Atlanta Public Schools/ Douglass Cluster

Usher-Collier Heights Elementary School

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	102,962
Year Built:	1987
Last Renovation:	
Replacement Value:	$21,725,555
Repair Cost:	$4,240,522.08
Total FCI:	19.52 %
Total RSLI:	42.39 %
FCA Score:	80.48

Description:

Usher-Collier Heights Elementary School campus is located at 631 Harwell Road, in Atlanta, GA and consists of (2) main school buildings The multi story, 102,962 square foot building was originally constructed in 1987 and an addition to the main school building was constructed in 1989. A major renovation to the campus was completed in 2003. In addition to the buildings, the campus contains covered walkways, recreation field, and tennis courts.

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 main building substructure is mostly concrete frame. The main building has a basement of cast in-place construction. The addition superstructure is concrete supported steel frame system.

B. SUPERSTRUCTURE

The main building superstructure is mostly concrete frame. Floor construction is slab on-grade. Roof construction is concrete panels. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame mostly with operable panes. Exterior doors are mostly hollow metal steel with glazing. Roofing is typically low slope with built-up. The main building has a basement of cast in-place construction.
The addition superstructure is steel frame. Floor construction is slab on-grade. Roof construction is metal pan deck with lightweight fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame mostly with operable panes. Exterior doors are aluminum mostly with glazing. Roofing is typically low slope with built-up. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with metal and wood 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 is typically vinyl composition tile, wood, epoxy and carpet. Ceiling finishes in common areas are typically suspended acoustical tile with sections of exposed applied finishes. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes one hydraulic elevators, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with domestic gas boiler hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains.
HVAC: Heating is provided by a water source heat pump system assisted by a cooling tower and package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.
FIRE PROTECTION: The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include Ansul kitchen extinguisher system. Standpipes are included. Fire extinguishers 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 with some isolated LED fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in 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, 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, flag pole, landscaping, playground equipment, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

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. This report includes a deficiency to correct the path of travel issue to the relocated ADA parking slips near the main entrance.
LIFE-SAFETY SYSTEMS: The building is covered with a sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors. There is no fall protection at the roof.

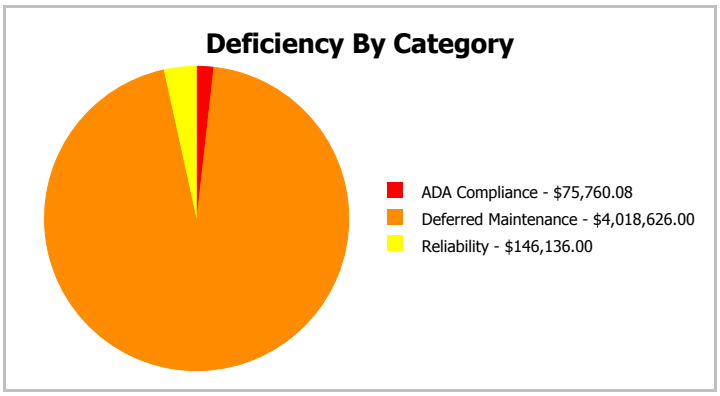
Attributes:

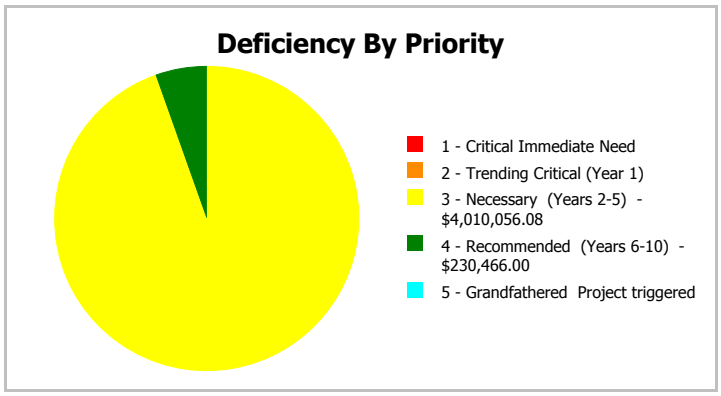
General Attributes:

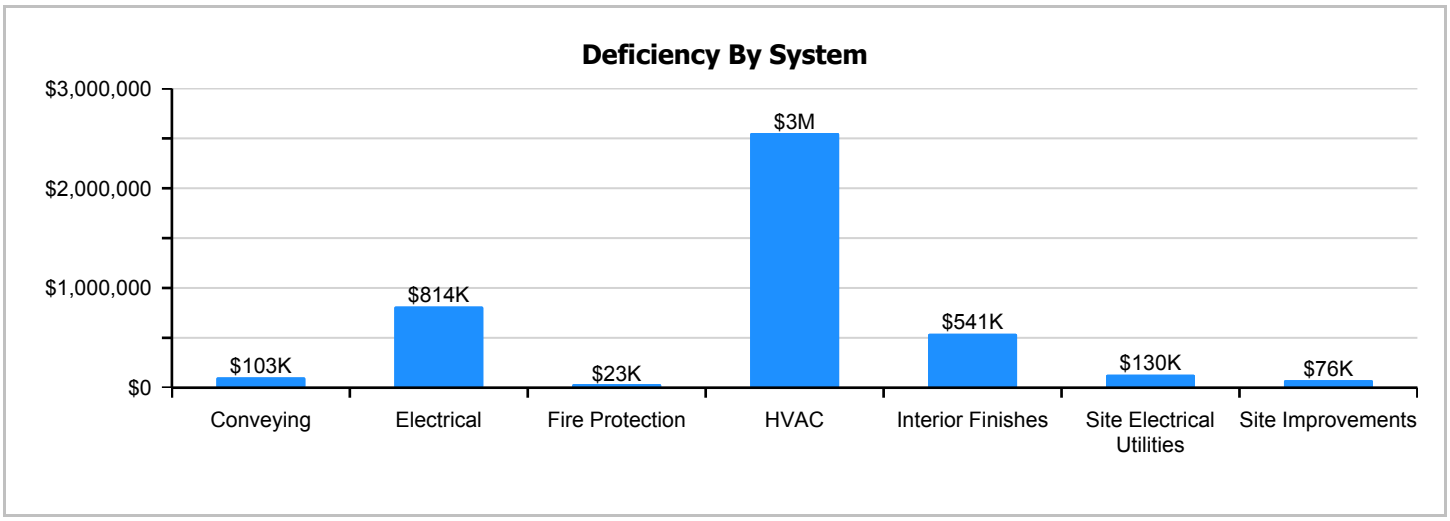
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Hayden Collins
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	-
DOE Facility Number:	0604	Total # of Modular/Portables:	0
DOE Interior Site SF:	-	Total GSF of Modular/Portables:	0
Approx. Acres:	14	Status:	Active

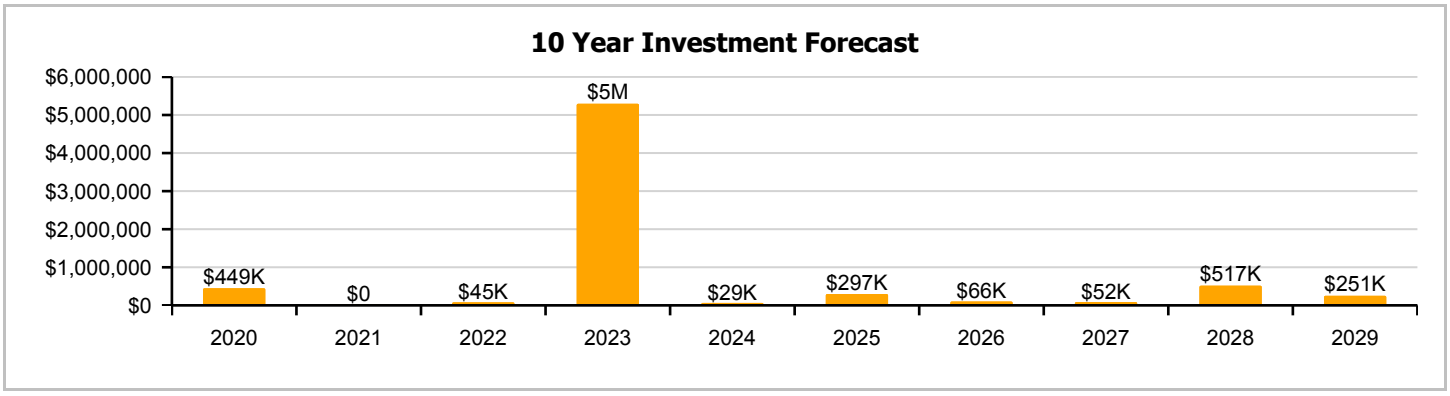
School Dashboard Summary

Gross Area:	102,962		
Year Built:	1987	Last Renovation:	
Repair Cost:	$4,240,522	Replacement Value:	$21,725,555
FCI:	19.52 %	RSLI%:	42.39 %









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.

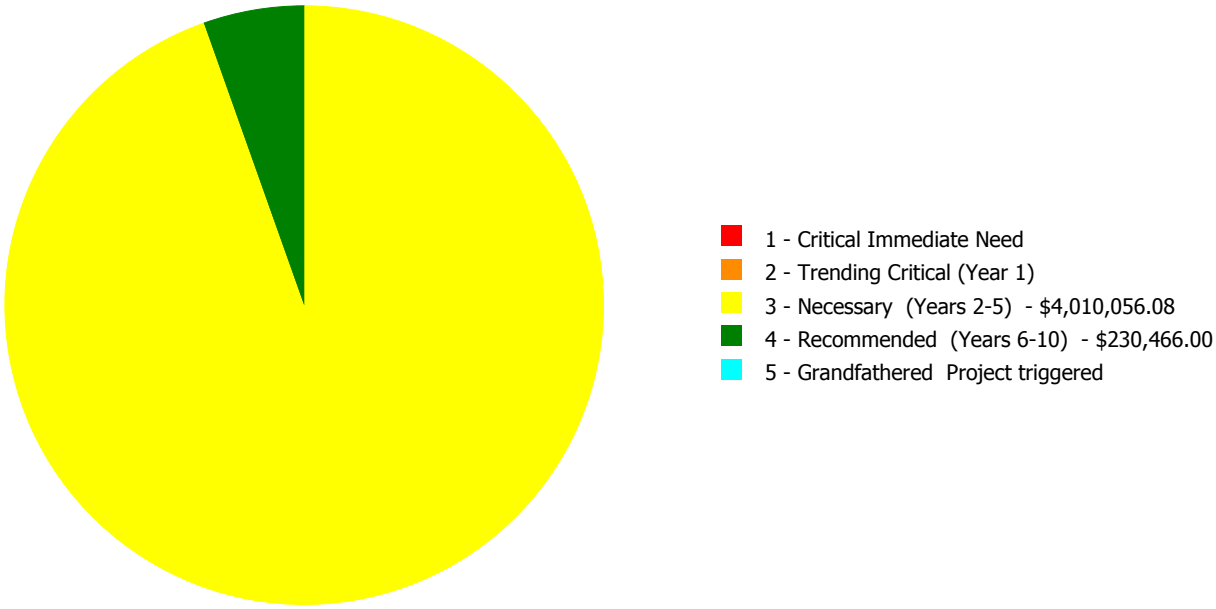
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	68.64 %	0.00 %	$0.00
A20 - Basement Construction	68.00 %	0.00 %	$0.00
B10 - Superstructure	68.64 %	0.00 %	$0.00
B20 - Exterior Enclosure	59.71 %	0.00 %	$0.00
B30 - Roofing	12.05 %	0.00 %	$0.00
C10 - Interior Construction	55.15 %	0.00 %	$0.00
C20 - Stairs	68.64 %	0.00 %	$0.00
C30 - Interior Finishes	18.20 %	29.55 %	$540,918.00
D10 - Conveying	6.31 %	75.31 %	$103,420.00
D20 - Plumbing	27.31 %	0.00 %	$0.00
D30 - HVAC	21.74 %	79.22 %	$2,553,685.00
D40 - Fire Protection	44.69 %	4.66 %	$22,701.00
D50 - Electrical	18.84 %	33.88 %	$813,792.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
G20 - Site Improvements	42.60 %	3.43 %	$75,760.08
G30 - Site Mechanical Utilities	68.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	$130,246.00
Totals:	**42.39 %**	**19.52 %**	**$4,240,522.08**

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
1987 Bldg 2011	69,131	20.86	$0.00	$0.00	$2,502,542.00	$183,948.00	$0.00
1989 Bldg 2012	33,831	22.28	$0.00	$0.00	$1,301,508.00	$46,518.00	$0.00
Site	102,962	7.37	$0.00	$0.00	$206,006.08	$0.00	$0.00
Total:		**19.52**	**$0.00**	**$0.00**	**$4,010,056.08**	**$230,466.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,240,522.08

Executive Summary

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Function:	Elementary
Gross Area (SF):	69,131
Year Built:	1987
Last Renovation:	
Replacement Value:	$12,880,418
Repair Cost:	$2,686,490.00
Total FCI:	20.86 %
Total RSLI:	42.00 %
FCA Score:	79.14

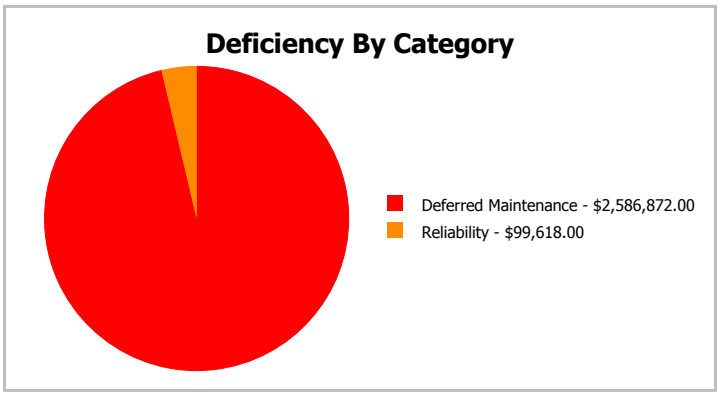
Description:

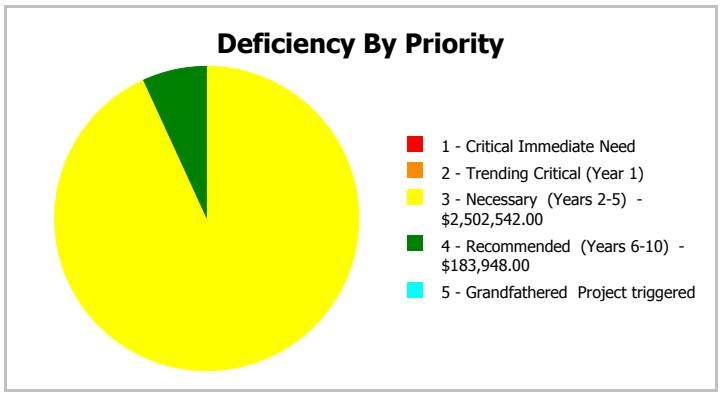
The narrative for this building is included in the Executive Summary Description at the front of this report.

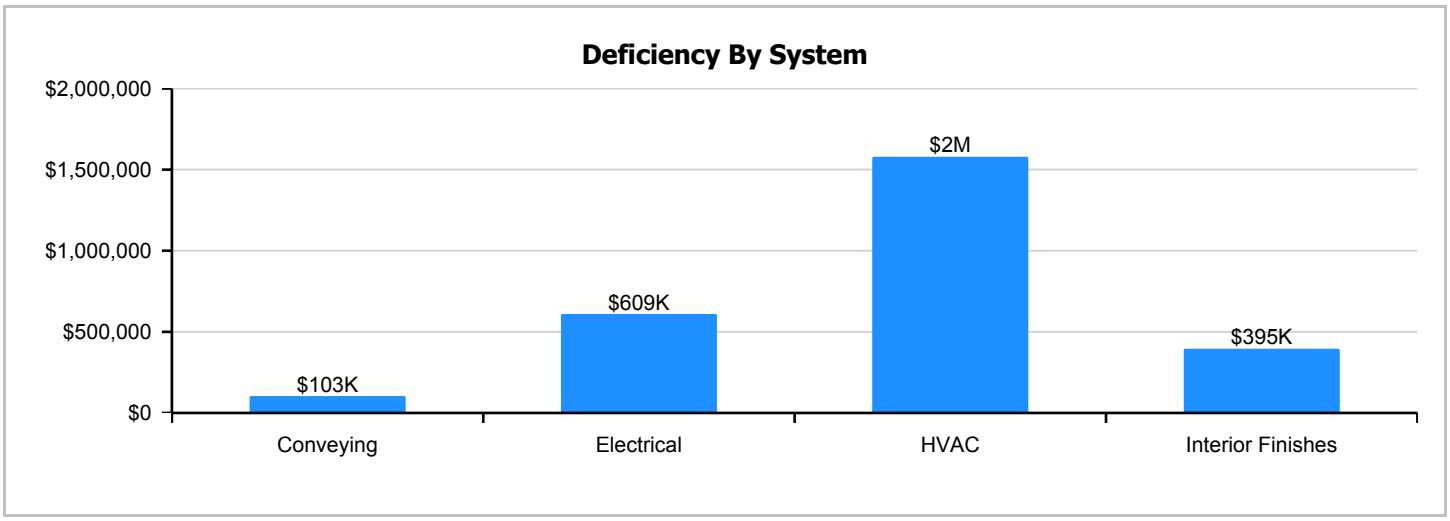
Attributes: This asset has no attributes.

