Atlanta Public Schools/Other Facilities

Venetian Hills 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):	60,924
Year Built:	1954
Last Renovation:	
Replacement Value:	$12,333,419
Repair Cost:	$7,211,564.00
Total FCI:	58.47 %
Total RSLI:	20.60 %
FCA Score:	41.53

Description:

The Venetian Hills Elementary School campus consists of (3) main school buildings located at 1910 Venetian Drive Southwest, Atlanta. The main school is a single story, 60,924 Gross square foot school. The original campus was constructed in 1954 and additions to the main school building were constructed in 1968, 1993, and 1998.

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.

This school is currently abandoned and several recommendations to establish new occupancy.

SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. Only the main building has a basement.

SUPERSTRUCTURE

The Main buildings superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is concrete. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope with modified bitumen.

The superstructure for building 2020 is concrete frame. Floor construction is slab on-grade. Roof construction is concrete. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are rubber frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope with modified bitumen.

The superstructure for building 2011 is concrete frame. Floor construction is slab on-grade. Roof construction is concrete. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel without glazing. Roofing is typically low slope with modified bitumen.

The superstructure for building 2030 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 mostly steel frame with fixed panes. Exterior doors are mostly aluminum with glazing. Roofing is typically low slope with modified bitumen.

Most building entrances appear to comply with ADA requirements.

INTERIORS

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

SERVICES

CONVEYING: The main building does include conveying equipment. Conveying equipment includes one hydraulic elevators, and one wheelchair lifts.

PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is a combination of external gutter systems and internal with roof drains.

HVAC: the heating and cooling systems for this school are abandoned in place. This school has several recommendations that reflect serious considerations for an inclusive renovation effort.

FIRE PROTECTION: The school does have a fire sprinkler system. The building does have additional fire suppression systems, which include kitchen hood suppression and protection. Standpipes are included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY: The 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 school does not have a separately derived emergency power system. There is no natural gas emergency generator.

EQUIPMENT & FURNISHINGS

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

SITE

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

CODE REVIEW

ACCESSIBILITY: The school is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.

LIFE-SAFETY SYSTEMS: The school is not covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors. There is no fall protection at the roof.

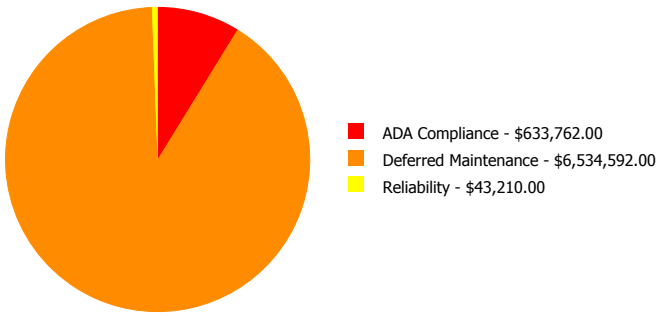
Attributes:

General Attributes:			
Arch Condition Assessor:	Hayden Collins	MEP Condition Assessor:	Jejuan Hall
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	60924
DOE Facility Number:	41789	Total # of Modular/Portables:	2
DOE Interior Site SF:	60924	Total GSF of Modular/Portables:	5184
Approx. Acres:	9.3	Status:	Active

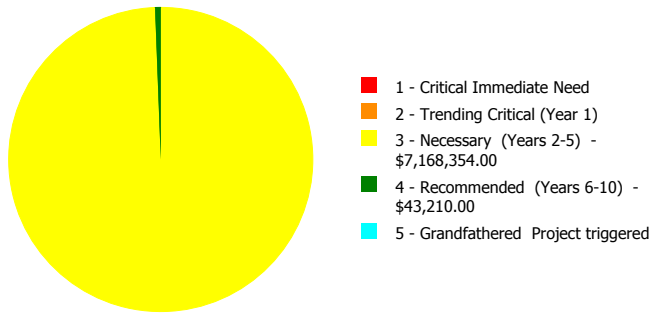
School Dashboard Summary

Gross Area:	60,924		
Year Built:	1954	Last Renovation:	
Repair Cost:	$7,211,564	Replacement Value:	$12,333,419
FCI:	58.47 %	RSLI%:	20.60 %

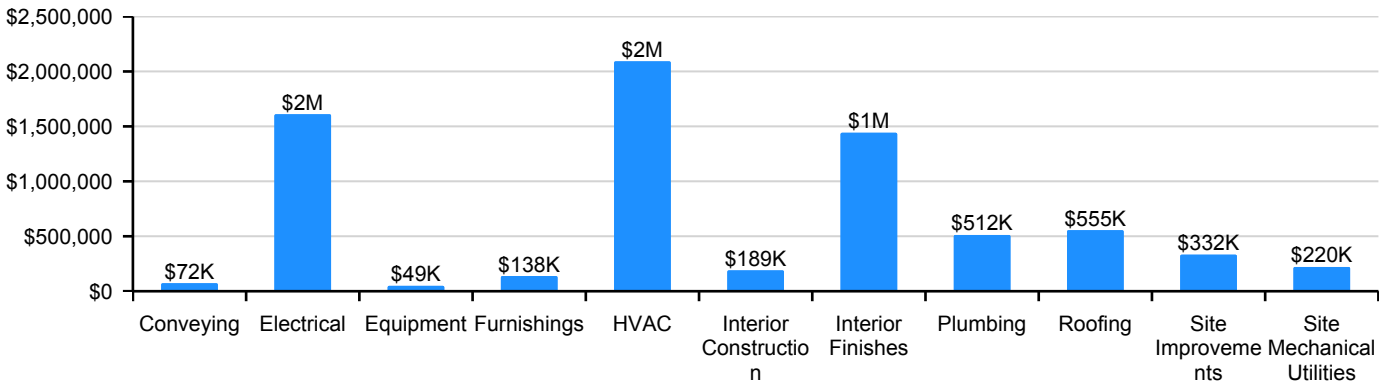
Deficiency By Category



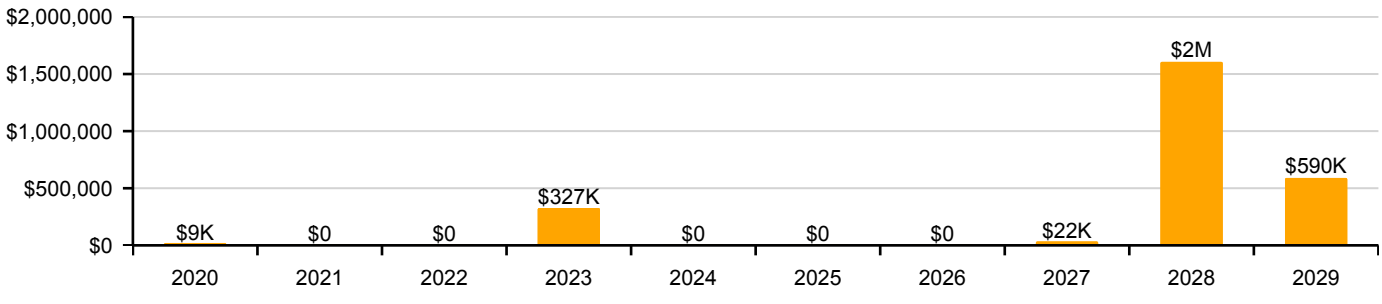
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

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

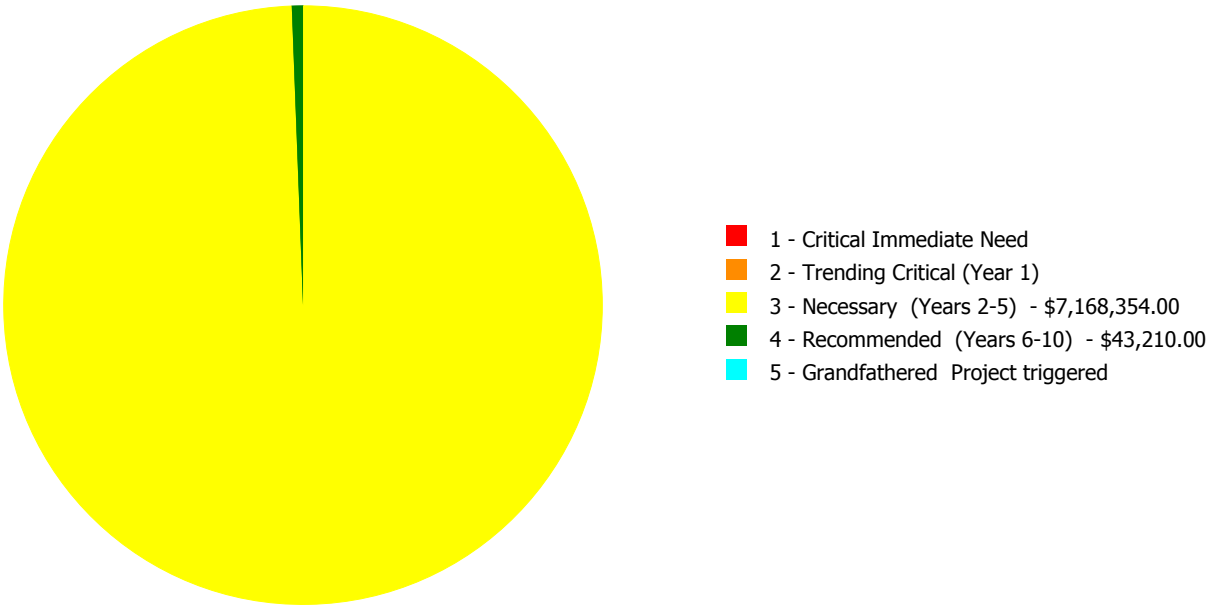
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	48.21 %	0.00 %	$0.00
B10 - Superstructure	42.53 %	0.00 %	$0.00
B20 - Exterior Enclosure	40.69 %	0.00 %	$0.00
B30 - Roofing	10.40 %	113.37 %	$555,011.00
C10 - Interior Construction	41.52 %	24.55 %	$189,377.00
C20 - Stairs	35.00 %	0.00 %	$0.00
C30 - Interior Finishes	1.47 %	114.46 %	$1,442,024.00
D10 - Conveying	0.00 %	110.00 %	$72,244.00
D20 - Plumbing	7.18 %	88.25 %	$511,771.00
D30 - HVAC	0.51 %	108.94 %	$2,091,744.00
D40 - Fire Protection	27.80 %	0.00 %	$0.00
D50 - Electrical	0.43 %	107.01 %	$1,610,173.00
E10 - Equipment	0.00 %	110.00 %	$48,703.00
E20 - Furnishings	0.00 %	110.00 %	$137,631.00
G20 - Site Improvements	26.23 %	33.13 %	$332,402.00
G30 - Site Mechanical Utilities	15.97 %	79.71 %	$220,484.00
G40 - Site Electrical Utilities	30.00 %	0.00 %	$0.00
Totals:	**20.60 %**	**58.47 %**	**$7,211,564.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1954 Bldg 2010	30,301	60.01	$0.00	$0.00	$3,340,024.00	$0.00	$0.00
1968 Bldg 2020	18,126	69.56	$0.00	$0.00	$2,039,071.00	$26,917.00	$0.00
1993 Bldg 2011	1,015	67.95	$0.00	$0.00	$123,359.00	$0.00	$0.00
1998 Bldg 2030	11,482	58.78	$0.00	$0.00	$1,113,014.00	$16,293.00	$0.00
Site	60,924	32.62	$0.00	$0.00	$552,886.00	$0.00	$0.00
Total:		**58.47**	**$0.00**	**$0.00**	**$7,168,354.00**	**$43,210.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $7,211,564.00

Executive Summary

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Function:	Elementary/Support
Gross Area (SF):	30,301
Year Built:	1954
Last Renovation:	
Replacement Value:	$5,565,512
Repair Cost:	$3,340,024.00
Total FCI:	60.01 %
Total RSLI:	17.15 %
FCA Score:	39.99

Description:

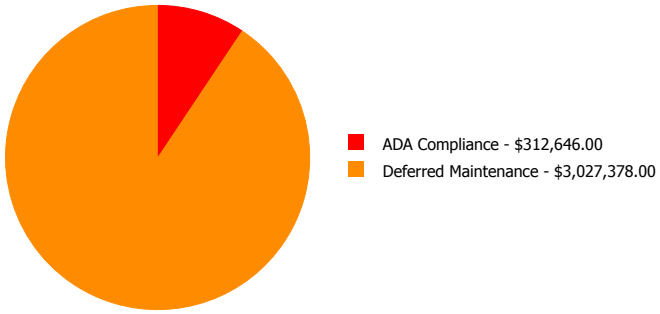
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

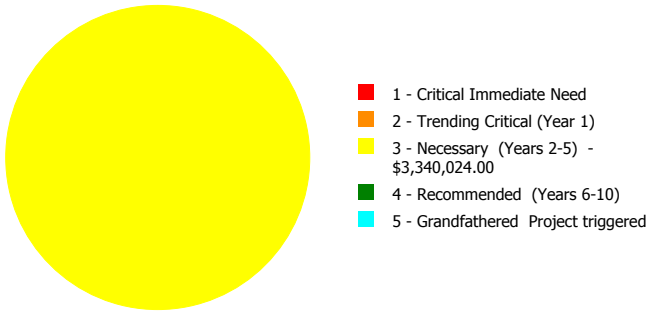
Dashboard Summary

Function:	Elementary/Support	Gross Area:	30,301
Year Built:	1954	Last Renovation:	
Repair Cost:	$3,340,024	Replacement Value:	$5,565,512
FCI:	60.01 %	RSLI%:	17.15 %

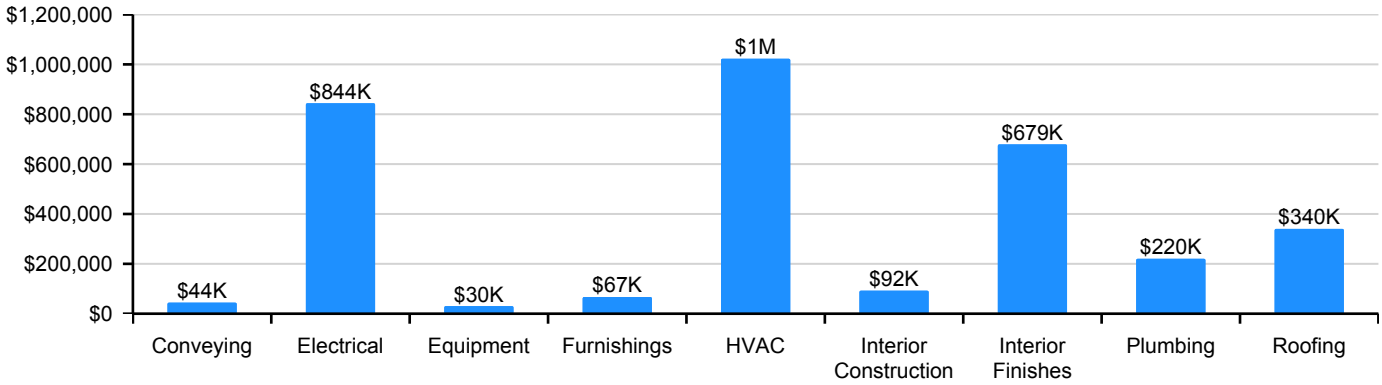
Deficiency By Category



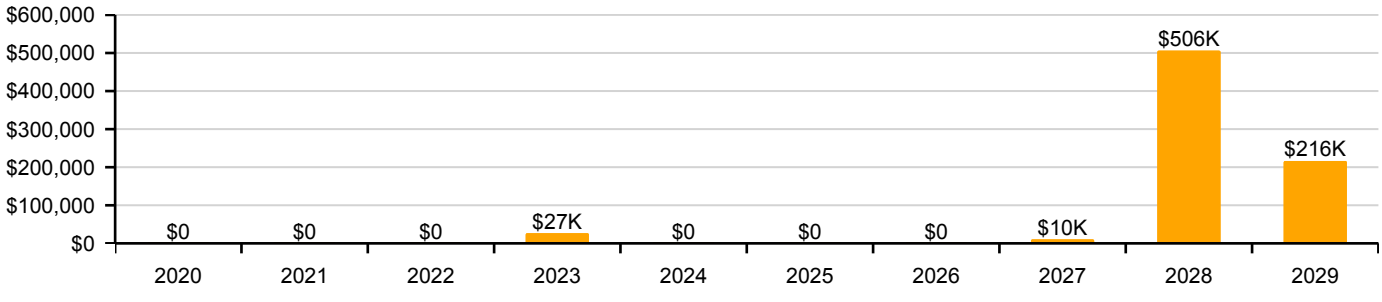
Deficiency By Priority



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	35.00 %	0.00 %	$0.00
B10 - Superstructure	35.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.97 %	0.00 %	$0.00
B30 - Roofing	9.89 %	134.82 %	$340,144.00
C10 - Interior Construction	31.02 %	24.53 %	$92,327.00
C20 - Stairs	35.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	119.92 %	$679,033.00
D10 - Conveying	0.00 %	110.00 %	$44,330.00
D20 - Plumbing	11.67 %	79.38 %	$220,319.00
D30 - HVAC	1.04 %	107.86 %	$1,022,599.00
D40 - Fire Protection	26.67 %	0.00 %	$0.00
D50 - Electrical	0.00 %	110.00 %	$843,944.00
E10 - Equipment	0.00 %	110.00 %	$30,332.00
E20 - Furnishings	0.00 %	110.00 %	$66,996.00
Totals:	**17.15 %**	**60.01 %**	**$3,340,024.00**

