.33% | 0.00% | 17 | | | $63,357 |
| D5010 | Electrical Service/Distribution | $2.34 | S.F. | 103,864 | 20 | 1998 | 2018 | | 0.00% | 110.00% | -1 | | $267,346.00 | $243,042 |
| D5020 | Branch Wiring | $5.36 | S.F. | 103,864 | 20 | 1998 | 2018 | | 0.00% | 110.00% | -1 | | $612,382.00 | $556,711 |
| D5020 | Lighting | $6.57 | S.F. | 51,932 | 20 | 1998 | 2018 | | 0.00% | 100.00% | -1 | | $341,193.00 | $341,193 |
| D5020 | Lighting (1) | $6.57 | S.F. | 51,932 | 20 | 2021 | 2041 | | 110.00% | 0.00% | 22 | | | $341,193 |
| D5030810 | Security & Detection Systems | $1.51 | S.F. | 103,864 | 20 | 1998 | 2018 | | 0.00% | 110.00% | -1 | | $172,518.00 | $156,835 |
| D5030910 | Fire Alarm Systems | $2.74 | S.F. | 103,864 | 20 | 1998 | 2018 | | 0.00% | 110.00% | -1 | | $313,046.00 | $284,587 |
| D5030920 | Data Communication | $3.56 | S.F. | 103,864 | 25 | 2006 | 2031 | | 48.00% | 0.00% | 12 | | | $369,756 |
| D5090 | Other Electrical Systems | $0.35 | S.F. | 103,864 | 15 | | | 2019 | 0.00% | 110.00% | 0 | | $39,988.00 | $36,352 |
| E1020 | Institutional Equipment | $1.81 | S.F. | 103,864 | 20 | 2012 | 2032 | | 65.00% | 0.00% | 13 | | | $187,994 |
| E1090 | Other Equipment | $0.78 | S.F. | 103,864 | 20 | 2021 | 2041 | | 110.00% | 0.00% | 22 | | | $81,014 |
| E2010 | Fixed Furnishings | $1.94 | S.F. | 103,864 | 20 | 1998 | 2018 | | 0.00% | 110.00% | -1 | | $221,646.00 | $201,496 |
| | | | | | | | | **Total** | **53.20%** | **33.00%** | | | **$5,686,969.00** | **$17,231,380** |

## 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 This system contains no images

**Note:** The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

**System:** B3010 - Roof Coverings



**Note:**

**System:** B3010120 - Single Ply Membrane



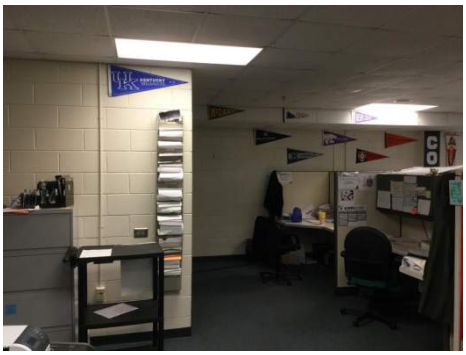
**Note:**

**System:** B3020 - Roof Openings



**Note:**

**System:** C1010 - Partitions


**Note:**

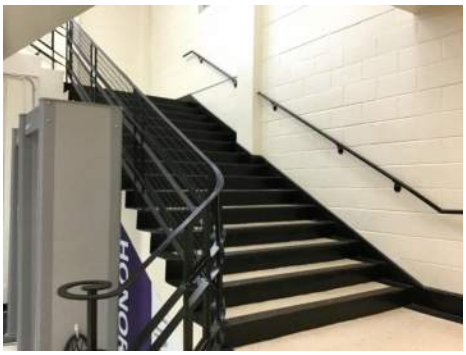
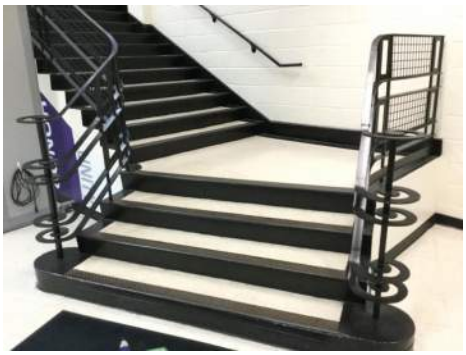
**System:** C1020 - Interior Doors This system contains no images

**Note:** The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

**System:** C1030 - Fittings


**Note:**

**System:** C2010 - Stair Construction


**Note:**

**System:** C3010220 - Tile



**Note:**

**System:** C3010230 - Paint & Covering This system contains no images

**Note:** The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

**System:** C3020420 - Ceramic Tile



**Note:**

**System:** C3020901 - Carpet — This system contains no images

**Note:** The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

**System:** C3020903 - VCT — This system contains no images

**Note:** The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

**System:** C3020999 - Other - Wood — This system contains no images

**Note:** The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** C3030 - Ceiling Finishes — This system contains no images

**Note:** The systems has been updated in common areas. This is based on the information provided by APS of recent renovations, repairs or replacement projects.

**System:** D1010 - Elevators and Lifts




**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste




**Note:**

**System:** D3010 - Energy Supply




**Note:**

**System:** D3020 - Heat Generating Systems




**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:**

**System:** D3040 - Distribution Systems

**Note:**

**System:** D3050 - Terminal & Package Units

**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

**System:** D4010 - Sprinklers


**Note:**

**System:** D4090 - Other Fire Protection Systems This system contains no images

**Note:** The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

**System:** D5010 - Electrical Service/Distribution



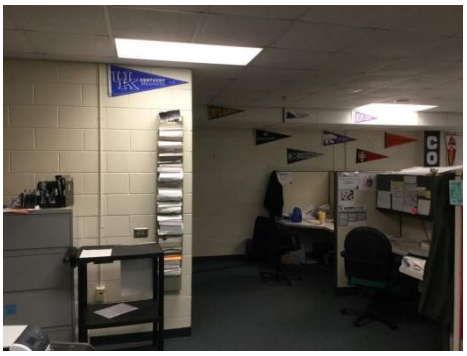

**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

**System:** D5020 - Lighting (1) This system contains no images

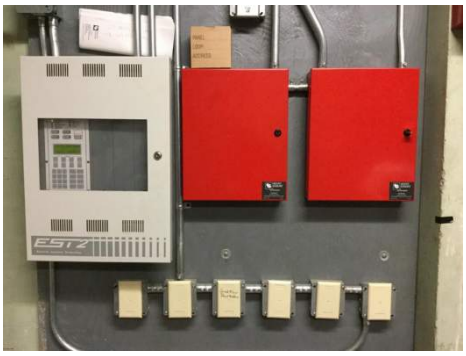
**Note:** The systems has been updated in common areas. This is based on the information provided by APS of recent renovations, repairs or replacement projects.

**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E1090 - Other Equipment This system contains no images

**Note:** The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

**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:** | **$5,686,969** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$2,282,274** | **$221,746** | **$8,190,989** |
| *** A - Substructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A10 - Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1010 - Standard Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1030 - Slab on Grade** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B - Shell** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B10 - Superstructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B1010 - Floor Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B1020 - Roof Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B20 - Exterior Enclosure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B2010 - Exterior Walls** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2020 - Exterior Windows** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $1,290,953 | $0 | **$1,290,953** |
| **B2030 - Exterior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010120 - Single Ply Membrane** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3020 - Roof Openings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C - Interiors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C10 - Interior Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1010 - Partitions** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1020 - Interior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1030 - Fittings** | $302,764 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$302,764** |
| **C20 - Stairs** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** C2010 - Stair Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

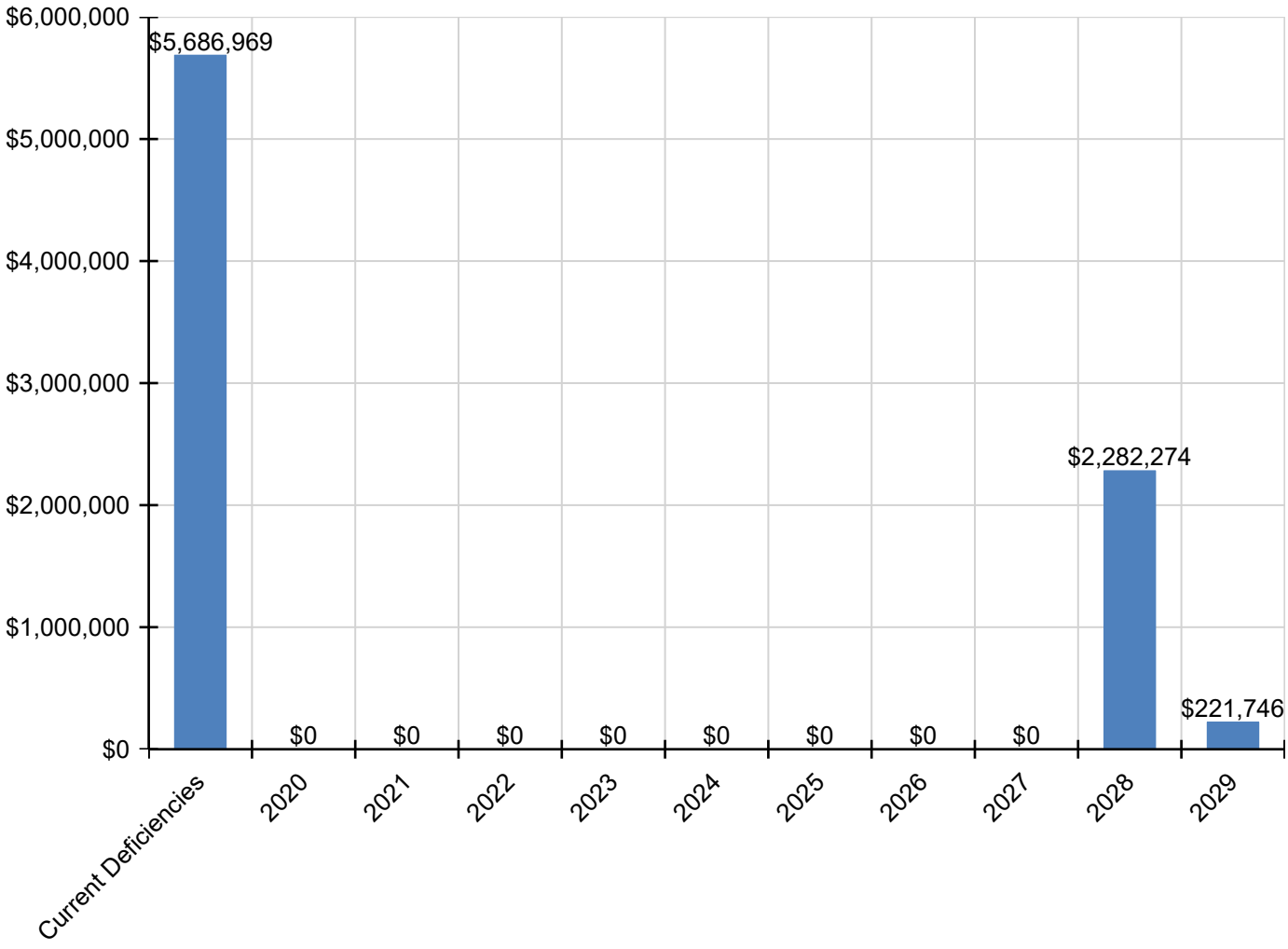
| System | Current Deficiencies | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C3010220 - Tile | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| C3010230 - Paint & Covering | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| C3020 - Floor Finishes | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| C3020420 - Ceramic Tile | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| C3020901 - Carpet | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $221,746 | **$221,746** |
| C3020903 - VCT | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| C3020999 - Other - Wood | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| C3030 - Ceiling Finishes | $517,554 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$517,554** |
| D - Services | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D10 - Conveying | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D1010 - Elevators and Lifts | $142,813 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$142,813** |
| D20 - Plumbing | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D2010 - Plumbing Fixtures | $731,203 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$731,203** |
| D2020 - Domestic Water Distribution | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $107,331 | $0 | **$107,331** |
| D2030 - Sanitary Waste | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $256,402 | $0 | **$256,402** |
| D30 - HVAC | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D3010 - Energy Supply | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D3020 - Heat Generating Systems | $413,586 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$413,586** |
| D3030 - Cooling Generating Systems | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D3040 - Distribution Systems | $1,223,622 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$1,223,622** |
| D3050 - Terminal & Package Units | $134,815 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$134,815** |
| D3060 - Controls & Instrumentation | $252,493 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$252,493** |
| 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 | $612,681 | $0 | **$612,681** |
| D4030 - Fire Protection Specialties | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $14,907 | $0 | **$14,907** |
| D4090 - Other Fire Protection Systems | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D50 - Electrical | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D5010 - Electrical Service/Distribution | $267,346 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$267,346** |
| D5020 - Branch Wiring | $612,382 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$612,382** |
| D5020 - Lighting | $341,193 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$341,193** |
| D5020 - Lighting (1) | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D5030 - Communications and Security | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

| System | Current Deficiencies | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D5030810 - Security & Detection Systems** | $172,518 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$172,518** |
| **D5030910 - Fire Alarm Systems** | $313,046 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$313,046** |
| **D5030920 - Data Communication** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5090 - Other Electrical Systems** | $39,988 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$39,988** |
| **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** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E1090 - Other Equipment** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E20 - Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E2010 - Fixed Furnishings** | $221,646 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$221,646** |

** Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

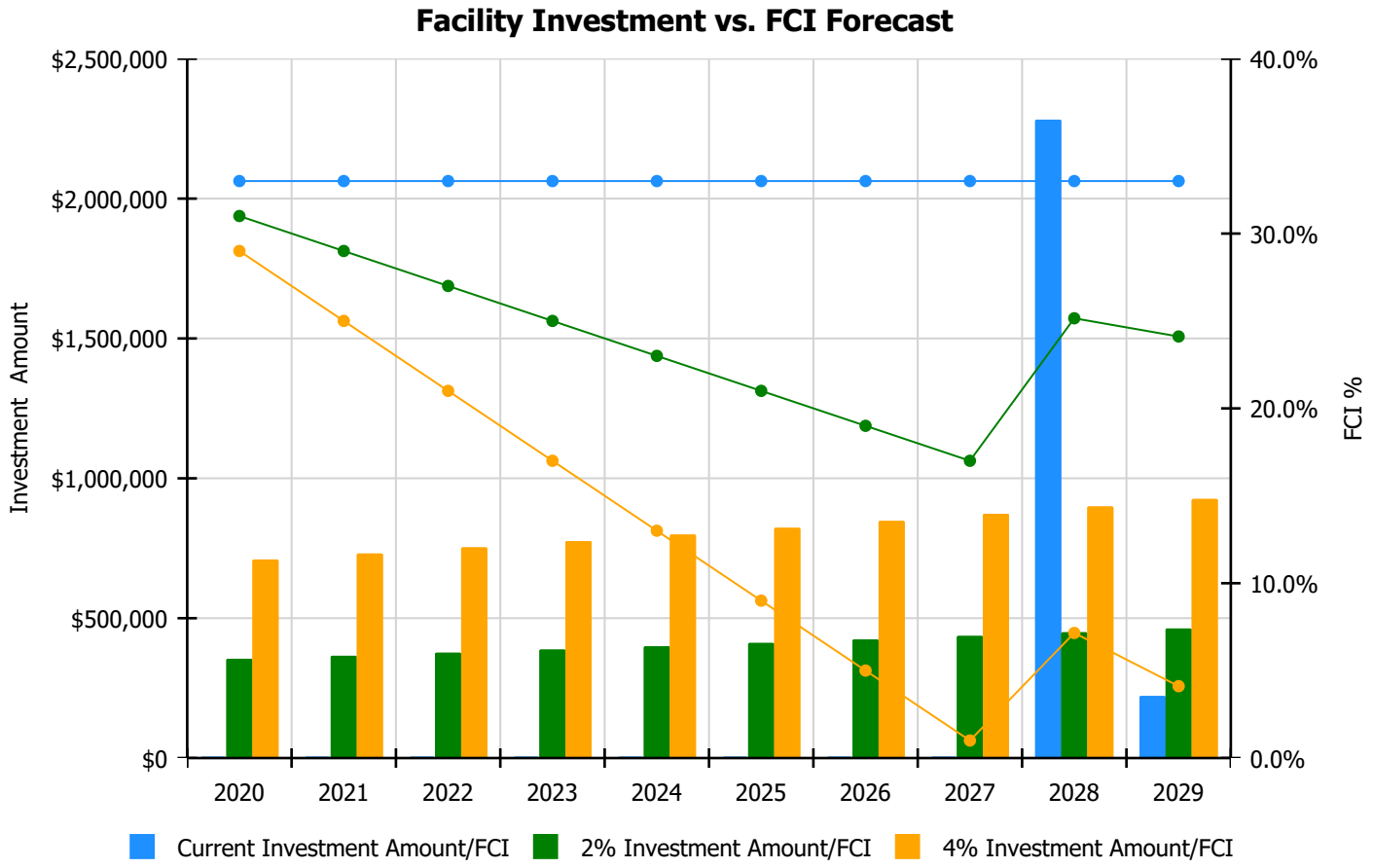
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