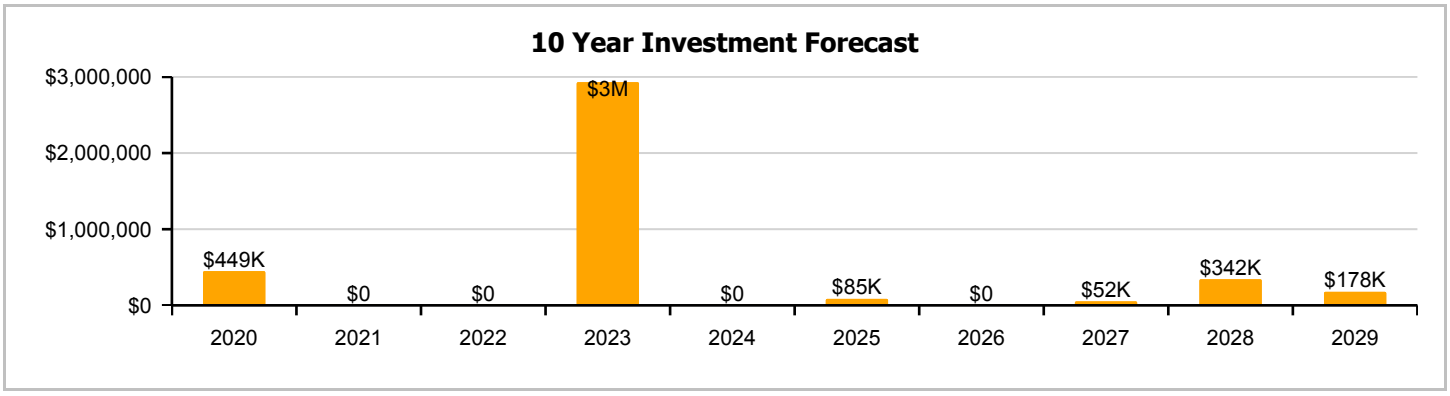
Dashboard Summary

Function:	Elementary	Gross Area:	69,131
Year Built:	1987	Last Renovation:	
Repair Cost:	$2,686,490	Replacement Value:	$12,880,418
FCI:	20.86 %	RSLI%:	42.00 %









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	68.00 %	0.00 %	$0.00
A20 - Basement Construction	68.00 %	0.00 %	$0.00
B10 - Superstructure	68.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	59.34 %	0.00 %	$0.00
B30 - Roofing	7.22 %	0.00 %	$0.00
C10 - Interior Construction	54.86 %	0.00 %	$0.00
C20 - Stairs	68.00 %	0.00 %	$0.00
C30 - Interior Finishes	15.38 %	33.32 %	$395,280.00
D10 - Conveying	0.00 %	110.00 %	$103,420.00
D20 - Plumbing	26.41 %	0.00 %	$0.00
D30 - HVAC	26.97 %	72.04 %	$1,578,676.00
D40 - Fire Protection	46.67 %	0.00 %	$0.00
D50 - Electrical	15.53 %	37.49 %	$609,114.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**42.00 %**	**20.86 %**	**$2,686,490.00**

Photo Album

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

1). Bldg 2011 Western Exterior Elevation - Nov 06, 2019

2). Northern Exterior Elevation - Nov 25, 2019

3). Northern Exterior Elevation - Nov 25, 2019

4). Southeastern Exterior Elevation - Nov 25, 2019

5). Southern Exterior Elevation - Nov 25, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.85	S.F.	69,131	100	1987	2087		68.00 %	0.00 %	68			$542,678
A1030	Slab on Grade	$6.64	S.F.	69,131	100	1987	2087		68.00 %	0.00 %	68			$459,030
A2010	Basement Excavation	$0.21	S.F.	69,131	100	1987	2087		68.00 %	0.00 %	68			$14,518
A2020	Basement Walls	$2.46	S.F.	69,131	100	1987	2087		68.00 %	0.00 %	68			$170,062
B1010	Floor Construction	$19.95	S.F.	69,131	100	1987	2087		68.00 %	0.00 %	68			$1,379,163
B1020	Roof Construction	$12.90	S.F.	69,131	100	1987	2087		68.00 %	0.00 %	68			$891,790
B2010	Exterior Walls	$14.70	S.F.	69,131	100	1987	2087		68.00 %	0.00 %	68			$1,016,226
B2020	Exterior Windows	$9.16	S.F.	69,131	30	2003	2033		46.67 %	0.00 %	14			$633,240
B2030	Exterior Doors	$0.89	S.F.	69,131	30	2003	2033		46.67 %	0.00 %	14			$61,527
B3010105	Built-Up	$7.15	S.F.	35,925	25	1995	2020		4.00 %	0.00 %	1			$256,864
B3020	Roof Openings	$1.80	S.F.	35,925	30	1995	2025		20.00 %	0.00 %	6			$64,665
C1010	Partitions	$5.96	S.F.	69,131	100	1987	2087		68.00 %	0.00 %	68			$412,021
C1020	Interior Doors	$3.89	S.F.	69,131	40	2003	2043		60.00 %	0.00 %	24			$268,920
C1030	Fittings	$2.82	S.F.	69,131	20	2003	2023		20.00 %	0.00 %	4			$194,949
C2010	Stair Construction	$3.00	S.F.	69,131	100	1987	2087		68.00 %	0.00 %	68			$207,393
C3010230	Paint & Covering	$1.47	S.F.	69,131	10	1987	1997		0.00 %	0.00 %	-22			$101,623
C3020405	Epoxy	$17.30	S.F.	4,131	15	1987	2002		0.00 %	118.00 %	-17		$84,330.00	$71,466
C3020901	Carpet	$7.50	S.F.	5,000	8	1987	1995		0.00 %	110.00 %	-24		$41,250.00	$37,500
C3020903	VCT	$3.48	S.F.	50,000	15	1987	2002		0.00 %	155.00 %	-17		$269,700.00	$174,000
C3020999	Other - Wood	$13.79	S.F.	10,000	50	1987	2037		36.00 %	0.00 %	18			$137,900
C3030	Ceiling Finishes	$9.60	S.F.	69,131	20	2003	2023		20.00 %	0.00 %	4			$663,658
D1010	Elevators and Lifts	$1.36	S.F.	69,131	20	1988	2008		0.00 %	110.00 %	-11		$103,420.00	$94,018
D2010	Plumbing Fixtures	$6.78	S.F.	69,131	20	2003	2023		20.00 %	0.00 %	4			$468,708
D2020	Domestic Water Distribution	$0.76	S.F.	69,131	30	2003	2033		46.67 %	0.00 %	14			$52,540
D2030	Sanitary Waste	$1.84	S.F.	69,131	30	2003	2033		46.67 %	0.00 %	14			$127,201
D2040	Rain Water Drainage	$0.43	S.F.	69,131	20	2000	2020		5.00 %	0.00 %	1			$29,726
D3010	Energy Supply	$0.61	S.F.	69,131	30	2003	2033		46.67 %	0.00 %	14			$42,170
D3020	Heat Generating Systems	$3.84	S.F.	69,131	20	2015	2035		80.00 %	0.00 %	16			$265,463
D3030	Cooling Generating Systems	$6.49	S.F.	69,131	20	2015	2035		80.00 %	0.00 %	16			$448,660
D3040	Distribution Systems	$11.32	S.F.	69,131	20	2003	2023	2019	0.00 %	110.00 %	0		$860,819.00	$782,563
D3050	Terminal & Package Units	$7.09	S.F.	69,131	15	2003	2018		0.00 %	110.00 %	-1		$539,153.00	$490,139
D3060	Controls & Instrumentation	$2.35	S.F.	69,131	15	2003	2018		0.00 %	110.00 %	-1		$178,704.00	$162,458

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 $
D4010	Sprinklers	$4.36	S.F.	69,131	30	2003	2033		46.67 %	0.00 %	14			$301,411
D4020	Standpipes	$0.35	S.F.	69,131	30	2003	2033		46.67 %	0.00 %	14			$24,196
D5010	Electrical Service/Distribution	$2.45	S.F.	69,131	20	1987	2007		0.00 %	110.00 %	-12		$186,308.00	$169,371
D5020	Branch Wiring	$4.48	S.F.	69,131	20	2003	2023		20.00 %	0.00 %	4			$309,707
D5020	Lighting	$7.56	S.F.	69,131	20	2003	2023		20.00 %	0.00 %	4			$522,630
D5030810	Security & Detection Systems	$1.51	S.F.	69,131	20	1987	2007		0.00 %	110.00 %	-12		$114,827.00	$104,388
D5030910	Fire Alarm Systems	$2.74	S.F.	69,131	20	1987	2007		0.00 %	110.00 %	-12		$208,361.00	$189,419
D5030920	Data Communication	$3.45	S.F.	69,131	25	2003	2028		36.00 %	0.00 %	9			$238,502
D5090	Other Electrical Systems	$1.31	S.F.	69,131	15			2019	0.00 %	110.00 %	0		$99,618.00	$90,562
E1020	Institutional Equipment	$0.09	S.F.	69,131	20	2003	2023		20.00 %	0.00 %	4			$6,222
E1090	Other Equipment	$0.84	S.F.	69,131	20	2003	2023		20.00 %	0.00 %	4			$58,070
E2010	Fixed Furnishings	$2.07	S.F.	69,131	20	2003	2023		20.00 %	0.00 %	4			$143,101
								Total	**42.00 %**	**20.86 %**			**$2,686,490.00**	**$12,880,418**

System Notes

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

System: B2010 - Exterior Walls



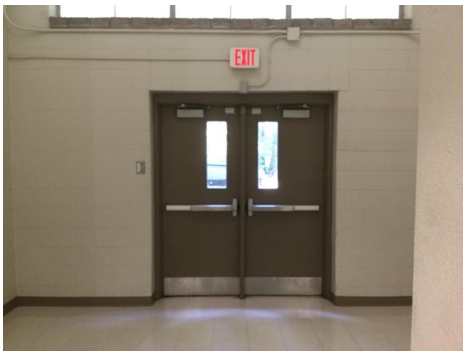
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors




Note:

System: B3010105 - Built-Up



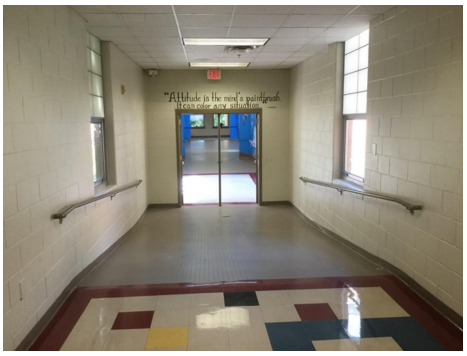
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



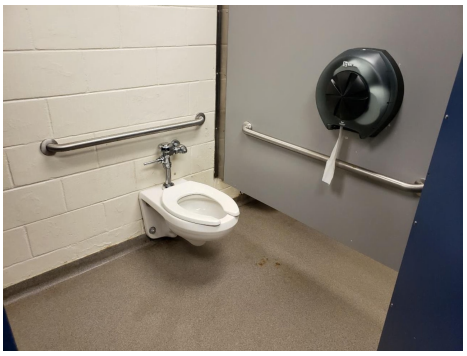
Note:

System: C2010 - Stair Construction



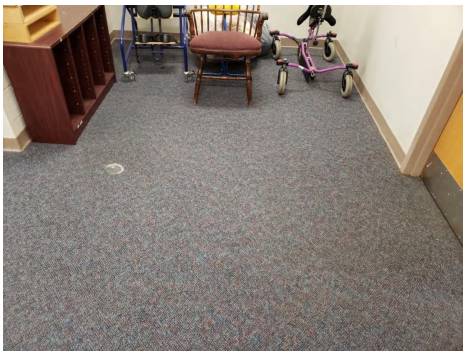
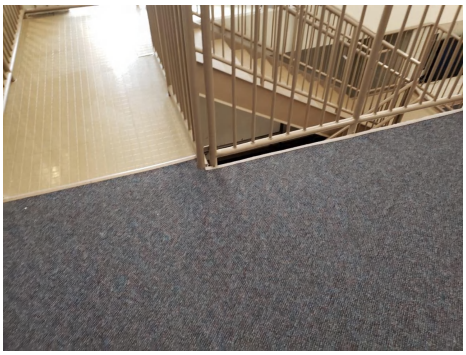
Note:

System: C3020405 - Epoxy



Note:

System: C3020901 - Carpet

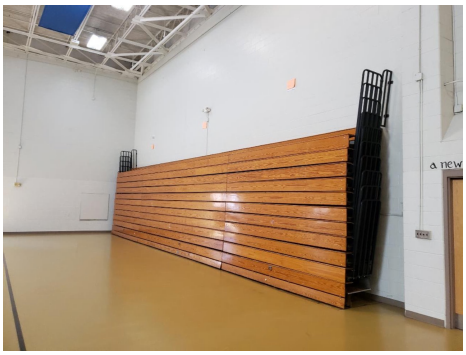

Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Wood


Note:

System: C3030 - Ceiling Finishes



Note:

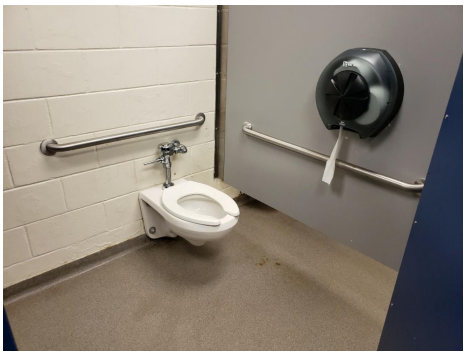
System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution

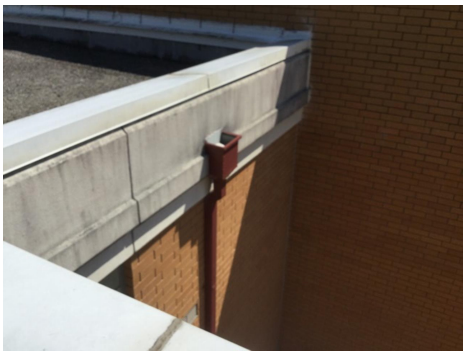

Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3010 - Energy Supply



Note:

System: D3020 - Heat Generating Systems This system contains no images

Note: Hot water boiler located in Building 2011 heats the tempered water loop which serves both Buildings 2011 and 2012.

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

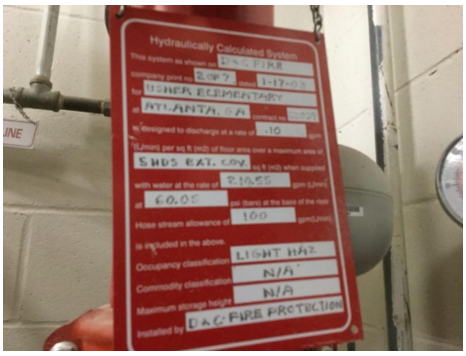


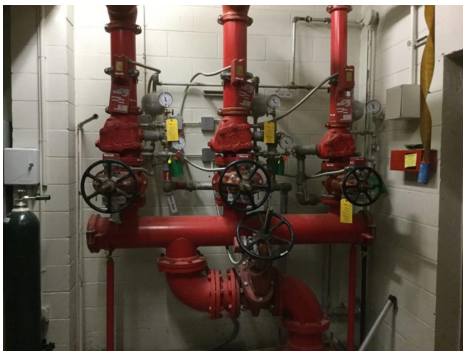
Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4010 - Sprinklers



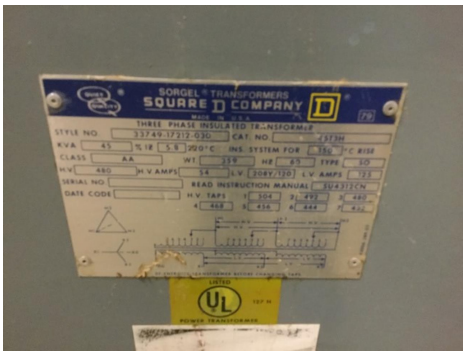


Note:

System: D4020 - Standpipes

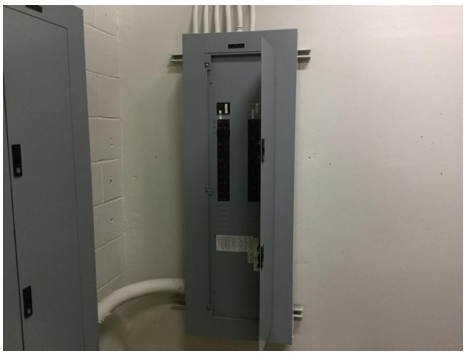
Note:

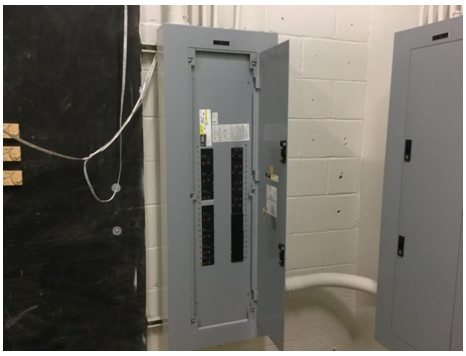
System: D5010 - Electrical Service/Distribution



Note:

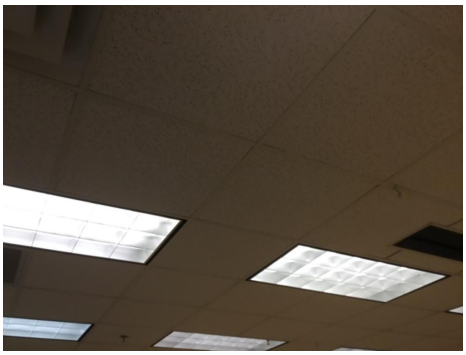
System: D5020 - Branch Wiring





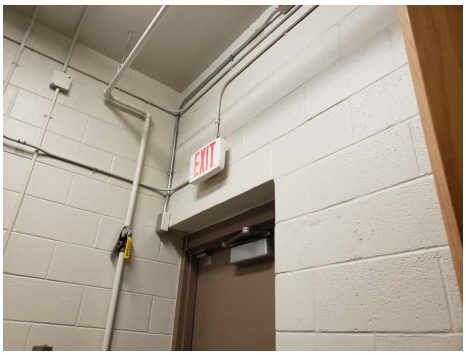
Note:

System: D5020 - Lighting




Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication



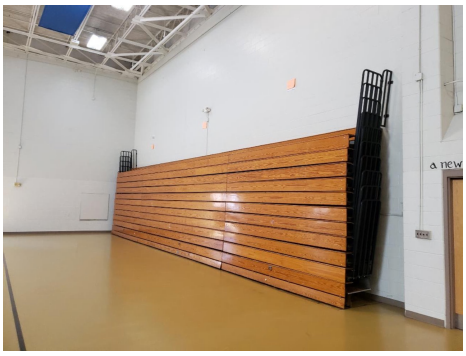
Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment


Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,686,490**	**$449,054**	**$0**	**$0**	**$2,930,542**	**$0**	**$84,935**	**$0**	**$52,254**	**$342,310**	**$177,543**	**$6,723,130**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$415,374	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$415,374**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$84,935	$0	$0	$0	$0	**$84,935**
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	$241,359	$0	$0	$0	$0	$0	$0	**$241,359**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

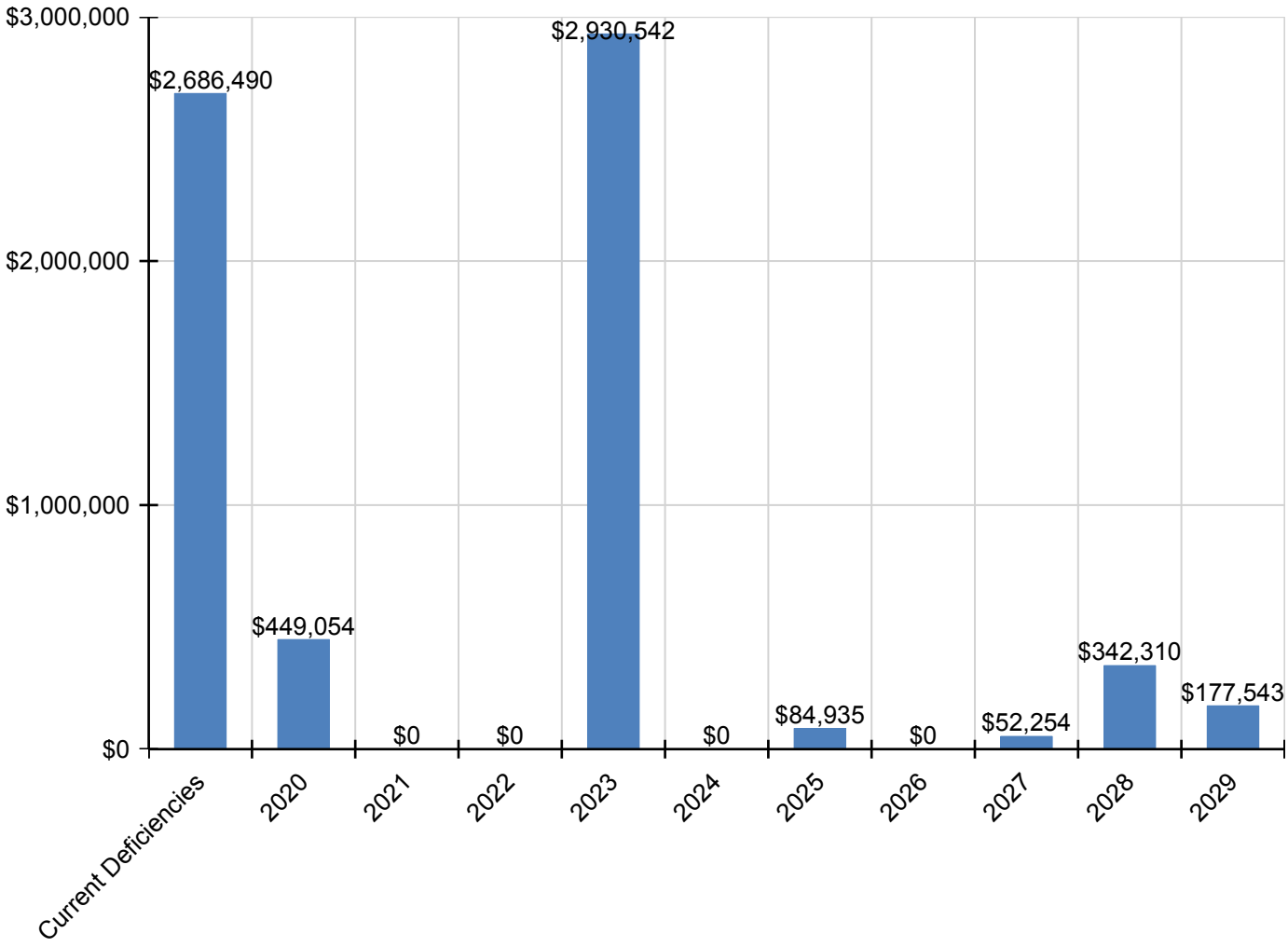
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$177,543	**$177,543**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$84,330	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,330**
C3020901 - Carpet	$41,250	$0	$0	$0	$0	$0	$0	$0	$52,254	$0	$0	**$93,504**
C3020903 - VCT	$269,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$269,700**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$821,647	$0	$0	$0	$0	$0	$0	**$821,647**
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	$103,420	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$103,420**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$580,289	$0	$0	$0	$0	$0	$0	**$580,289**
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	$33,680	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,680**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$860,819	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$860,819**
D3050 - Terminal & Package Units	$539,153	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$539,153**
D3060 - Controls & Instrumentation	$178,704	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$178,704**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$186,308	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$186,308**
D5020 - Branch Wiring	$0	$0	$0	$0	$383,436	$0	$0	$0	$0	$0	$0	**$383,436**
D5020 - Lighting	$0	$0	$0	$0	$647,047	$0	$0	$0	$0	$0	$0	**$647,047**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$114,827	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$114,827**
D5030910 - Fire Alarm Systems	$208,361	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$208,361**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$342,310	$0	**$342,310**
D5090 - Other Electrical Systems	$99,618	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$99,618**
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	$7,703	$0	$0	$0	$0	$0	$0	**$7,703**
E1090 - Other Equipment	$0	$0	$0	$0	$71,894	$0	$0	$0	$0	$0	$0	**$71,894**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$177,167	$0	$0	$0	$0	$0	$0	**$177,167**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

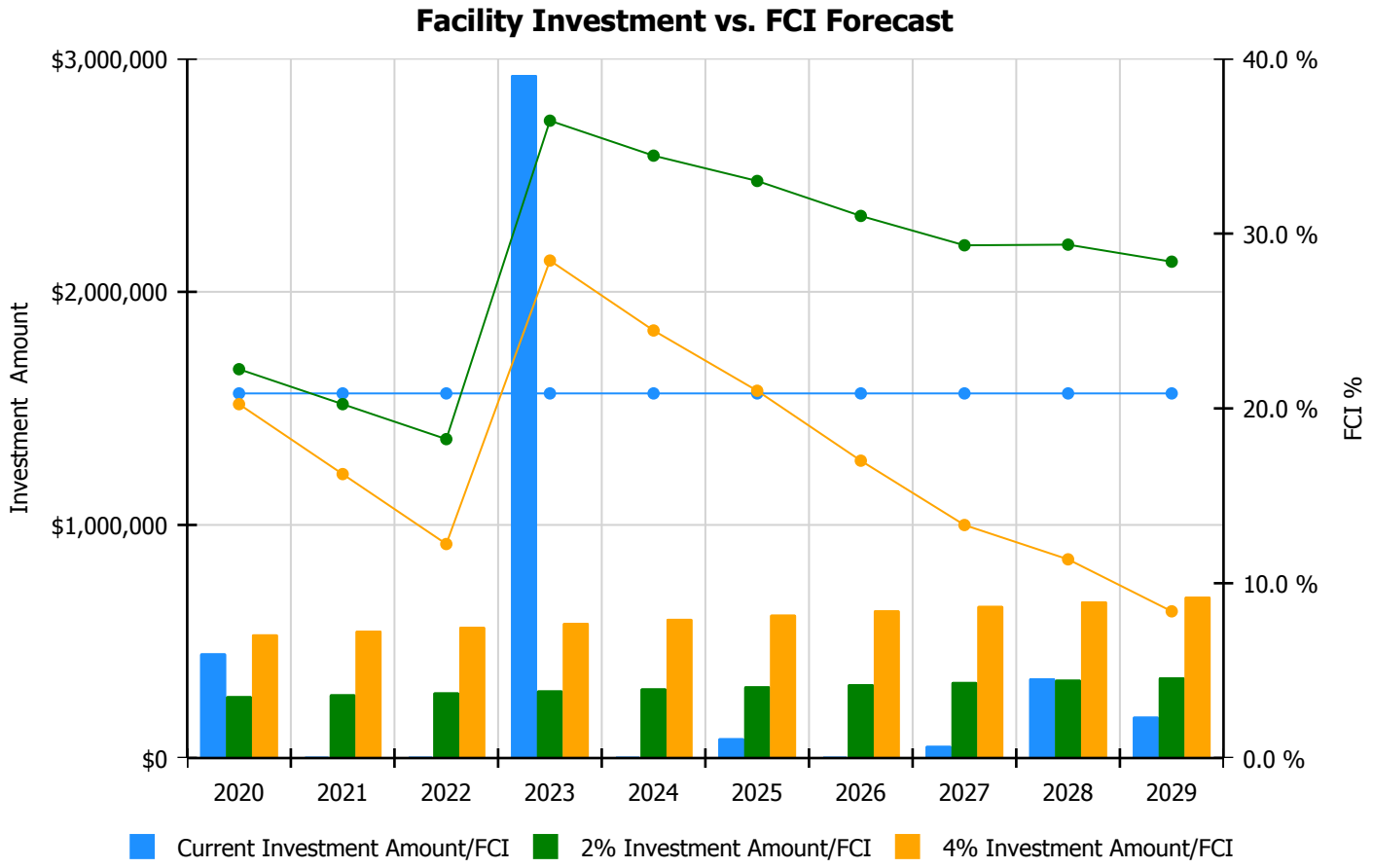
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

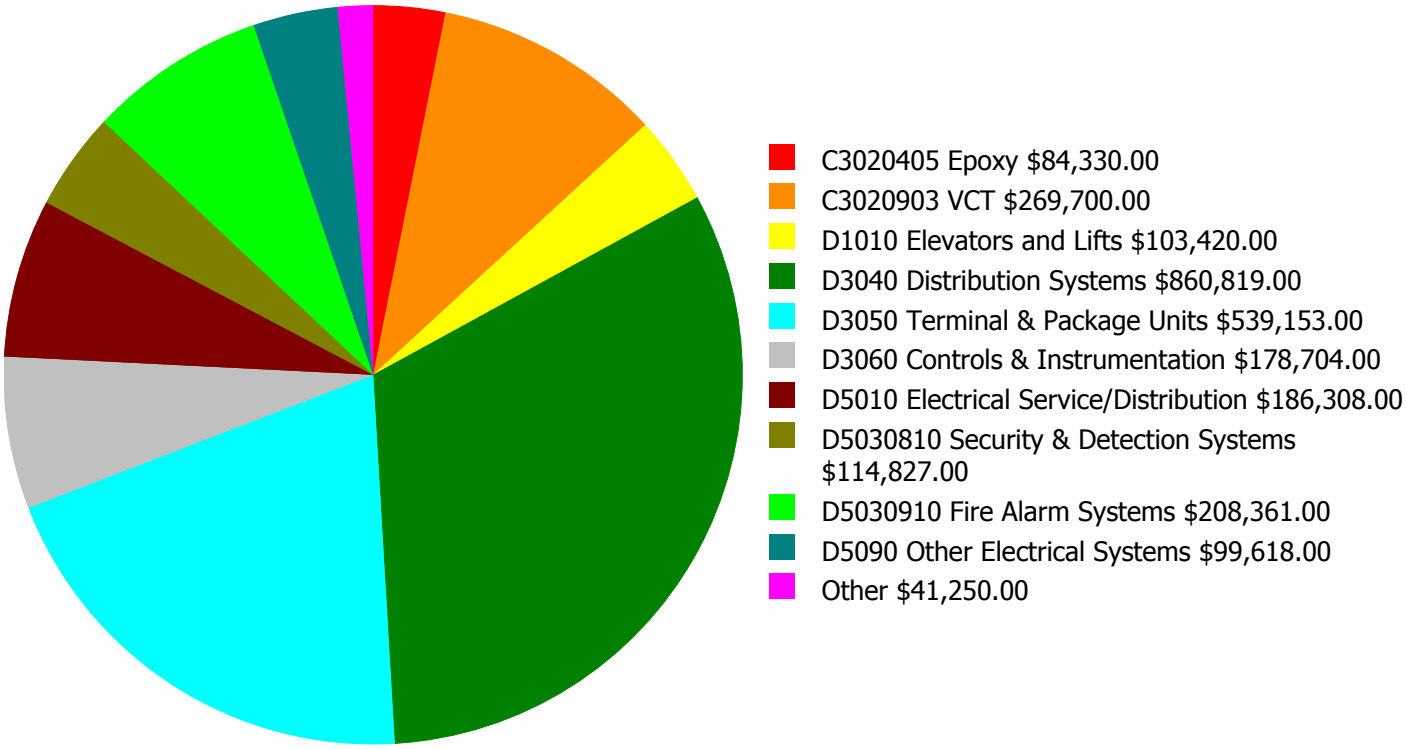
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 20.86%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$449,054	$265,337.00	22.24 %	$530,673.00	20.24 %
2021	$0	$273,297.00	20.24 %	$546,593.00	16.24 %
2022	$0	$281,496.00	18.24 %	$562,991.00	12.24 %
2023	$2,930,542	$289,940.00	36.46 %	$579,881.00	28.46 %
2024	$0	$298,639.00	34.46 %	$597,277.00	24.46 %
2025	$84,935	$307,598.00	33.01 %	$615,196.00	21.01 %
2026	$0	$316,826.00	31.01 %	$633,652.00	17.01 %
2027	$52,254	$326,331.00	29.33 %	$652,661.00	13.33 %
2028	$342,310	$336,120.00	29.37 %	$672,241.00	11.37 %
2029	$177,543	$346,204.00	28.39 %	$692,408.00	8.39 %
Total:	**$4,036,640**	**$3,041,788.00**		**$6,083,573.00**	

Deficiency Summary by System

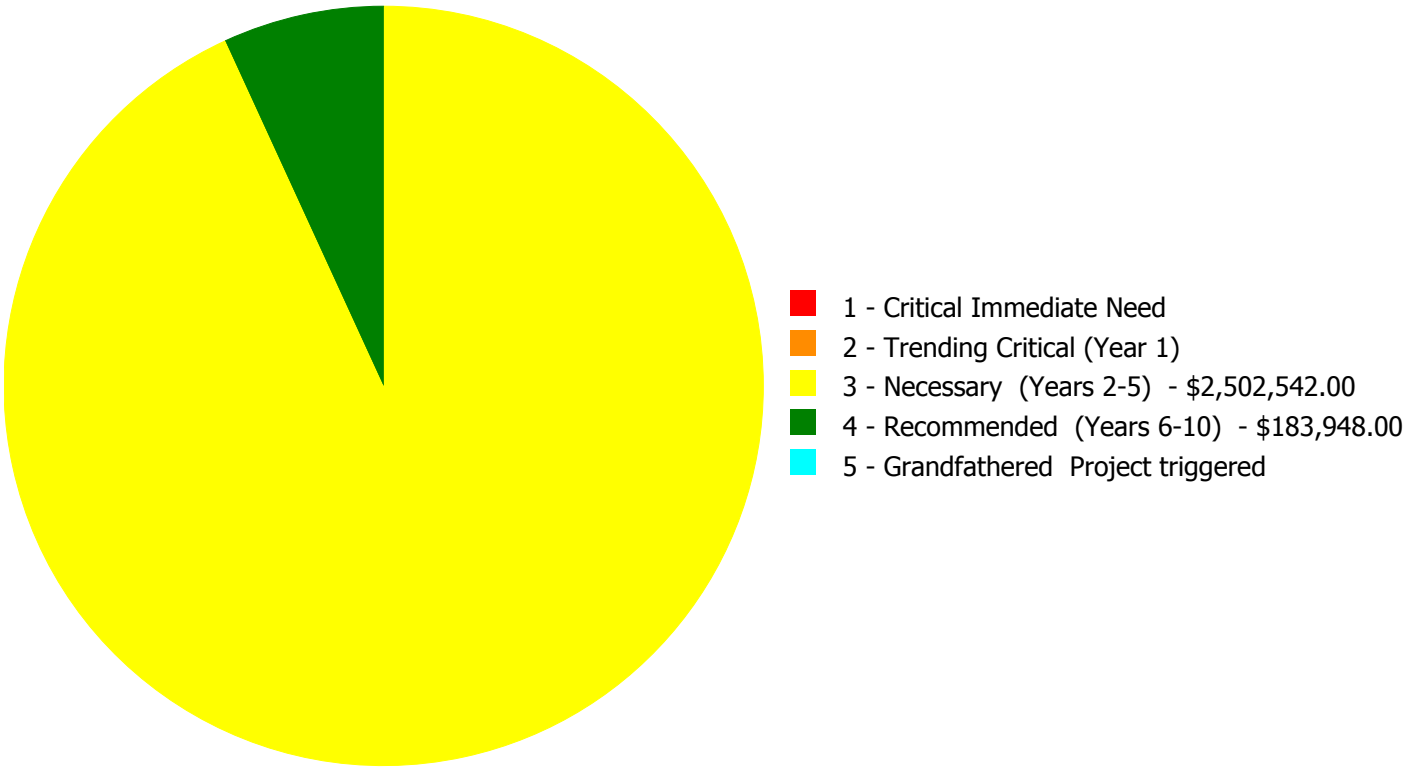
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,686,490.00