Photo Album

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

1). North Elevation - Feb 10, 2020

2). West Elevation - Feb 10, 2020

3). West Elevation - Feb 10, 2020

4). South elevation - Feb 10, 2020

5). East Elevation - Feb 10, 2020

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.67	S.F.	30,301	100	1954	2054		35.00 %	0.00 %	35			$232,409
A1030	Slab on Grade	$6.48	S.F.	30,301	100	1954	2054		35.00 %	0.00 %	35			$196,350
B1010	Floor Construction	$19.52	S.F.	30,301	100	1954	2054		35.00 %	0.00 %	35			$591,476
B1020	Roof Construction	$12.64	S.F.	30,301	100	1954	2054		35.00 %	0.00 %	35			$383,005
B2010	Exterior Walls	$14.40	S.F.	30,301	100	1954	2054		35.00 %	0.00 %	35			$436,334
B2020	Exterior Windows	$8.97	S.F.	30,301	30	1998	2028		30.00 %	0.00 %	9			$271,800
B2030	Exterior Doors	$0.88	S.F.	30,301	30	1998	2028		30.00 %	0.00 %	9			$26,665
B3010105	Built-Up	$7.15	S.F.	30,301	25	1954	1979		0.00 %	157.00 %	-40		$340,144.00	$216,652
B3020	Roof Openings	$1.55	S.F.	22,995	30	2010	2040		70.00 %	0.00 %	21			$35,642
C1010	Partitions	$5.85	S.F.	30,301	100	1954	2054		35.00 %	0.00 %	35			$177,261
C1020	Interior Doors	$3.80	S.F.	30,301	40	1998	2038		47.50 %	0.00 %	19			$115,144
C1030	Fittings	$2.77	S.F.	30,301	20	1998	2018		0.00 %	110.00 %	-1		$92,327.00	$83,934
C2010	Stair Construction	$2.95	S.F.	30,301	100	1954	2054		35.00 %	0.00 %	35			$89,388
C3010	Wall Finishes	$4.83	S.F.	30,301	10	1998	2008		0.00 %	110.00 %	-11		$160,989.00	$146,354
C3020420	Ceramic Tile	$16.74	S.F.	2,000	50	1954	2004		0.00 %	150.00 %	-15		$50,220.00	$33,480
C3020901	Carpet	$7.50	S.F.	1,000	8	1954	1962		0.00 %	110.00 %	-57		$8,250.00	$7,500
C3020903	VCT	$3.48	S.F.	27,301	15	1954	1969		0.00 %	155.00 %	-50		$147,262.00	$95,007
C3030	Ceiling Finishes	$9.37	S.F.	30,301	20	1998	2018		0.00 %	110.00 %	-1		$312,312.00	$283,920
D1010	Elevators and Lifts	$1.33	S.F.	30,301	20	1996	2016		0.00 %	110.00 %	-3		$44,330.00	$40,300
D2010	Plumbing Fixtures	$6.61	S.F.	30,301	20	1998	2018		0.00 %	110.00 %	-1		$220,319.00	$200,290
D2020	Domestic Water Distribution	$0.76	S.F.	30,301	30	2010	2040		70.00 %	0.00 %	21			$23,029
D2030	Sanitary Waste	$1.79	S.F.	30,301	30	1998	2028		30.00 %	0.00 %	9			$54,239
D3010	Energy Supply	$0.61	S.F.	30,301	30	2005	2035		53.33 %	0.00 %	16			$18,484
D3020	Heat Generating Systems	$4.08	S.F.	30,301	20	1954	1974		0.00 %	110.00 %	-45		$135,991.00	$123,628
D3040	Distribution Systems	$11.09	S.F.	30,301	20	1993	2013		0.00 %	110.00 %	-6		$369,642.00	$336,038
D3050	Terminal & Package Units	$13.21	S.F.	30,301	15	2005	2020	2019	0.00 %	110.00 %	0		$440,304.00	$400,276
D3060	Controls & Instrumentation	$2.30	S.F.	30,301	15	2005	2020	2019	0.00 %	110.00 %	0		$76,662.00	$69,692
D4030	Fire Protection Specialties	$0.09	S.F.	30,301	15	2008	2023		26.67 %	0.00 %	4			$2,727
D4090	Other Fire Protection Systems	$0.62	S.F.	30,301	15	2008	2023		26.67 %	0.00 %	4			$18,787
D5010	Electrical Service/Distribution	$2.41	S.F.	30,301	20	1993	2013		0.00 %	110.00 %	-6		$80,328.00	$73,025
D5020	Branch Wiring	$5.94	S.F.	30,301	20	1993	2013		0.00 %	110.00 %	-6		$197,987.00	$179,988
D5020	Lighting	$7.88	S.F.	30,301	20	1993	2013		0.00 %	110.00 %	-6		$262,649.00	$238,772
D5030810	Security & Detection Systems	$1.51	S.F.	30,301	20	1990	2010		0.00 %	110.00 %	-9		$50,330.00	$45,755
D5030910	Fire Alarm Systems	$2.74	S.F.	30,301	20	1990	2010		0.00 %	110.00 %	-9		$91,327.00	$83,025
D5030920	Data Communication	$3.56	S.F.	30,301	25	1990	2015		0.00 %	110.00 %	-4		$118,659.00	$107,872
D5090	Other Electrical Systems	$1.28	S.F.	30,301	15	1990	2005		0.00 %	110.00 %	-14		$42,664.00	$38,785
E1020	Institutional Equipment	$0.09	S.F.	30,301	20	1998	2018		0.00 %	110.01 %	-1		$3,000.00	$2,727
E1090	Other Equipment	$0.82	S.F.	30,301	20	1998	2018		0.00 %	110.00 %	-1		$27,332.00	$24,847
E2010	Fixed Furnishings	$2.01	S.F.	30,301	20	1998	2018		0.00 %	110.00 %	-1		$66,996.00	$60,905
								Total	**17.15 %**	**60.01 %**			**$3,340,024.00**	**$5,565,512**

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



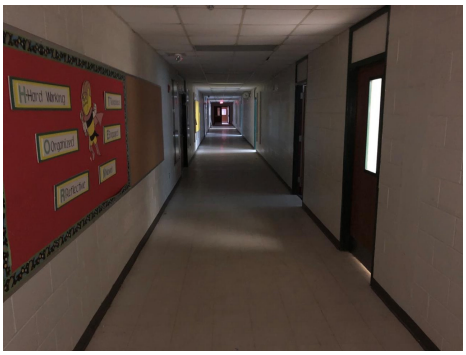
Note:

System: B3020 - Roof Openings



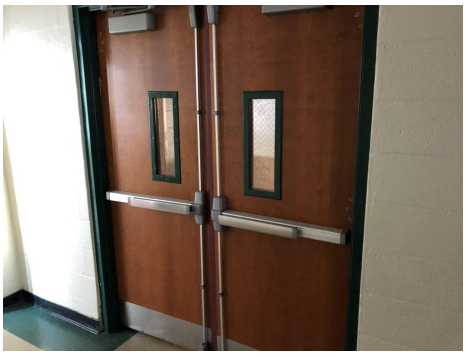
Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

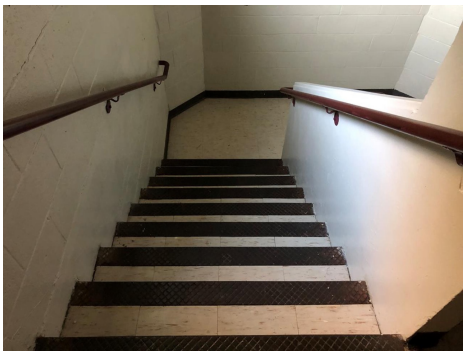




Note:

System: C1030 - Fittings

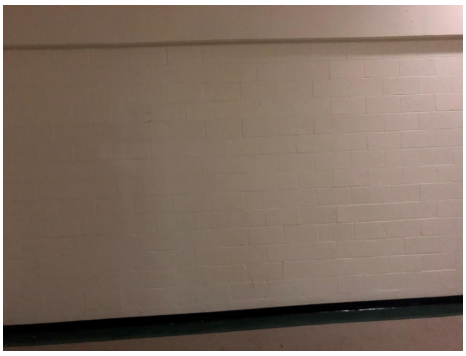
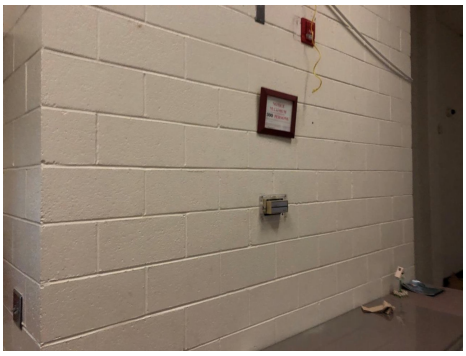
Note:

System: C2010 - Stair Construction



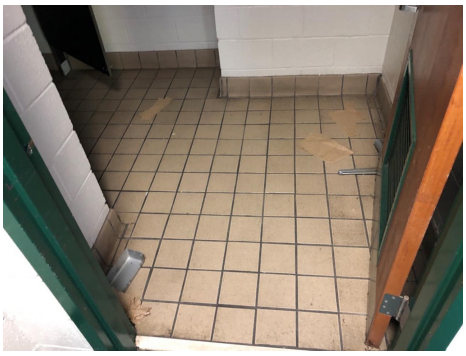
Note:

System: C3010 - Wall Finishes

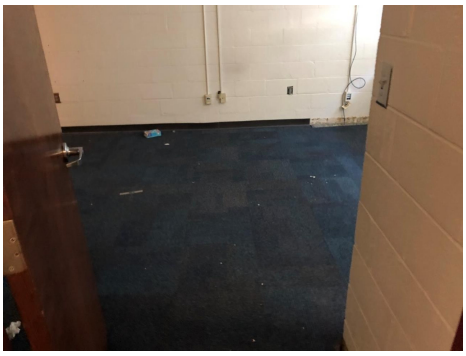

Note:

System: C3020420 - Ceramic Tile


Note:

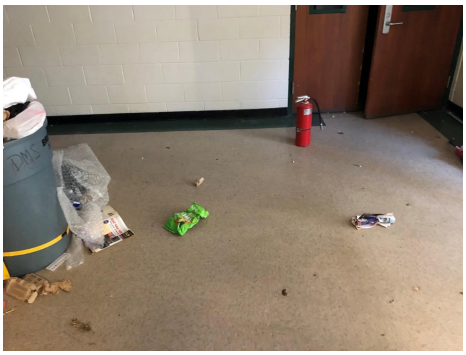
System: C3020901 - Carpet



Note:

System: C3020903 - VCT

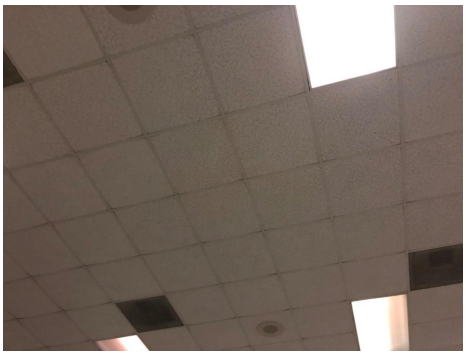




Note:

System: C3030 - Ceiling Finishes





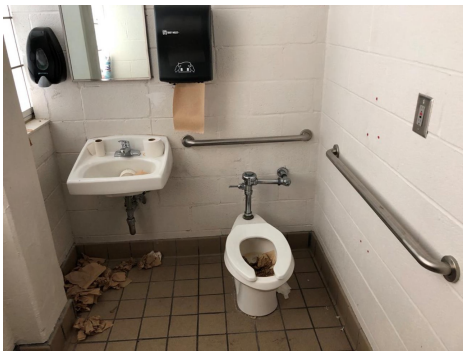
Note:

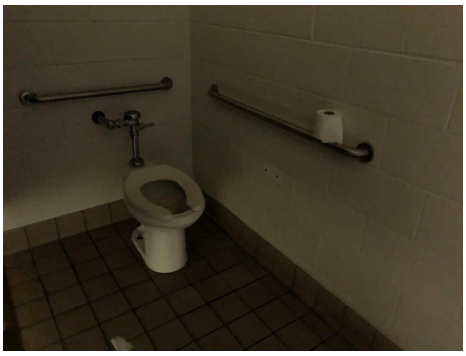
System: D1010 - Elevators and Lifts



Note:

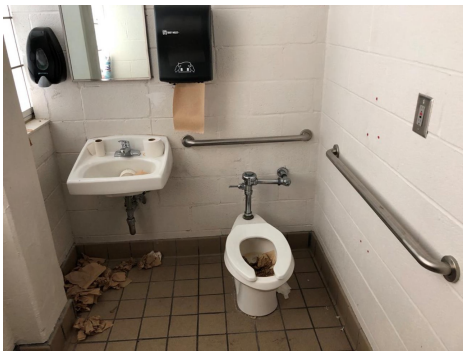
System: D2010 - Plumbing Fixtures

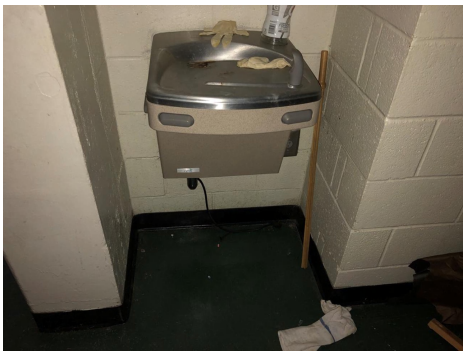




Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3010 - Energy Supply

Note:

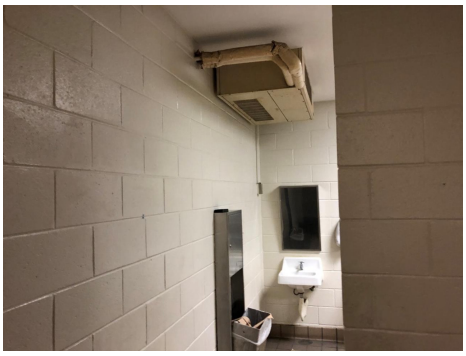
System: D3020 - Heat Generating Systems

Note:

System: D3040 - Distribution Systems

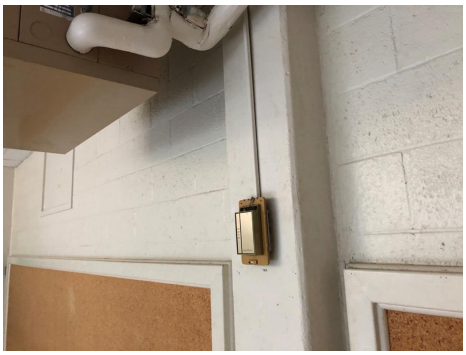
Note:

System: D3050 - Terminal & Package Units



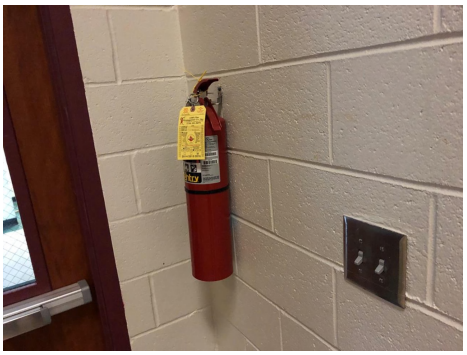
Note: New condensing units installed in 2010 for Media Center and Administrative spaces.