## 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:

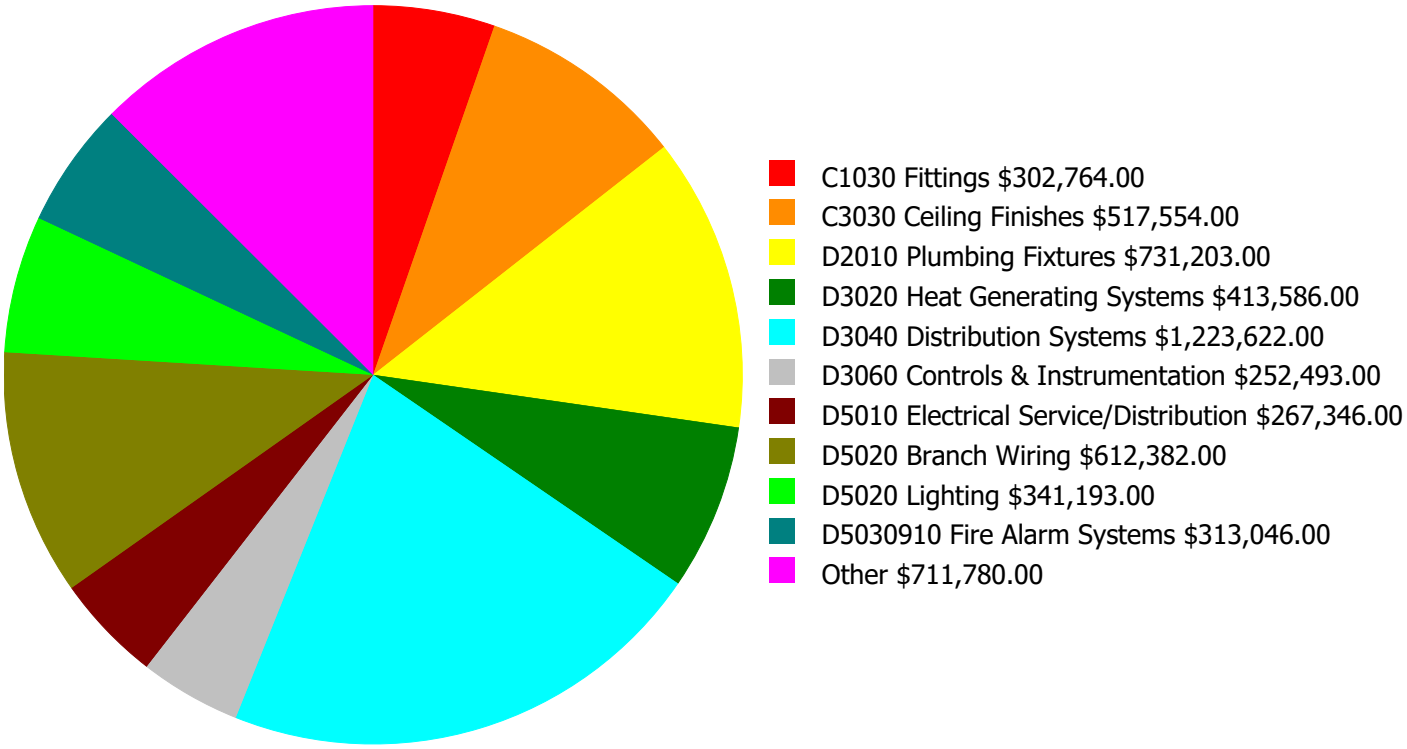
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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




| Year | Investment Amount Current FCI - 33% | 2% Investment | | 4% Investment | |
|---|---|---|---|---|---|
| | | Amount | FCI | Amount | FCI |
| 2020 | $0 | $354,966.00 | 31.00% | $709,933.00 | 29.00% |
| 2021 | $0 | $365,615.00 | 29.00% | $731,231.00 | 25.00% |
| 2022 | $0 | $376,584.00 | 27.00% | $753,168.00 | 21.00% |
| 2023 | $0 | $387,881.00 | 25.00% | $775,763.00 | 17.00% |
| 2024 | $0 | $399,518.00 | 23.00% | $799,036.00 | 13.00% |
| 2025 | $0 | $411,503.00 | 21.00% | $823,007.00 | 9.00% |
| 2026 | $0 | $423,848.00 | 19.00% | $847,697.00 | 5.00% |
| 2027 | $0 | $436,564.00 | 17.00% | $873,128.00 | 1.00% |
| 2028 | $2,282,274 | $449,661.00 | 25.15% | $899,322.00 | 7.15% |
| 2029 | $221,746 | $463,151.00 | 24.11% | $926,301.00 | 4.11% |
| **Total:** | **$2,504,020** | **$4,069,291.00** | | **$8,138,586.00** | |

## Deficiency Summary by System

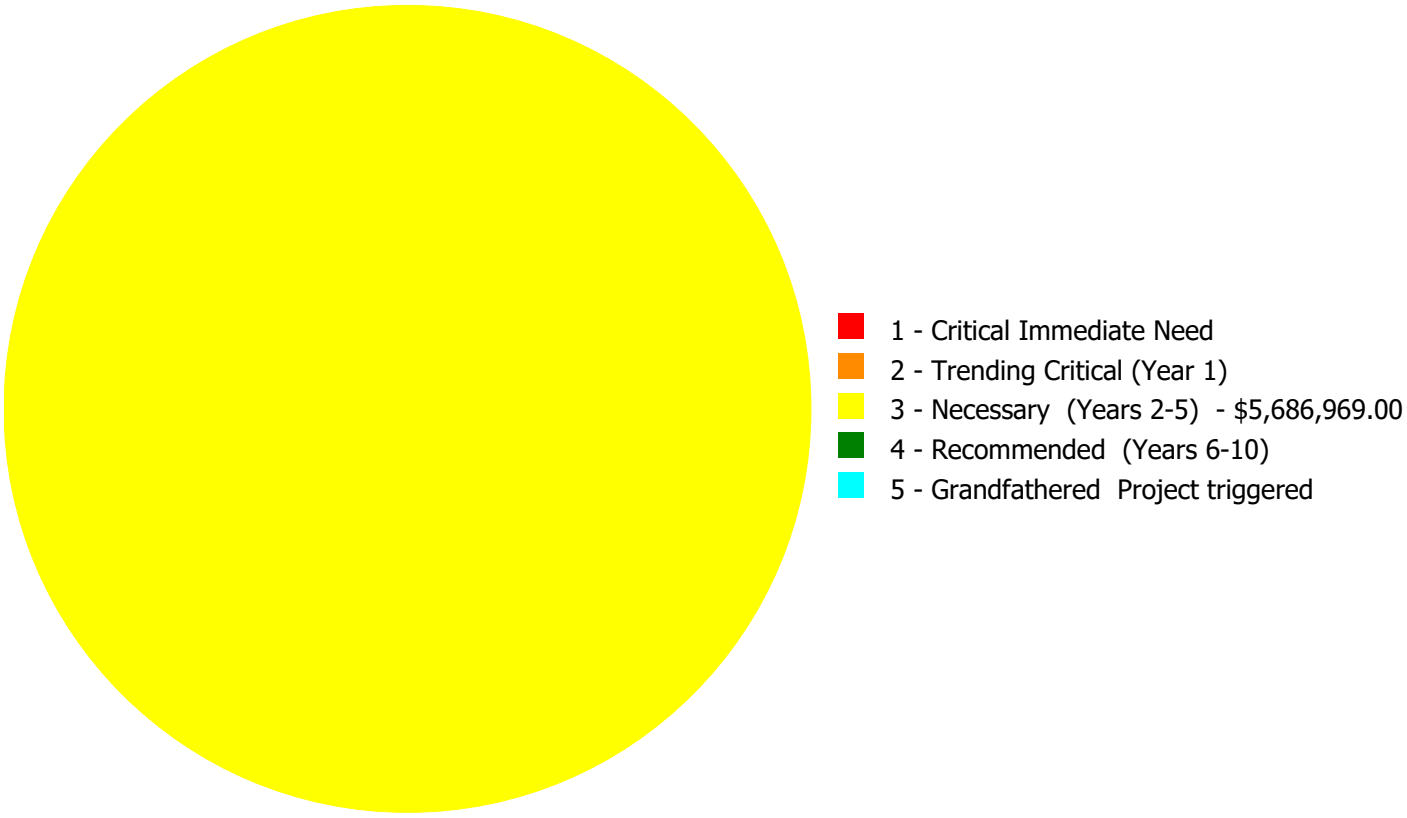
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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




**Budget Estimate Total: $5,686,969.00**

## 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: $5,686,969.00**

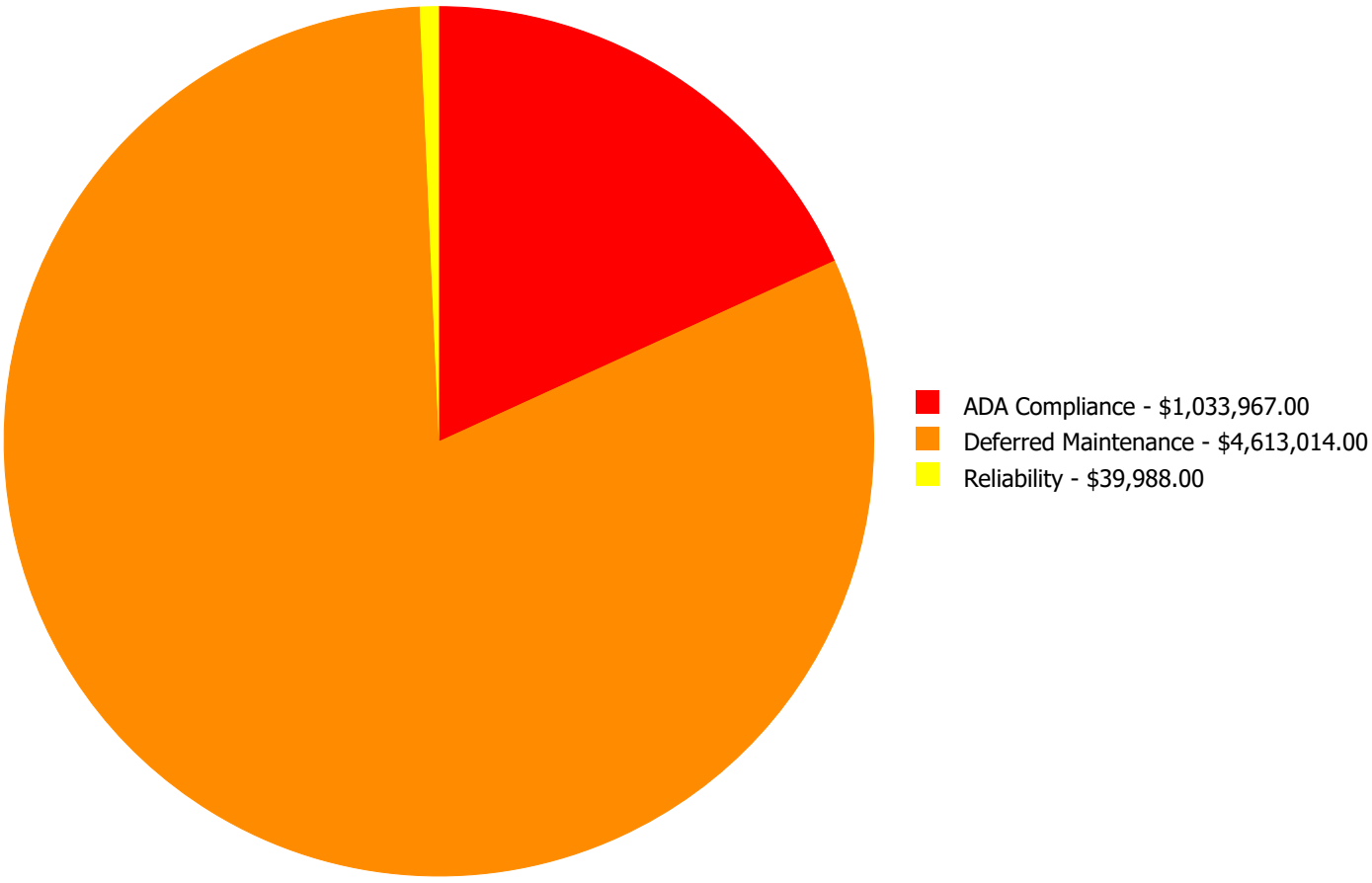
## Deficiency By Priority Investment Table

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

| System Code | System Description | 1 - Critical Immediate Need | 2 - Trending Critical (Year 1) | 3 - Necessary (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Grandfathered Project triggered | Total |
|---|---|---|---|---|---|---|---|
| C1030 | Fittings | $0.00 | $0.00 | $302,764.00 | $0.00 | $0.00 | $302,764.00 |
| C3030 | Ceiling Finishes | $0.00 | $0.00 | $517,554.00 | $0.00 | $0.00 | $517,554.00 |
| D1010 | Elevators and Lifts | $0.00 | $0.00 | $142,813.00 | $0.00 | $0.00 | $142,813.00 |
| D2010 | Plumbing Fixtures | $0.00 | $0.00 | $731,203.00 | $0.00 | $0.00 | $731,203.00 |
| D3020 | Heat Generating Systems | $0.00 | $0.00 | $413,586.00 | $0.00 | $0.00 | $413,586.00 |
| D3040 | Distribution Systems | $0.00 | $0.00 | $1,223,622.00 | $0.00 | $0.00 | $1,223,622.00 |
| D3050 | Terminal & Package Units | $0.00 | $0.00 | $134,815.00 | $0.00 | $0.00 | $134,815.00 |
| D3060 | Controls & Instrumentation | $0.00 | $0.00 | $252,493.00 | $0.00 | $0.00 | $252,493.00 |
| D5010 | Electrical Service/Distribution | $0.00 | $0.00 | $267,346.00 | $0.00 | $0.00 | $267,346.00 |
| D5020 | Branch Wiring | $0.00 | $0.00 | $612,382.00 | $0.00 | $0.00 | $612,382.00 |
| D5020 | Lighting | $0.00 | $0.00 | $341,193.00 | $0.00 | $0.00 | $341,193.00 |
| D5030810 | Security & Detection Systems | $0.00 | $0.00 | $172,518.00 | $0.00 | $0.00 | $172,518.00 |
| D5030910 | Fire Alarm Systems | $0.00 | $0.00 | $313,046.00 | $0.00 | $0.00 | $313,046.00 |
| D5090 | Other Electrical Systems | $0.00 | $0.00 | $39,988.00 | $0.00 | $0.00 | $39,988.00 |
| E2010 | Fixed Furnishings | $0.00 | $0.00 | $221,646.00 | $0.00 | $0.00 | $221,646.00 |
| | **Total:** | $0.00 | $0.00 | $5,686,969.00 | $0.00 | $0.00 | $5,686,969.00 |

## 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: $5,686,969.00**

## 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: C1030 - Fittings**


**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** ADA Compliance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 103,864.00
**Unit of Measure:** S.F.
**Estimate:** $302,764.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 09/30/2019

**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: C3030 - Ceiling Finishes**

**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 51,932.00
**Unit of Measure:** S.F.
**Estimate:** $517,554.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 09/30/2019

**Notes:** The acoustical ceiling tile finish in classrooms is beyond its expected service life and is recommended for replacement in conjunction with other recommended renovations.

---

**System: D1010 - Elevators and Lifts**


**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 103,864.00
**Unit of Measure:** S.F.
**Estimate:** $142,813.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 09/30/2019

**Notes:** The ADA elevator system is from a late 1990's installation. The elevator system has exceeded its life cycle and recommended for upgrade. All aspects of the current ADA standards are expected to be included in the new installation.

**System: D2010 - Plumbing Fixtures**

**Location:** Restroom
**Distress:** Beyond Expected Life
**Category:** ADA Compliance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 103,864.00
**Unit of Measure:** S.F.
**Estimate:** $731,203.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 09/30/2019

**Notes:** The plumbing fixtures are from original construction with few exceptions. The system is beyond its expected life cycle and upgrades are warranted for ADA compliance.

**System: D3020 - Heat Generating Systems**


**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 103,864.00
**Unit of Measure:** S.F.
**Estimate:** $413,586.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 09/30/2019

**Notes:** The heat generation for this school is nearing the end of its useful life. The piping, fitting or auxiliary equipment as well as the main boiler system is recommended for upgrade. This deficiency provides a budgetary consideration for upgrades to support the heat generation system.

**System: D3040 - Distribution Systems**

**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 103,864.00
**Unit of Measure:** S.F.
**Estimate:** $1,223,622.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 09/30/2019

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

**System: D3050 - Terminal & Package Units**

**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 103,864.00
**Unit of Measure:** S.F.
**Estimate:** $134,815.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 02/22/2020

**Notes:**
The terminal and package units are nearing the end of their useful life. The system is functional however upgrades are warranted.

**System: D3060 - Controls & Instrumentation**


**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 103,864.00
**Unit of Measure:** S.F.
**Estimate:** $252,493.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 02/22/2020

**Notes:**
The heating generation systems, exhaust and ventilation systems, energy monitoring and controls as well as the building automation systems are original. Several issues have surfaced over recent years and isolated upgrades have taken place to support the systems. This deficiency provides a budgetary consideration for a universal upgrade.

**System: D5010 - Electrical Service/Distribution**


**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 103,864.00
**Unit of Measure:** S.F.
**Estimate:** $267,346.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 09/30/2019

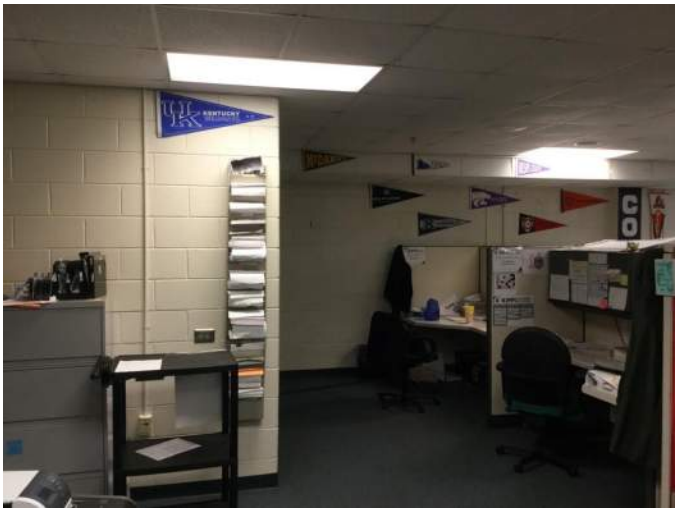
**Notes:** The electrical service and distribution system consist of a service disconnect, primary main rated at 2000 amps, breaker system, switch box, and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded; however, a majority of the system is original. Upgrades are warranted.

**System: D5020 - Branch Wiring**


**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 103,864.00
**Unit of Measure:** S.F.
**Estimate:** $612,382.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/20/2020

**Notes:** The electrical distribution system is aged and should be replaced and upgraded for compliance with current code requirements.

**System: D5020 - Lighting**



**Location:** Classroom Area
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 51,932.00
**Unit of Measure:** S.F.
**Estimate:** $341,193.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 03/11/2021

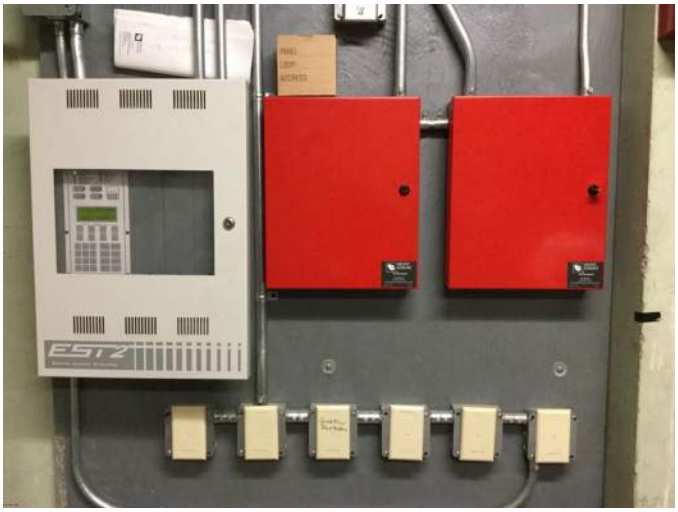
**Notes:** The original lighting and branch wiring in the classrooms is operational but is aged and should be replaced with an energy efficient system.