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: $2,686,490.00

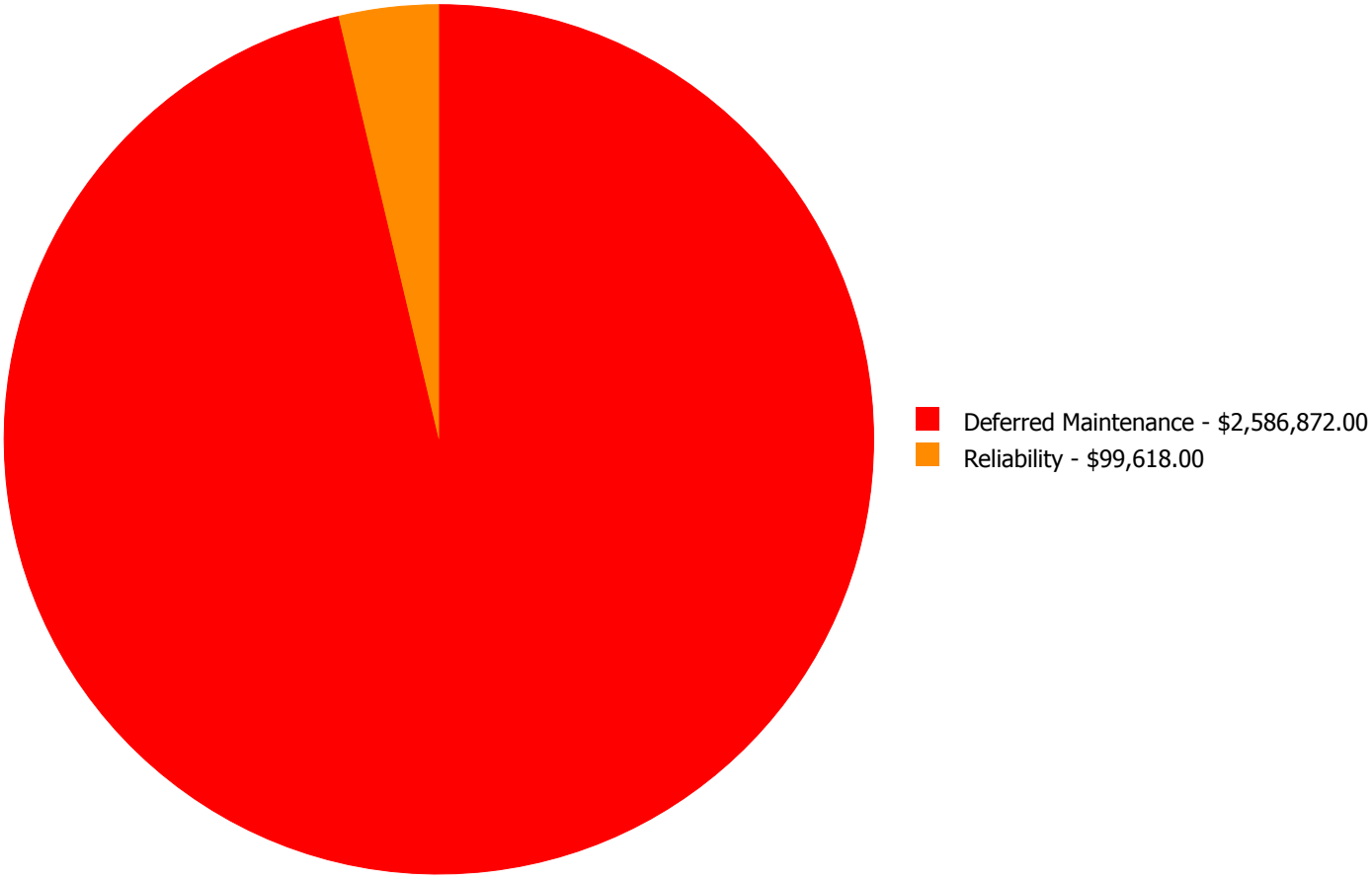
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020405	Epoxy	$0.00	$0.00	$0.00	$84,330.00	$0.00	$84,330.00
C3020901	Carpet	$0.00	$0.00	$41,250.00	$0.00	$0.00	$41,250.00
C3020903	VCT	$0.00	$0.00	$269,700.00	$0.00	$0.00	$269,700.00
D1010	Elevators and Lifts	$0.00	$0.00	$103,420.00	$0.00	$0.00	$103,420.00
D3040	Distribution Systems	$0.00	$0.00	$860,819.00	$0.00	$0.00	$860,819.00
D3050	Terminal & Package Units	$0.00	$0.00	$539,153.00	$0.00	$0.00	$539,153.00
D3060	Controls & Instrumentation	$0.00	$0.00	$178,704.00	$0.00	$0.00	$178,704.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$186,308.00	$0.00	$0.00	$186,308.00
D5030810	Security & Detection Systems	$0.00	$0.00	$114,827.00	$0.00	$0.00	$114,827.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$208,361.00	$0.00	$0.00	$208,361.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$99,618.00	$0.00	$99,618.00
	Total:	$0.00	$0.00	$2,502,542.00	$183,948.00	$0.00	$2,686,490.00

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: $2,686,490.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Administration Area
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $41,250.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2019

Notes: The carpet is aged, worn and stained, and should be replaced.

System: C3020903 - VCT

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 50,000.00
Unit of Measure: S.F.
Estimate: $269,700.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2019

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

System: D1010 - Elevators and Lifts

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 69,131.00
Unit of Measure: S.F.
Estimate: $103,420.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

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

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 69,131.00
Unit of Measure: S.F.
Estimate: $860,819.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3050 - Terminal & Package Units

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 69,131.00
Unit of Measure: S.F.
Estimate: $539,153.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: The terminal and package units are at 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: 69,131.00
Unit of Measure: S.F.
Estimate: $178,704.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

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: 69,131.00
Unit of Measure: S.F.
Estimate: $186,308.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: The electrical service/distribution system is aged and becoming logistically unsupportable and should be replaced.

System: D5030810 - Security & Detection Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 69,131.00
Unit of Measure: S.F.
Estimate: $114,827.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2019

Notes:
Several cameras were reported to be out of service during the time of the inspection. Universal upgrades to the security system to include a new camera system is recommended.

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: 69,131.00
Unit of Measure: S.F.
Estimate: $208,361.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2019

Notes: The main panel for the fire alarm system is in the office. This fire alarm system appears to be from 1989 construction. There are components such as push stations, lights and alarm bells installed to support the fire life safety for this building. Although several components have been replaced on an isolated basis. 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.

Priority 4 - Recommended (Years 6-10):

System: C3020405 - Epoxy

Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,131.00
Unit of Measure: S.F.
Estimate: $84,330.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2019

Notes: The epoxy floor finish is worn and deteriorating and should be replaced.

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 69,131.00
Unit of Measure: S.F.
Estimate: $99,618.00
Assessor Name: Eduardo Lopez
Date Created: 09/06/2013

Notes: No Emergency Generator installed, client requested standard.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	33,831
Year Built:	1989
Last Renovation:	
Replacement Value:	$6,049,720
Repair Cost:	$1,348,026.00
Total FCI:	22.28 %
Total RSLI:	42.00 %
FCA Score:	77.72

Description:

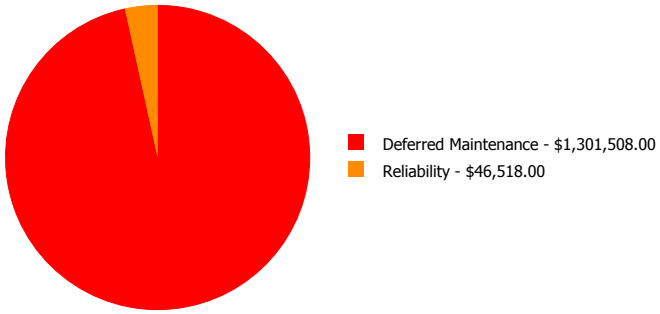
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

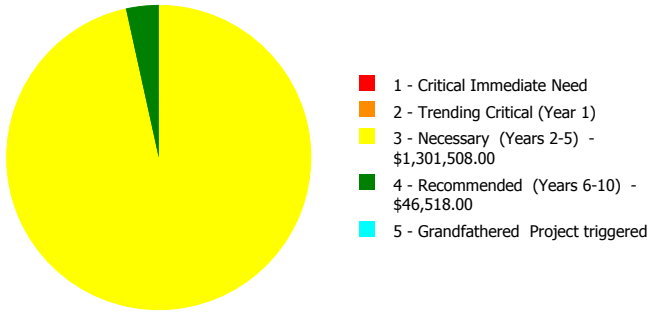
Dashboard Summary

Function:	Elementary	Gross Area:	33,831
Year Built:	1989	Last Renovation:	
Repair Cost:	$1,348,026	Replacement Value:	$6,049,720
FCI:	22.28 %	RSLI%:	42.00 %

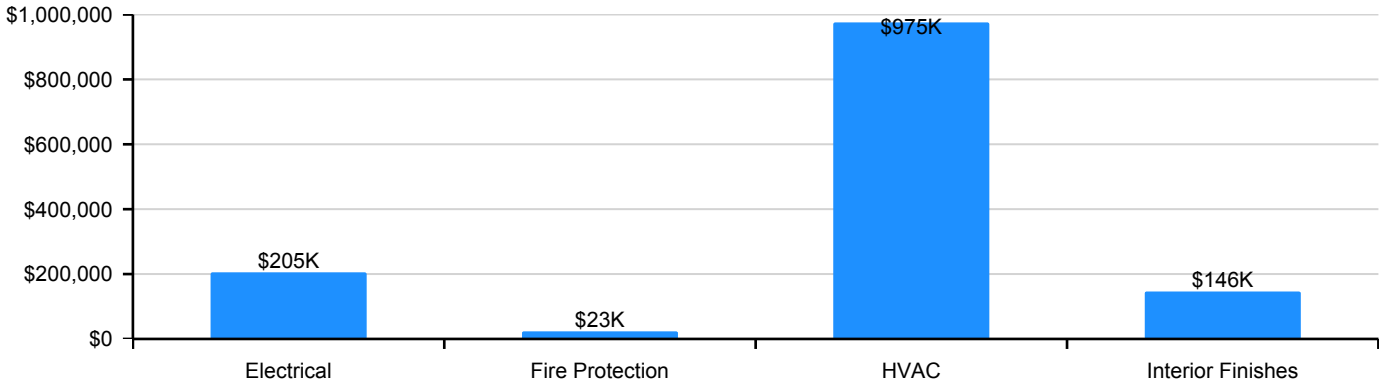
Deficiency By Category



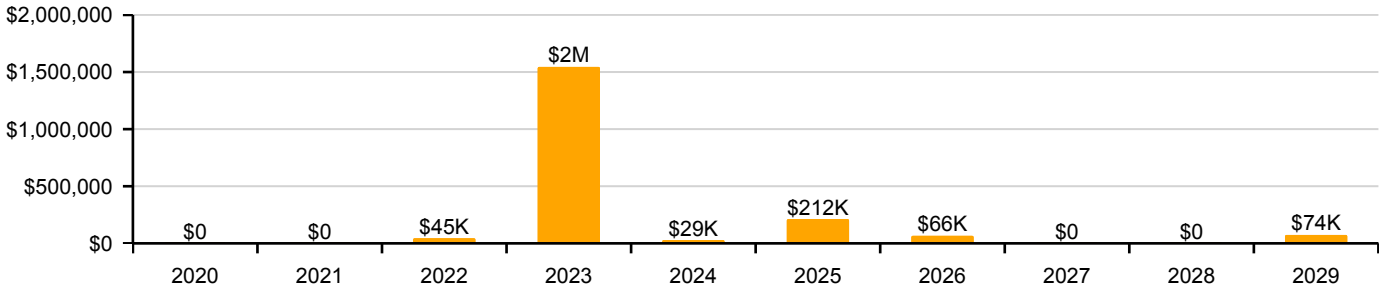
Deficiency By Priority



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	70.00 %	0.00 %	$0.00
B10 - Superstructure	70.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.52 %	0.00 %	$0.00
B30 - Roofing	24.86 %	0.00 %	$0.00
C10 - Interior Construction	55.77 %	0.00 %	$0.00
C20 - Stairs	70.00 %	0.00 %	$0.00
C30 - Interior Finishes	23.41 %	22.59 %	$145,638.00
D10 - Conveying	20.00 %	0.00 %	$0.00
D20 - Plumbing	29.21 %	0.00 %	$0.00
D30 - HVAC	10.63 %	94.46 %	$975,009.00
D40 - Fire Protection	40.72 %	14.01 %	$22,701.00
D50 - Electrical	25.75 %	26.33 %	$204,678.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**42.00 %**	**22.28 %**	**$1,348,026.00**

Photo Album

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

1). Western Bldg 2012 Exterior Elevation - Nov 15, 2019

2). Southern Exterior Elevation - Nov 25, 2019

3). South Eastern Exterior Elevation - Nov 25, 2019

4). West Exterior Elevation - Nov 25, 2019

5). West Exterior Elevation - Nov 25, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.54	S.F.	33,831	100	1989	2089		70.00 %	0.00 %	70			$255,086
A1030	Slab on Grade	$6.37	S.F.	33,831	100	1989	2089		70.00 %	0.00 %	70			$215,503
B1010	Floor Construction	$19.17	S.F.	33,831	100	1989	2089		70.00 %	0.00 %	70			$648,540
B1020	Roof Construction	$12.38	S.F.	33,831	100	1989	2089		70.00 %	0.00 %	70			$418,828
B2010	Exterior Walls	$14.12	S.F.	33,831	100	1989	2089		70.00 %	0.00 %	70			$477,694
B2020	Exterior Windows	$8.80	S.F.	33,831	30	2003	2033		46.67 %	0.00 %	14			$297,713
B2030	Exterior Doors	$0.87	S.F.	33,831	30	2003	2033		46.67 %	0.00 %	14			$29,433
B3010105	Built-Up	$7.15	S.F.	15,831	25	2000	2025		24.00 %	0.00 %	6			$113,192
B3020	Roof Openings	$0.52	S.F.	15,831	30	2000	2030		36.67 %	0.00 %	11			$8,232
C1010	Partitions	$5.72	S.F.	33,831	100	1989	2089		70.00 %	0.00 %	70			$193,513
C1020	Interior Doors	$3.75	S.F.	33,831	40	2003	2043		60.00 %	0.00 %	24			$126,866
C1030	Fittings	$2.72	S.F.	33,831	20	2003	2023		20.00 %	0.00 %	4			$92,020
C2010	Stair Construction	$2.91	S.F.	33,831	100	1989	2089		70.00 %	0.00 %	70			$98,448
C3010230	Paint & Covering	$1.47	S.F.	33,831	10	1989	1999		0.00 %	0.00 %	-20			$49,732
C3020405	Epoxy	$17.30	S.F.	2,000	15	2003	2018	2022	20.00 %	0.00 %	3			$34,600
C3020420	Ceramic Tile	$16.74	S.F.	5,000	50	1989	2039		40.00 %	0.00 %	20			$83,700
C3020901	Carpet	$7.50	S.F.	3,000	8	2016	2024		62.50 %	0.00 %	5			$22,500
C3020903	VCT	$3.48	S.F.	27,000	15	2003	2018		0.00 %	155.00 %	-1		$145,638.00	$93,960
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	1,831	10	2016	2026		70.00 %	0.00 %	7			$48,833
C3030	Ceiling Finishes	$9.20	S.F.	33,831	20	2003	2023		20.00 %	0.00 %	4			$311,245
D1010	Elevators and Lifts	$1.28	S.F.	33,831	20	2003	2023		20.00 %	0.00 %	4			$43,304
D2010	Plumbing Fixtures	$6.52	S.F.	33,831	20	2003	2023		20.00 %	0.00 %	4			$220,578
D2020	Domestic Water Distribution	$0.75	S.F.	33,831	30	2011	2041		73.33 %	0.00 %	22			$25,373
D2030	Sanitary Waste	$1.76	S.F.	33,831	30	2003	2033		46.67 %	0.00 %	14			$59,543
D2040	Rain Water Drainage	$0.41	S.F.	33,831	20	2003	2023		20.00 %	0.00 %	4			$13,871
D3010	Energy Supply	$0.61	S.F.	33,831	30	2003	2033		46.67 %	0.00 %	14			$20,637
D3020	Heat Generating Systems	$3.70	S.F.	33,831	20	2015	2035		80.00 %	0.00 %	16			$125,175
D3040	Distribution Systems	$10.88	S.F.	33,831	20	2003	2023	2019	0.00 %	110.00 %	0		$404,889.00	$368,081
D3050	Terminal & Package Units	$13.04	S.F.	33,831	15	2003	2018		0.00 %	110.00 %	-1		$485,272.00	$441,156
D3060	Controls & Instrumentation	$2.28	S.F.	33,831	15	2003	2018		0.00 %	110.00 %	-1		$84,848.00	$77,135
D4010	Sprinklers	$4.18	S.F.	33,831	30	2003	2033		46.67 %	0.00 %	14			$141,414
D4090	Other Fire Protection Systems	$0.61	S.F.	33,831	15	2003	2018		0.00 %	110.00 %	-1		$22,701.00	$20,637