System: D3060 - Controls & Instrumentation



Note:

System: D4030 - Fire Protection Specialties



Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

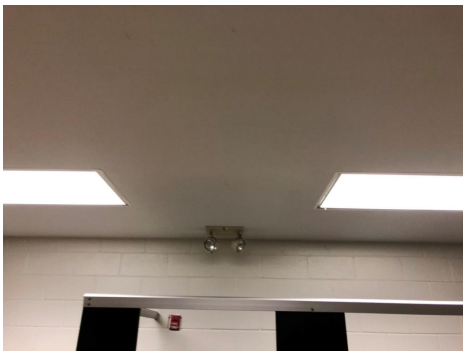


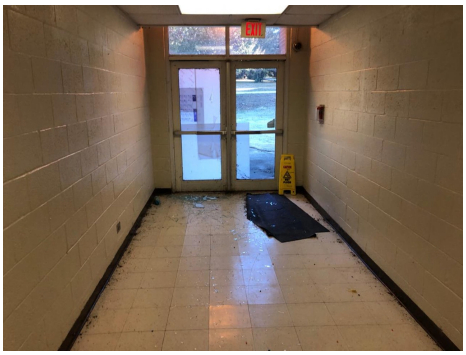
Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems





Note:

System: E1020 - Institutional Equipment

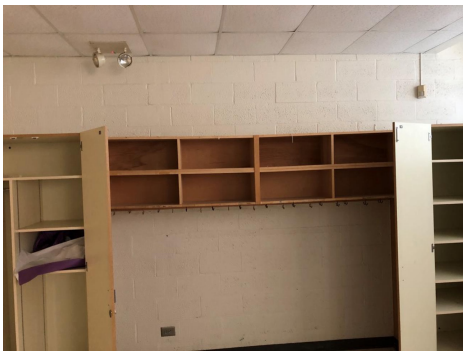
Note:

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:	**$3,340,024**	**$0**	**$0**	**$0**	**$26,635**	**$0**	**$0**	**$0**	**$10,451**	**$506,218**	**$216,356**	**$4,099,684**
*** 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	$390,101	$0	**$390,101**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,270	$0	**$38,270**
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	$340,144	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$340,144**
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	$92,327	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$92,327**
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	$160,989	$0	$0	$0	$0	$0	$0	$0	$0	$0	$216,356	**$377,345**

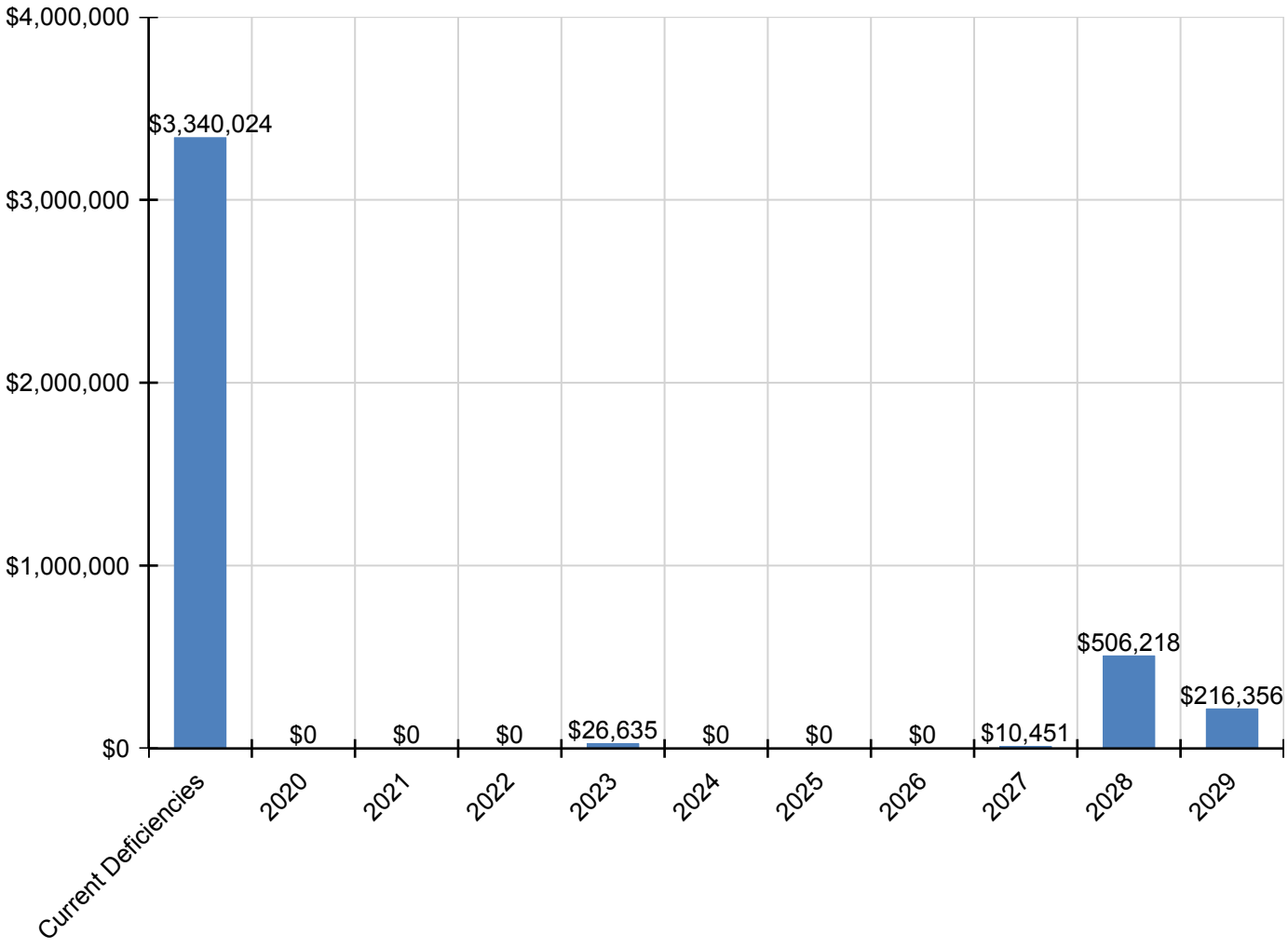
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020420 - Ceramic Tile	$50,220	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$50,220
C3020901 - Carpet	$8,250	$0	$0	$0	$0	$0	$0	$0	$10,451	$0	$0	$18,701
C3020903 - VCT	$147,262	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$147,262
C3030 - Ceiling Finishes	$312,312	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$312,312
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	$44,330	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$44,330
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2010 - Plumbing Fixtures	$220,319	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$220,319
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	$77,847	$0	$77,847
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	$135,991	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$135,991
D3040 - Distribution Systems	$369,642	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$369,642
D3050 - Terminal & Package Units	$440,304	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$440,304
D3060 - Controls & Instrumentation	$76,662	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$76,662
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$3,377	$0	$0	$0	$0	$0	$0	$3,377
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$23,259	$0	$0	$0	$0	$0	$0	$23,259
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$80,328	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$80,328
D5020 - Branch Wiring	$197,987	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$197,987
D5020 - Lighting	$262,649	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$262,649
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030810 - Security & Detection Systems	$50,330	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$50,330
D5030910 - Fire Alarm Systems	$91,327	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$91,327
D5030920 - Data Communication	$118,659	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$118,659
D5090 - Other Electrical Systems	$42,664	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$42,664
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E1020 - Institutional Equipment	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,000**
E1090 - Other Equipment	$27,332	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,332**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$66,996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,996**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

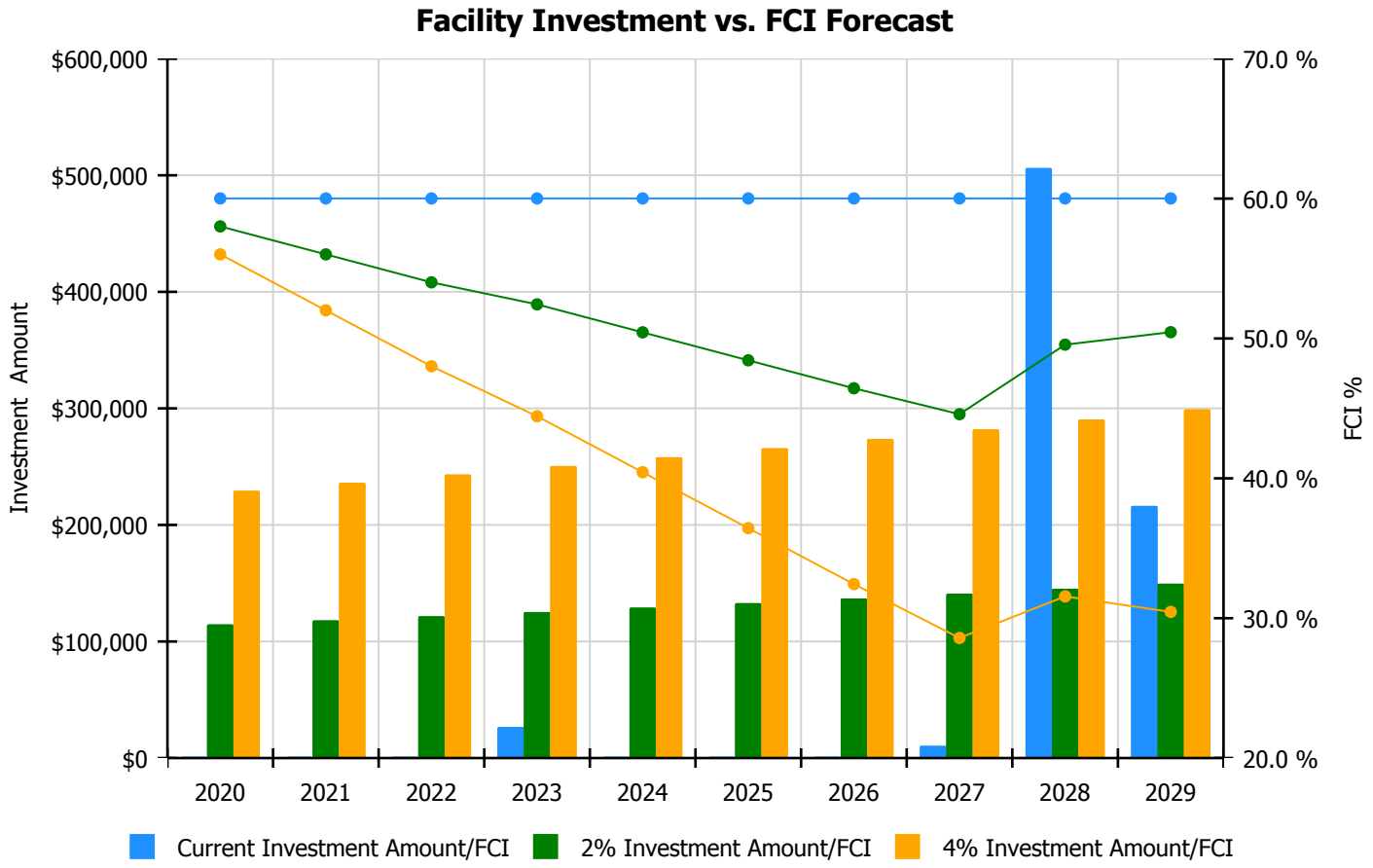
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

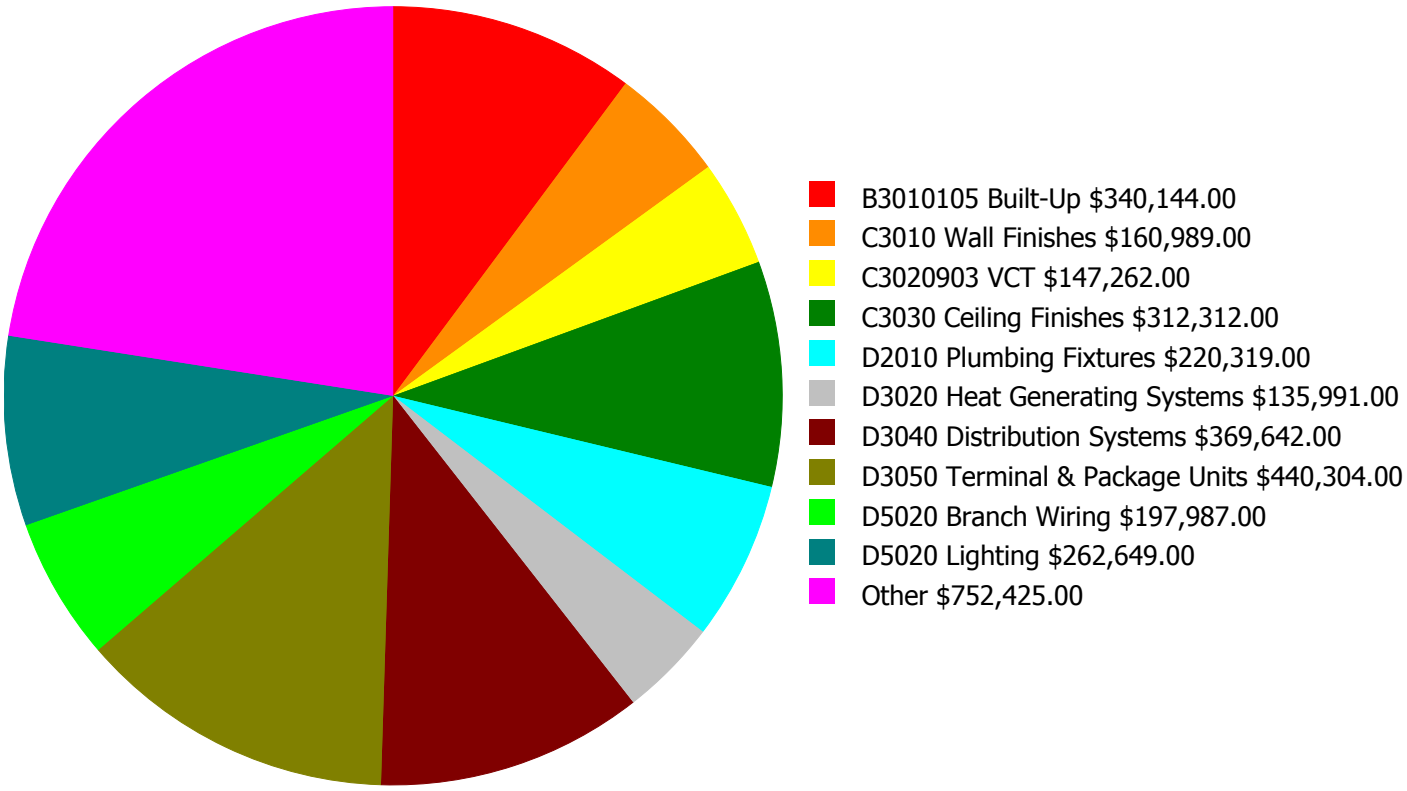
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 60.01%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$114,650.00	58.01 %	$229,299.00	56.01 %
2021	$0	$118,089.00	56.01 %	$236,178.00	52.01 %
2022	$0	$121,632.00	54.01 %	$243,263.00	48.01 %
2023	$26,635	$125,281.00	52.44 %	$250,561.00	44.44 %
2024	$0	$129,039.00	50.44 %	$258,078.00	40.44 %
2025	$0	$132,910.00	48.44 %	$265,820.00	36.44 %
2026	$0	$136,898.00	46.44 %	$273,795.00	32.44 %
2027	$10,451	$141,004.00	44.59 %	$282,009.00	28.59 %
2028	$506,218	$145,235.00	49.56 %	$290,469.00	31.56 %
2029	$216,356	$149,592.00	50.45 %	$299,183.00	30.45 %
Total:	**$759,660**	**$1,314,330.00**		**$2,628,655.00**	