**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:** 103,864.00
**Unit of Measure:** S.F.
**Estimate:** $172,518.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/20/2020

**Notes:** The security detection and alarm system is nearing the end of its expected life and upgrades are warranted. This deficiency provides a budgetary consideration for universal upgrades and should be replaced in conjunction with other recommended renovations.

**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:** 103,864.00
**Unit of Measure:** S.F.
**Estimate:** $313,046.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 03/11/2021

**Notes:** The Edwards Fire Control Instruments system Multi-zone unit with detection, push stations, lights, and warning sounds. This system is nearing the end of its expected life and upgrades are warranted. This deficiency provides a budgetary consideration for universal upgrades to the fire alarm system.

**System: D5090 - Other Electrical Systems**

This deficiency has no image.

**Location:** Throughout building
**Distress:** Missing
**Category:** Reliability
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 103,864.00
**Unit of Measure:** S.F.
**Estimate:** $39,988.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 10/23/2014

**Notes:** No emergency generator, install per client standard.

**System: E2010 - Fixed Furnishings**


| | |
|---|---|
| **Location:** | Throughout building |
| **Distress:** | Beyond Expected Life |
| **Category:** | Deferred Maintenance |
| **Priority:** | 3 - Necessary (Years 2-5) |
| **Correction:** | Renew System |
| **Qty:** | 103,864.00 |
| **Unit of Measure:** | S.F. |
| **Estimate:** | $221,646.00 |
| **Assessor Name:** | Eduardo Lopez |
| **Date Created:** | 09/30/2019 |

**Notes:** The fixed artwork and casework is original to the schools construction. This high traffic system is showing signs of age. The systems are aging at a faster rate than a normal application based on usage. Upgrades are warranted.

## Executive Summary

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

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

| | |
|---|---|
| Function: | Middle Charter |
| Gross Area (SF): | 31,216 |
| Year Built: | 1965 |
| Last Renovation: | |
| Replacement Value: | $5,558,350 |
| Repair Cost: | $2,490,715 |
| Total FCI: | 44.81% |
| Total RSLI: | 37.69% |
| FCA Score: | 55.19 |

**Description:**

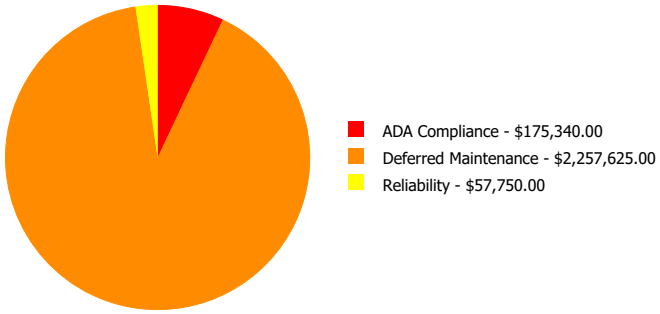
The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

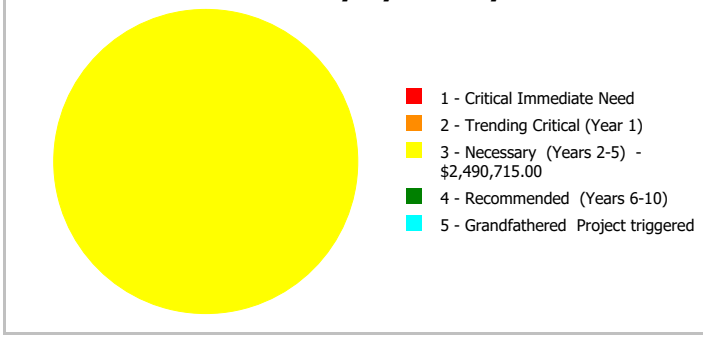
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | Middle Charter | Gross Area: | 31,216 |
| Year Built: | 1965 | Last Renovation: | |
| Repair Cost: | $2,490,715 | Replacement Value: | $5,558,350 |
| FCI: | 44.81% | RSLI%: | 37.69% |

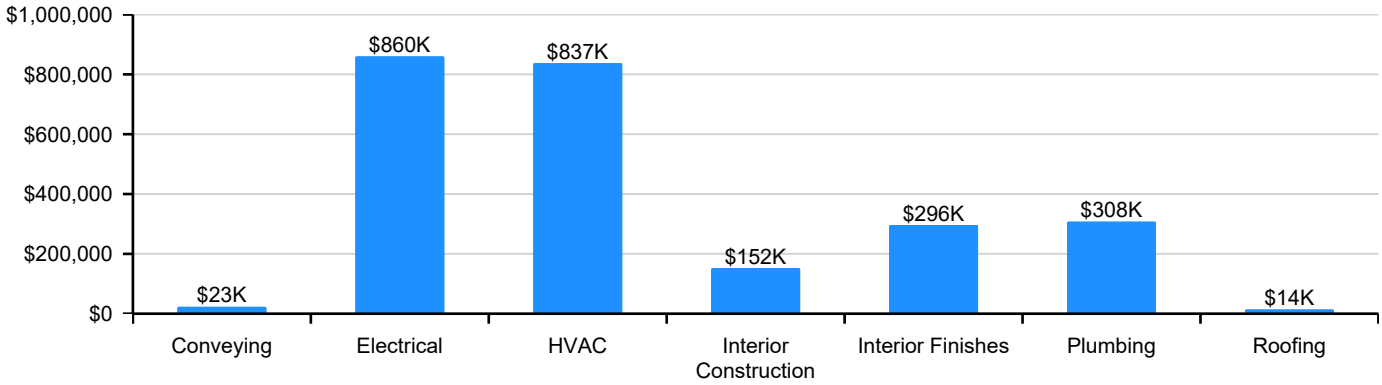
### Deficiency By Category



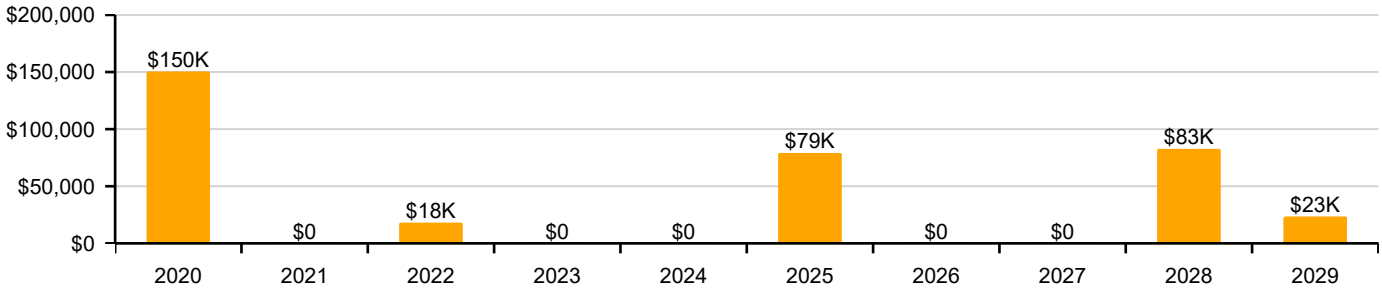

### Deficiency By Priority




### 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 | 46.00% | 0.00% | $0.00 |
| B10 - Superstructure | 46.00% | 0.00% | $0.00 |
| B20 - Exterior Enclosure | 59.36% | 0.00% | $0.00 |
| B30 - Roofing | 100.28% | 3.76% | $14,078.00 |
| C10 - Interior Construction | 35.71% | 22.67% | $152,334.00 |
| C30 - Interior Finishes | 39.51% | 58.74% | $296,229.00 |
| D10 - Conveying | 0.00% | 110.00% | $23,006.00 |
| D20 - Plumbing | 52.68% | 54.82% | $307,666.00 |
| D30 - HVAC | 26.85% | 78.70% | $837,401.00 |
| D40 - Fire Protection | 60.00% | 0.00% | $0.00 |
| D50 - Electrical | 5.43% | 77.91% | $860,001.00 |
| E20 - Furnishings | 30.00% | 0.00% | $0.00 |
| **Totals:** | **37.69%** | **44.81%** | **$2,490,715.00** |

## Photo Album

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

1). Northern Exterior Elevation - Jan 15, 2020

2). Eastern Exterior Elevation - Jan 15, 2020

3). Southern Exterior Elevation - Jan 15, 2020

4). Western Exterior Elevation - Jan 15, 2020

## 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

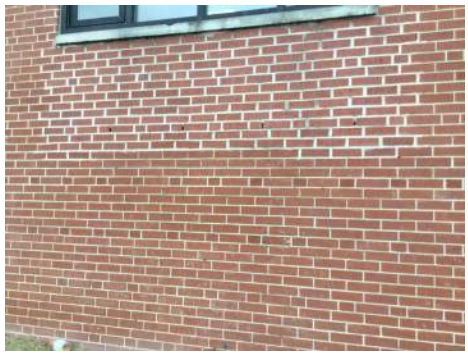
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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 | $11.94 | S.F. | 31,216 | 100 | 1965 | 2065 | | 46.00% | 0.00% | 46 | | | $372,719 |
| B1020 | Roof Construction | $9.68 | S.F. | 31,216 | 100 | 1965 | 2065 | | 46.00% | 0.00% | 46 | | | $302,171 |
| B2010 | Exterior Walls | $12.25 | S.F. | 31,216 | 100 | 1965 | 2065 | | 46.00% | 0.00% | 46 | | | $382,396 |
| B2020 | Exterior Windows | $0.67 | S.F. | 31,216 | 30 | 2003 | 2033 | | 46.67% | 0.00% | 14 | | | $20,915 |
| B2030 | Exterior Doors | $3.64 | S.F. | 31,216 | 30 | 2021 | 2051 | | 106.67% | 0.00% | 32 | | | $113,626 |
| B3010105 | Built-Up | $7.15 | S.F. | 11,000 | 25 | 2021 | 2046 | | 108.00% | 0.00% | 27 | | | $78,650 |
| B3010999 | Other - Concrete | $13.99 | S.F. | 20,216 | 75 | 2021 | 2096 | | 102.67% | 0.00% | 77 | | | $282,822 |
| B3020 | Roof Openings | $0.41 | S.F. | 31,216 | 20 | 1965 | 1985 | | 0.00% | 109.99% | -34 | | $14,078.00 | $12,799 |
| C1010 | Partitions | $14.66 | S.F. | 31,216 | 100 | 1965 | 2065 | | 46.00% | 0.00% | 46 | | | $457,627 |
| C1020 | Interior Doors | $1.99 | S.F. | 31,216 | 40 | 1998 | 2038 | | 47.50% | 0.00% | 19 | | | $62,120 |
| C1030 | Fittings | $4.88 | S.F. | 31,216 | 20 | 1965 | 1985 | | 0.00% | 100.00% | -34 | | $152,334.00 | $152,334 |
| C3010230 | Paint & Covering | $1.58 | S.F. | 10,000 | 10 | 1965 | 1975 | | 0.00% | 0.00% | -44 | | | $15,800 |
| C3020405 | Epoxy | $17.30 | S.F. | 3,000 | 15 | 2015 | 2030 | | 73.33% | 0.00% | 11 | | | $51,900 |
| C3020420 | Ceramic Tile | $16.74 | S.F. | 2,000 | 50 | 1965 | 2015 | | 0.00% | 150.00% | -4 | | $50,220.00 | $33,480 |
| C3020901 | Carpet | $7.50 | S.F. | 2,000 | 8 | 2014 | 2022 | | 37.50% | 0.00% | 3 | | | $15,000 |
| C3020903 | VCT | $3.48 | S.F. | 12,216 | 15 | 1965 | 1980 | | 0.00% | 155.00% | -39 | | $65,893.00 | $42,512 |
| C3020999 | Other - Wood | $13.79 | S.F. | 12,000 | 50 | 2016 | 2066 | | 94.00% | 0.00% | 47 | | | $165,480 |
| C3030 | Ceiling Finishes | $5.77 | S.F. | 31,216 | 20 | 1965 | 1985 | | 0.00% | 100.00% | -34 | | $180,116.00 | $180,116 |
| D1010 | Elevators and Lifts | $0.67 | S.F. | 31,216 | 20 | 2003 | 2023 | 2019 | 0.00% | 110.00% | 0 | | $23,006.00 | $20,915 |
| D2010 | Plumbing Fixtures | $9.02 | S.F. | 31,216 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $281,568 |
| D2020 | Domestic Water Distribution | $4.46 | S.F. | 31,216 | 30 | 1965 | 1995 | | 0.00% | 110.00% | -24 | | $153,146.00 | $139,223 |
| D2030 | Sanitary Waste | $3.18 | S.F. | 31,216 | 30 | 1965 | 1995 | | 0.00% | 110.00% | -24 | | $109,194.00 | $99,267 |
| D2040 | Rain Water Drainage | $1.32 | S.F. | 31,216 | 20 | 1965 | 1985 | | 0.00% | 110.00% | -34 | | $45,326.00 | $41,205 |
| D3010 | Energy Supply | $0.61 | S.F. | 31,216 | 50 | 1998 | 2048 | | 58.00% | 0.00% | 29 | | | $19,042 |
| D3020 | Heat Generating Systems | $3.14 | S.F. | 31,216 | 20 | 1998 | 2018 | | 0.00% | 110.00% | -1 | | $107,820.00 | $98,018 |
| D3030 | Cooling Generating Systems | $8.80 | S.F. | 31,216 | 20 | 2019 | 2039 | | 100.00% | 0.00% | 20 | | | $274,701 |
| D3040 | Distribution Systems | $17.16 | S.F. | 31,216 | 20 | 1990 | 2010 | | 0.00% | 110.00% | -9 | | $589,233.00 | $535,667 |
| D3050 | Terminal & Package Units | $0.12 | S.F. | 311,216 | 15 | 1998 | 2013 | | 0.00% | 110.00% | -6 | | $41,081.00 | $37,346 |
| D3060 | Controls & Instrumentation | $3.18 | S.F. | 31,216 | 15 | 1994 | 2009 | | 0.00% | 100.00% | -10 | | $99,267.00 | $99,267 |
| D4030 | Fire Protection Specialties | $0.18 | S.F. | 31,216 | 15 | 2013 | 2028 | | 60.00% | 0.00% | 9 | | | $5,619 |
| D5010 | Electrical Service/Distribution | $5.63 | S.F. | 31,216 | 20 | 1980 | 2000 | | 0.00% | 100.00% | -19 | | $175,746.00 | $175,746 |
| D5020 | Branch Wiring | $7.74 | S.F. | 31,216 | 20 | 1980 | 2000 | | 0.00% | 100.00% | -19 | | $241,612.00 | $241,612 |
| D5020 | Lighting | $12.33 | S.F. | 31,216 | 20 | 1980 | 2000 | | 0.00% | 100.00% | -19 | | $384,893.00 | $384,893 |
| D5030810 | Security & Detection Systems | $1.51 | S.F. | 31,216 | 20 | 2000 | 2020 | | 5.00% | 0.00% | 1 | | | $47,136 |
| D5030910 | Fire Alarm Systems | $2.74 | S.F. | 31,216 | 20 | 2000 | 2020 | | 5.00% | 0.00% | 1 | | | $85,532 |
| D5030920 | Data Communication | $3.56 | S.F. | 31,216 | 25 | 2006 | 2031 | | 48.00% | 0.00% | 12 | | | $111,129 |
| D5090 | Other Electrical Systems | $1.85 | S.F. | 31,216 | 15 | | | 2013 | 0.00% | 100.00% | -6 | | $57,750.00 | $57,750 |
| E2010 | Fixed Furnishings | $1.93 | S.F. | 31,216 | 20 | 1965 | 1985 | 2025 | 30.00% | 0.00% | 6 | | | $60,247 |
| | | | | | | | | **Total** | **37.69%** | **44.81%** | | | **$2,490,715.00** | **$5,558,350** |

## 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 — This system contains no images

**Note:** The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

**System:** B3010105 - Built-Up — This system contains no images

**Note:** The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

**System:** B3010999 - Other - Concrete — This system contains no images

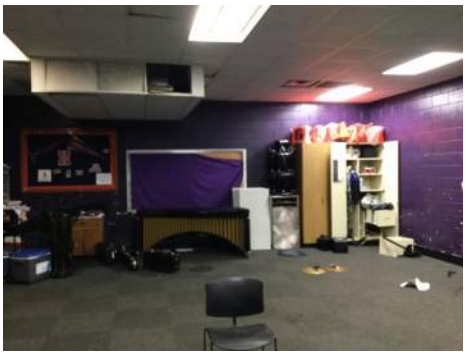
**Note:** The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