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 $
D5010	Electrical Service/Distribution	$2.35	S.F.	33,831	20	2003	2023		20.00 %	0.00 %	4			$79,503
D5020	Branch Wiring	$4.48	S.F.	33,831	20	2003	2023		20.00 %	0.00 %	4			$151,563
D5020	Lighting	$7.09	S.F.	33,831	20	2003	2023		20.00 %	0.00 %	4			$239,862
D5030810	Security & Detection Systems	$1.51	S.F.	33,831	20	1989	2009		0.00 %	110.00 %	-10		$56,193.00	$51,085
D5030910	Fire Alarm Systems	$2.74	S.F.	33,831	20	1989	2009		0.00 %	110.00 %	-10		$101,967.00	$92,697
D5030920	Data Communication	$3.56	S.F.	33,831	25	2016	2041		88.00 %	0.00 %	22			$120,438
D5090	Other Electrical Systems	$1.25	S.F.	33,831	15			2019	0.00 %	110.00 %	0		$46,518.00	$42,289
E1020	Institutional Equipment	$0.09	S.F.	33,831	20	2003	2023		20.00 %	0.00 %	4			$3,045
E1090	Other Equipment	$0.79	S.F.	33,831	20	2003	2023		20.00 %	0.00 %	4			$26,726
E2010	Fixed Furnishings	$1.95	S.F.	33,831	20	2003	2023		20.00 %	0.00 %	4			$65,970
								Total	**42.00 %**	**22.28 %**			**$1,348,026.00**	**$6,049,720**

System Notes

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

System: B2010 - Exterior Walls



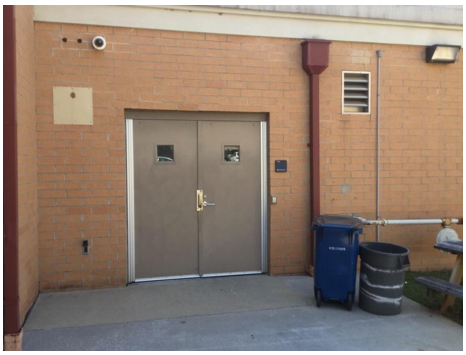
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

Note:

System: B3010105 - Built-Up



Note:

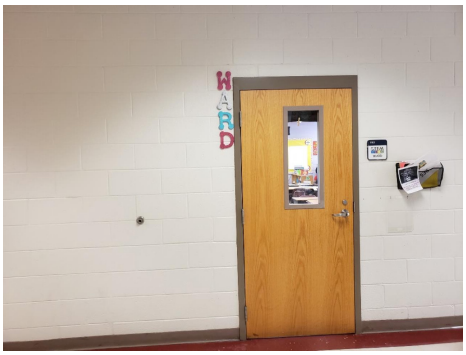
System: B3020 - Roof Openings



Note:

System: C1010 - Partitions

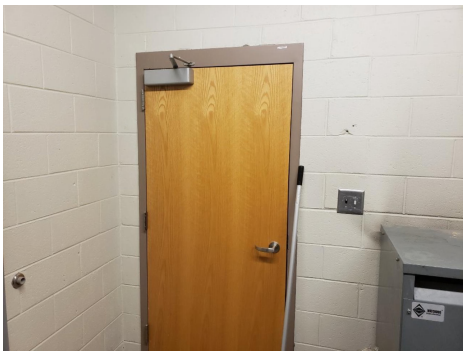




Note:

System: C1020 - Interior Doors



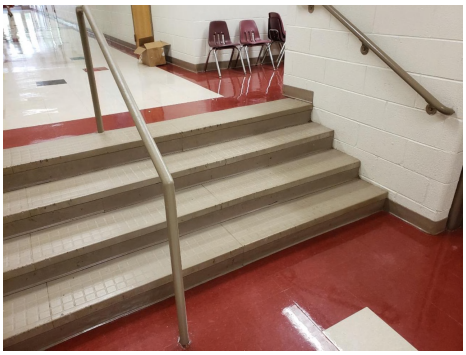
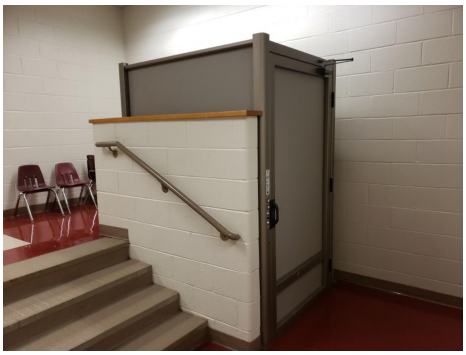


Note:

System: C1030 - Fittings

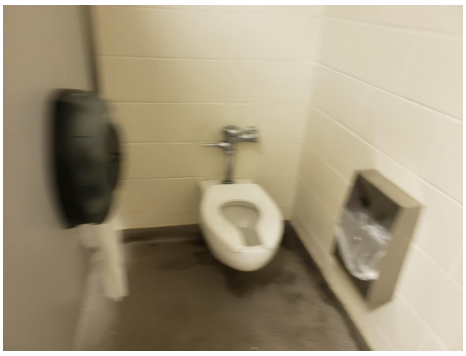
Note:

System: C2010 - Stair Construction

Note:

System: C3020405 - Epoxy

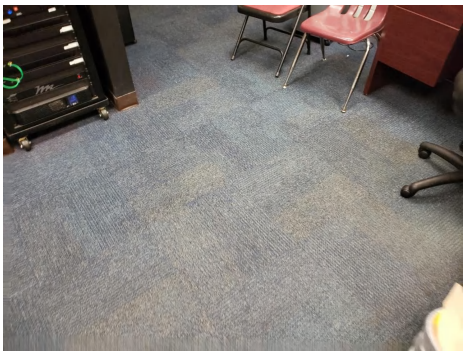

Note:

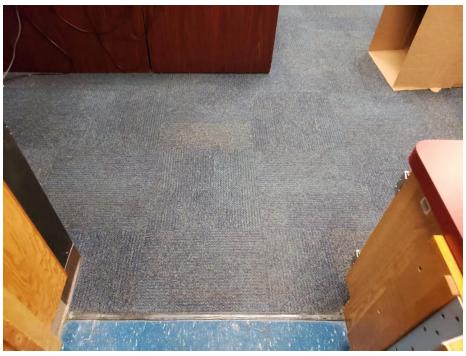
System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet





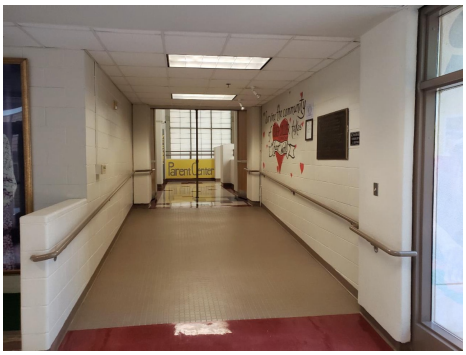
Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Rubber or Neoprene

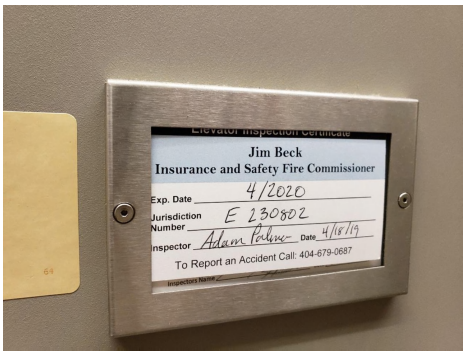

Note:

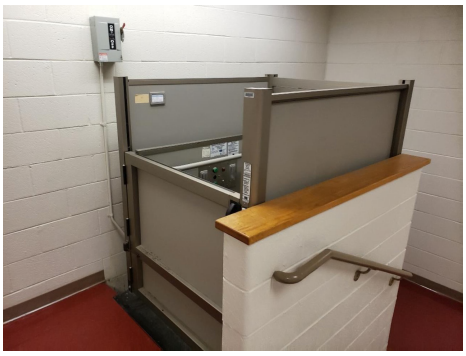
System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts





Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution This system contains no images

Note: New water heaters installed 2011.

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage



Note:

System: D3010 - Energy Supply



Note:

System: D3020 - Heat Generating Systems This system contains no images

Note: Hot water boilers serving the tempered water loop through Building 2012 are located in Building 2011.

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D4010 - Sprinklers



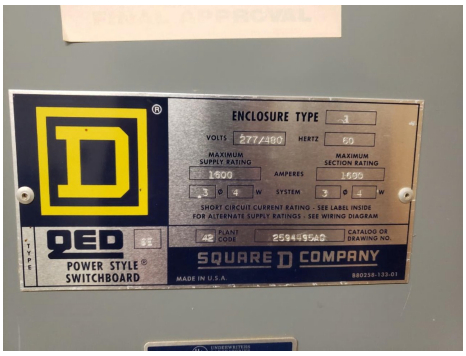
Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution

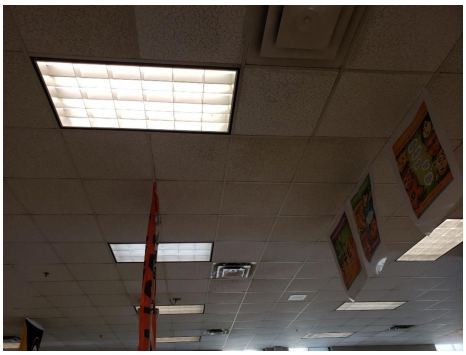


Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

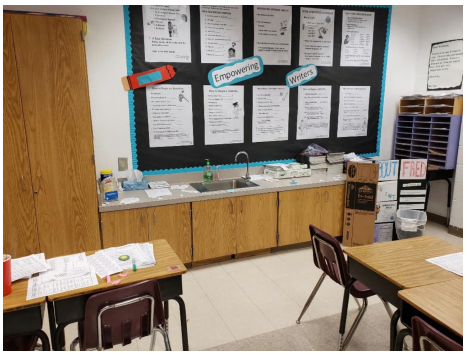
System: D5030910 - Fire Alarm Systems

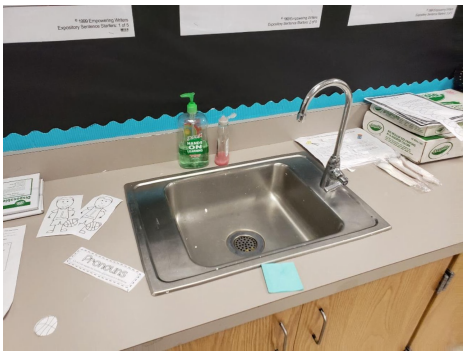
Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment






Note:

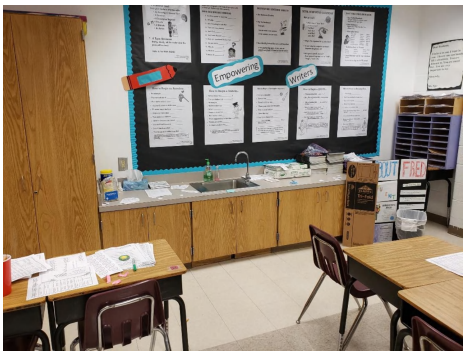
System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings





Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,348,026**	**$0**	**$0**	**$44,614**	**$1,544,710**	**$28,692**	**$212,196**	**$66,064**	**$0**	**$0**	**$73,519**	**$3,317,821**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$212,196	$0	$0	$0	$0	**$212,196**
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	$113,926	$0	$0	$0	$0	$0	$0	**$113,926**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

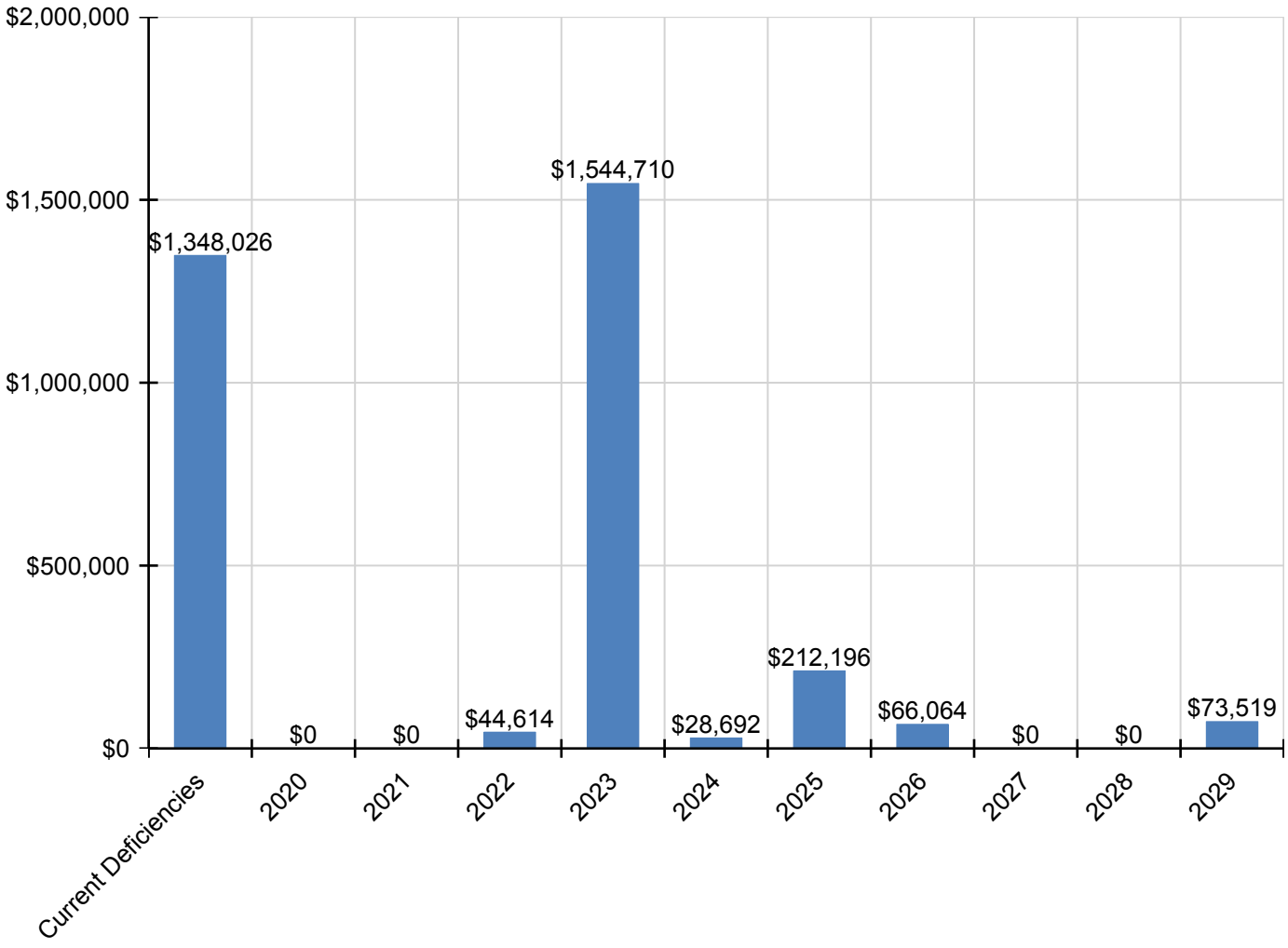
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$73,519	$73,519
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020405 - Epoxy	$0	$0	$0	$44,614	$0	$0	$0	$0	$0	$0	$0	$44,614
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020901 - Carpet	$0	$0	$0	$0	$0	$28,692	$0	$0	$0	$0	$0	$28,692
C3020903 - VCT	$145,638	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$145,638
C3020999 - Other - Rubber or Neoprene	$0	$0	$0	$0	$0	$0	$0	$66,064	$0	$0	$0	$66,064
C3030 - Ceiling Finishes	$0	$0	$0	$0	$385,340	$0	$0	$0	$0	$0	$0	$385,340
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D1010 - Elevators and Lifts	$0	$0	$0	$0	$53,612	$0	$0	$0	$0	$0	$0	$53,612
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$273,089	$0	$0	$0	$0	$0	$0	$273,089
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	$17,173	$0	$0	$0	$0	$0	$0	$17,173
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 - Distribution Systems	$404,889	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$404,889
D3050 - Terminal & Package Units	$485,272	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$485,272
D3060 - Controls & Instrumentation	$84,848	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$84,848
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
D4090 - Other Fire Protection Systems	$22,701	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,701
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$98,429	$0	$0	$0	$0	$0	$0	$98,429
D5020 - Branch Wiring	$0	$0	$0	$0	$187,644	$0	$0	$0	$0	$0	$0	$187,644
D5020 - Lighting	$0	$0	$0	$0	$296,963	$0	$0	$0	$0	$0	$0	$296,963
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030810 - Security & Detection Systems	$56,193	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$56,193
D5030910 - Fire Alarm Systems	$101,967	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$101,967

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$46,518	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,518**
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	$3,769	$0	$0	$0	$0	$0	$0	**$3,769**
E1090 - Other Equipment	$0	$0	$0	$0	$33,089	$0	$0	$0	$0	$0	$0	**$33,089**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$81,675	$0	$0	$0	$0	$0	$0	**$81,675**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