Deficiency Summary by System

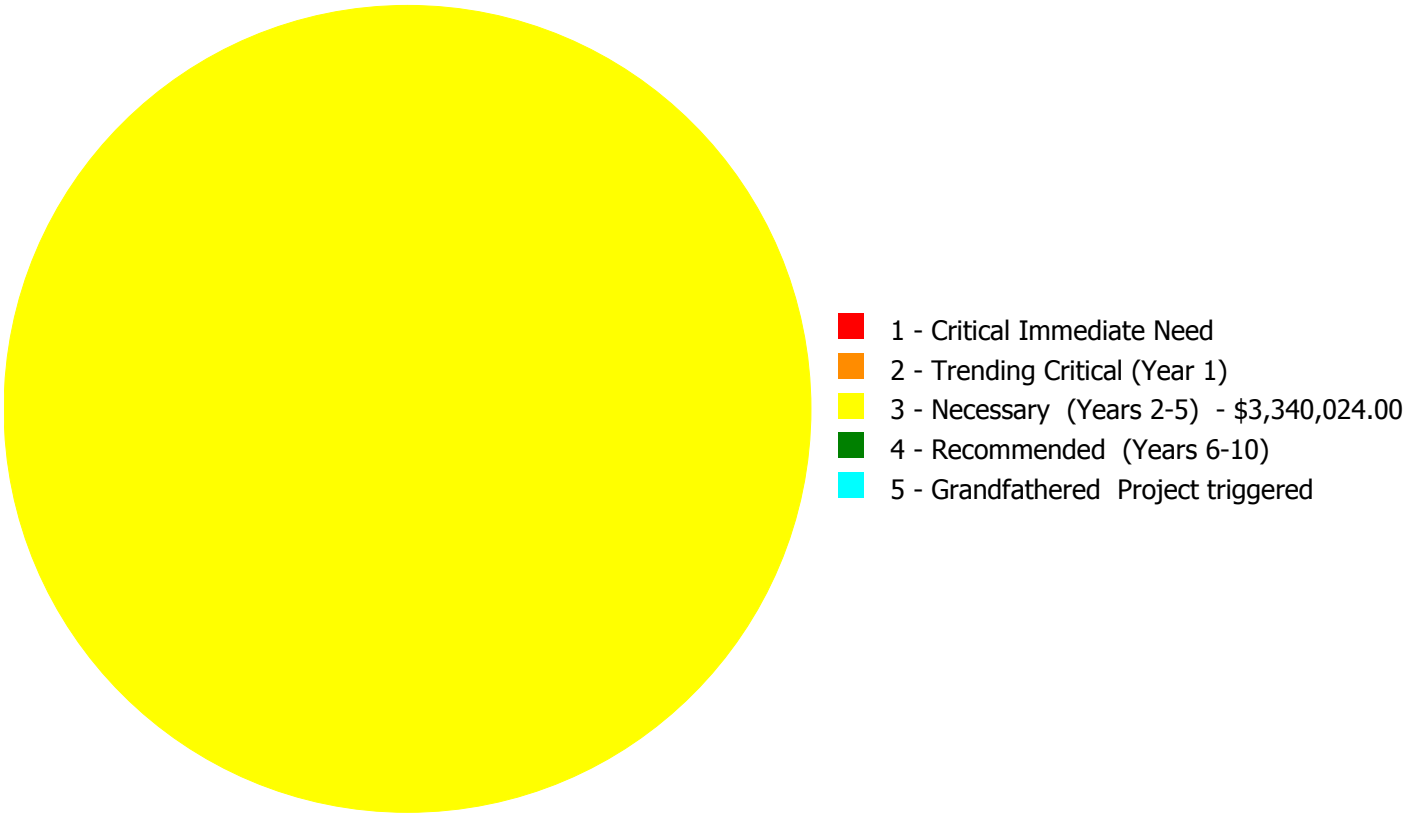
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,340,024.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,340,024.00

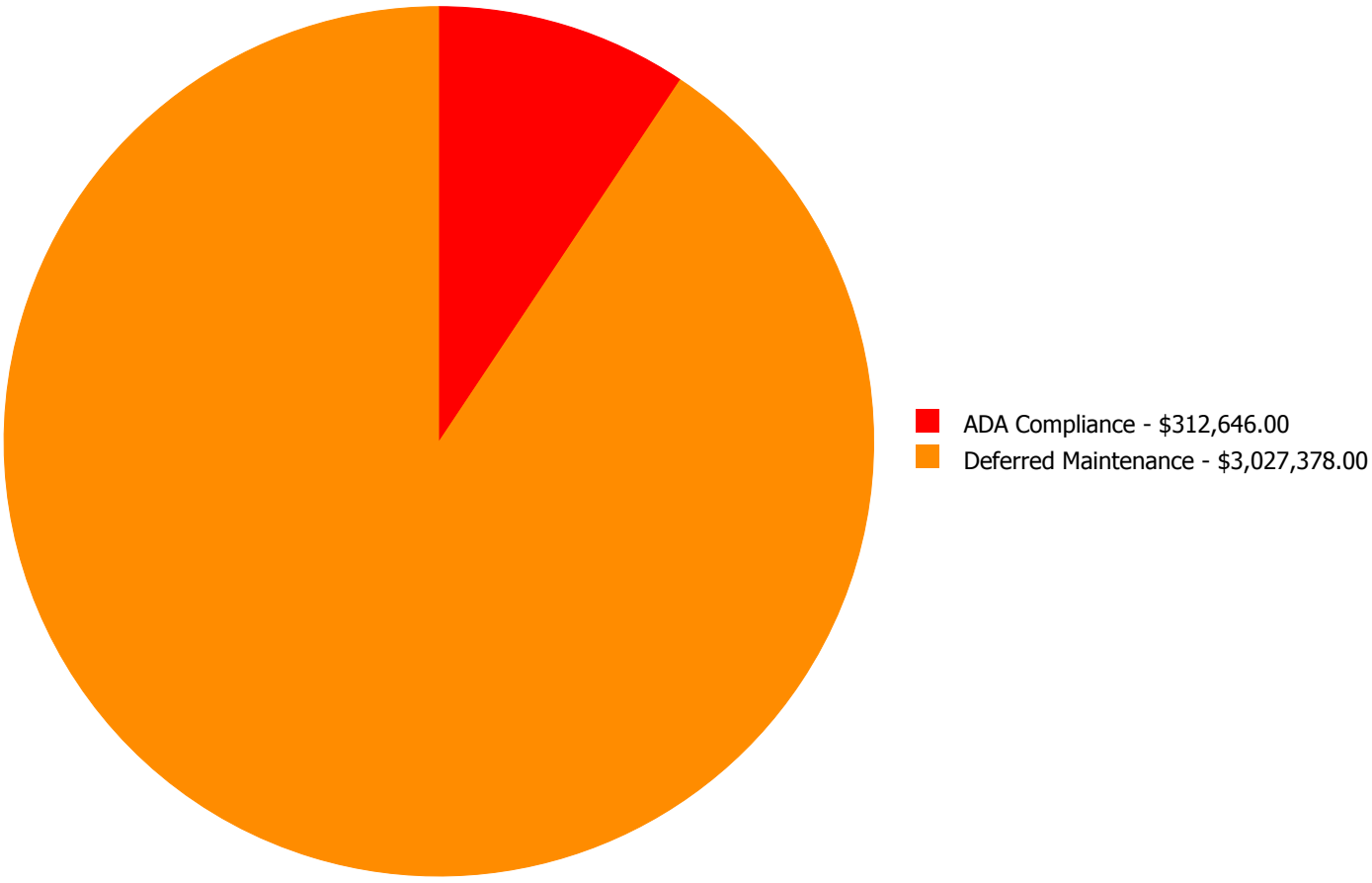
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B3010105	Built-Up	$0.00	$0.00	$340,144.00	$0.00	$0.00	$340,144.00
C1030	Fittings	$0.00	$0.00	$92,327.00	$0.00	$0.00	$92,327.00
C3010	Wall Finishes	$0.00	$0.00	$160,989.00	$0.00	$0.00	$160,989.00
C3020420	Ceramic Tile	$0.00	$0.00	$50,220.00	$0.00	$0.00	$50,220.00
C3020901	Carpet	$0.00	$0.00	$8,250.00	$0.00	$0.00	$8,250.00
C3020903	VCT	$0.00	$0.00	$147,262.00	$0.00	$0.00	$147,262.00
C3030	Ceiling Finishes	$0.00	$0.00	$312,312.00	$0.00	$0.00	$312,312.00
D1010	Elevators and Lifts	$0.00	$0.00	$44,330.00	$0.00	$0.00	$44,330.00
D2010	Plumbing Fixtures	$0.00	$0.00	$220,319.00	$0.00	$0.00	$220,319.00
D3020	Heat Generating Systems	$0.00	$0.00	$135,991.00	$0.00	$0.00	$135,991.00
D3040	Distribution Systems	$0.00	$0.00	$369,642.00	$0.00	$0.00	$369,642.00
D3050	Terminal & Package Units	$0.00	$0.00	$440,304.00	$0.00	$0.00	$440,304.00
D3060	Controls & Instrumentation	$0.00	$0.00	$76,662.00	$0.00	$0.00	$76,662.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$80,328.00	$0.00	$0.00	$80,328.00
D5020	Branch Wiring	$0.00	$0.00	$197,987.00	$0.00	$0.00	$197,987.00
D5020	Lighting	$0.00	$0.00	$262,649.00	$0.00	$0.00	$262,649.00
D5030810	Security & Detection Systems	$0.00	$0.00	$50,330.00	$0.00	$0.00	$50,330.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$91,327.00	$0.00	$0.00	$91,327.00
D5030920	Data Communication	$0.00	$0.00	$118,659.00	$0.00	$0.00	$118,659.00
D5090	Other Electrical Systems	$0.00	$0.00	$42,664.00	$0.00	$0.00	$42,664.00
E1020	Institutional Equipment	$0.00	$0.00	$3,000.00	$0.00	$0.00	$3,000.00
E1090	Other Equipment	$0.00	$0.00	$27,332.00	$0.00	$0.00	$27,332.00
E2010	Fixed Furnishings	$0.00	$0.00	$66,996.00	$0.00	$0.00	$66,996.00
	Total:	$0.00	$0.00	$3,340,024.00	$0.00	$0.00	$3,340,024.00

Deficiency Summary by Category

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



Budget Estimate Total: $3,340,024.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: B3010105 - Built-Up

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $340,144.00
Assessor Name: Eduardo Lopez
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C1030 - Fittings

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $92,327.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3010 - Wall Finishes

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $160,989.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3020420 - Ceramic Tile

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $50,220.00
Assessor Name: Eduardo Lopez
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $8,250.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3020903 - VCT

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 27,301.00
Unit of Measure: S.F.
Estimate: $147,262.00
Assessor Name: Eduardo Lopez
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3030 - Ceiling Finishes

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $312,312.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D1010 - Elevators and Lifts

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $44,330.00
Assessor Name: Eduardo Lopez
Date Created: 09/27/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D2010 - Plumbing Fixtures

This deficiency has no image.

Location:	Throughout building
Distress:	Beyond Expected Life
Category:	ADA Compliance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	30,301.00
Unit of Measure:	S.F.
Estimate:	$220,319.00
Assessor Name:	Eduardo Lopez
Date Created:	09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D3020 - Heat Generating Systems

Location:	Mechanical room
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	30,301.00
Unit of Measure:	S.F.
Estimate:	$135,991.00
Assessor Name:	Eduardo Lopez
Date Created:	02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

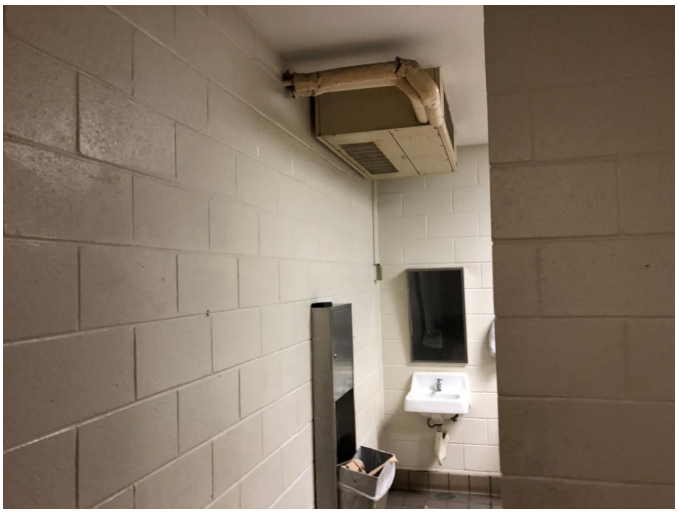
System: D3040 - Distribution Systems

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $369,642.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

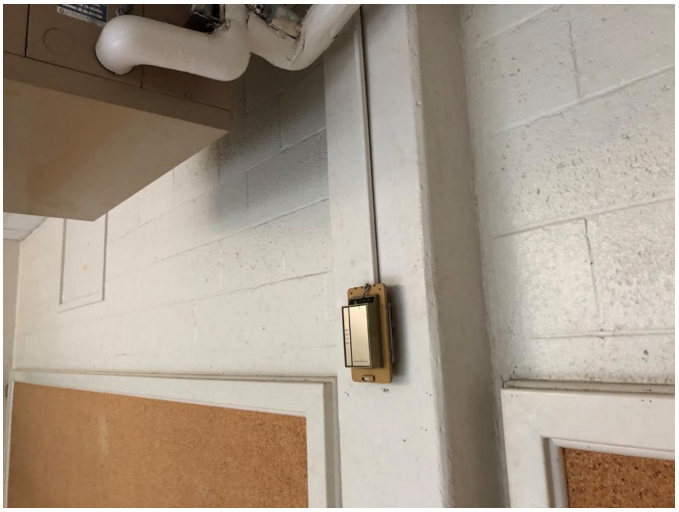
System: D3050 - Terminal & Package Units



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $440,304.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: New condensing units installed in 2010 for Media Center and Administrative spaces. However, the system is beyond its expected service life and should scheduled for replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $76,662.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D5010 - Electrical Service/Distribution

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $80,328.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5020 - Branch Wiring

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $197,987.00
Assessor Name: Eduardo Lopez
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5020 - Lighting

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $262,649.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

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: 30,301.00
Unit of Measure: S.F.
Estimate: $50,330.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

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: 30,301.00
Unit of Measure: S.F.
Estimate: $91,327.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5030920 - Data Communication

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $118,659.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5090 - Other Electrical Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $42,664.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: E1020 - Institutional Equipment

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $3,000.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: E1090 - Other Equipment

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,301.00
Unit of Measure: S.F.
Estimate: $27,332.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: E2010 - Fixed Furnishings

This deficiency has no image.

Location:	Throughout building
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	30,301.00
Unit of Measure:	S.F.
Estimate:	$66,996.00
Assessor Name:	Eduardo Lopez
Date Created:	09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

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:	Other
Gross Area (SF):	18,126
Year Built:	1968
Last Renovation:	
Replacement Value:	$2,970,065
Repair Cost:	$2,065,988.00
Total FCI:	69.56 %
Total RSLI:	19.39 %
FCA Score:	30.44

Description:

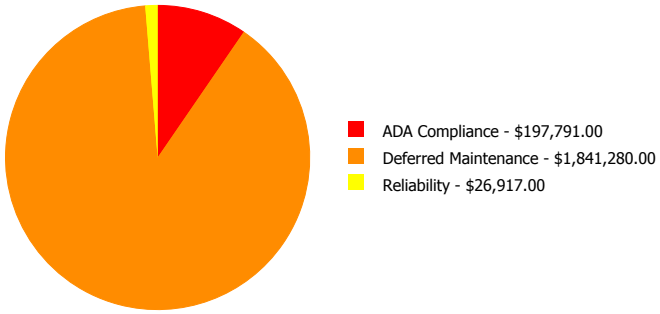
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

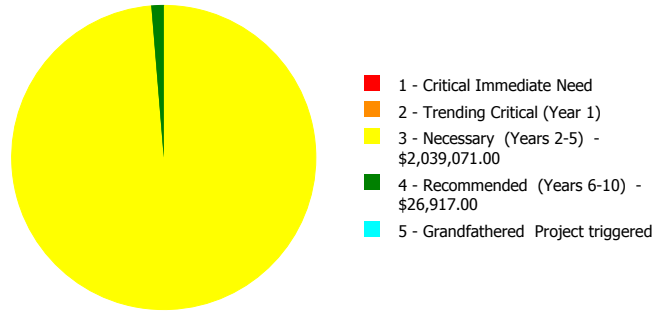
Dashboard Summary

Function:	Other	Gross Area:	18,126
Year Built:	1968	Last Renovation:	
Repair Cost:	$2,065,988	Replacement Value:	$2,970,065
FCI:	69.56 %	RSLI%:	19.39 %