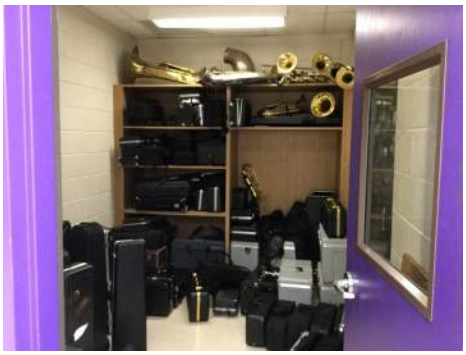
**System:** B3020 - Roof Openings



**Note:**

**System:** C1010 - Partitions

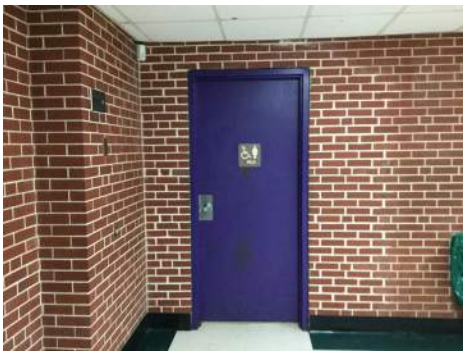




**Note:**

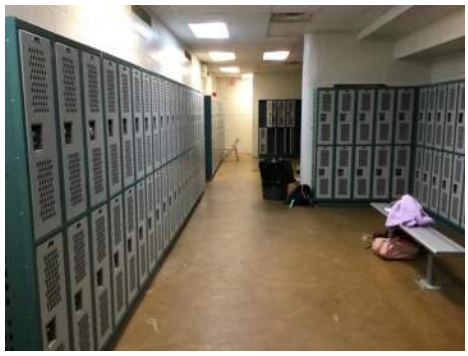
**System:** C1020 - Interior Doors





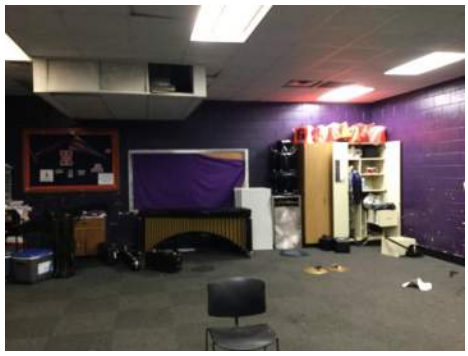
**Note:**

**System:** C1030 - Fittings


**Note:**

**System:** C3010230 - Paint & Covering


**Note:**

**System:** C3020405 - Epoxy



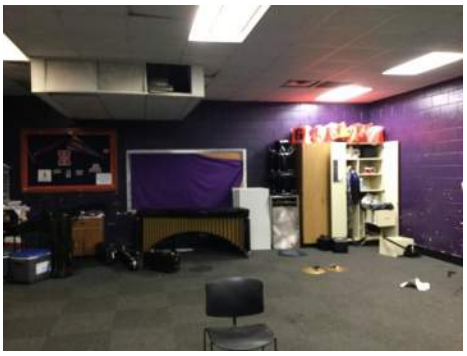
**Note:**

**System:** C3020420 - Ceramic Tile



**Note:**

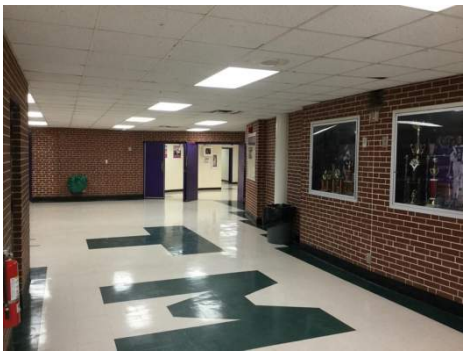
**System:** C3020901 - Carpet

**Note:**

**System:** C3020903 - VCT





**Note:**

**System:** C3020999 - Other - Wood



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D1010 - Elevators and Lifts

**Note:**

**System:** D2010 - Plumbing Fixtures This system contains no images

**Note:** The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D3010 - Energy Supply

**Note:**

**System:** D3020 - Heat Generating Systems

**Note:**

**System:** D3030 - Cooling Generating Systems

**Note:**

**System:** D3040 - Distribution Systems




**Note:**

**System:** D3060 - Controls & Instrumentation

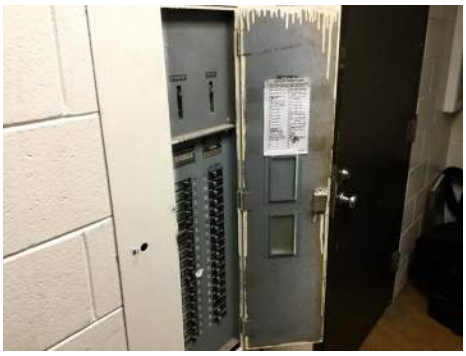


**Note:**

**System:** D4030 - Fire Protection Specialties

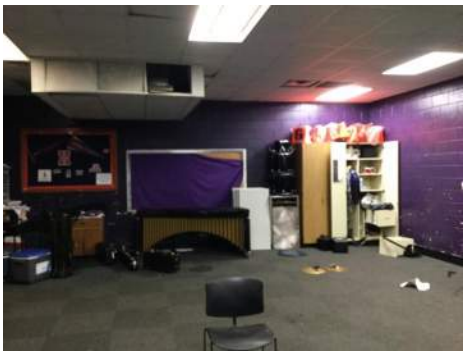

**Note:**

**System:** D5020 - Branch Wiring




**Note:**

**System:** D5020 - Lighting



**Note:**

**System:** D5030 - Communications and Security

**Note:**

**System:** E2010 - Fixed Furnishings

**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

| System | Current Deficiencies | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$2,490,715** | **$150,313** | **$0** | **$18,030** | **$0** | **$0** | **$79,132** | **$0** | **$0** | **$82,682** | **$23,357** | **$2,844,230** |
| *** 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** |
| **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** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010999 - Other - Concrete** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3020 - Roof Openings** | $14,078 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$14,078** |
| **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** | $152,334 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$152,334** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010230 - Paint & Covering** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $23,357 | **$23,357** |
| **C3020 - Floor Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3020405 - Epoxy** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

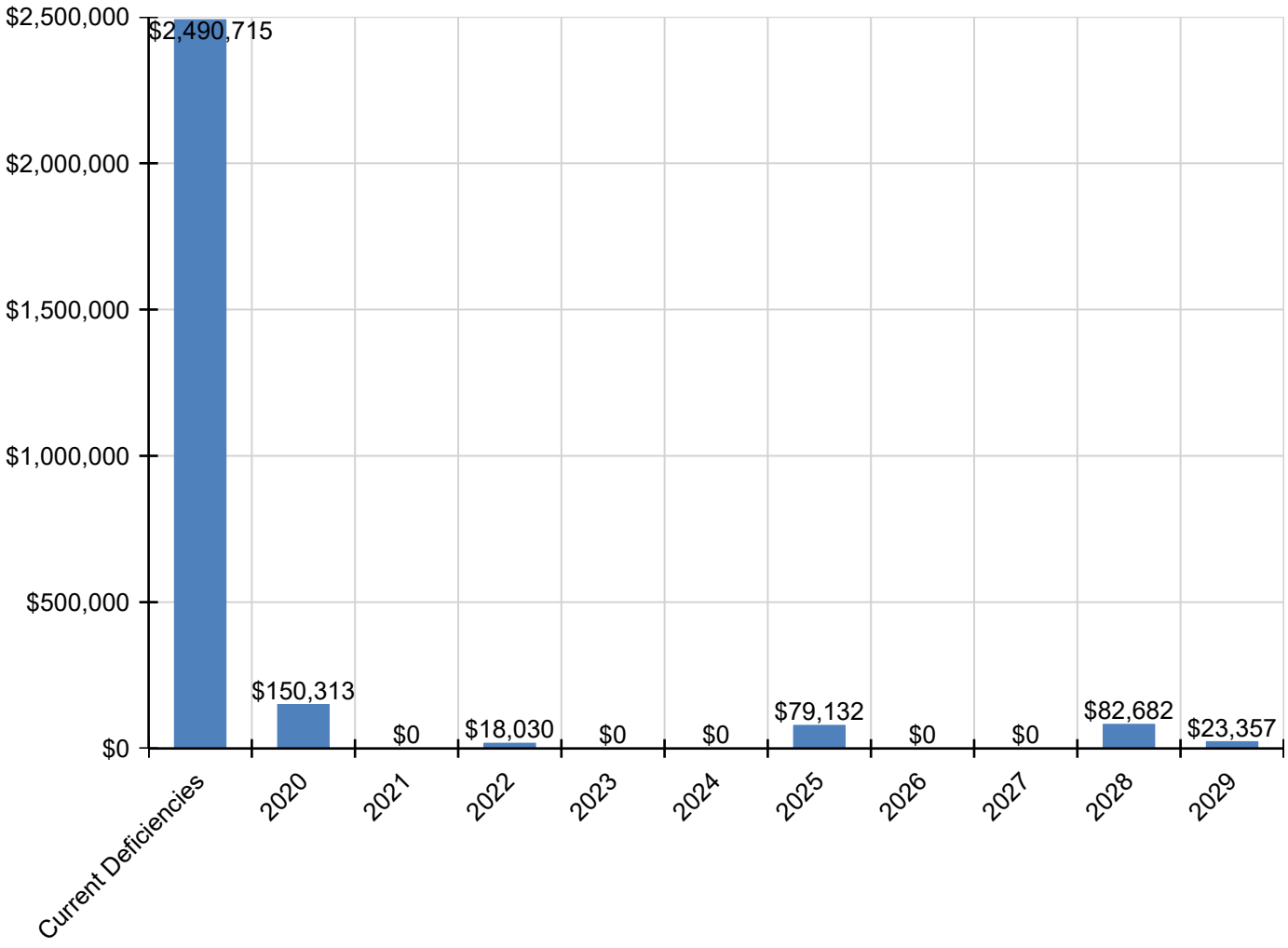
| System | Current Deficiencies | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C3020420 - Ceramic Tile | $50,220 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$50,220** |
| C3020901 - Carpet | $0 | $0 | $0 | $18,030 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$18,030** |
| C3020903 - VCT | $65,893 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$65,893** |
| C3020999 - Other - Wood | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| C3030 - Ceiling Finishes | $180,116 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$180,116** |
| D - Services | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D10 - Conveying | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D1010 - Elevators and Lifts | $23,006 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$23,006** |
| D20 - Plumbing | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D2010 - Plumbing Fixtures | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D2020 - Domestic Water Distribution | $153,146 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$153,146** |
| D2030 - Sanitary Waste | $109,194 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$109,194** |
| D2040 - Rain Water Drainage | $45,326 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$45,326** |
| D30 - HVAC | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D3010 - Energy Supply | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D3020 - Heat Generating Systems | $107,820 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$107,820** |
| D3030 - Cooling Generating Systems | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D3040 - Distribution Systems | $589,233 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$589,233** |
| D3050 - Terminal & Package Units | $41,081 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$41,081** |
| D3060 - Controls & Instrumentation | $99,267 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$99,267** |
| D40 - Fire Protection | $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 | $7,332 | $0 | **$7,332** |
| D50 - Electrical | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D5010 - Electrical Service/Distribution | $175,746 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$175,746** |
| D5020 - Branch Wiring | $241,612 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$241,612** |
| D5020 - Lighting | $384,893 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$384,893** |
| D5030 - Communications and Security | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D5030810 - Security & Detection Systems | $0 | $53,406 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$53,406** |
| D5030910 - Fire Alarm Systems | $0 | $96,908 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$96,908** |
| D5030920 - Data Communication | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| D5090 - Other Electrical Systems | $57,750 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $75,351 | $0 | **$133,101** |
| E - Equipment & 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **E20 - Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E2010 - Fixed Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $79,132 | $0 | $0 | $0 | $0 | **$79,132** |

** Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

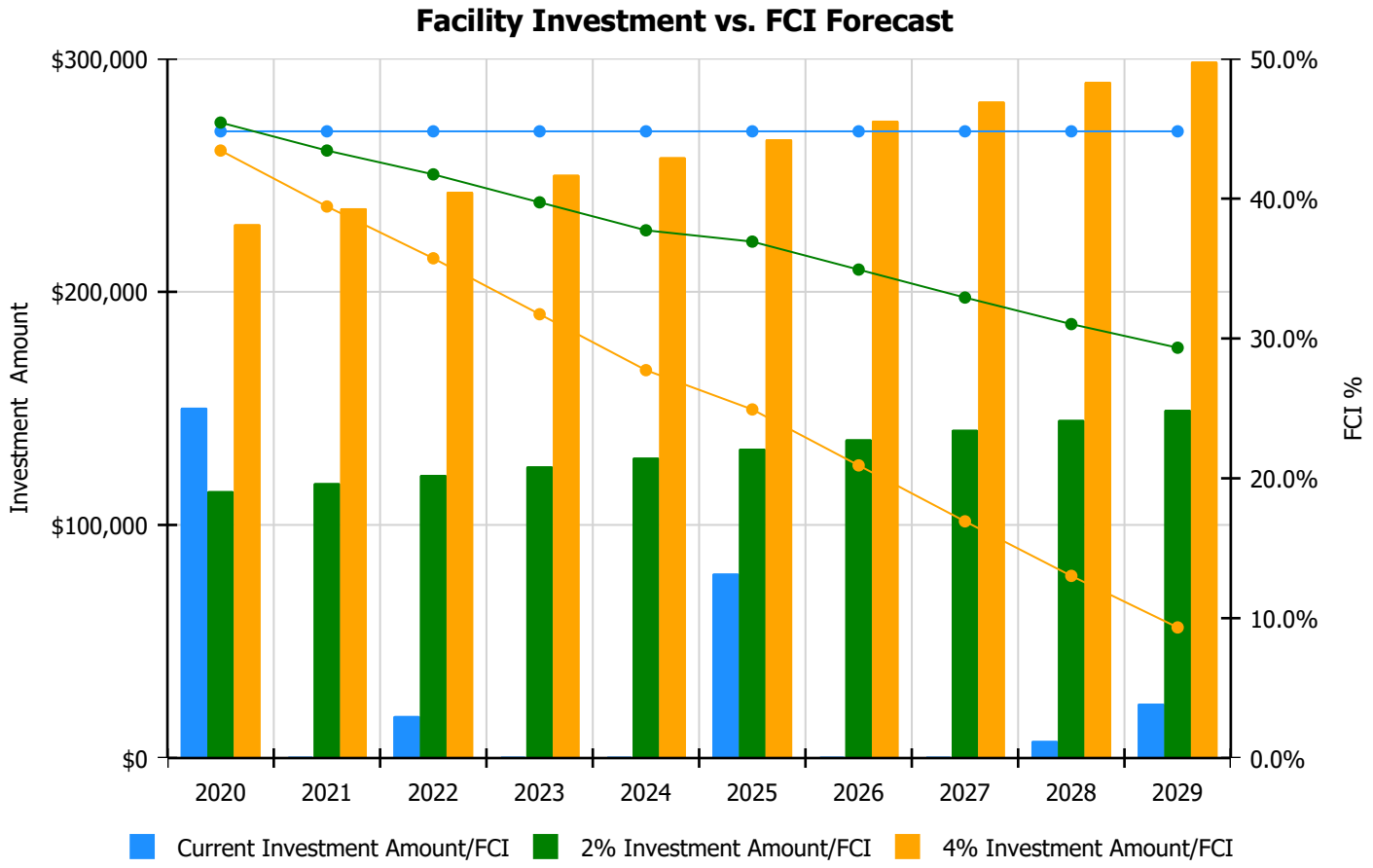
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



## 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:

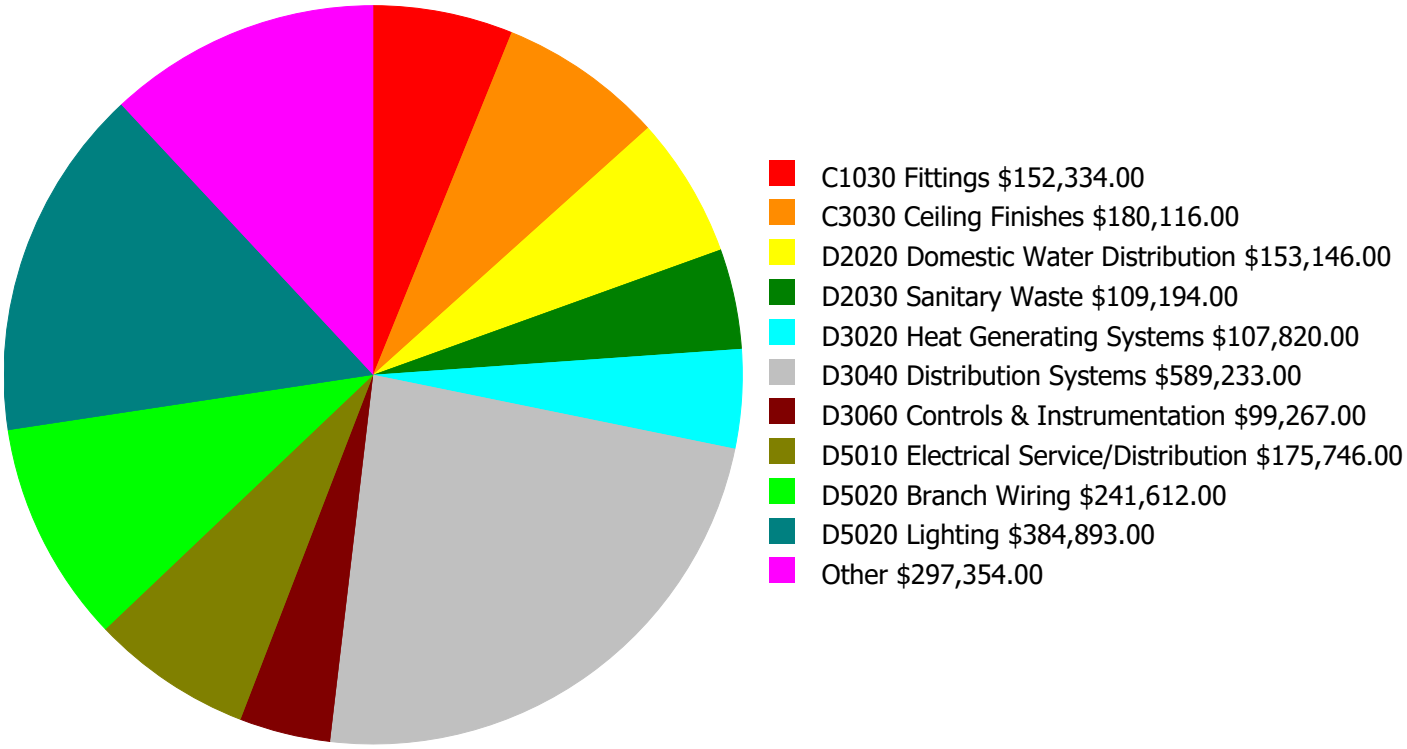
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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




| Year | Investment Amount Current FCI - 44.81% | 2% Investment | | 4% Investment | |
|---|---|---|---|---|---|
| | | Amount | FCI | Amount | FCI |
| 2020 | $150,313 | $114,502.00 | 45.44% | $229,004.00 | 43.44% |
| 2021 | $0 | $117,937.00 | 43.44% | $235,874.00 | 39.44% |
| 2022 | $18,030 | $121,475.00 | 41.73% | $242,950.00 | 35.73% |
| 2023 | $0 | $125,119.00 | 39.73% | $250,239.00 | 31.73% |
| 2024 | $0 | $128,873.00 | 37.73% | $257,746.00 | 27.73% |
| 2025 | $79,132 | $132,739.00 | 36.92% | $265,478.00 | 24.92% |
| 2026 | $0 | $136,721.00 | 34.92% | $273,443.00 | 20.92% |
| 2027 | $0 | $140,823.00 | 32.92% | $281,646.00 | 16.92% |
| 2028 | $7,332 | $145,048.00 | 31.03% | $290,095.00 | 13.03% |
| 2029 | $23,357 | $149,399.00 | 29.34% | $298,798.00 | 9.34% |
| **Total:** | **$278,164** | **$1,312,636.00** | | **$2,625,273.00** | |