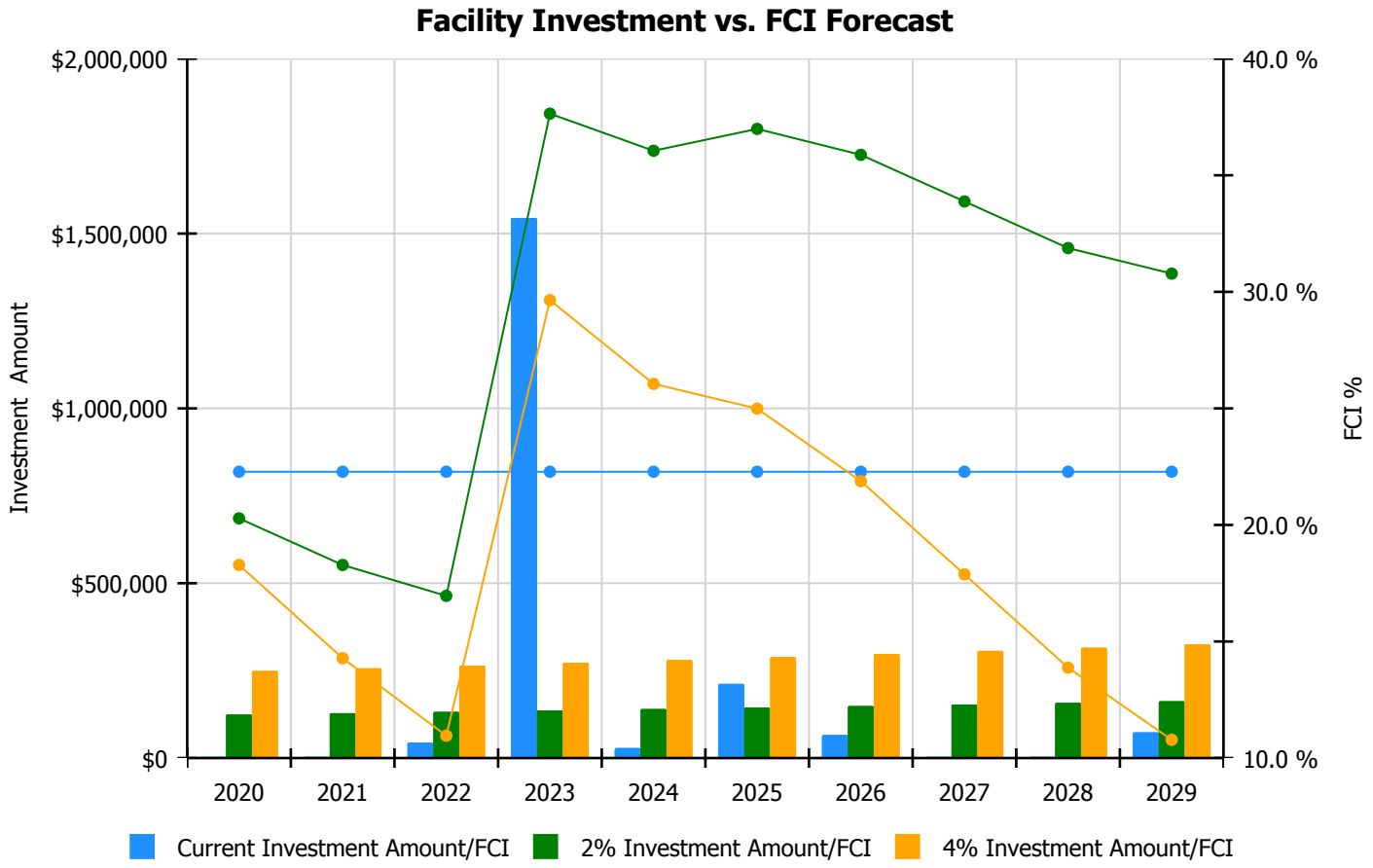
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

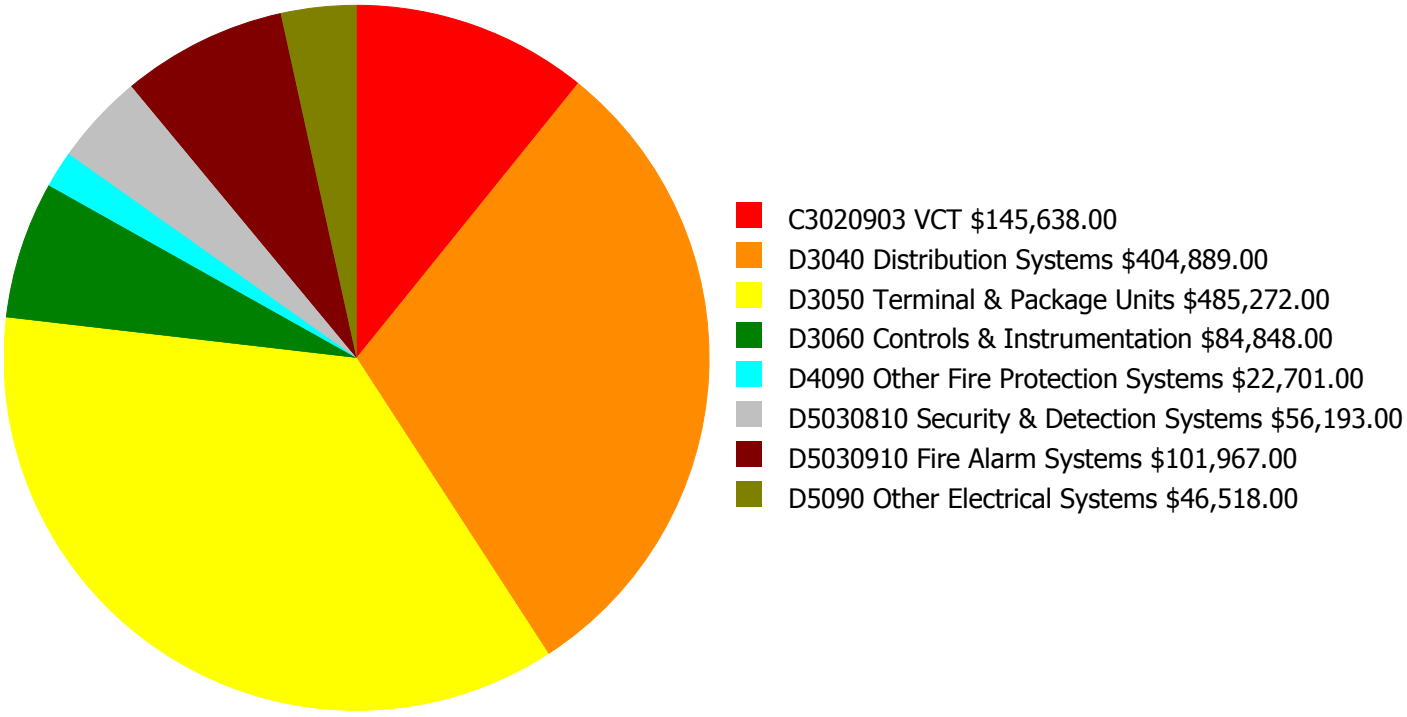
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 22.28%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$124,624.00	20.28 %	$249,248.00	18.28 %
2021	$0	$128,363.00	18.28 %	$256,726.00	14.28 %
2022	$44,614	$132,214.00	16.96 %	$264,428.00	10.96 %
2023	$1,544,710	$136,180.00	37.64 %	$272,361.00	29.64 %
2024	$28,692	$140,266.00	36.05 %	$280,531.00	26.05 %
2025	$212,196	$144,474.00	36.99 %	$288,947.00	24.99 %
2026	$66,064	$148,808.00	35.88 %	$297,616.00	21.88 %
2027	$0	$153,272.00	33.88 %	$306,544.00	17.88 %
2028	$0	$157,870.00	31.88 %	$315,740.00	13.88 %
2029	$73,519	$162,606.00	30.78 %	$325,213.00	10.78 %
Total:	**$1,969,795**	**$1,428,677.00**		**$2,857,354.00**	

Deficiency Summary by System

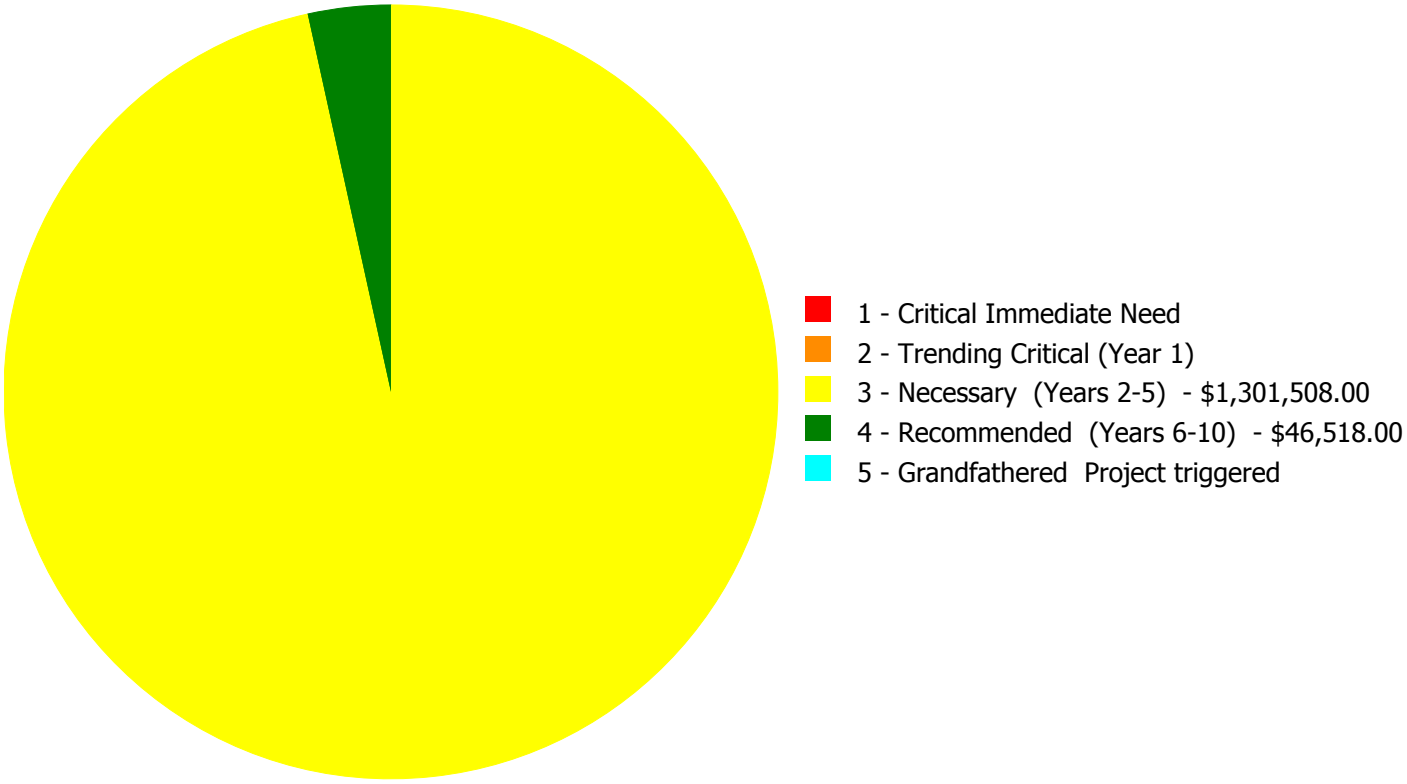
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,348,026.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,348,026.00

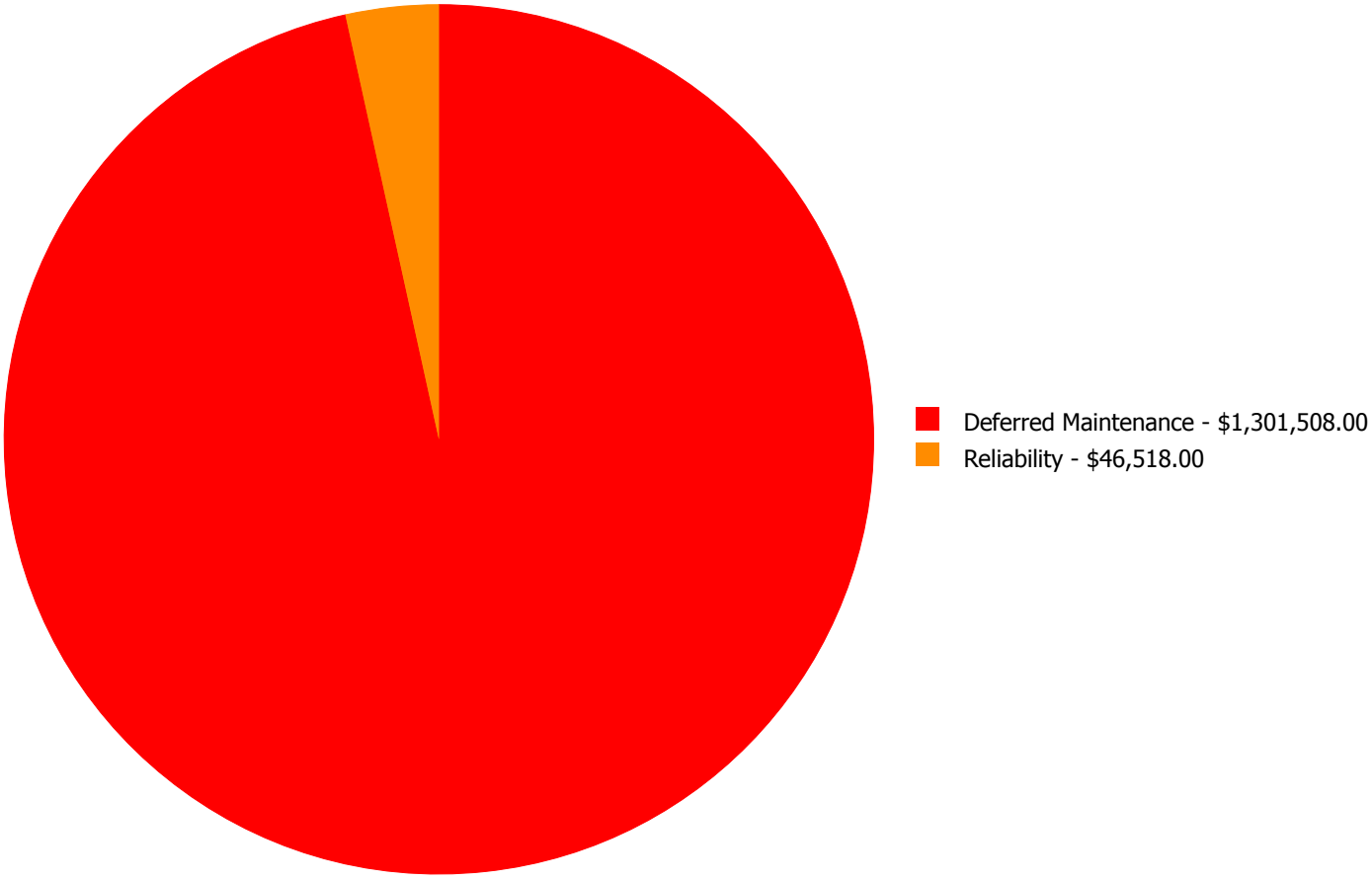
Deficiency By Priority Investment Table

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
C3020903	VCT	$0.00	$0.00	$145,638.00	$0.00	$0.00	$145,638.00
D3040	Distribution Systems	$0.00	$0.00	$404,889.00	$0.00	$0.00	$404,889.00
D3050	Terminal & Package Units	$0.00	$0.00	$485,272.00	$0.00	$0.00	$485,272.00
D3060	Controls & Instrumentation	$0.00	$0.00	$84,848.00	$0.00	$0.00	$84,848.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$22,701.00	$0.00	$0.00	$22,701.00
D5030810	Security & Detection Systems	$0.00	$0.00	$56,193.00	$0.00	$0.00	$56,193.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$101,967.00	$0.00	$0.00	$101,967.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$46,518.00	$0.00	$46,518.00
	Total:	$0.00	$0.00	$1,301,508.00	$46,518.00	$0.00	$1,348,026.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,348,026.00

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: C3020903 - VCT

Location: 1989 Bldg 2012
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 27,000.00
Unit of Measure: S.F.
Estimate: $145,638.00
Assessor Name: Eduardo Lopez
Date Created: 01/31/2020

Notes:

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,831.00
Unit of Measure: S.F.
Estimate: $404,889.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3050 - Terminal & Package Units

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,831.00
Unit of Measure: S.F.
Estimate: $485,272.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: The terminal and package units are at 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: 33,831.00
Unit of Measure: S.F.
Estimate: $84,848.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

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: D4090 - Other Fire Protection Systems

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,831.00
Unit of Measure: S.F.
Estimate: $22,701.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

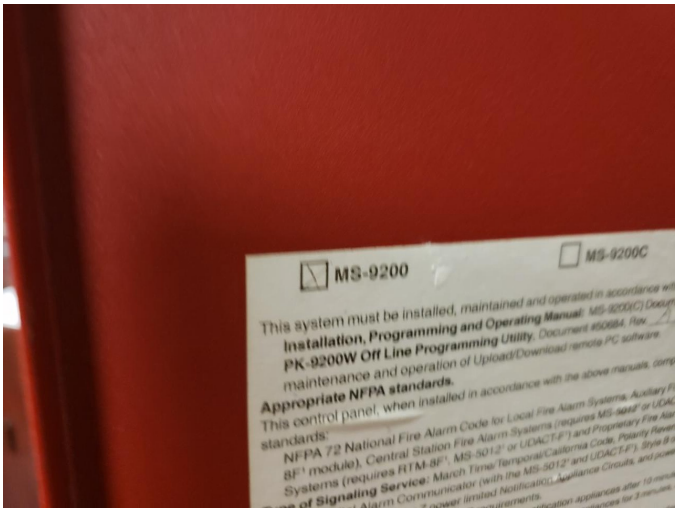
Notes: The exhaust hood system is original. This building high traffic use warrants upgrades to this system based on usage and age. This project provides a budgetary consideration for universal upgrades to the system.

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: 33,831.00
Unit of Measure: S.F.
Estimate: $56,193.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2019

Notes: Several cameras were reported to be out of service during the time of the inspection. Universal upgrades to the security system to include a new camera system is recommended.