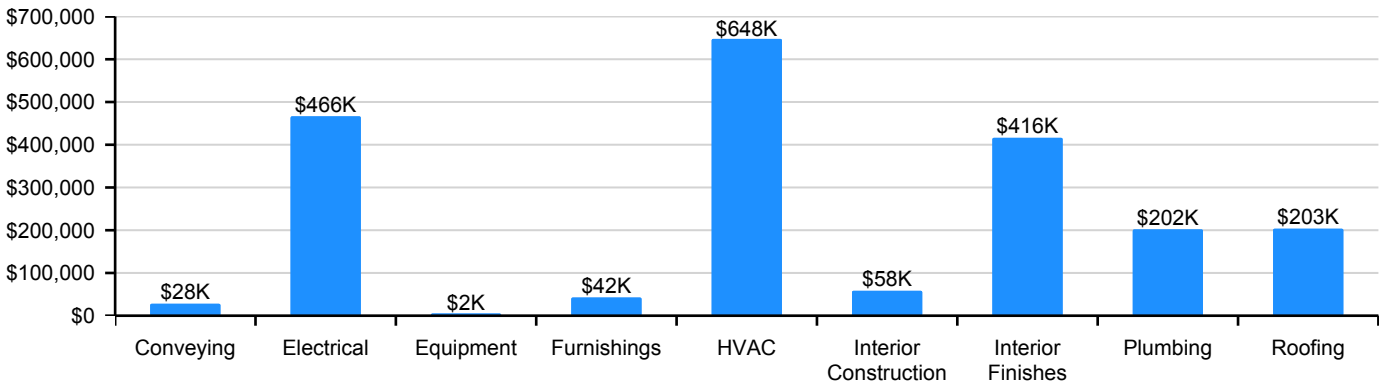
Deficiency By Category



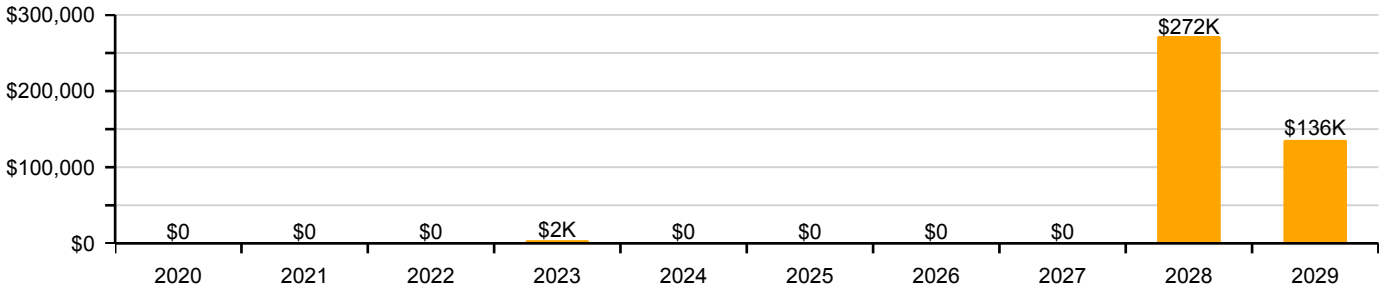
Deficiency By Priority



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	49.00 %	0.00 %	$0.00
B10 - Superstructure	49.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	41.26 %	0.00 %	$0.00
B30 - Roofing	6.04 %	143.46 %	$203,473.00
C10 - Interior Construction	51.77 %	24.50 %	$58,221.00
C30 - Interior Finishes	0.00 %	119.63 %	$416,169.00
D10 - Conveying	0.00 %	110.00 %	$27,914.00
D20 - Plumbing	0.00 %	110.00 %	$201,778.00
D30 - HVAC	0.00 %	110.00 %	$647,607.00
D40 - Fire Protection	26.67 %	0.00 %	$0.00
D50 - Electrical	0.00 %	110.00 %	$466,363.00
E10 - Equipment	0.00 %	109.98 %	$1,994.00
E20 - Furnishings	0.00 %	110.00 %	$42,469.00
Totals:	**19.39 %**	**69.56 %**	**$2,065,988.00**

Photo Album

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

1). West Elevation - Feb 10, 2020

2). South Elevation - Feb 10, 2020

3). East Elevation - Feb 10, 2020

4). North Elevation - Feb 10, 2020

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$8.13	S.F.	18,126	100	1968	2068		49.00 %	0.00 %	49			$147,364
A1030	Slab on Grade	$6.84	S.F.	18,126	100	1968	2068		49.00 %	0.00 %	49			$123,982
B1020	Roof Construction	$13.36	S.F.	18,126	100	1968	2068		49.00 %	0.00 %	49			$242,163
B2010	Exterior Walls	$15.22	S.F.	18,126	100	1968	2068		49.00 %	0.00 %	49			$275,878
B2020	Exterior Windows	$9.50	S.F.	18,126	30	1998	2028		30.00 %	0.00 %	9			$172,197
B2030	Exterior Doors	$0.96	S.F.	18,126	30	1998	2028		30.00 %	0.00 %	9			$17,401
B3010105	Built-Up	$7.15	S.F.	18,126	25	1968	1993		0.00 %	157.00 %	-26		$203,473.00	$129,601
B3020	Roof Openings	$1.35	S.F.	9,063	30	2010	2040		70.00 %	0.00 %	21			$12,235
C1010	Partitions	$6.18	S.F.	18,126	100	1998	2098		79.00 %	0.00 %	79			$112,019
C1020	Interior Doors	$4.01	S.F.	18,126	40	1998	2038		47.50 %	0.00 %	19			$72,685
C1030	Fittings	$2.92	S.F.	18,126	20	1998	2018		0.00 %	110.00 %	-1		$58,221.00	$52,928
C3010	Wall Finishes	$5.07	S.F.	18,126	10	1998	2008		0.00 %	110.00 %	-11		$101,089.00	$91,899
C3020420	Ceramic Tile	$16.74	S.F.	1,000	50	1968	2018		0.00 %	150.00 %	-1		$25,110.00	$16,740
C3020903	VCT	$3.48	S.F.	17,126	15	1968	1983		0.00 %	155.00 %	-36		$92,378.00	$59,598
C3030	Ceiling Finishes	$9.91	S.F.	18,126	20	1998	2018		0.00 %	110.00 %	-1		$197,592.00	$179,629
D1010	Elevators and Lifts	$1.40	S.F.	18,126	20	1968	1988		0.00 %	110.00 %	-31		$27,914.00	$25,376
D2010	Plumbing Fixtures	$7.00	S.F.	18,126	20	1998	2018		0.00 %	110.00 %	-1		$139,570.00	$126,882
D2020	Domestic Water Distribution	$0.79	S.F.	18,126	30	1968	1998		0.00 %	109.99 %	-21		$15,751.00	$14,320
D2030	Sanitary Waste	$1.88	S.F.	18,126	30	1968	1998		0.00 %	110.00 %	-21		$37,485.00	$34,077
D2040	Rain Water Drainage	$0.45	S.F.	18,126	20	1968	1988		0.00 %	109.99 %	-31		$8,972.00	$8,157
D3040	Distribution Systems	$11.75	S.F.	18,126	20	1968	1988		0.00 %	110.00 %	-31		$234,279.00	$212,981
D3050	Terminal & Package Units	$18.28	S.F.	18,126	15	1968	1983		0.00 %	110.00 %	-36		$364,478.00	$331,343
D3060	Controls & Instrumentation	$2.45	S.F.	18,126	15	1968	1983		0.00 %	110.00 %	-36		$48,850.00	$44,409
D4030	Fire Protection Specialties	$0.10	S.F.	18,126	15	2008	2023		26.67 %	0.00 %	4			$1,813
D5010	Electrical Service/Distribution	$2.55	S.F.	18,126	20	1988	2008		0.00 %	110.00 %	-11		$50,843.00	$46,221
D5020	Branch Wiring	$4.64	S.F.	18,126	20	1988	2008		0.00 %	110.00 %	-11		$92,515.00	$84,105
D5020	Lighting	$7.04	S.F.	18,126	20	1988	2008		0.00 %	110.00 %	-11		$140,368.00	$127,607
D5030810	Security & Detection Systems	$1.51	S.F.	18,126	20	1968	1988		0.00 %	110.00 %	-31		$30,107.00	$27,370
D5030910	Fire Alarm Systems	$2.74	S.F.	18,126	20	1968	1988		0.00 %	110.00 %	-31		$54,632.00	$49,665
D5030920	Data Communication	$3.56	S.F.	18,126	25	1968	1993		0.00 %	110.00 %	-26		$70,981.00	$64,529
D5090	Other Electrical Systems	$1.35	S.F.	18,126	15	1968	1983		0.00 %	110.00 %	-36		$26,917.00	$24,470
E1020	Institutional Equipment	$0.10	S.F.	18,126	20	1998	2018		0.00 %	109.98 %	-1		$1,994.00	$1,813
E2010	Fixed Furnishings	$2.13	S.F.	18,126	20	1998	2018		0.00 %	110.00 %	-1		$42,469.00	$38,608
								Total	**19.39 %**	**69.56 %**			**$2,065,988.00**	**$2,970,065**

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

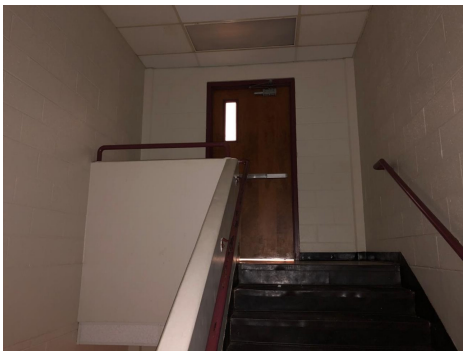


Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020420 - Ceramic Tile


Note:

System: C3020903 - VCT



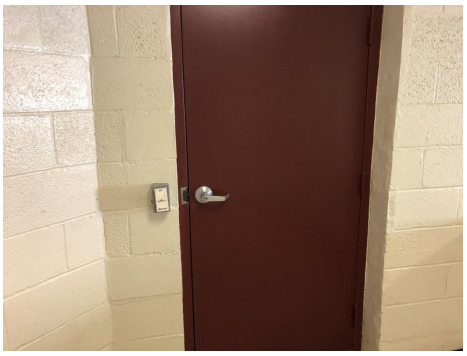
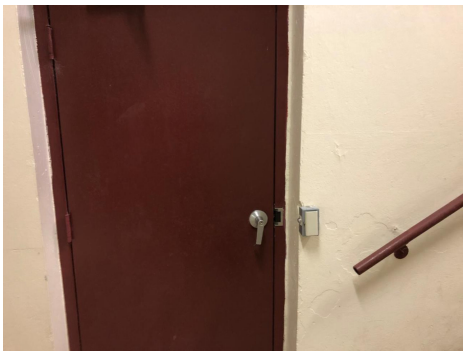
Note:

System: C3030 - Ceiling Finishes



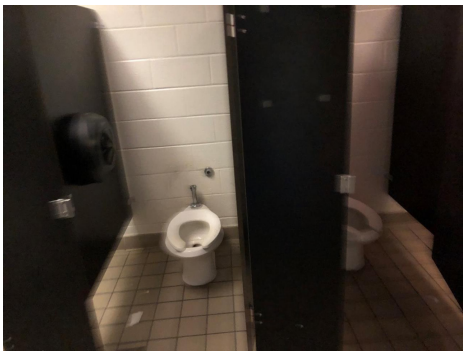
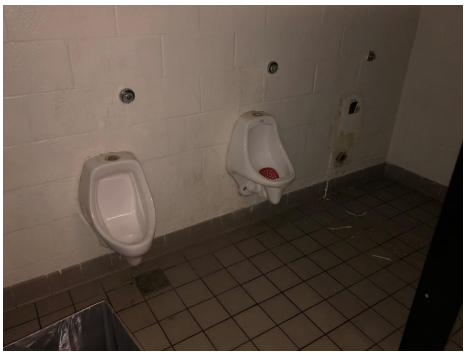
Note:

System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste


Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems

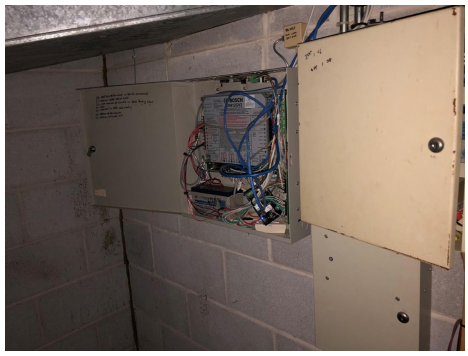


Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4030 - Fire Protection Specialties

Note:

System: D5010 - Electrical Service/Distribution


Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



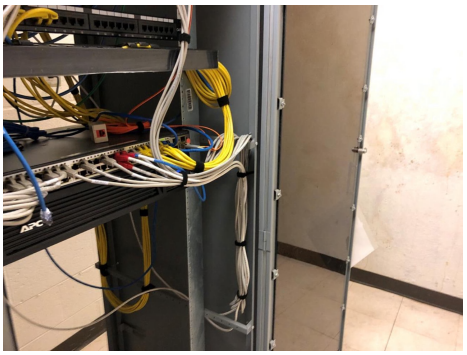
Note:

System: D5030910 - Fire Alarm Systems



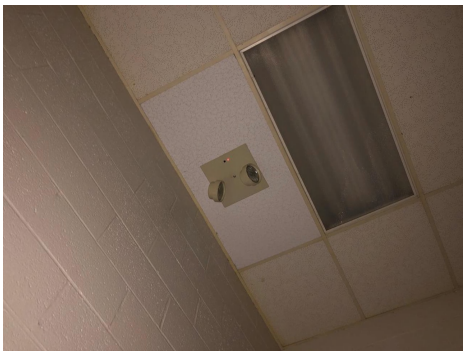
Note:

System: D5030920 - Data Communication




Note:

System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment


Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

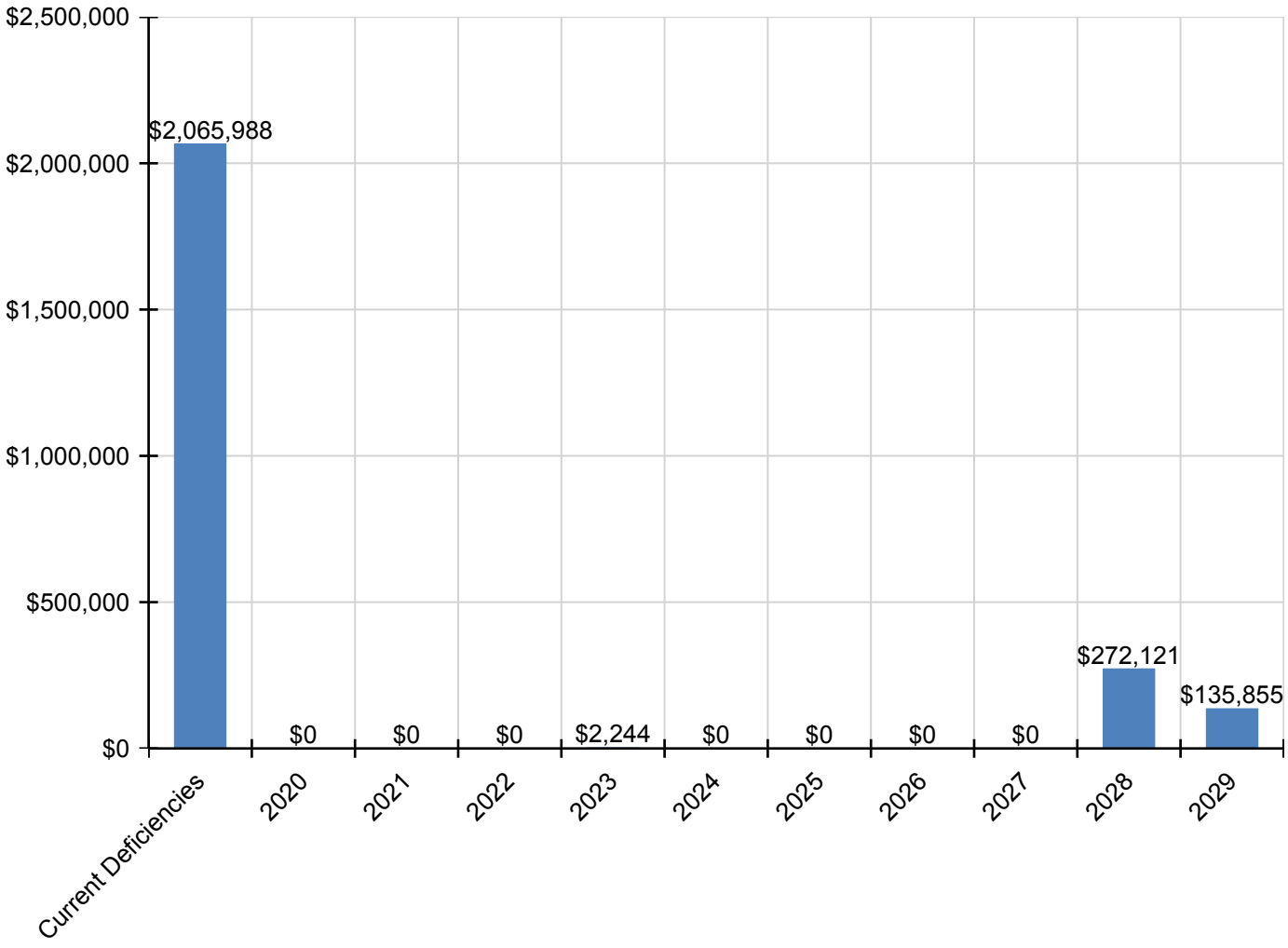
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,065,988**	**$0**	**$0**	**$0**	**$2,244**	**$0**	**$0**	**$0**	**$0**	**$272,121**	**$135,855**	**$2,476,208**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$247,146	$0	**$247,146**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,975	$0	**$24,975**
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	$203,473	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$203,473**
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	$58,221	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$58,221**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$101,089	$0	$0	$0	$0	$0	$0	$0	$0	$0	$135,855	**$236,944**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$25,110	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,110**
C3020903 - VCT	$92,378	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$92,378**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3030 - Ceiling Finishes	$197,592	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$197,592**
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	$27,914	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,914**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$139,570	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$139,570**
D2020 - Domestic Water Distribution	$15,751	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,751**
D2030 - Sanitary Waste	$37,485	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,485**
D2040 - Rain Water Drainage	$8,972	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,972**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$234,279	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$234,279**
D3050 - Terminal & Package Units	$364,478	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$364,478**
D3060 - Controls & Instrumentation	$48,850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,850**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$2,244	$0	$0	$0	$0	$0	$0	**$2,244**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$50,843	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,843**
D5020 - Branch Wiring	$92,515	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$92,515**
D5020 - Lighting	$140,368	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$140,368**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$30,107	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,107**
D5030910 - Fire Alarm Systems	$54,632	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,632**
D5030920 - Data Communication	$70,981	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,981**
D5090 - Other Electrical Systems	$26,917	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,917**
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	$1,994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,994**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$42,469	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,469**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