## Deficiency Summary by System

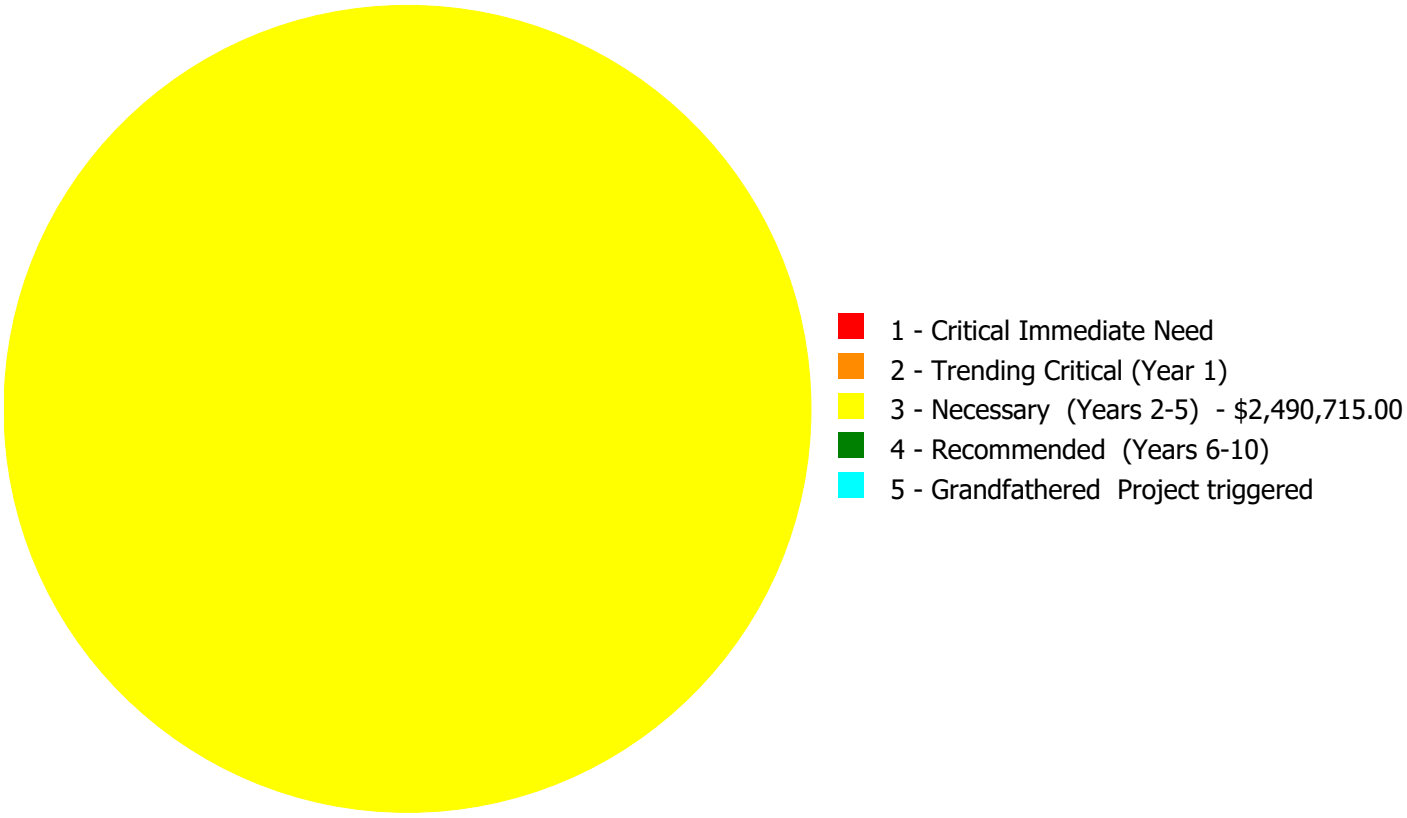
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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




**Budget Estimate Total: $2,490,715.00**

## 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: $2,490,715.00**

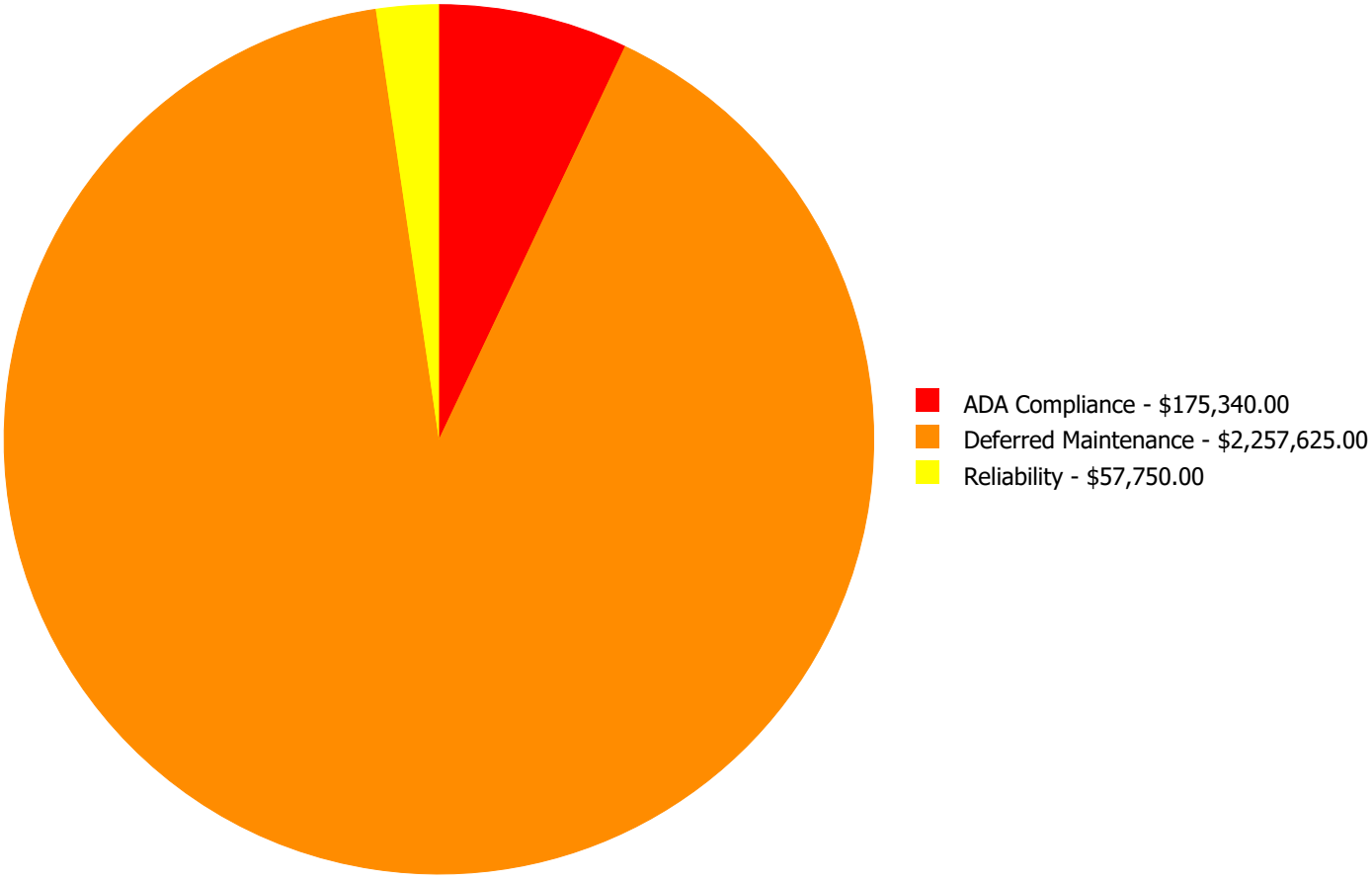
## Deficiency By Priority Investment Table

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 |
|---|---|---|---|---|---|---|---|
| B3020 | Roof Openings | $0.00 | $0.00 | $14,078.00 | $0.00 | $0.00 | $14,078.00 |
| C1030 | Fittings | $0.00 | $0.00 | $152,334.00 | $0.00 | $0.00 | $152,334.00 |
| C3020420 | Ceramic Tile | $0.00 | $0.00 | $50,220.00 | $0.00 | $0.00 | $50,220.00 |
| C3020903 | VCT | $0.00 | $0.00 | $65,893.00 | $0.00 | $0.00 | $65,893.00 |
| C3030 | Ceiling Finishes | $0.00 | $0.00 | $180,116.00 | $0.00 | $0.00 | $180,116.00 |
| D1010 | Elevators and Lifts | $0.00 | $0.00 | $23,006.00 | $0.00 | $0.00 | $23,006.00 |
| D2020 | Domestic Water Distribution | $0.00 | $0.00 | $153,146.00 | $0.00 | $0.00 | $153,146.00 |
| D2030 | Sanitary Waste | $0.00 | $0.00 | $109,194.00 | $0.00 | $0.00 | $109,194.00 |
| D2040 | Rain Water Drainage | $0.00 | $0.00 | $45,326.00 | $0.00 | $0.00 | $45,326.00 |
| D3020 | Heat Generating Systems | $0.00 | $0.00 | $107,820.00 | $0.00 | $0.00 | $107,820.00 |
| D3040 | Distribution Systems | $0.00 | $0.00 | $589,233.00 | $0.00 | $0.00 | $589,233.00 |
| D3050 | Terminal & Package Units | $0.00 | $0.00 | $41,081.00 | $0.00 | $0.00 | $41,081.00 |
| D3060 | Controls & Instrumentation | $0.00 | $0.00 | $99,267.00 | $0.00 | $0.00 | $99,267.00 |
| D5010 | Electrical Service/Distribution | $0.00 | $0.00 | $175,746.00 | $0.00 | $0.00 | $175,746.00 |
| D5020 | Branch Wiring | $0.00 | $0.00 | $241,612.00 | $0.00 | $0.00 | $241,612.00 |
| D5020 | Lighting | $0.00 | $0.00 | $384,893.00 | $0.00 | $0.00 | $384,893.00 |
| D5090 | Other Electrical Systems | $0.00 | $0.00 | $57,750.00 | $0.00 | $0.00 | $57,750.00 |
| | **Total:** | $0.00 | $0.00 | $2,490,715.00 | $0.00 | $0.00 | $2,490,715.00 |

## 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: $2,490,715.00**

## 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: B3020 - Roof Openings**

**Location:** Roof
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $14,078.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/20/2020

**Notes:** Roof openings are beyond their expected life and should be scheduled for replacement in conjunction with the roof covering.

**System: C1030 - Fittings**

**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** ADA Compliance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $152,334.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 02/22/2020

**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: C3020420 - Ceramic Tile**

**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 2,000.00
**Unit of Measure:** S.F.
**Estimate:** $50,220.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/20/2020

**Notes:** The ceramic tile floor finish is beyond its expected service life and should be replaced in conjunction with other recommended renovations.

**System: C3020903 - VCT**

**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 12,216.00
**Unit of Measure:** S.F.
**Estimate:** $65,893.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/20/2020

**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:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $180,116.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 02/22/2020

**Notes:**
The acoustical ceiling tile finish is beyond its expected service life and is recommended for replacement in conjunction with other recommended renovations.

**System: D1010 - Elevators and Lifts**

**Location:** Gym
**Distress:** Beyond Expected Life
**Category:** ADA Compliance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $23,006.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 02/22/2020

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

**System: D2020 - Domestic Water Distribution**

**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $153,146.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 02/22/2020

**Notes:** The domestic water distribution system consists of galvanized and copper pipes, valves and domestic water supply. The system is beyond its expected life cycle and upgrades are recommended.

**System: D2030 - Sanitary Waste**

**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $109,194.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 02/22/2020

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

**System: D2040 - Rain Water Drainage**

**Location:** Roof
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $45,326.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 02/22/2020

**Notes:** The roof drains, insulation and fittings that support the water run off from this roof are original. 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: D3020 - Heat Generating Systems**

This deficiency has no image.

**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $107,820.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 09/30/2019

**Notes:**
The heat generation for this school is nearing the end of its useful life. The piping, fitting or auxiliary equipment as well as the main boiler system is recommended for upgrade. This deficiency provides a budgetary consideration for upgrades to support the heat generation system.

**System: D3040 - Distribution Systems**


**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $589,233.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 02/22/2020

**Notes:**

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

**System: D3050 - Terminal & Package Units**

This deficiency has no image.

**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 311,216.00
**Unit of Measure:** S.F.
**Estimate:** $41,081.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 02/22/2020

**Notes:**

Terminal and Package Unit is not working and is beyond expected life and should be replaced.

**System: D3060 - Controls & Instrumentation**


**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $99,267.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 02/22/2020

**Notes:**
KIPP Academy has installed a few local HVAC controllers for some of the main HVAC units. However there is no overall BAS or other type of central control for the HVAC systems.

**System: D5010 - Electrical Service/Distribution**

**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $175,746.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 10/22/2014

**Notes:**
The electrical service and distribution system consist of a service disconnect, primary main rated at 2000 amps, breaker system, switch box, and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded; however, a majority of the system is original. Upgrades are warranted.

**System: D5020 - Branch Wiring**


**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $241,612.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/20/2020

**Notes:** The electrical distribution system is aged and should be replaced and upgraded for compliance with current code requirements.

**System: D5020 - Lighting**

**Location:** Throughout building
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $384,893.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 02/22/2020

**Notes:**
The original lighting and branch wiring system is operational but is aged and should be replaced with an energy efficient system.

**System: D5090 - Other Electrical Systems**

This deficiency has no image.

**Location:** Throughout building
**Distress:** Missing
**Category:** Reliability
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 31,216.00
**Unit of Measure:** S.F.
**Estimate:** $57,750.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 10/30/2014

**Notes:** No emergency generator, install per client standard

## Executive Summary

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

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

| | |
|---|---|
| Function: | |
| Gross Area (SF): | 9,300 |
| Year Built: | 2020 |
| Last Renovation: | |
| Replacement Value: | $2,069,125 |
| Repair Cost: | $0 |
| Total FCI: | 0.00% |
| Total RSLI: | 104.12% |
| FCA Score: | 100.00 |

**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.

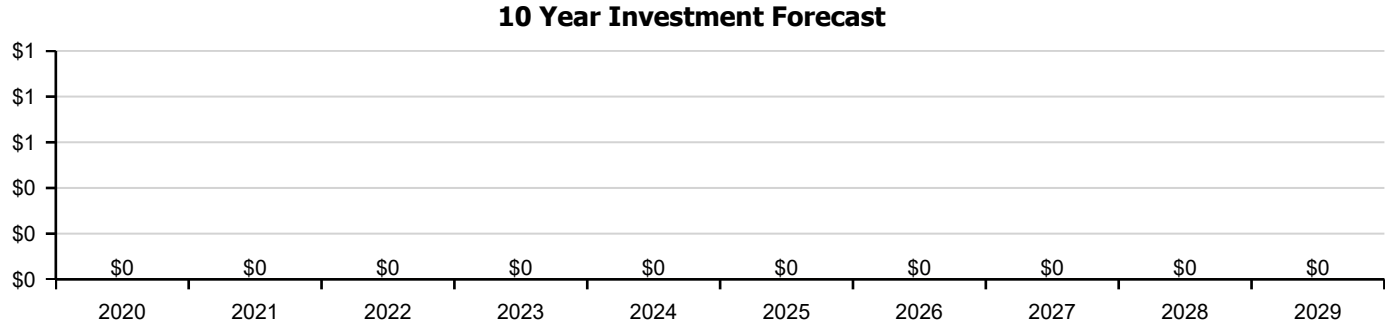
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | | Gross Area: | 9,300 |
| Year Built: | 2020 | Last Renovation: | |
| Repair Cost: | $0 | Replacement Value: | $2,069,125 |
| FCI: | 0.00% | RSLI%: | 104.12% |

No data found for this asset

No data found for this asset

No data found for this asset



## Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|---|---|---|---|
| A10 - Foundations | 101.00% | 0.00% | $0.00 |
| B10 - Superstructure | 101.00% | 0.00% | $0.00 |
| B20 - Exterior Enclosure | 101.95% | 0.00% | $0.00 |
| B30 - Roofing | 106.38% | 0.00% | $0.00 |
| C10 - Interior Construction | 102.36% | 0.00% | $0.00 |
| C30 - Interior Finishes | 104.49% | 0.00% | $0.00 |
| D20 - Plumbing | 104.56% | 0.00% | $0.00 |
| D30 - HVAC | 106.21% | 0.00% | $0.00 |
| D40 - Fire Protection | 103.81% | 0.00% | $0.00 |
| D50 - Electrical | 105.00% | 0.00% | $0.00 |
| E10 - Equipment | 105.00% | 0.00% | $0.00 |
| E20 - Furnishings | 105.00% | 0.00% | $0.00 |
| **Totals:** | **104.12%** | **0.00%** | **$0.00** |