System: D5030910 - Fire Alarm Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,831.00
Unit of Measure: S.F.
Estimate: $101,967.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2019

Notes: The fire alarm system appears to be from 1989 construction. There are components such as push stations, lights and alarm bells installed to support the fire life safety for this building. Although several components have been replaced on an isolated basis. 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.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 33,831.00
Unit of Measure: S.F.
Estimate: $46,518.00
Assessor Name: Eduardo Lopez
Date Created: 09/06/2013

Notes: No Emergency Generator installed, client requested standard.

Executive Summary

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

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

Function:	
Gross Area (SF):	102,962
Year Built:	1987
Last Renovation:	
Replacement Value:	$2,795,417
Repair Cost:	$206,006.08
Total FCI:	7.37 %
Total RSLI:	45.04 %
FCA Score:	92.63

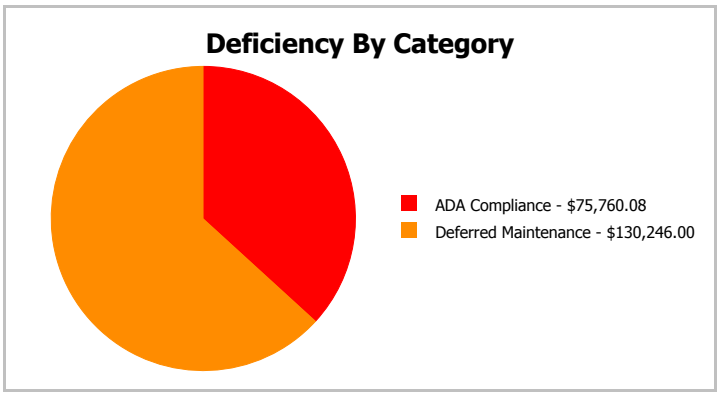
Description:

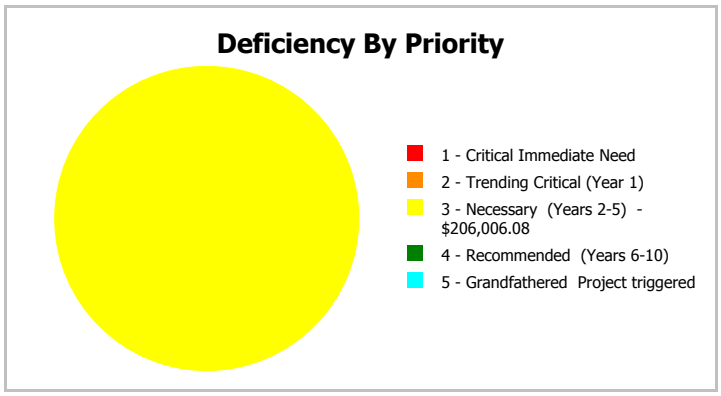
The narrative for this site is included in the Executive Summary Description at the front of this report.

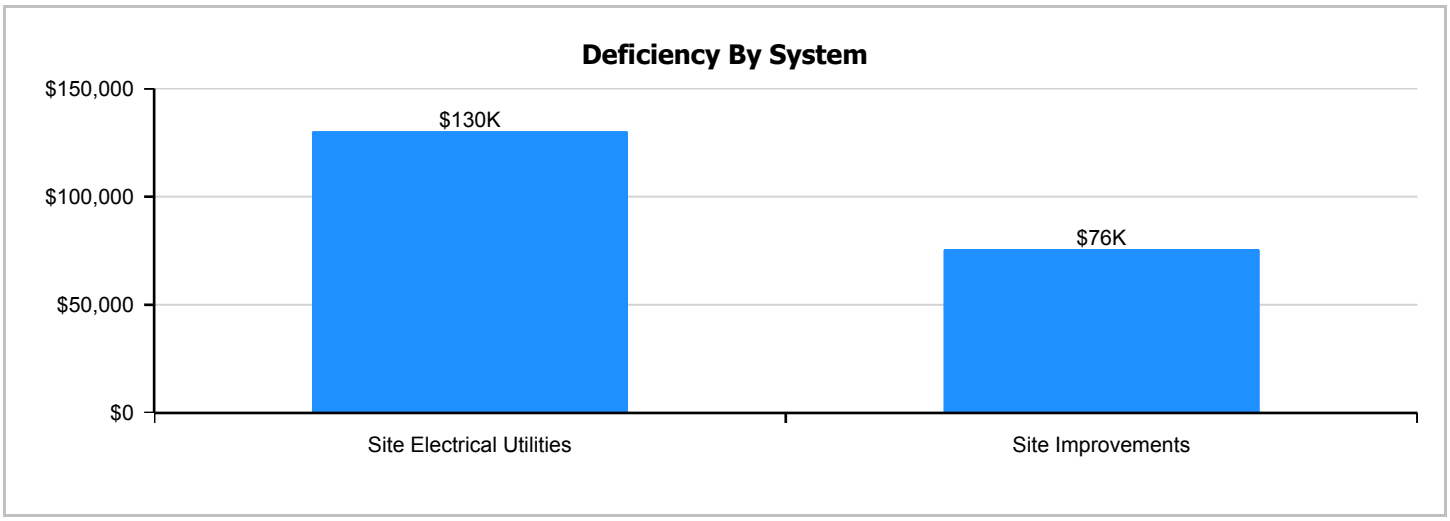
Attributes: This asset has no attributes.

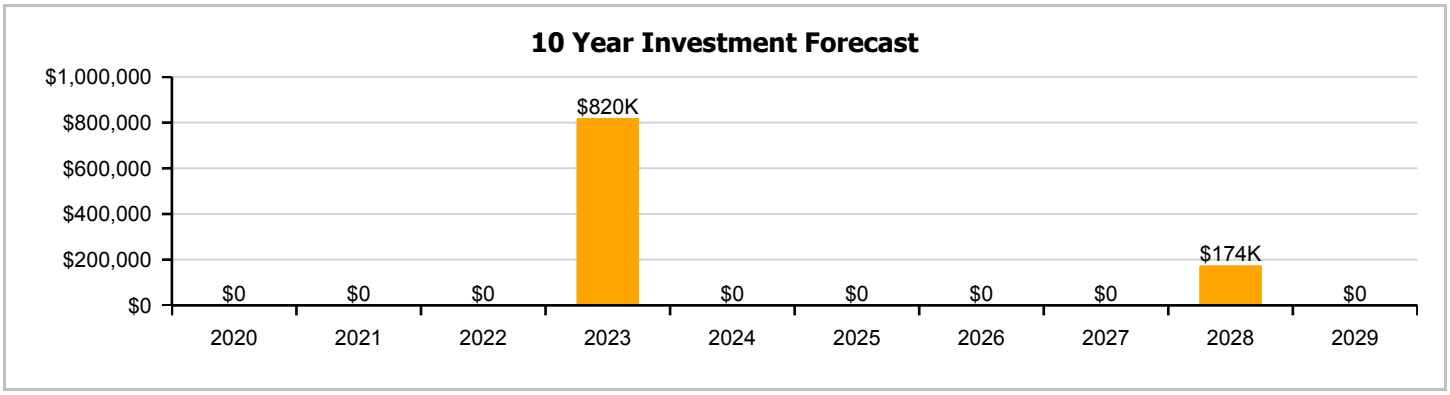
Dashboard Summary

Function:		Gross Area:	102,962
Year Built:	1987	Last Renovation:	
Repair Cost:	$206,006	Replacement Value:	$2,795,417
FCI:	7.37 %	RSLI%:	45.04 %









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	42.60 %	3.43 %	$75,760.08
G30 - Site Mechanical Utilities	68.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	$130,246.00
Totals:	**45.04 %**	**7.37 %**	**$206,006.08**

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.	102,962	35	2003	2038		54.29 %	0.00 %	19			$244,020
G2020	Parking Lots	$8.00	S.F.	102,962	35	2003	2038		54.29 %	0.00 %	19			$823,696
G2030	Pedestrian Paving	$2.33	S.F.	102,962	35	2003	2038		54.29 %	31.58 %	19		$75,760.08	$239,901
G2040105	Fence & Guardrails	$1.15	S.F.	102,962	30	2003	2033		46.67 %	0.00 %	14			$118,406
G2040950	Other Site Development, Covered Walkway	$1.44	S.F.	102,962	20	2003	2023		20.00 %	0.00 %	4			$148,265
G2040950	Other Site Development, Hard Surface Play Area	$0.71	S.F.	102,962	20	2003	2023		20.00 %	0.00 %	4			$73,103
G2040950	Other Site Development, Play Field	$4.28	S.F.	102,962	20	2003	2023		20.00 %	0.00 %	4			$440,677
G2050	Landscaping	$1.18	S.F.	102,962	25	2003	2028		36.00 %	0.00 %	9			$121,495
G3010	Water Supply	$1.09	S.F.	102,962	50	2003	2053		68.00 %	0.00 %	34			$112,229
G3020	Sanitary Sewer	$2.20	S.F.	102,962	50	2003	2053		68.00 %	0.00 %	34			$226,516
G3030	Storm Sewer	$1.25	S.F.	102,962	50	2003	2053		68.00 %	0.00 %	34			$128,703
G4010	Electrical Distribution	$0.26	S.F.	102,962	20	1987	2007		0.00 %	110.00 %	-12		$29,447.00	$26,770
G4020	Site Lighting	$0.35	S.F.	102,962	20	1987	2007		0.00 %	110.00 %	-12		$39,640.00	$36,037
G4030	Site Communication and Security	$0.54	S.F.	102,962	20	1987	2007		0.00 %	110.00 %	-12		$61,159.00	$55,599
								Total	**45.04 %**	**7.37 %**			**$206,006.08**	**$2,795,417**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Other Site Development, Covered Walkway


Note:

System: G2040950 - Other Site Development, Hard Surface Play Area



Note:

System: G2040950 - Other Site Development, Play Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution

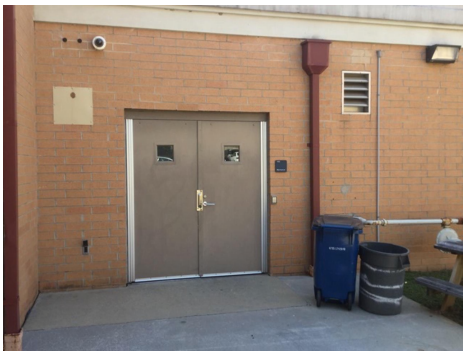

Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communication and Security


Note:

Renewal Schedule

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

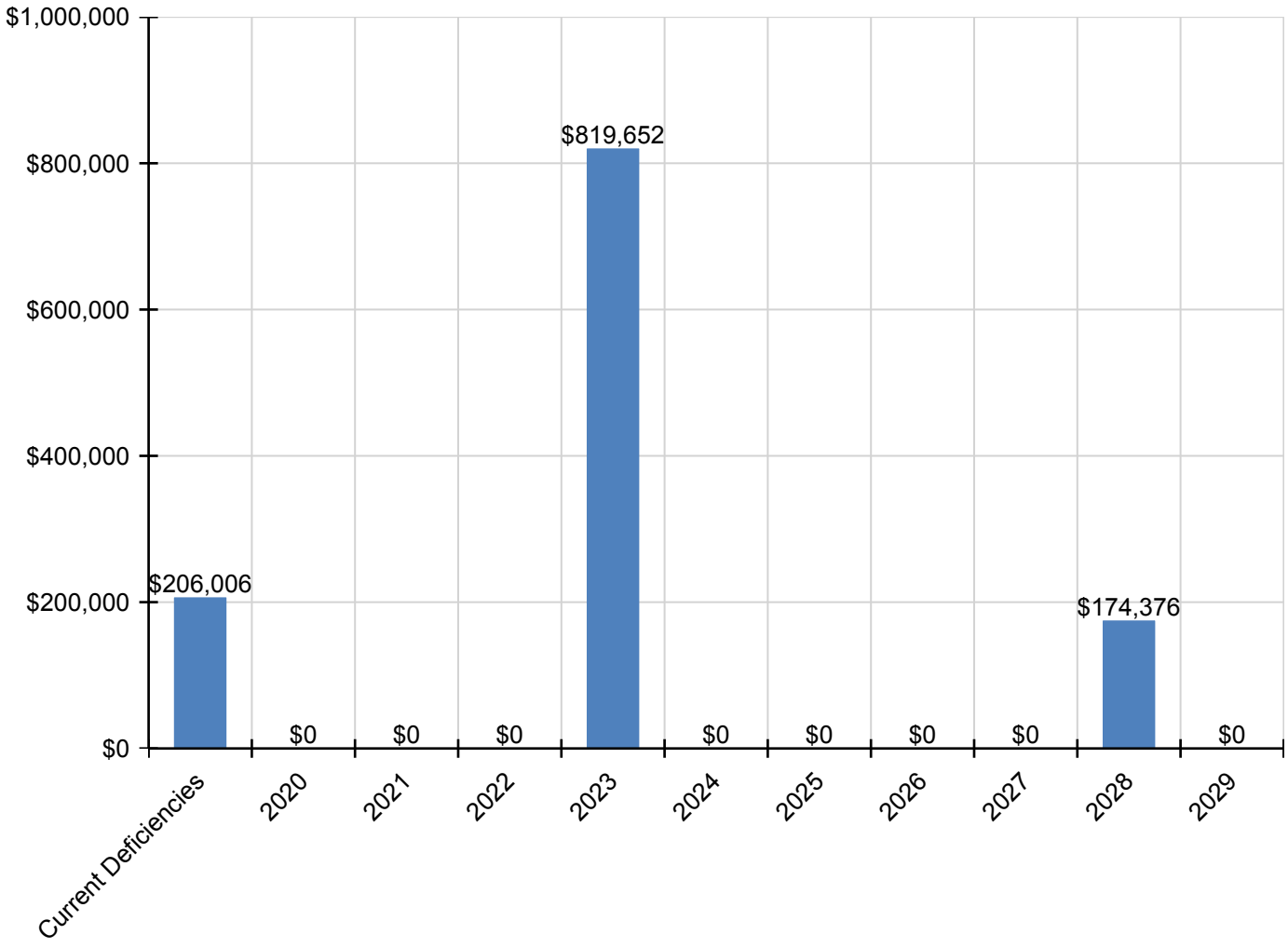
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$206,006**	**$0**	**$0**	**$0**	**$819,652**	**$0**	**$0**	**$0**	**$0**	**$174,376**	**$0**	**$1,200,034**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$75,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,760**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Other Site Development, Covered Walkway	$0	$0	$0	$0	$183,561	$0	$0	$0	$0	$0	$0	**$183,561**
G2040950 - Other Site Development, Hard Surface Play Area	$0	$0	$0	$0	$90,506	$0	$0	$0	$0	$0	$0	**$90,506**
G2040950 - Other Site Development, Play Field	$0	$0	$0	$0	$545,585	$0	$0	$0	$0	$0	$0	**$545,585**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$174,376	$0	**$174,376**
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	$29,447	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,447**
G4020 - Site Lighting	$39,640	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,640**
G4030 - Site Communication and Security	$61,159	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,159**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

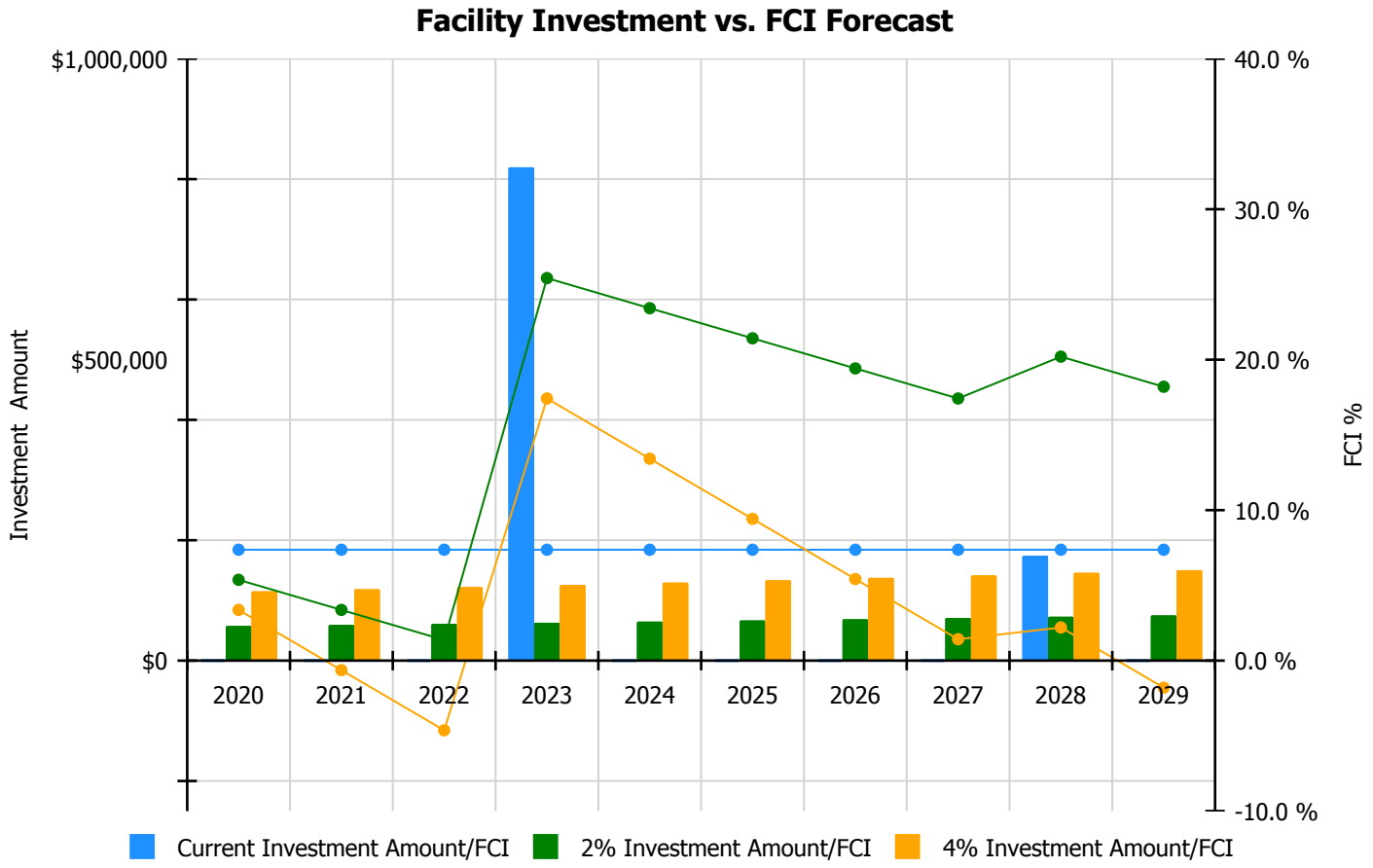
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