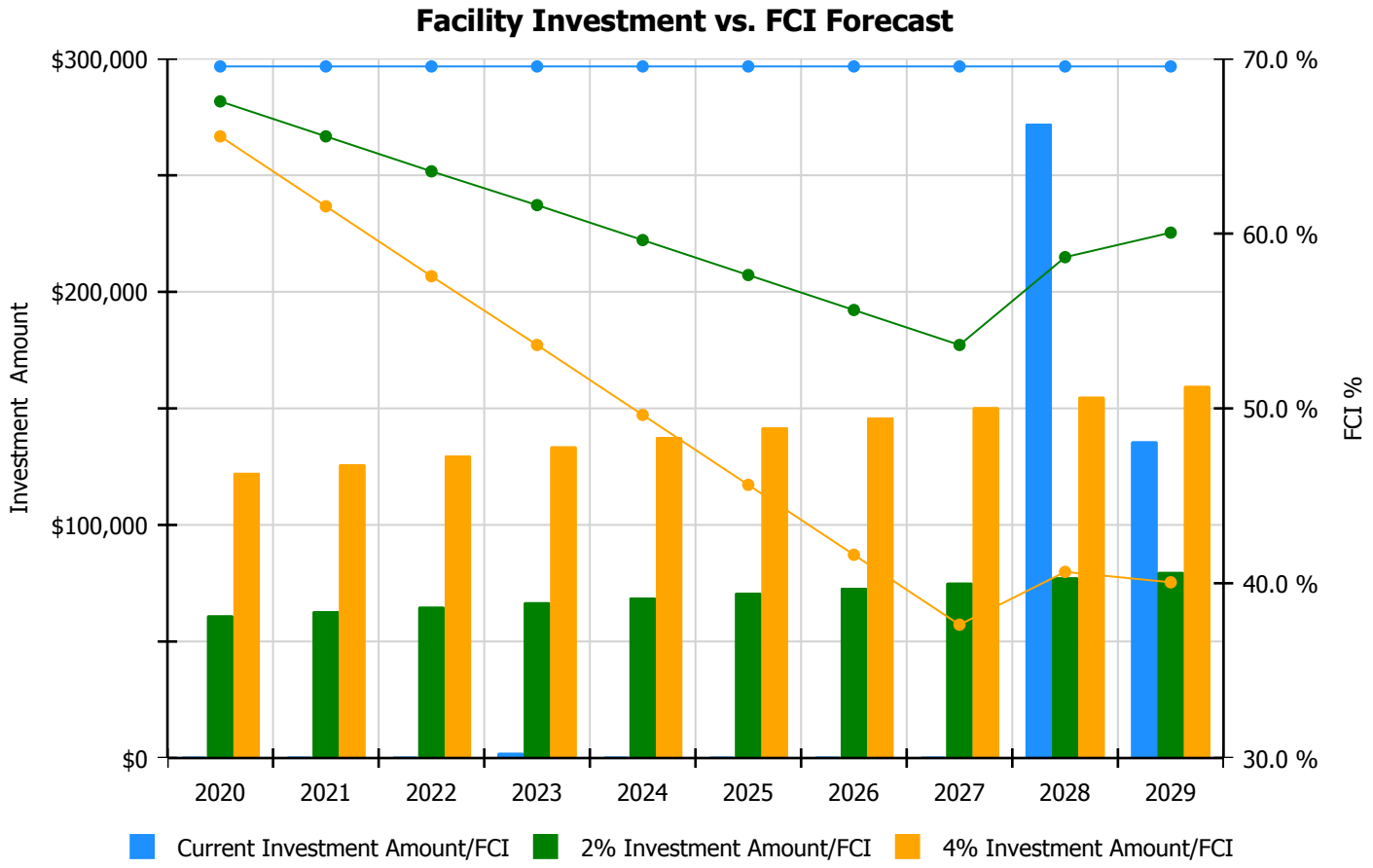
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

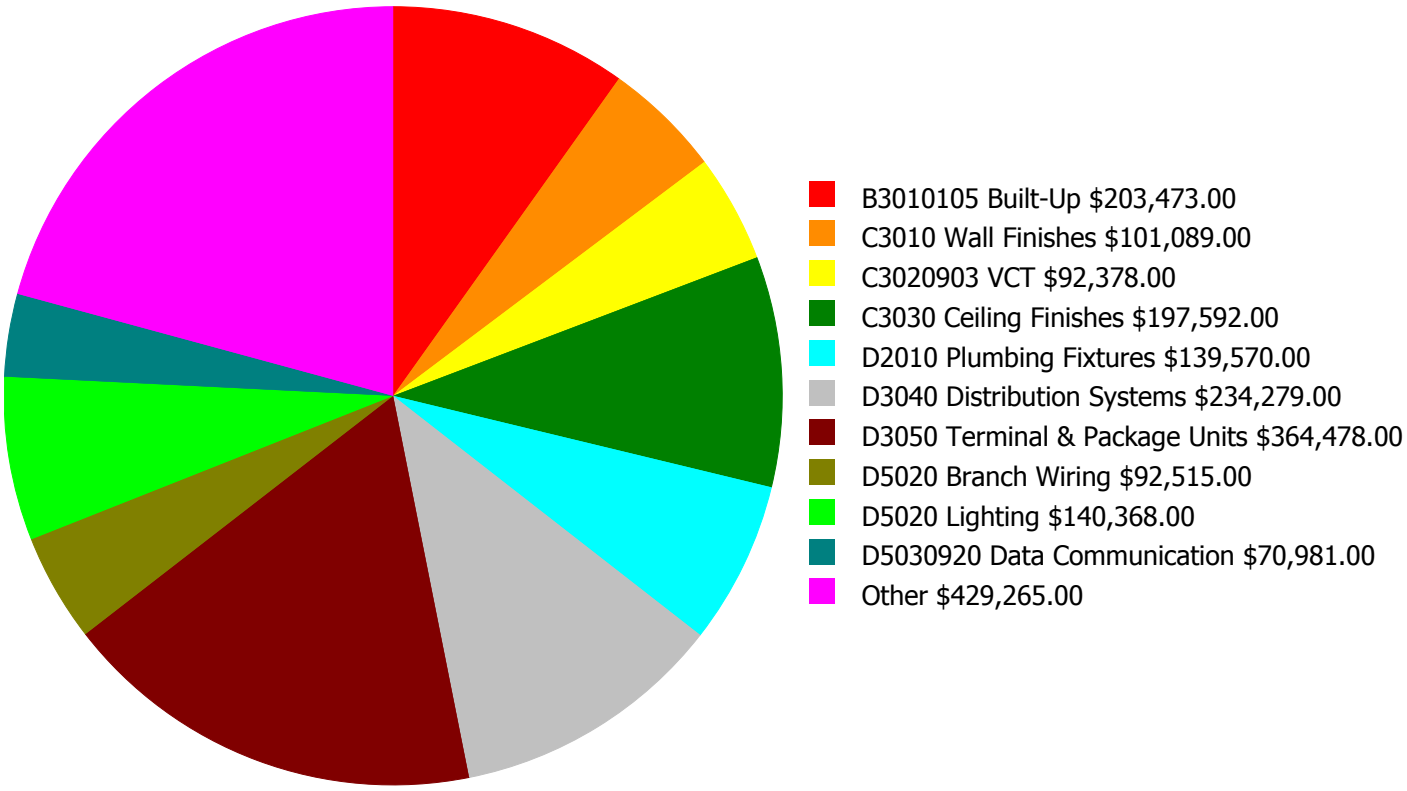
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 69.56%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$61,183.00	67.56 %	$122,367.00	65.56 %
2021	$0	$63,019.00	65.56 %	$126,038.00	61.56 %
2022	$0	$64,909.00	63.56 %	$129,819.00	57.56 %
2023	$2,244	$66,857.00	61.63 %	$133,713.00	53.63 %
2024	$0	$68,862.00	59.63 %	$137,725.00	49.63 %
2025	$0	$70,928.00	57.63 %	$141,857.00	45.63 %
2026	$0	$73,056.00	55.63 %	$146,112.00	41.63 %
2027	$0	$75,248.00	53.63 %	$150,496.00	37.63 %
2028	$272,121	$77,505.00	58.65 %	$155,010.00	40.65 %
2029	$135,855	$79,830.00	60.05 %	$159,661.00	40.05 %
Total:	**$410,220**	**$701,397.00**		**$1,402,798.00**	

Deficiency Summary by System

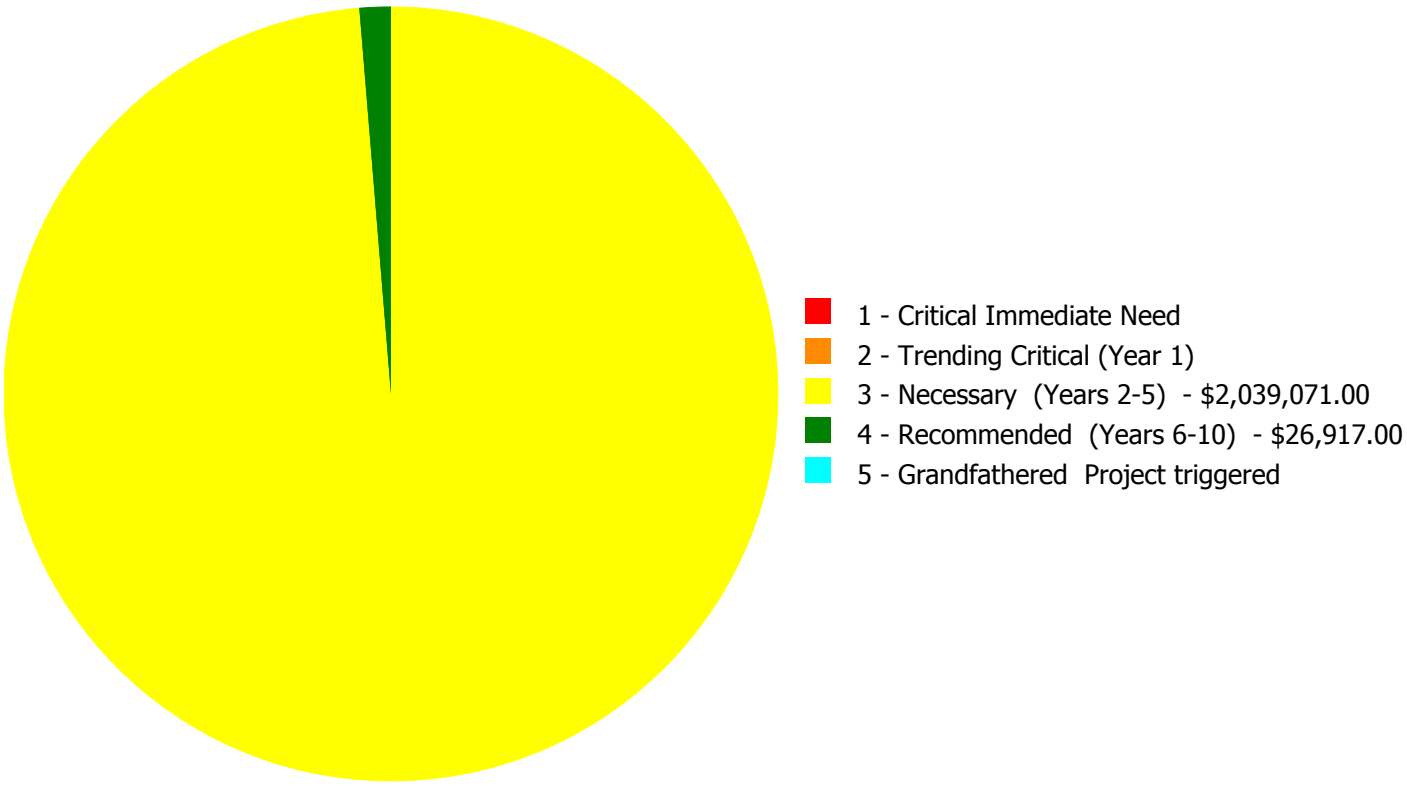
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,065,988.00