## Photo Album

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

No data found for this asset

## Condition Detail

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

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

## System Listing

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

| System Code | System Description | Unit Price $ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency $ | Replacement Value $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1010 | Standard Foundations | $7.89 | S.F. | 9,300 | 100 | 2020 | 2120 | | 101.00% | 0.00% | 101 | | | $73,377 |
| A1030 | Slab on Grade | $7.89 | S.F. | 9,300 | 100 | 2020 | 2120 | | 101.00% | 0.00% | 101 | | | $73,377 |
| B1020 | Roof Construction | $14.93 | S.F. | 9,300 | 100 | 2020 | 2120 | | 101.00% | 0.00% | 101 | | | $138,849 |
| B2010 | Exterior Walls | $15.78 | S.F. | 9,300 | 100 | 2020 | 2120 | | 101.00% | 0.00% | 101 | | | $146,754 |
| B2020 | Exterior Windows | $9.85 | S.F. | 9,300 | 30 | 2020 | 2050 | | 103.33% | 0.00% | 31 | | | $91,605 |
| B2030 | Exterior Doors | $0.96 | S.F. | 9,300 | 30 | 2020 | 2050 | | 103.33% | 0.00% | 31 | | | $8,928 |
| B3010120 | Single Ply Membrane | $6.70 | S.F. | 9,300 | 15 | 2020 | 2035 | | 106.67% | 0.00% | 16 | | | $62,310 |
| B3020 | Roof Openings | $0.63 | S.F. | 9,300 | 30 | 2020 | 2050 | | 103.33% | 0.00% | 31 | | | $5,859 |
| C1010 | Partitions | $6.66 | S.F. | 9,300 | 100 | 2020 | 2120 | | 101.00% | 0.00% | 101 | | | $61,938 |
| C1020 | Interior Doors | $4.36 | S.F. | 9,300 | 40 | 2020 | 2060 | | 102.50% | 0.00% | 41 | | | $40,548 |
| C1030 | Fittings | $3.18 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $29,574 |
| C3010230 | Paint & Covering | $1.84 | S.F. | 5,300 | 10 | 2020 | 2030 | | 110.00% | 0.00% | 11 | | | $9,752 |
| C3010901 | Wainscot - FRP | $5.91 | S.F. | 4,000 | 10 | 2020 | 2030 | | 110.00% | 0.00% | 11 | | | $23,640 |
| C3020420 | Ceramic Tile | $20.89 | S.F. | 5,300 | 50 | 2020 | 2070 | | 102.00% | 0.00% | 51 | | | $110,717 |
| C3020903 | VCT | $4.35 | S.F. | 4,000 | 15 | 2020 | 2035 | | 106.67% | 0.00% | 16 | | | $17,400 |
| C3030 | Ceiling Finishes | $11.29 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $104,997 |
| D2010 | Plumbing Fixtures | $7.89 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $73,377 |
| D2020 | Domestic Water Distribution | $0.93 | S.F. | 9,300 | 30 | 2020 | 2050 | | 103.33% | 0.00% | 31 | | | $8,649 |
| D2030 | Sanitary Waste | $2.11 | S.F. | 9,300 | 30 | 2020 | 2050 | | 103.33% | 0.00% | 31 | | | $19,623 |
| D2040 | Rain Water Drainage | $0.57 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $5,301 |
| D3010 | Energy Supply | $0.67 | S.F. | 9,300 | 30 | 2020 | 2050 | | 103.33% | 0.00% | 31 | | | $6,231 |
| D3040 | Distribution Systems | $13.22 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $122,946 |
| D3050 | Terminal & Package Units | $33.46 | S.F. | 9,300 | 15 | 2020 | 2035 | | 106.67% | 0.00% | 16 | | | $311,178 |
| D3060 | Controls & Instrumentation | $1.32 | S.F. | 9,300 | 15 | 2020 | 2035 | | 106.67% | 0.00% | 16 | | | $12,276 |
| D3090 | Other HVAC Systems/Equip | $3.93 | S.F. | 9,300 | 15 | 2020 | 2035 | | 106.67% | 0.00% | 16 | | | $36,549 |
| D4010 | Sprinklers | $5.08 | S.F. | 9,300 | 30 | 2020 | 2050 | | 103.33% | 0.00% | 31 | | | $47,244 |
| D4030 | Fire Protection Specialties | $0.10 | S.F. | 9,300 | 15 | 2020 | 2035 | | 106.67% | 0.00% | 16 | | | $930 |
| D4090 | Other Fire Protection Systems | $0.75 | S.F. | 9,300 | 15 | 2020 | 2035 | | 106.67% | 0.00% | 16 | | | $6,975 |
| D5010 | Electrical Service/Distribution | $2.81 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $26,133 |
| D5020 | Branch Wiring | $5.64 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $52,452 |
| D5020 | Lighting | $6.92 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $64,356 |
| D5030810 | Security & Detection Systems | $1.90 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $17,670 |
| D5030910 | Fire Alarm Systems | $3.43 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $31,899 |
| D5030920 | Data Communication | $4.45 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $41,385 |
| D5090 | Other Electrical Systems | $0.00 | S.F. | | 15 | | | | 0.00% | 0.00% | | | | $0 |
| E1090 | Other Equipment | $15.55 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $144,615 |
| E2010 | Fixed Furnishings | $4.27 | S.F. | 9,300 | 20 | 2020 | 2040 | | 105.00% | 0.00% | 21 | | | $39,711 |
| | | | | | | | | **Total** | **104.12%** | | | | | **$2,069,125** |

## 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.

No data found for this asset

## Renewal Schedule

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

*Inflation Rate: 3%*

| System | Current Deficiencies | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** |
| *** 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** |
| **B3010120 - Single Ply Membrane** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3020 - Roof Openings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C - Interiors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C10 - Interior Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1010 - Partitions** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1020 - Interior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1030 - Fittings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010230 - Paint & Covering** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010901 - Wainscot - FRP** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3020 - Floor Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

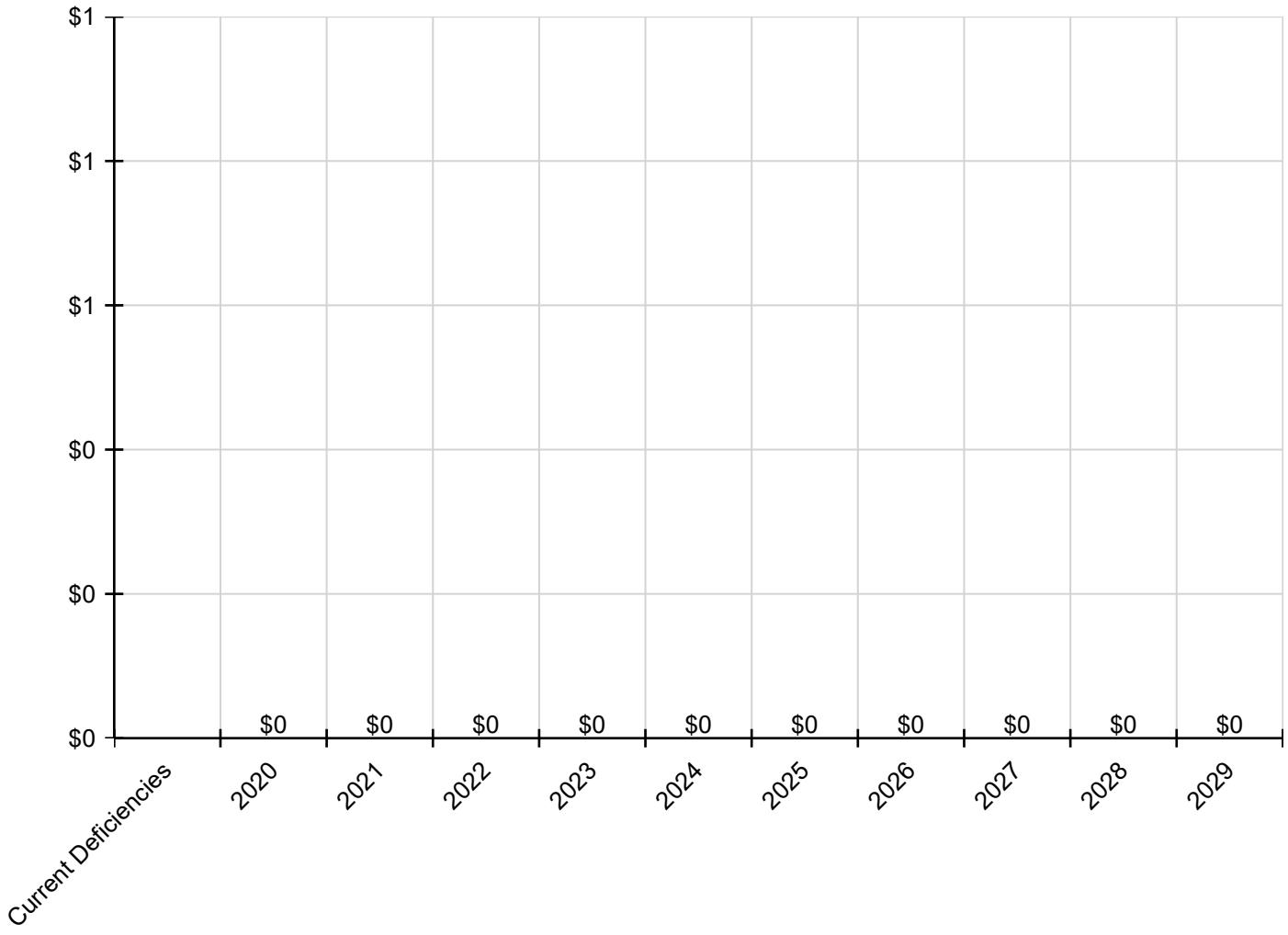
| System | Current Deficiencies | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C3020420 - Ceramic Tile | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| C3020903 - VCT | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| C3030 - Ceiling Finishes | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D - Services | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D20 - Plumbing | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D2010 - Plumbing Fixtures | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D2020 - Domestic Water Distribution | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D2030 - Sanitary Waste | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D2040 - Rain Water Drainage | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D30 - HVAC | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D3010 - Energy Supply | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D3040 - Distribution Systems | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D3050 - Terminal & Package Units | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D3060 - Controls & Instrumentation | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D3090 - Other HVAC Systems/Equip | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 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 | $0 | $0 | $0 |
| D4090 - Other Fire Protection Systems | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D50 - Electrical | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D5010 - Electrical Service/Distribution | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D5020 - Branch Wiring | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D5020 - Lighting | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D5030 - Communications and Security | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D5030810 - Security & Detection Systems | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D5030910 - Fire Alarm Systems | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D5030920 - Data Communication | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| D5090 - Other Electrical Systems | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | |
| 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 |
| E1090 - Other Equipment | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| E20 - Furnishings | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |

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

** Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

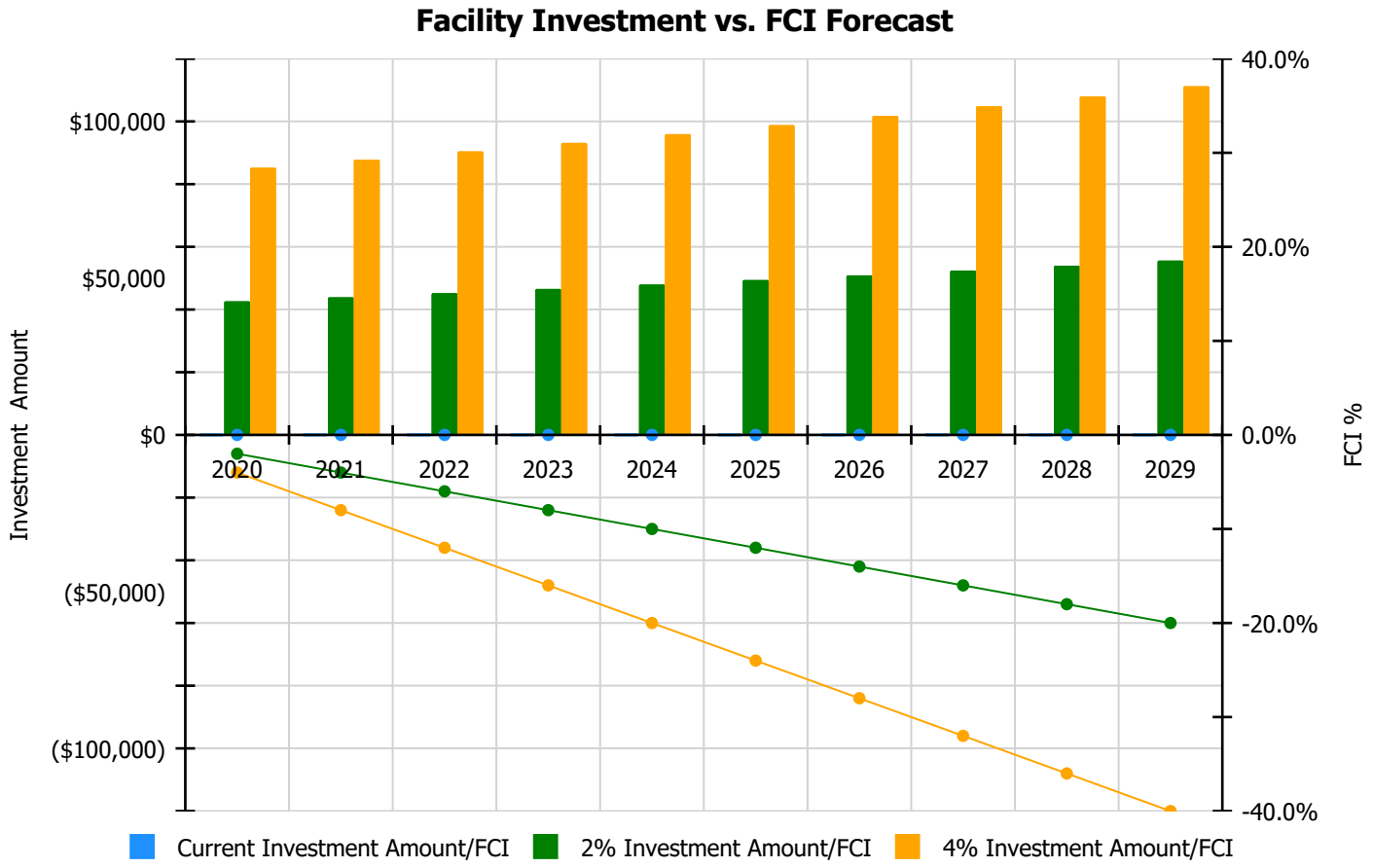
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



## Condition Index Forecast by Investment Scenario

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

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




| Year | Investment Amount Current FCI - 0% | 2% Investment | | 4% Investment | |
|---|---|---|---|---|---|
| | | Amount | FCI | Amount | FCI |
| 2020 | $0 | $42,624.00 | -2.00% | $85,248.00 | -4.00% |
| 2021 | $0 | $43,903.00 | -4.00% | $87,805.00 | -8.00% |
| 2022 | $0 | $45,220.00 | -6.00% | $90,440.00 | -12.00% |
| 2023 | $0 | $46,576.00 | -8.00% | $93,153.00 | -16.00% |
| 2024 | $0 | $47,974.00 | -10.00% | $95,947.00 | -20.00% |
| 2025 | $0 | $49,413.00 | -12.00% | $98,826.00 | -24.00% |
| 2026 | $0 | $50,895.00 | -14.00% | $101,791.00 | -28.00% |
| 2027 | $0 | $52,422.00 | -16.00% | $104,844.00 | -32.00% |
| 2028 | $0 | $53,995.00 | -18.00% | $107,990.00 | -36.00% |
| 2029 | $0 | $55,615.00 | -20.00% | $111,229.00 | -40.00% |
| **Total:** | **$0** | **$488,637.00** | | **$977,273.00** | |

## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

## 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): | 135,080 |
| Year Built: | 1950 |
| Last Renovation: | |
| Replacement Value: | $3,563,409 |
| Repair Cost: | $665,301 |
| Total FCI: | 18.67% |
| Total RSLI: | 37.21% |
| FCA Score: | 81.33 |

**Description:**

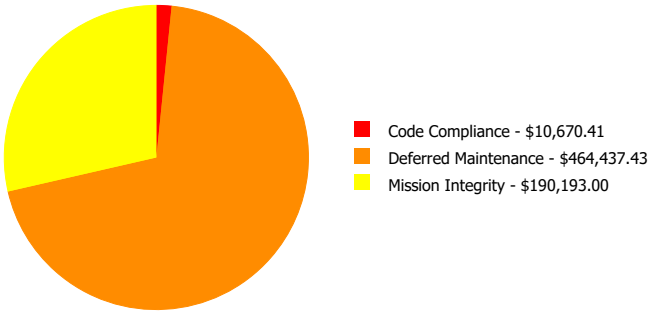
The narrative for this site is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

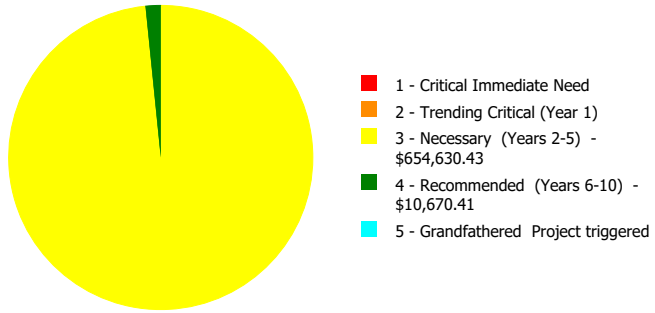
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | | Gross Area: | 135,080 |
| Year Built: | 1950 | Last Renovation: | |
| Repair Cost: | $665,301 | Replacement Value: | $3,563,409 |
| FCI: | 18.67% | RSLI%: | 37.21% |

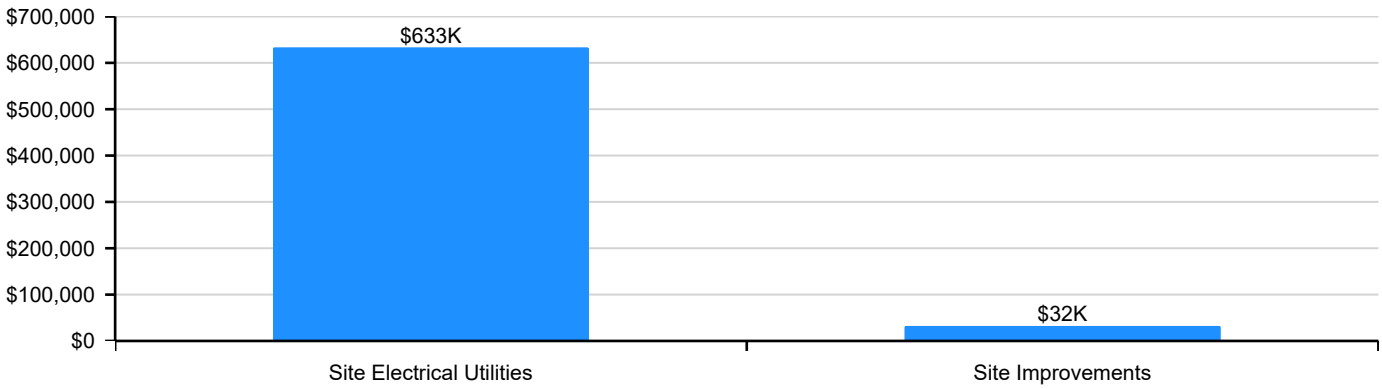
### Deficiency By Category



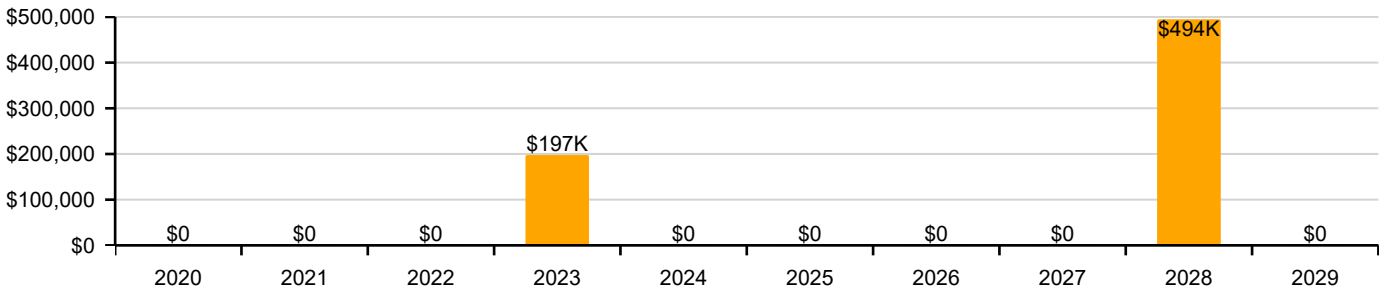

### Deficiency By Priority




### 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 | 42.71% | 1.59% | $32,315.84 |
| G30 - Site Mechanical Utilities | 58.00% | 0.00% | $0.00 |
| G40 - Site Electrical Utilities | 11.23% | 68.81% | $632,985.00 |
| **Totals:** | **37.21%** | **18.67%** | **$665,300.84** |