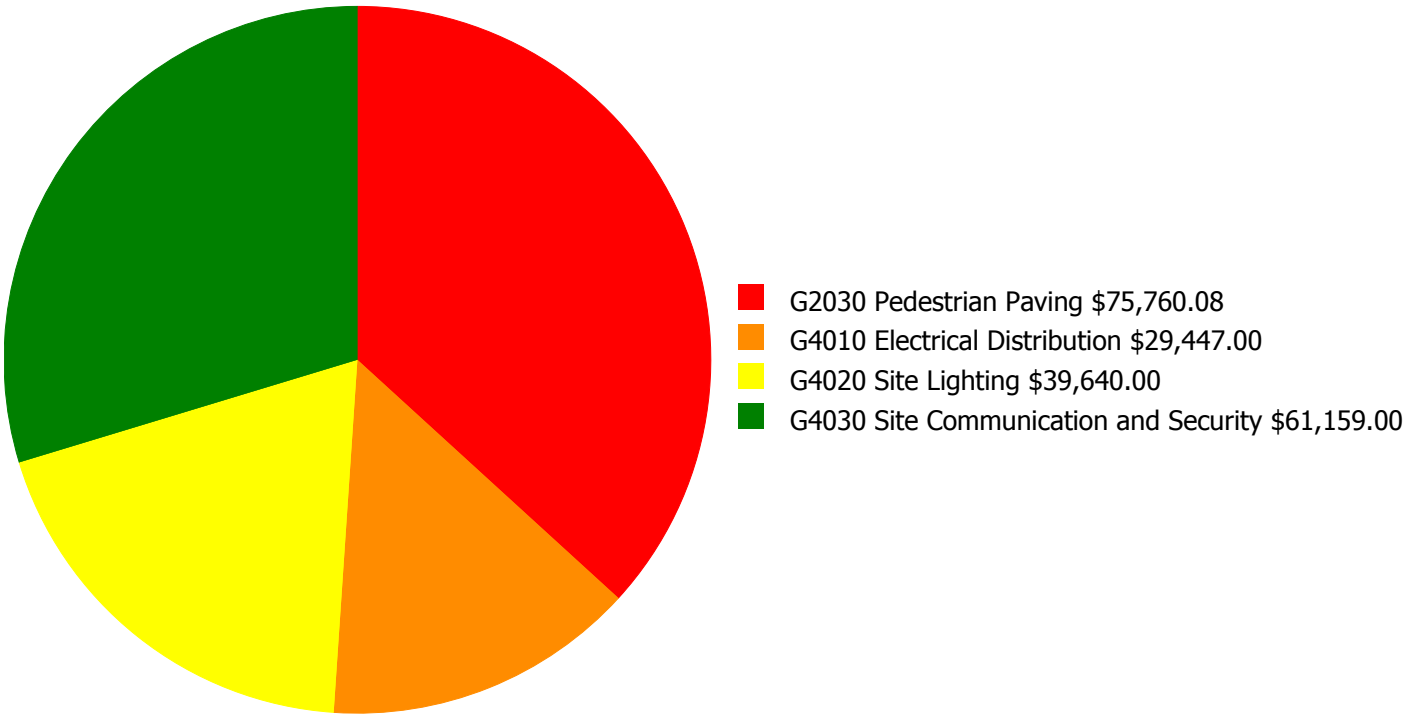
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 7.37%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$57,586.00	5.37 %	$115,171.00	3.37 %
2021	$0	$59,313.00	3.37 %	$118,626.00	-0.63 %
2022	$0	$61,093.00	1.37 %	$122,185.00	-4.63 %
2023	$819,652	$62,925.00	25.42 %	$125,851.00	17.42 %
2024	$0	$64,813.00	23.42 %	$129,626.00	13.42 %
2025	$0	$66,757.00	21.42 %	$133,515.00	9.42 %
2026	$0	$68,760.00	19.42 %	$137,520.00	5.42 %
2027	$0	$70,823.00	17.42 %	$141,646.00	1.42 %
2028	$174,376	$72,948.00	20.20 %	$145,895.00	2.20 %
2029	$0	$75,136.00	18.20 %	$150,272.00	-1.80 %
Total:	**$994,028**	**$660,154.00**		**$1,320,307.00**	

Deficiency Summary by System

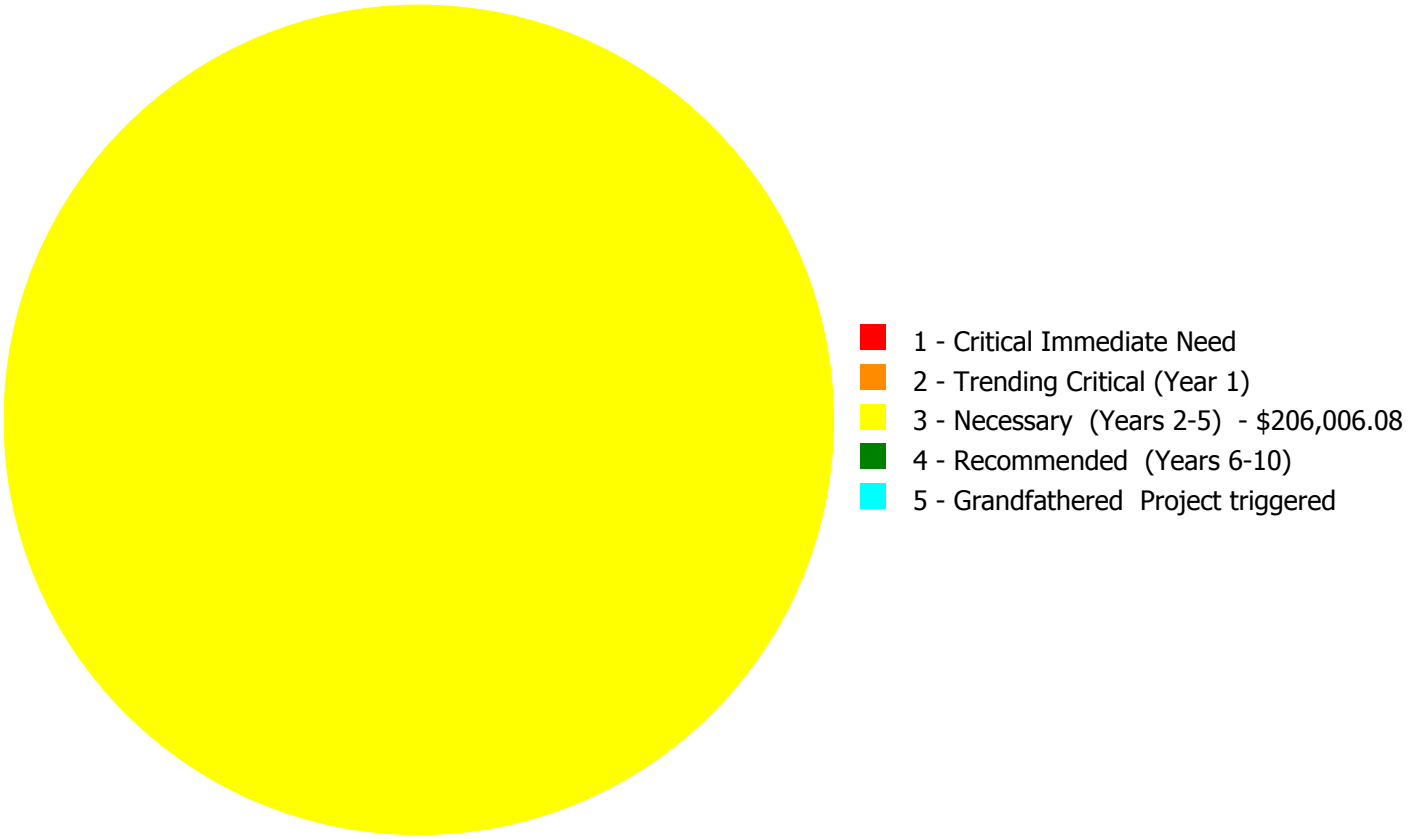
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $206,006.08

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: $206,006.08

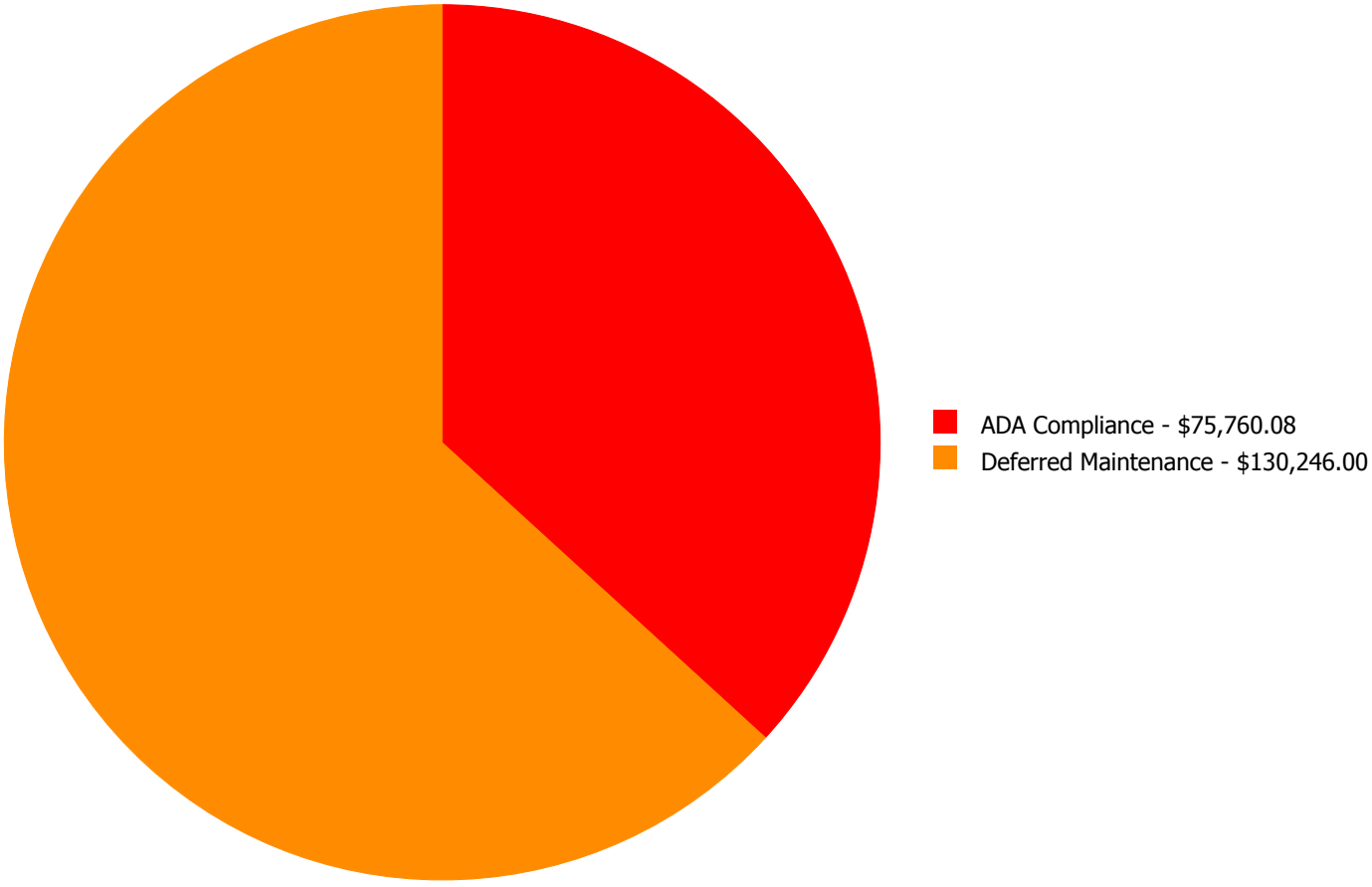
Deficiency By Priority Investment Table

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
G2030	Pedestrian Paving	$0.00	$0.00	$75,760.08	$0.00	$0.00	$75,760.08
G4010	Electrical Distribution	$0.00	$0.00	$29,447.00	$0.00	$0.00	$29,447.00
G4020	Site Lighting	$0.00	$0.00	$39,640.00	$0.00	$0.00	$39,640.00
G4030	Site Communication and Security	$0.00	$0.00	$61,159.00	$0.00	$0.00	$61,159.00
	Total:	$0.00	$0.00	$206,006.08	$0.00	$0.00	$206,006.08

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: $206,006.08

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: G2030 - Pedestrian Paving

Location: Front Entrance
Distress: Inadequate
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Install an exterior ADA ramp - based on 5' wide by linear foot - up to 48" rise - per LF of ramp - figure 1 LF per inch of rise
Qty: 100.00
Unit of Measure: L.F.
Estimate: $75,760.08
Assessor Name: Hayden Collins
Date Created: 10/30/2019

Notes: The main entrance to this facility is not accessible. Construct an ADA compliance ramp to provide access to wheelchairs and walkers. Construction of this ramp should be built following ADA guidelines providing a safe and reliable access to the building. This deficiency provides a budgetary consideration for an ADA approved ramp and all the components associated to meet the minimum requirements.

System: G4010 - Electrical Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 102,962.00
Unit of Measure: S.F.
Estimate: $29,447.00
Assessor Name: Hayden Collins
Date Created: 02/19/2020

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

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 102,962.00
Unit of Measure: S.F.
Estimate: $39,640.00
Assessor Name: Hayden Collins
Date Created: 02/19/2020

Notes: The Lighting system is aged and should be replaced and upgraded.

System: G4030 - Site Communication and Security

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 102,962.00
Unit of Measure: S.F.
Estimate: $61,159.00
Assessor Name: Hayden Collins
Date Created: 02/19/2020

Notes: The security system is aged and should be replaced and upgraded.

Glossary

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

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

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

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

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

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	0604
Project:	APS Assessments 2019	Region:	761	Site:	Usher-Collier Heights ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	14.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Excel	2.00	2.00	100.00
Exterior Environment	Excel	1.50	1.50	100.00
General Classrooms				
Environment	Excel	4.65	4.65	100.00
Size	Fair	7.56	11.63	65.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Good	0.83	1.04	80.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Excel	0.31	0.31	100.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Good	1.00	1.25	80.00
Location	Good	0.30	0.37	80.00
Storage/Fixed Equip	Good	0.30	0.37	80.00
Self-Contained Special Ed				
Environment	Good	0.38	0.48	80.00
Size	Good	0.96	1.20	80.00
Location	Good	0.29	0.36	80.00
Storage/Fixed Equip	Good	0.29	0.36	80.00
Instructional Resource Rooms				
Environment	Excel	0.72	0.72	100.00
Size	Excel	1.80	1.80	100.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Excel	0.40	0.40	100.00
Size	Excel	1.00	1.00	100.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Excel	0.30	0.30	100.00
Music				
Environment	Good	0.59	0.74	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	0604
Project:	APS Assessments 2019	Region:	761	Site:	Usher-Collier Heights ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	14.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Good	1.48	1.85	80.00
Location	Good	0.44	0.56	80.00
Storage/Fixed Equip	Fair	0.36	0.56	65.00
Art				
Environment	Excel	0.47	0.47	100.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	Good	0.28	0.35	80.00
Size	Excel	0.88	0.88	100.00
Location	Good	0.21	0.26	80.00
Storage/Fixed Equip	Good	0.21	0.26	80.00
Computer Labs				
Environment	Excel	0.34	0.34	100.00
Size	Good	0.68	0.85	80.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Excel	1.44	1.44	100.00
Performing Arts				
Environment	Good	0.48	0.60	80.00
Size	Good	1.21	1.51	80.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Poor	0.23	0.45	50.00
Media Center				
Environment	Good	0.78	0.97	80.00
Size	Good	1.95	2.44	80.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Fair	0.58	0.89	65.00
Administration	Good	2.05	2.56	80.00
Counseling	Good	0.23	0.29	80.00
Clinic	Good	0.47	0.58	80.00
Staff WkRm/Toilets	Excel	1.27	1.27	100.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Excel	2.00	2.00	100.00
Pedestrian Traffic	Excel	0.97	0.97	100.00
Parking	Good	0.65	0.81	80.00
Play Areas	Excel	2.34	2.34	100.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	0604
Project:	APS Assessments 2019	Region:	761	Site:	Usher-Collier Heights ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	14.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Excel	0.75	0.75	100.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Good	0.40	0.50	80.00
Total For Site:		**86.85**	**100.00**	**86.85**

Comments

Suitability - ES

Usher - Collier Heights is a multi-story neighborhood elementary school that serves students in pre-kindergarten to fifth grade. It has special education classrooms for autism.

Suitability - ES->General Classrooms-->Size

General classrooms meet approximately 70% of the standard.

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

The music room requires more fixed storage.

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

There is no fixed storage for the performing arts area, only shelves.

Suitability - ES->Restrooms (Student)

The rest room are missing partitions.