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: $2,065,988.00

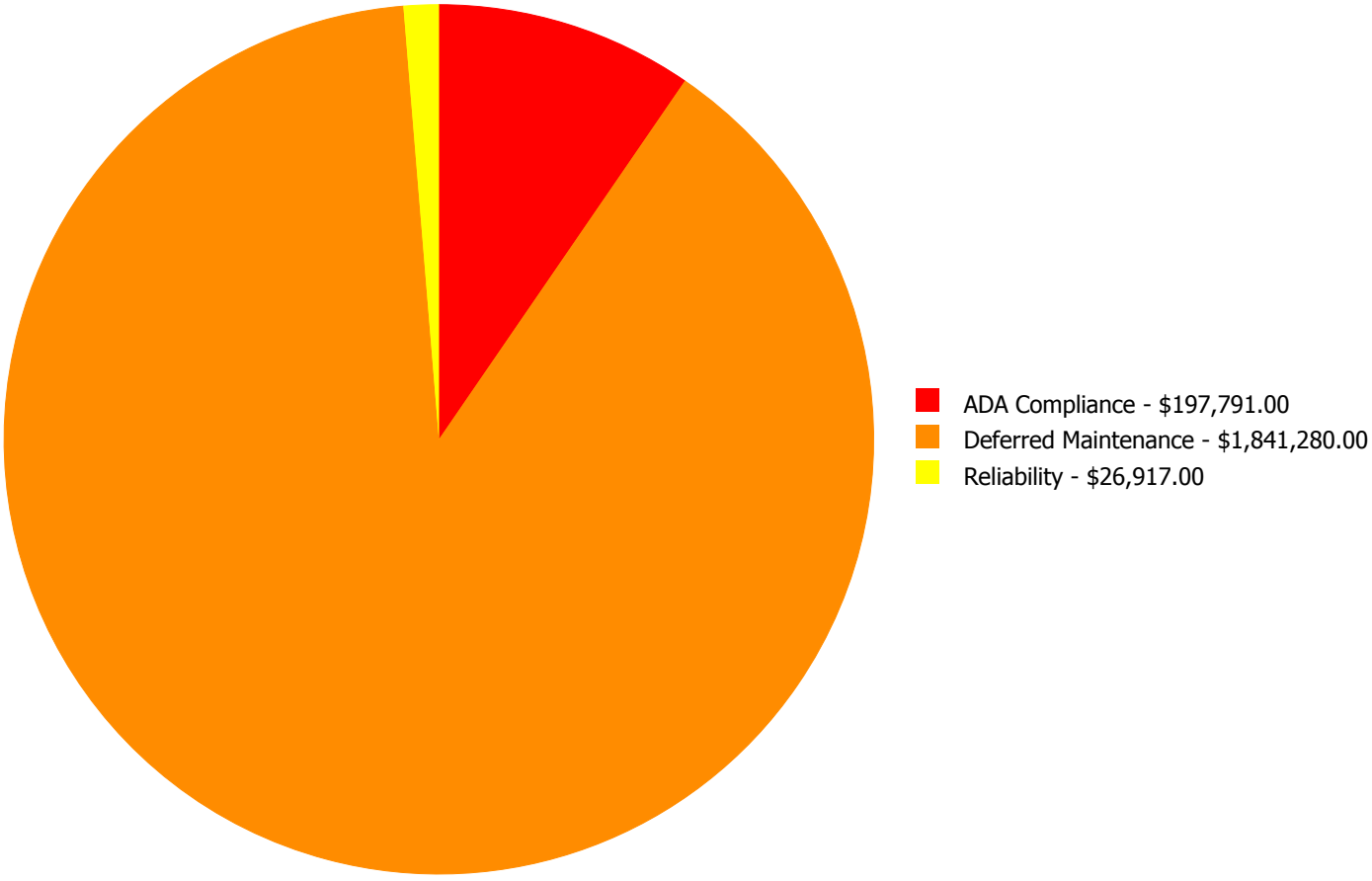
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B3010105	Built-Up	$0.00	$0.00	$203,473.00	$0.00	$0.00	$203,473.00
C1030	Fittings	$0.00	$0.00	$58,221.00	$0.00	$0.00	$58,221.00
C3010	Wall Finishes	$0.00	$0.00	$101,089.00	$0.00	$0.00	$101,089.00
C3020420	Ceramic Tile	$0.00	$0.00	$25,110.00	$0.00	$0.00	$25,110.00
C3020903	VCT	$0.00	$0.00	$92,378.00	$0.00	$0.00	$92,378.00
C3030	Ceiling Finishes	$0.00	$0.00	$197,592.00	$0.00	$0.00	$197,592.00
D1010	Elevators and Lifts	$0.00	$0.00	$27,914.00	$0.00	$0.00	$27,914.00
D2010	Plumbing Fixtures	$0.00	$0.00	$139,570.00	$0.00	$0.00	$139,570.00
D2020	Domestic Water Distribution	$0.00	$0.00	$15,751.00	$0.00	$0.00	$15,751.00
D2030	Sanitary Waste	$0.00	$0.00	$37,485.00	$0.00	$0.00	$37,485.00
D2040	Rain Water Drainage	$0.00	$0.00	$8,972.00	$0.00	$0.00	$8,972.00
D3040	Distribution Systems	$0.00	$0.00	$234,279.00	$0.00	$0.00	$234,279.00
D3050	Terminal & Package Units	$0.00	$0.00	$364,478.00	$0.00	$0.00	$364,478.00
D3060	Controls & Instrumentation	$0.00	$0.00	$48,850.00	$0.00	$0.00	$48,850.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$50,843.00	$0.00	$0.00	$50,843.00
D5020	Branch Wiring	$0.00	$0.00	$92,515.00	$0.00	$0.00	$92,515.00
D5020	Lighting	$0.00	$0.00	$140,368.00	$0.00	$0.00	$140,368.00
D5030810	Security & Detection Systems	$0.00	$0.00	$30,107.00	$0.00	$0.00	$30,107.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$54,632.00	$0.00	$0.00	$54,632.00
D5030920	Data Communication	$0.00	$0.00	$70,981.00	$0.00	$0.00	$70,981.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$26,917.00	$0.00	$26,917.00
E1020	Institutional Equipment	$0.00	$0.00	$1,994.00	$0.00	$0.00	$1,994.00
E2010	Fixed Furnishings	$0.00	$0.00	$42,469.00	$0.00	$0.00	$42,469.00
	Total:	$0.00	$0.00	$2,039,071.00	$26,917.00	$0.00	$2,065,988.00

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: $2,065,988.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: B3010105 - Built-Up

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $203,473.00
Assessor Name: Hayden Collins
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C1030 - Fittings

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $58,221.00
Assessor Name: Jejuan Hall
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3010 - Wall Finishes

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $101,089.00
Assessor Name: Hayden Collins
Date Created: 08/13/2014

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3020420 - Ceramic Tile

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $25,110.00
Assessor Name: Hayden Collins
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3020903 - VCT

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,126.00
Unit of Measure: S.F.
Estimate: $92,378.00
Assessor Name: Hayden Collins
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

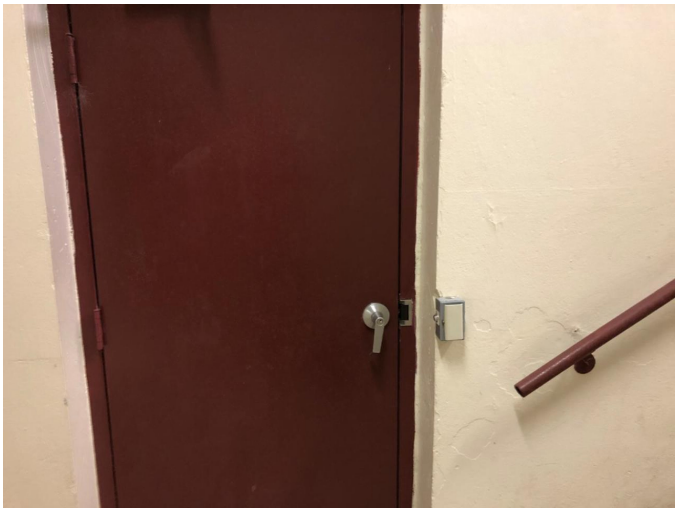
System: C3030 - Ceiling Finishes

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $197,592.00
Assessor Name: Hayden Collins
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

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: 18,126.00
Unit of Measure: S.F.
Estimate: $27,914.00
Assessor Name: Hayden Collins
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D2010 - Plumbing Fixtures

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $139,570.00
Assessor Name: Jejuan Hall
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D2020 - Domestic Water Distribution

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $15,751.00
Assessor Name: Hayden Collins
Date Created: 09/03/2013

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D2030 - Sanitary Waste

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $37,485.00
Assessor Name: Hayden Collins
Date Created: 09/03/2013

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D2040 - Rain Water Drainage

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $8,972.00
Assessor Name: Hayden Collins
Date Created: 09/03/2013

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D3040 - Distribution Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $234,279.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes:
This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D3050 - Terminal & Package Units

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $364,478.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes:
This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D3060 - Controls & Instrumentation

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $48,850.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes:
This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

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: 18,126.00
Unit of Measure: S.F.
Estimate: $50,843.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes:
This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5020 - Branch Wiring

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $92,515.00
Assessor Name: Hayden Collins
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5020 - Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $140,368.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes:
This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5030810 - Security & Detection Systems

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $30,107.00
Assessor Name: Hayden Collins
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5030910 - Fire Alarm Systems

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $54,632.00
Assessor Name: Hayden Collins
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5030920 - Data Communication

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $70,981.00
Assessor Name: Hayden Collins
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $1,994.00
Assessor Name: Hayden Collins
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: E2010 - Fixed Furnishings

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,126.00
Unit of Measure: S.F.
Estimate: $42,469.00
Assessor Name: Hayden Collins
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

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: 18,126.00
Unit of Measure: S.F.
Estimate: $26,917.00
Assessor Name: Hayden Collins
Date Created: 09/03/2013

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:	Other
Gross Area (SF):	1,015
Year Built:	1993
Last Renovation:	
Replacement Value:	$181,531
Repair Cost:	$123,359.00
Total FCI:	67.95 %
Total RSLI:	22.62 %
FCA Score:	32.05

Description:

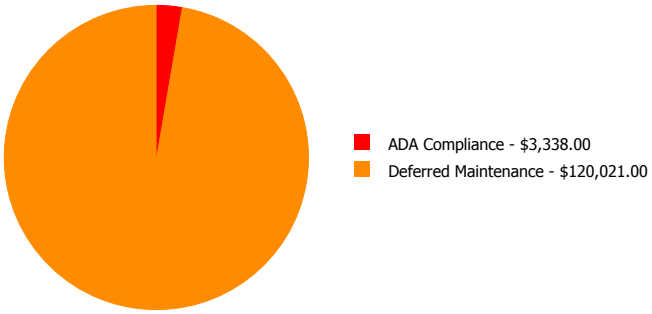
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

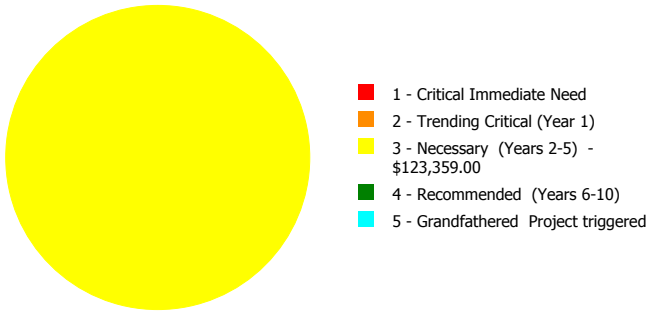
Dashboard Summary

Function:	Other	Gross Area:	1,015
Year Built:	1993	Last Renovation:	
Repair Cost:	$123,359	Replacement Value:	$181,531
FCI:	67.95 %	RSLI%:	22.62 %

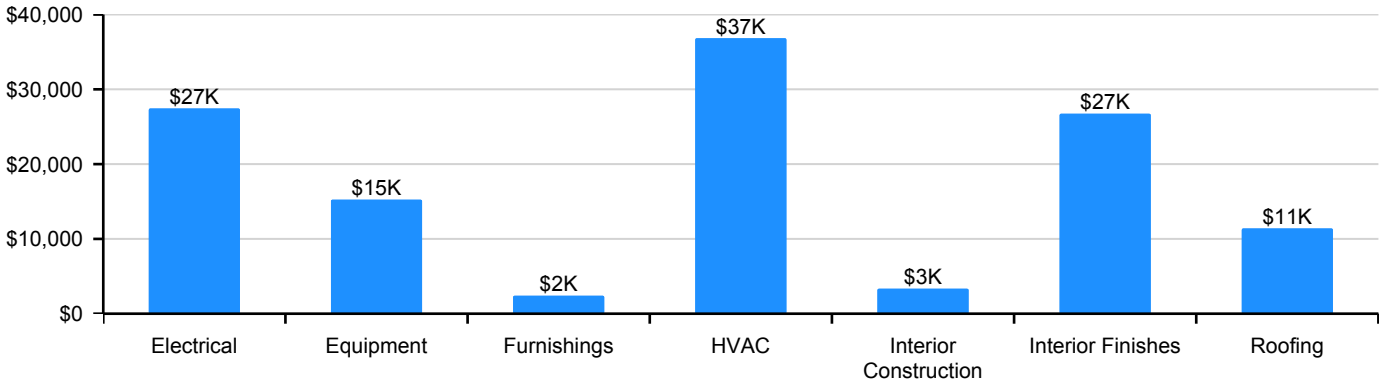
Deficiency By Category



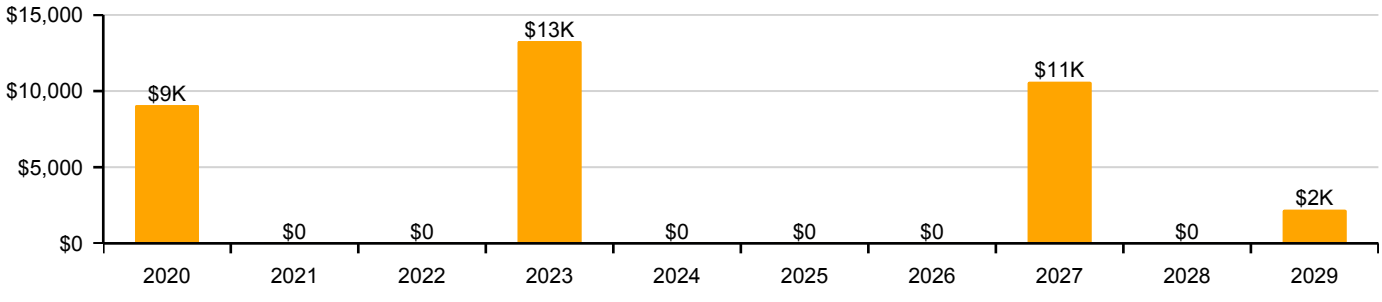
Deficiency By Priority



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	74.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	49.33 %	0.00 %	$0.00
B30 - Roofing	0.00 %	157.01 %	$11,394.00
C10 - Interior Construction	45.39 %	24.78 %	$3,338.00
C30 - Interior Finishes	0.00 %	116.95 %	$26,733.00
D20 - Plumbing	5.00 %	0.00 %	$0.00
D30 - HVAC	0.00 %	110.00 %	$36,822.00
D50 - Electrical	0.00 %	110.00 %	$27,432.00
E10 - Equipment	0.00 %	110.00 %	$15,240.00
E20 - Furnishings	0.00 %	109.99 %	$2,400.00
Totals:	**22.62 %**	**67.95 %**	**$123,359.00**

Photo Album

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

1). West elevation - Feb 10, 2020

2). North elevation - Feb 10, 2020

3). East elevation - Feb 10, 2020

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$8.22	S.F.	1,015	100	1993	2093		74.00 %	0.00 %	74			$8,343
A1030	Slab on Grade	$6.95	S.F.	1,015	100	1993	2093		74.00 %	0.00 %	74			$7,054
B1020	Roof Construction	$13.51	S.F.	1,015	100	1993	2093		74.00 %	0.00 %	74			$13,713
B2010	Exterior Walls	$15.42	S.F.	1,015	100	1993	2093		74.00 %	0.00 %	74			$15,651
B2020	Exterior Windows	$9.61	S.F.	1,015	30	1993	2023		13.33 %	0.00 %	4			$9,754
B2030	Exterior Doors	$0.96	S.F.	1,015	30	1993	2023		13.33 %	0.00 %	4			$974
B3010105	Built-Up	$7.15	S.F.	1,015	25	1993	2018		0.00 %	157.01 %	-1		$11,394.00	$7,257
C1010	Partitions	$6.22	S.F.	1,015	100	1993	2093		74.00 %	0.00 %	74			$6,313
C1020	Interior Doors	$4.06	S.F.	1,015	40	1993	2033		35.00 %	0.00 %	14			$4,121
C1030	Fittings	$2.99	S.F.	1,015	20	1998	2018		0.00 %	109.98 %	-1		$3,338.00	$3,035
C3010230	Paint & Covering	$1.47	S.F.	1,015	10	1993	2003		0.00 %	109.99 %	-16		$1,641.00	$1,492
C3020901	Carpet	$7.50	S.F.	1,015	8	1993	2001		0.00 %	110.00 %	-18		$8,374.00	$7,613
C3020903	VCT	$3.48	S.F.	1,015	15	1993	2008		0.00 %	155.01 %	-11		$5,475.00	$3,532
C3030	Ceiling Finishes	$10.07	S.F.	1,015	20	1998	2018		0.00 %	110.00 %	-1		$11,243.00	$10,221
D2010	Plumbing Fixtures	$7.10	S.F.	1,015	20	2000	2020		5.00 %	0.00 %	1			$7,207
D2020	Domestic Water Distribution	$0.79	S.F.	1,015	20	2000	2020		5.00 %	0.00 %	1			$802
D3040	Distribution Systems	$11.88	S.F.	1,015	20	1993	2013		0.00 %	110.00 %	-6		$13,264.00	$12,058
D3050	Terminal & Package Units	$18.63	S.F.	1,015	15	1993	2008		0.00 %	110.00 %	-11		$20,800.00	$18,909
D3060	Controls & Instrumentation	$2.47	S.F.	1,015	15	1993	2008		0.00 %	110.01 %	-11		$2,758.00	$2,507
D5010	Electrical Service/Distribution	$2.56	S.F.	1,015	20	1993	2013		0.00 %	110.01 %	-6		$2,858.00	$2,598
D5020	Branch Wiring	$5.94	S.F.	1,015	20	1993	2013		0.00 %	110.00 %	-6		$6,632.00	$6,029
D5020	Lighting	$7.88	S.F.	1,015	20	1993	2013		0.00 %	110.00 %	-6		$8,798.00	$7,998
D5030810	Security & Detection Systems	$1.51	S.F.	1,015	20	1993	2013		0.00 %	109.98 %	-6		$1,686.00	$1,533
D5030910	Fire Alarm Systems	$2.74	S.F.	1,015	20	1993	2013		0.00 %	110.00 %	-6		$3,059.00	$2,781
D5030920	Data Communication	$3.56	S.F.	1,015	25	1993	2018		0.00 %	110.02 %	-1		$3,975.00	$3,613
D5090	Other Electrical Systems	$0.38	S.F.	1,015	15	1993	2008		0.00 %	109.84 %	-11		$424.00	$386
E1020	Institutional Equipment	$13.65	S.F.	1,015	20	1993	2013		0.00 %	110.00 %	-6		$15,240.00	$13,855
E2010	Fixed Furnishings	$2.15	S.F.	1,015	20	1998	2018		0.00 %	109.99 %	-1		$2,400.00	$2,182
								Total	**22.62 %**	**67.95 %**			**$123,359.00**	**$181,531**