## Photo Album

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

## Condition Detail

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

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

## System Listing

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

| System Code | System Description | Unit Price $ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency $ | Replacement Value $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G2010 | Roadways | $2.37 | S.F. | 135,080 | 35 | 1998 | 2033 | | 40.00% | 0.00% | 14 | | | $320,140 |
| G2020 | Parking Lots | $8.00 | S.F. | 135,080 | 35 | 1998 | 2033 | | 40.00% | 2.00% | 14 | | $21,645.43 | $1,080,640 |
| G2030 | Pedestrian Paving | $2.33 | S.F. | 135,080 | 35 | 1998 | 2033 | | 40.00% | 0.00% | 14 | | | $314,736 |
| G2040105 | Fence & Guardrails | $1.15 | S.F. | 135,080 | 30 | 2019 | 2049 | | 100.00% | 6.87% | 30 | | $10,670.41 | $155,342 |
| G2050 | Landscaping | $1.18 | S.F. | 135,080 | 25 | 1998 | 2023 | | 16.00% | 0.00% | 4 | | | $159,394 |
| G3010 | Water Supply | $1.09 | S.F. | 135,080 | 50 | 1998 | 2048 | | 58.00% | 0.00% | 29 | | | $147,237 |
| G3020 | Sanitary Sewer | $2.20 | S.F. | 135,080 | 50 | 1998 | 2048 | | 58.00% | 0.00% | 29 | | | $297,176 |
| G3030 | Storm Sewer | $1.25 | S.F. | 135,080 | 50 | 1998 | 2048 | | 58.00% | 0.00% | 29 | | | $168,850 |
| G4010 | Electrical Distribution | $2.55 | S.F. | 135,080 | 30 | 1998 | 2028 | | 30.00% | 0.00% | 9 | | | $344,454 |
| G4020 | Site Lighting | $2.98 | S.F. | 135,080 | 30 | 1980 | 2010 | | 0.00% | 110.00% | -9 | | $442,792.00 | $402,538 |
| G4030 | Site Communication and Security | $1.28 | S.F. | 135,080 | 30 | 1980 | 2010 | | 0.00% | 110.00% | -9 | | $190,193.00 | $172,902 |
| | | | | | | | | **Total** | **37.21%** | **18.67%** | | | **$665,300.84** | **$3,563,409** |

## 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:** G2050 - Landscaping



**Note:**

**System:** G3010 - Water Supply

**Note:**

**System:** G3020 - Sanitary Sewer



**Note:**

**System:** G3030 - Storm Sewer



**Note:**

**System:** G4010 - Electrical Distribution



**Note:**

**System:** G4020 - Site Lighting



**Note:**

**System:** G4030 - Site Communication and Security



**Note:**

## Renewal Schedule

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

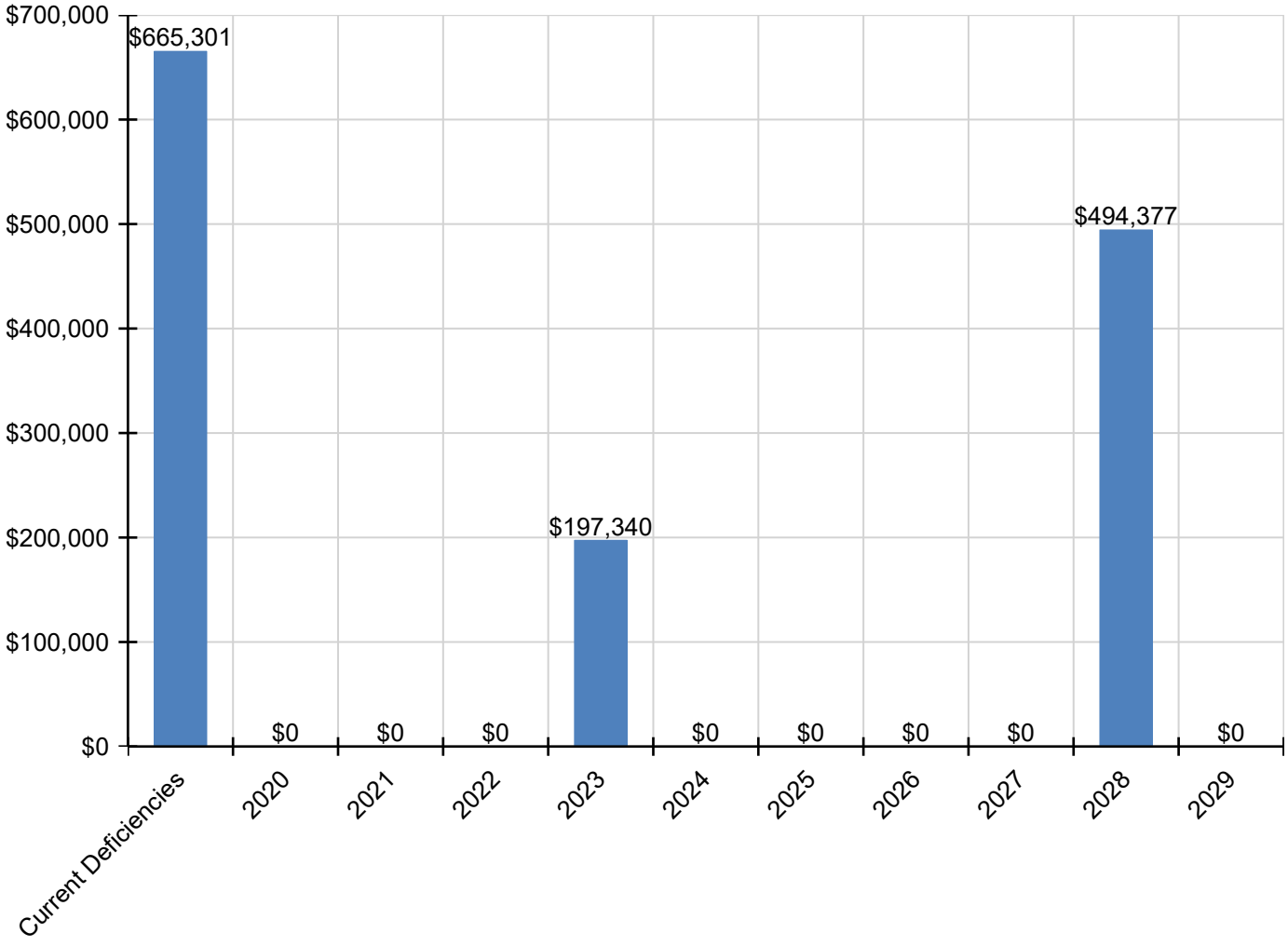
*Inflation Rate: 3%*

| System | Current Deficiencies | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$665,301** | **$0** | **$0** | **$0** | **$197,340** | **$0** | **$0** | **$0** | **$0** | **$494,377** | **$0** | **$1,357,018** |
| **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** | $21,645 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$21,645** |
| **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** |
| **G2050 - Landscaping** | $0 | $0 | $0 | $0 | $197,340 | $0 | $0 | $0 | $0 | $0 | $0 | **$197,340** |
| **G30 - Site Mechanical Utilities** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3010 - Water Supply** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3020 - Sanitary Sewer** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3030 - Storm Sewer** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G40 - Site Electrical Utilities** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G4010 - Electrical Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $494,377 | $0 | **$494,377** |
| **G4020 - Site Lighting** | $442,792 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$442,792** |
| **G4030 - Site Communication and Security** | $190,193 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$190,193** |

** Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

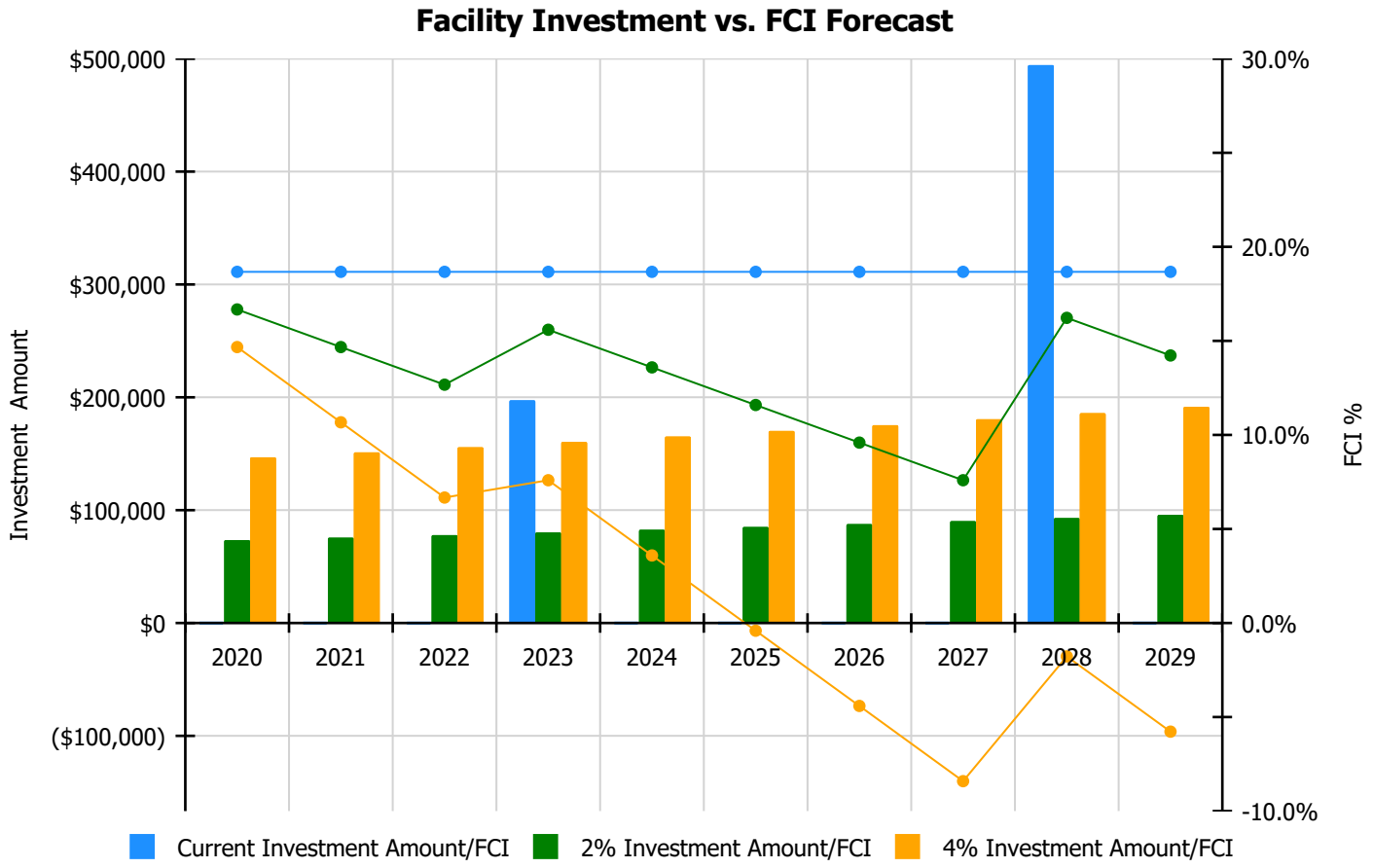
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



## 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:

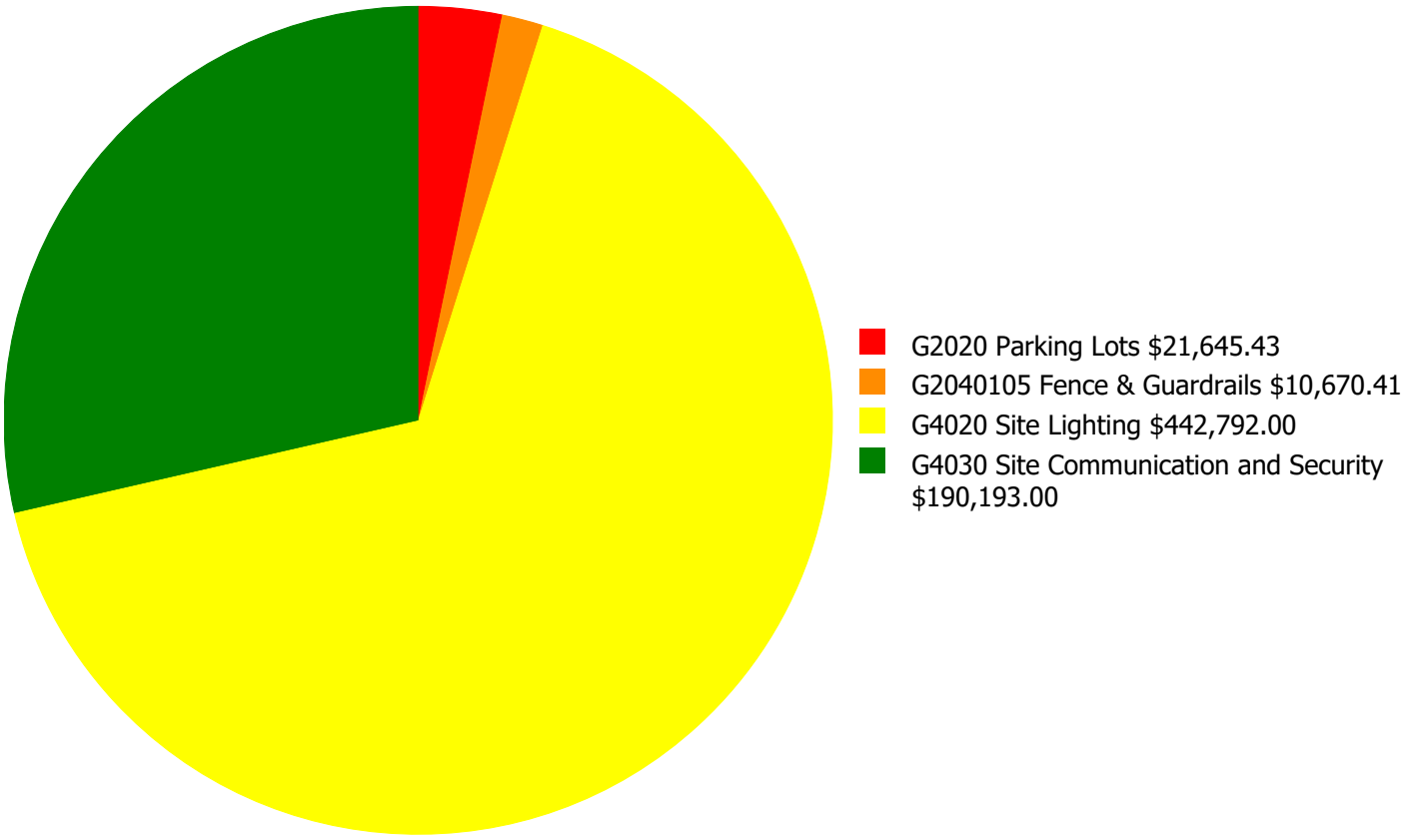
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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




| Year | Investment Amount Current FCI - 18.67% | 2% Investment | | 4% Investment | |
|---|---|---|---|---|---|
| | | Amount | FCI | Amount | FCI |
| 2020 | $0 | $73,406.00 | 16.67% | $146,812.00 | 14.67% |
| 2021 | $0 | $75,608.00 | 14.67% | $151,217.00 | 10.67% |
| 2022 | $0 | $77,877.00 | 12.67% | $155,753.00 | 6.67% |
| 2023 | $197,340 | $80,213.00 | 15.59% | $160,426.00 | 7.59% |
| 2024 | $0 | $82,619.00 | 13.59% | $165,239.00 | 3.59% |
| 2025 | $0 | $85,098.00 | 11.59% | $170,196.00 | -0.41% |
| 2026 | $0 | $87,651.00 | 9.59% | $175,302.00 | -4.41% |
| 2027 | $0 | $90,280.00 | 7.59% | $180,561.00 | -8.41% |
| 2028 | $494,377 | $92,989.00 | 16.22% | $185,978.00 | -1.78% |
| 2029 | $0 | $95,778.00 | 14.22% | $191,557.00 | -5.78% |
| **Total:** | **$691,717** | **$841,519.00** | | **$1,683,041.00** | |

## Deficiency Summary by System

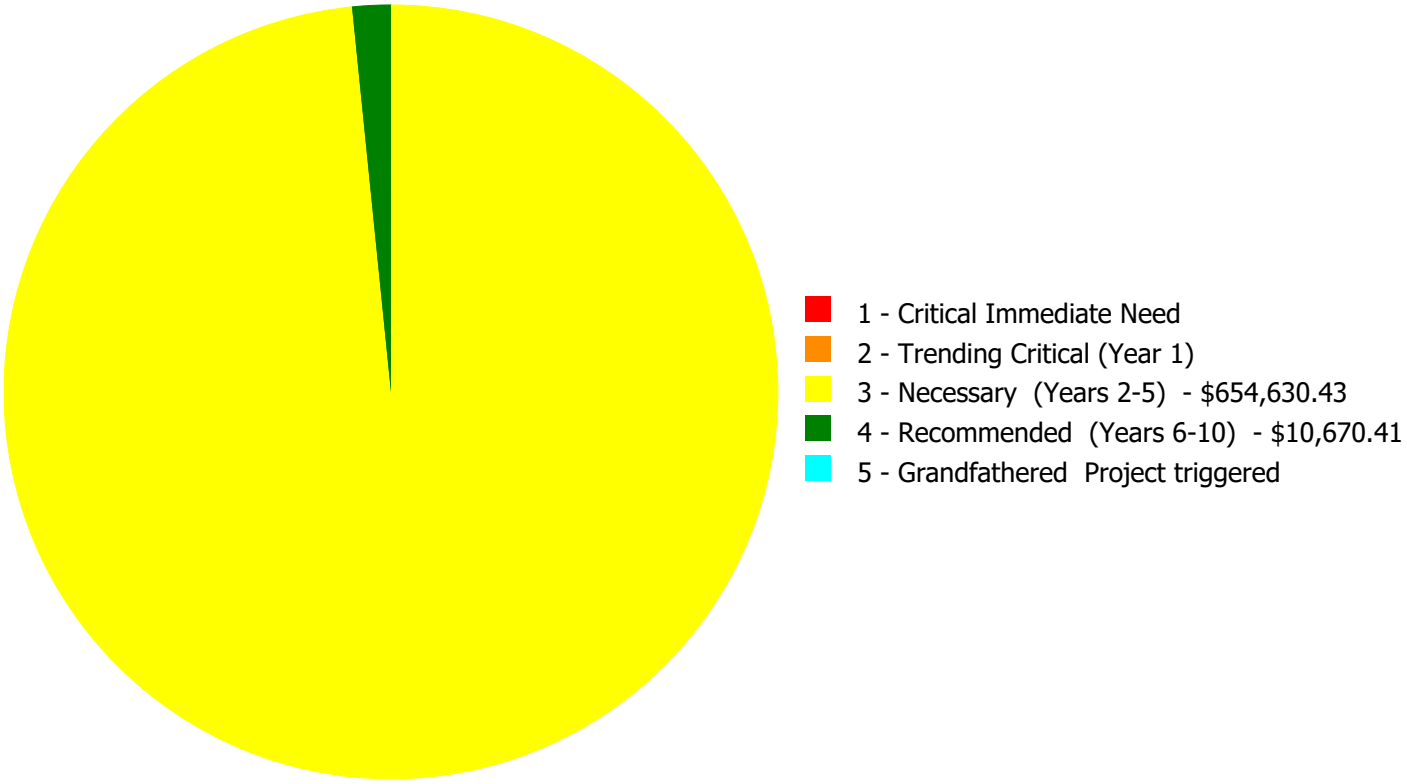
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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




**Budget Estimate Total: $665,300.84**

## 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: $665,300.84**

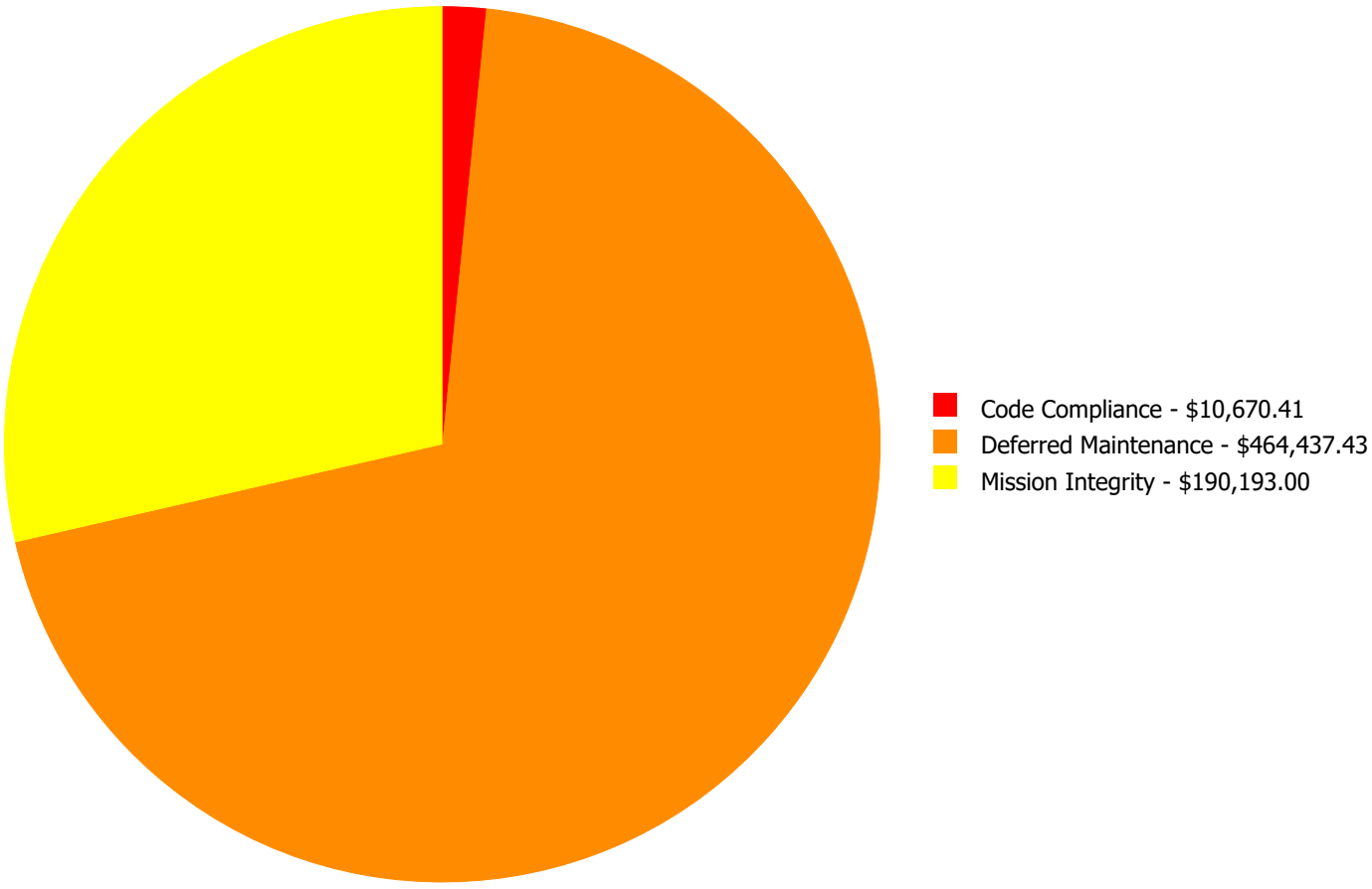
## Deficiency By Priority Investment Table

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 | $21,645.43 | $0.00 | $0.00 | $21,645.43 |
| G2040105 | Fence & Guardrails | $0.00 | $0.00 | $0.00 | $10,670.41 | $0.00 | $10,670.41 |
| G4020 | Site Lighting | $0.00 | $0.00 | $442,792.00 | $0.00 | $0.00 | $442,792.00 |
| G4030 | Site Communication and Security | $0.00 | $0.00 | $190,193.00 | $0.00 | $0.00 | $190,193.00 |
| | **Total:** | $0.00 | $0.00 | $654,630.43 | $10,670.41 | $0.00 | $665,300.84 |

## 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: $665,300.84**

## 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: G2020 - Parking Lots**

**Location:** Site
**Distress:** Damaged
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Resurface asphalt paving and restripe.
**Qty:** 9,400.00
**Unit of Measure:** S.Y.
**Estimate:** $21,645.43
**Assessor Name:** Hayden Collins
**Date Created:** 10/30/2014

**Notes:** The parking lot adjacent to the building is beyond its service life, damaged and not ADA compliant, and should be resurfaced and modified for compliance with ADA standards, including a marked path of ingress to the main entrance.

**System: G4020 - Site Lighting**

**Location:** Site
**Distress:** Beyond Expected Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 135,080.00
**Unit of Measure:** S.F.
**Estimate:** $442,792.00
**Assessor Name:** Hayden Collins
**Date Created:** 02/22/2020

**Notes:**
The existing site lighting system consists of a building mounted lighting program support by a few pole-mounted lights. Additional lighting is recommended.

**System: G4030 - Site Communication and Security**

**Location:** Site
**Distress:** Inadequate
**Category:** Mission Integrity
**Priority:** 3 - Necessary (Years 2-5)
**Correction:** Renew System
**Qty:** 135,080.00
**Unit of Measure:** S.F.
**Estimate:** $190,193.00
**Assessor Name:** Hayden Collins
**Date Created:** 10/17/2014

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

## Priority 4 - Recommended (Years 6-10):

**System: G2040105 - Fence & Guardrails**

**Location:** Loading dock
**Distress:** Inadequate
**Category:** Code Compliance
**Priority:** 4 - Recommended (Years 6-10)
**Correction:** Build secure trash dumpster enclosure
**Qty:** 1.00
**Unit of Measure:** Ea.
**Estimate:** $10,670.41
**Assessor Name:** Hayden Collins
**Date Created:** 01/21/2020

**Notes:** The trash dumpster is in the parking lot open to the public. The exterior services are not protected. Upgrades to include a protective dumpster enclosure is recommended.

## 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. |

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| 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. |

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| 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. |

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| 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. |

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| 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

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|---|---|---|---|---|---|
| Project #: | 12382 | County: | Atlanta Public Schools | Site #: | 0191 |
| Project: | APS Assessments 2019 | Region: | 761 | Site: | Turner MS |
| Grade Config: | 9-12 | Site Type: | Charter | Site Size: | 10.00 |

| Suitability | Rating | Score | Possible Score | Percent Score |
|---|---|---|---|---|
| **Suitability - MS** | | | | |
| **Learning Environment** | | | | |
| Learning Style Variety | Good | 4.00 | 5.00 | 80.00 |
| Interior Environment | Poor | 1.00 | 2.00 | 50.00 |
| Exterior Environment | Unsat | 0.00 | 1.50 | 0.00 |
| **General Classrooms** | | | | |
| Environment | Poor | 1.95 | 3.90 | 50.00 |
| Size | Excel | 9.75 | 9.75 | 100.00 |
| Location | Good | 2.34 | 2.93 | 80.00 |
| Storage/Fixed Equip | Fair | 1.90 | 2.93 | 65.00 |
| **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 | Poor | 0.41 | 0.82 | 50.00 |
| Size | Fair | 1.33 | 2.05 | 65.00 |
| Location | Good | 0.49 | 0.61 | 80.00 |
| Storage/Fixed Equip | Fair | 0.40 | 0.61 | 65.00 |
| **Science** | | | | |
| Environment | Good | 0.76 | 0.95 | 80.00 |
| Size | Excel | 2.39 | 2.39 | 100.00 |
| Location | Excel | 0.72 | 0.72 | 100.00 |
| Storage/Fixed Equip | Fair | 0.47 | 0.72 | 65.00 |
| **Music** | | | | |
| Environment | Poor | 0.37 | 0.74 | 50.00 |
| Size | Good | 1.47 | 1.84 | 80.00 |
| Location | Poor | 0.28 | 0.55 | 50.00 |
| Storage/Fixed Equip | Unsat | 0.00 | 0.55 | 0.00 |
| **Art** | | | | |
| Environment | Excel | 0.65 | 0.65 | 100.00 |
| Size | Excel | 1.61 | 1.61 | 100.00 |
| Location | Excel | 0.48 | 0.48 | 100.00 |
| Storage/Fixed Equip | Good | 0.39 | 0.48 | 80.00 |
| **Career Tech Ed** | | | | |
| Environment | Unsat | 0.00 | 1.35 | 0.00 |

| | | | | | |
|---|---|---|---|---|---|
| Project #: | 12382 | County: | Atlanta Public Schools | Site #: | 0191 |
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| Grade Config: | 9-12 | Site Type: | Charter | Site Size: | 10.00 |

| Suitability | Rating | Score | Possible Score | Percent Score |
|---|---|---|---|---|
| Size | Unsat | 0.00 | 3.37 | 0.00 |
| Location | Unsat | 0.00 | 1.01 | 0.00 |
| Storage/Fixed Equip | Unsat | 0.00 | 1.01 | 0.00 |
| **Computer Labs** | | | | |
| Environment | Good | 0.24 | 0.30 | 80.00 |
| Size | Excel | 0.75 | 0.75 | 100.00 |
| Location | Excel | 0.23 | 0.23 | 100.00 |
| Storage/Fixed Equip | Excel | 0.23 | 0.23 | 100.00 |
| **P.E.** | | | | |
| Environment | Excel | 2.40 | 2.40 | 100.00 |
| Size | Poor | 3.00 | 6.00 | 50.00 |
| Location | Excel | 1.80 | 1.80 | 100.00 |
| Storage/Fixed Equip | Good | 1.44 | 1.80 | 80.00 |
| **Performing Arts** | | | | |
| Environment | Unsat | 0.00 | 0.42 | 0.00 |
| Size | Excel | 1.05 | 1.05 | 100.00 |
| Location | Good | 0.25 | 0.31 | 80.00 |
| Storage/Fixed Equip | Good | 0.25 | 0.31 | 80.00 |
| **Media Center** | | | | |
| Environment | Fair | 0.60 | 0.93 | 65.00 |
| Size | Excel | 2.32 | 2.32 | 100.00 |
| Location | Excel | 0.70 | 0.70 | 100.00 |
| Storage/Fixed Equip | Unsat | 0.00 | 0.70 | 0.00 |
| **Restrooms (Student)** | Fair | 0.60 | 0.93 | 65.00 |
| **Administration** | Excel | 2.10 | 2.10 | 100.00 |
| **Counseling** | Good | 0.34 | 0.42 | 80.00 |
| **Clinic** | Excel | 0.34 | 0.34 | 100.00 |
| **Staff WkRm/Toilets** | Excel | 0.91 | 0.91 | 100.00 |
| **Cafeteria** | Fair | 2.60 | 4.00 | 65.00 |
| **Food Service and Prep** | Excel | 5.72 | 5.72 | 100.00 |
| **Custodial and Maintenance** | Excel | 0.50 | 0.50 | 100.00 |
| **Outside** | | | | |
| Vehicular Traffic | Unsat | 0.00 | 4.00 | 0.00 |
| Pedestrian Traffic | Unsat | 0.00 | 0.43 | 0.00 |
| Parking | Excel | 0.86 | 0.86 | 100.00 |
| Athletic Courts and Fields | Unsat | 0.00 | 1.05 | 0.00 |
| **Safety and Security** | | | | |
| Fencing | Excel | 0.78 | 0.78 | 100.00 |
| Signage & Way Finding | Fair | 0.65 | 1.00 | 65.00 |
| Ease of Supervision | Poor | 1.50 | 3.00 | 50.00 |
| Controlled Entrances | Poor | 0.25 | 0.50 | 50.00 |
| **Total For Site:** | | **65.53** | **97.27** | **67.37** |

**Comments**

| | | | | | |
|---|---|---|---|---|---|
| Project #: | 12382 | County: | Atlanta Public Schools | Site #: | 0191 |
| Project: | APS Assessments 2019 | Region: | 761 | Site: | Turner MS |
| Grade Config: | 9-12 | Site Type: | Charter | Site Size: | 10.00 |

| Suitability | Rating | Score | Possible Score | Percent Score |
|---|---|---|---|---|

Suitability - MS

Turner Middle School is home to KIPP Collegiate charter school for students in grades 9-12. KIPP is an "AP for All" school. This is a three story facility with a separate building for the gym and band programs. There is construction includes a new cafeteria, classrooms, and a black box theatre. All classrooms serve multiple purposes and teachers float to multiple rooms throughout the day.

Suitability - MS->Learning Environment-->Interior Environment

This building is narrow and crowded. The HVAC system is inadequate in classrooms and in hallways. The acoustics are loud in most spaces. Lighting varies by room. Air circulation is minimal, with heavy air in the dance room, science rooms, restrooms and the cafeteria.

Suitability - MS->Learning Environment-->Exterior Environment

There are no external learning spaces at this school.

Suitability - MS->General Classrooms-->Environment

This building is narrow and crowded. In classrooms and in hallways. The acoustics are loud in most spaces. Lighting varies by room. Air circulation is minimal, with heavy air in many rooms.

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

Storage in all classrooms is minimal. Some classrooms have no storage. Storage spaces exist for teachers in other parts of the building.

Suitability - MS->Instructional Resource Rooms-->Environment

This building is narrow and crowded. In classrooms and in hallways. The acoustics are loud in most spaces. Lighting varies by room. Air circulation is minimal, with heavy air in many rooms.

Suitability - MS->Instructional Resource Rooms-->Size

The resource room meets 78% of the standard.

Suitability - MS->Instructional Resource Rooms-->Storage/Fixed Equip

This smaller room has little fixed storage.

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

There are six science classrooms in the building. One of these has been remodeled to have lab space for all students, with sinks at each work space, a chemical shower/hood, and safety equipment. The other five science classes have two sinks in each, but no chemical shower or separate lab space with water and gas. These other rooms also lack a prep room.

Suitability - MS->Music-->Environment

The choir room is located in a room designed for storage. Risers were built to fit the space. It is loud with no acoustical padding or other additions to enhance sound. The space is cramped. Students can touch the ceiling from the top riser. There is no natural light in the band room.

Suitability - MS->Music-->Location

The choir room is located next to the computer lab, which is often used for testing. The band is in a separate building which competes for sound with the gym.

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

There is no fixed equipment for this program. There are no practice rooms or office spaces. The rooms do not have drinking fountains.

Suitability - MS->Career Tech Ed-->Environment

There is no CTAE space available in this building.

Suitability - MS->Career Tech Ed-->Size

There is no CTAE space available in this building.

| | | | | | |
|---|---|---|---|---|---|
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| Grade Config: | 9-12 | Site Type: | Charter | Site Size: | 10.00 |

| Suitability | Rating | Score | Possible Score | Percent Score |
|---|---|---|---|---|

Suitability - MS->Career Tech Ed-->Location
There is no CTAE space available in this building.

Suitability - MS->Career Tech Ed-->Storage/Fixed Equip
There is no CTAE space available in this building.

Suitability - MS->P.E.-->Size
The weight room is 62% of the standard. The gym is 36% of the standard. The school has two gyms in the original design. One is a multipurpose room with hard wood floors, housing a stage and overflow from the cafeteria. The other is a separate building designed for athletic practice and competition.

Suitability - MS->Performing Arts-->Environment
This space was designed as a gym. It is used for cafeteria overflow. The constant moving of students in and out of this space do not make it conducive to learning. There is poor lighting in this space, both natural and electric. Classes for the performing arts program are held on the stage, not in a separate classroom. The dance class is held in a separate room that was designed as storage. It is hot and muggy in the dance room with no air circulation.

Suitability - MS->Media Center-->Environment
There is little natural light in this space. The media center is used as office space for staff. It is open with little storage or shelving space available.

Suitability - MS->Media Center-->Storage/Fixed Equip
There is no storage or fixed equipment in this space.

Suitability - MS->Restrooms (Student)
More student restrooms are necessary to serve this number of students. Urinals are not have privacy partitions.

Suitability - MS->Counseling
Counselors have offices in the co-working space of the media center. This space is connected to the front office space.

Suitability - MS->Clinic
The office designed to be the nurses clinic is used by the assistant principal. The clinic is in a smaller space that does not meet all requirement because of size, number of beds, cold storage and locked files. However the actual nurses clinic meets all requirements.

Suitability - MS->Outside-->Vehicular Traffic
Buses and cars are not separated. Cars do a U turn in the drop off lane because there is no natural exit. This process is further obstructed by the construction on the campus.

Suitability - MS->Outside-->Pedestrian Traffic
There are few sidewalks on the school property. Students walk through parking lots to access play fields. Sidewalks are under construction in the neighborhood. Sixty to seventy percent of the students commute using the Atlanta mass transit system, Marta. These students walk a half mile to the Marta stop without sidewalks for much of the walk.

Suitability - MS->Outside-->Athletic Courts and Fields
Although there is a new football field with track adjacent to the school's parking lot, this belongs to the city parks department. No other athletic fields exist.

Suitability - MS->Safety and Security-->Signage & Way Finding
A few signs are missing from the building, including: Under Surveillance and Subject to Search. Visitor parking is not marked.

Suitability - MS->Safety and Security-->Ease of Supervision
The multiple levels and buildings on this campus impede supervision. There are a number of hiding areas and camera blind spots both inside and outside the building.

| | | | | | |
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| Suitability | Rating | Score | Possible Score | Percent Score |
|---|---|---|---|---|

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

There is no security vestibule. It is difficult to determine where the main entrance is, and visitors are let in alternate doors.