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

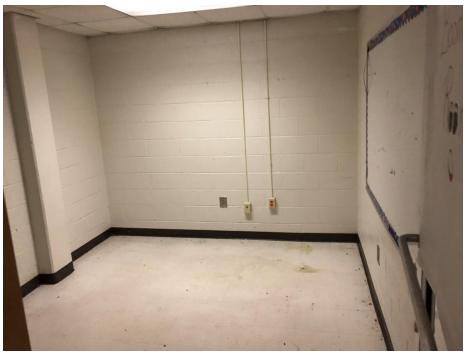
Note:

System: B3010105 - Built-Up


Note:

System: C1010 - Partitions





Note:

System: C1020 - Interior Doors

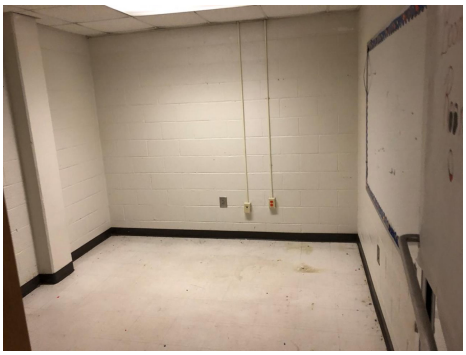


Note:

System: C1030 - Fittings

Note:

System: C3010230 - Paint & Covering

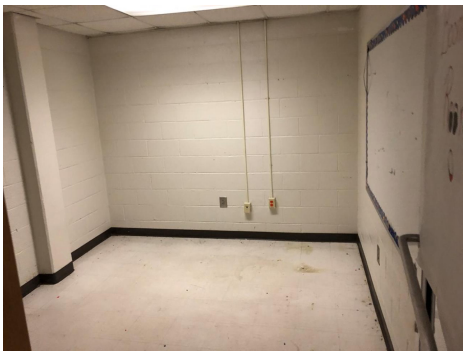


Note:

System: C3020901 - Carpet

Note:

System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

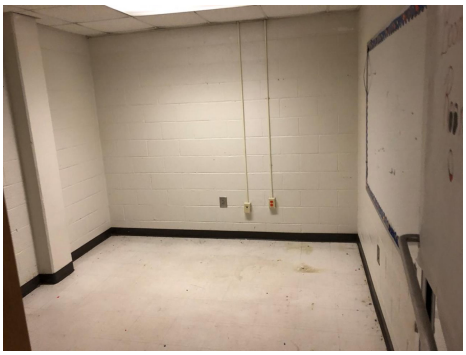
System: D3060 - Controls & Instrumentation

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: D5090 - Other Electrical Systems


Note:

System: E1020 - Institutional Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$123,359**	**$9,073**	**$0**	**$0**	**$13,283**	**$0**	**$0**	**$0**	**$10,608**	**$0**	**$2,205**	**$158,529**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$12,077	$0	$0	$0	$0	$0	$0	**$12,077**
B2030 - Exterior Doors	$0	$0	$0	$0	$1,207	$0	$0	$0	$0	$0	$0	**$1,207**
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	$11,394	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,394**
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	$3,338	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,338**
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	$1,641	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,205	**$3,846**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$8,374	$0	$0	$0	$0	$0	$0	$0	$10,608	$0	$0	**$18,982**
C3020903 - VCT	$5,475	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,475**

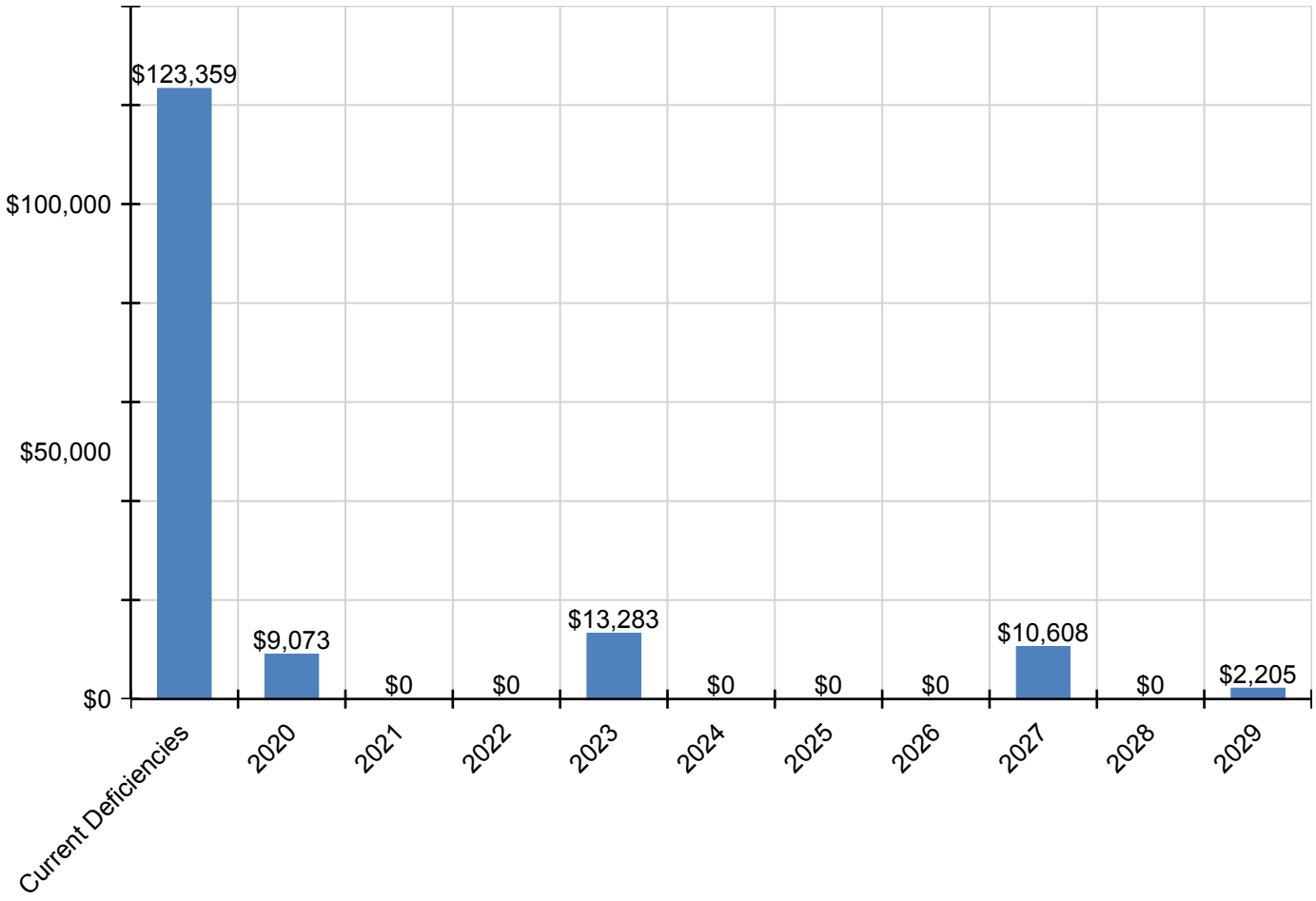
School Assessment Report - 1993 Bldg 2011

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3030 - Ceiling Finishes	$11,243	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,243**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$8,165	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,165**
D2020 - Domestic Water Distribution	$0	$908	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$908**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$13,264	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,264**
D3050 - Terminal & Package Units	$20,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,800**
D3060 - Controls & Instrumentation	$2,758	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,758**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$2,858	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,858**
D5020 - Branch Wiring	$6,632	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,632**
D5020 - Lighting	$8,798	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,798**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$1,686	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,686**
D5030910 - Fire Alarm Systems	$3,059	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,059**
D5030920 - Data Communication	$3,975	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,975**
D5090 - Other Electrical Systems	$424	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$424**
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	$15,240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,240**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$2,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,400**

** 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.

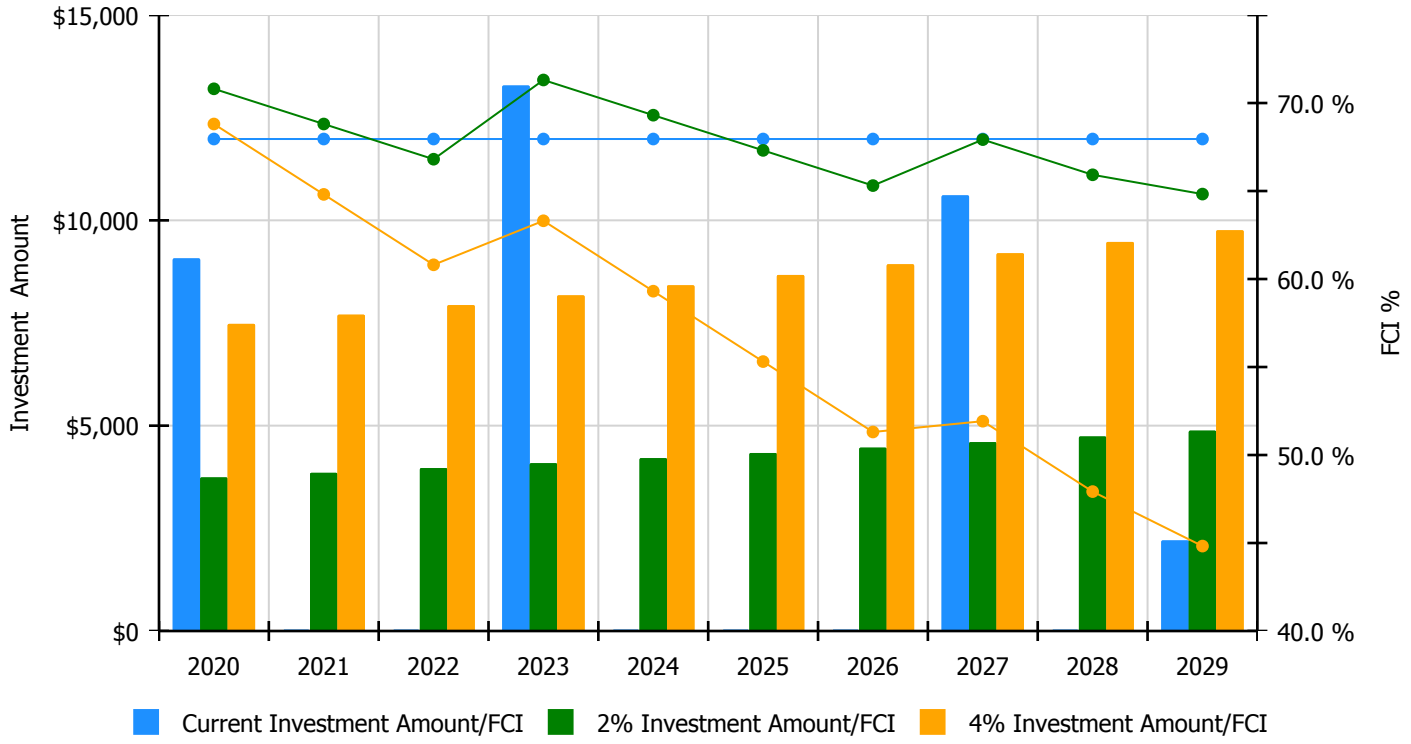


Condition Index Forecast by Investment Scenario

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

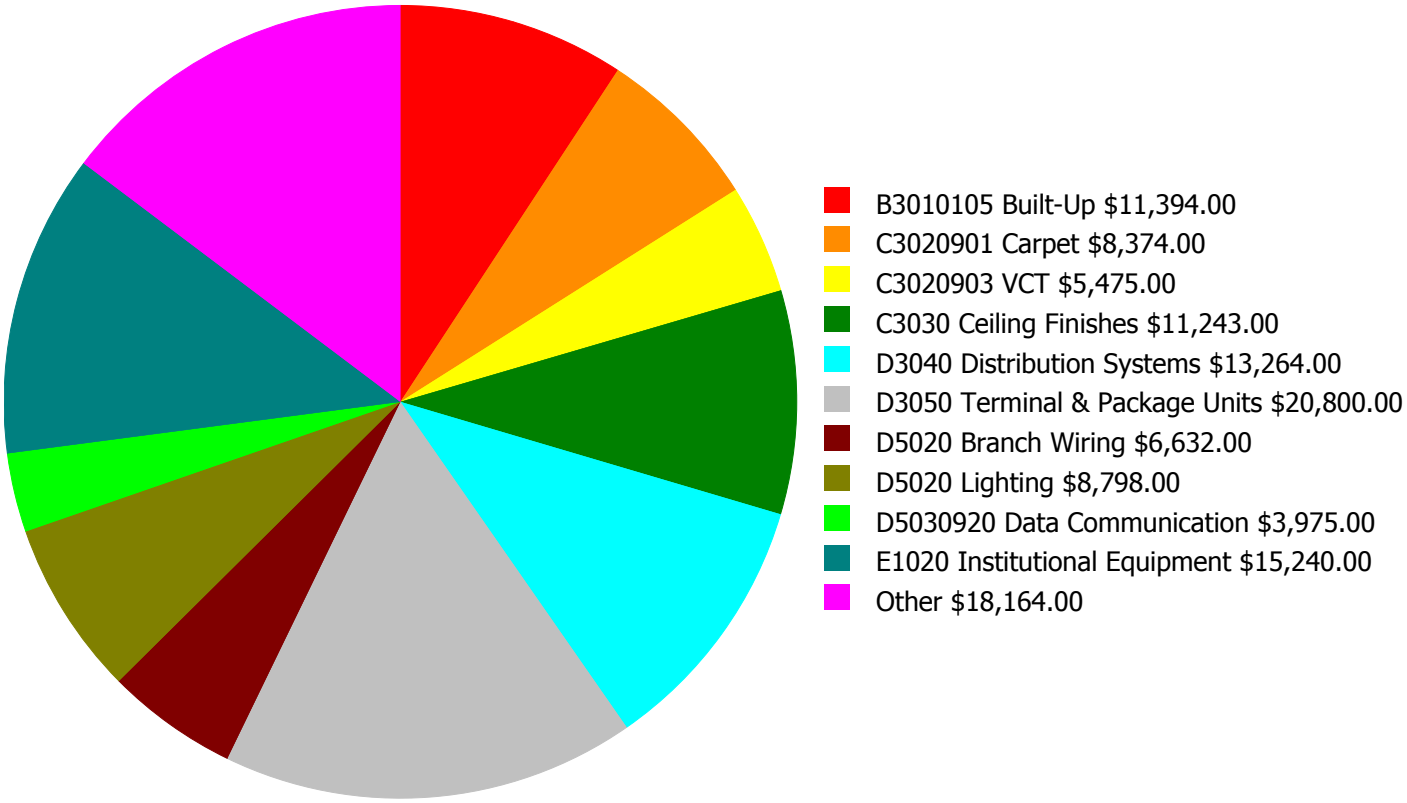
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 67.95%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$9,073	$3,740.00	70.81 %	$7,479.00	68.81 %
2021	$0	$3,852.00	68.81 %	$7,703.00	64.81 %
2022	$0	$3,967.00	66.81 %	$7,935.00	60.81 %
2023	$13,283	$4,086.00	71.31 %	$8,173.00	63.31 %
2024	$0	$4,209.00	69.31 %	$8,418.00	59.31 %
2025	$0	$4,335.00	67.31 %	$8,670.00	55.31 %
2026	$0	$4,465.00	65.31 %	$8,930.00	51.31 %
2027	$10,608	$4,599.00	67.92 %	$9,198.00	51.92 %
2028	$0	$4,737.00	65.92 %	$9,474.00	47.92 %
2029	$2,205	$4,879.00	64.83 %	$9,758.00	44.83 %
Total:	**$35,170**	**$42,869.00**		**$85,738.00**	

Deficiency Summary by System

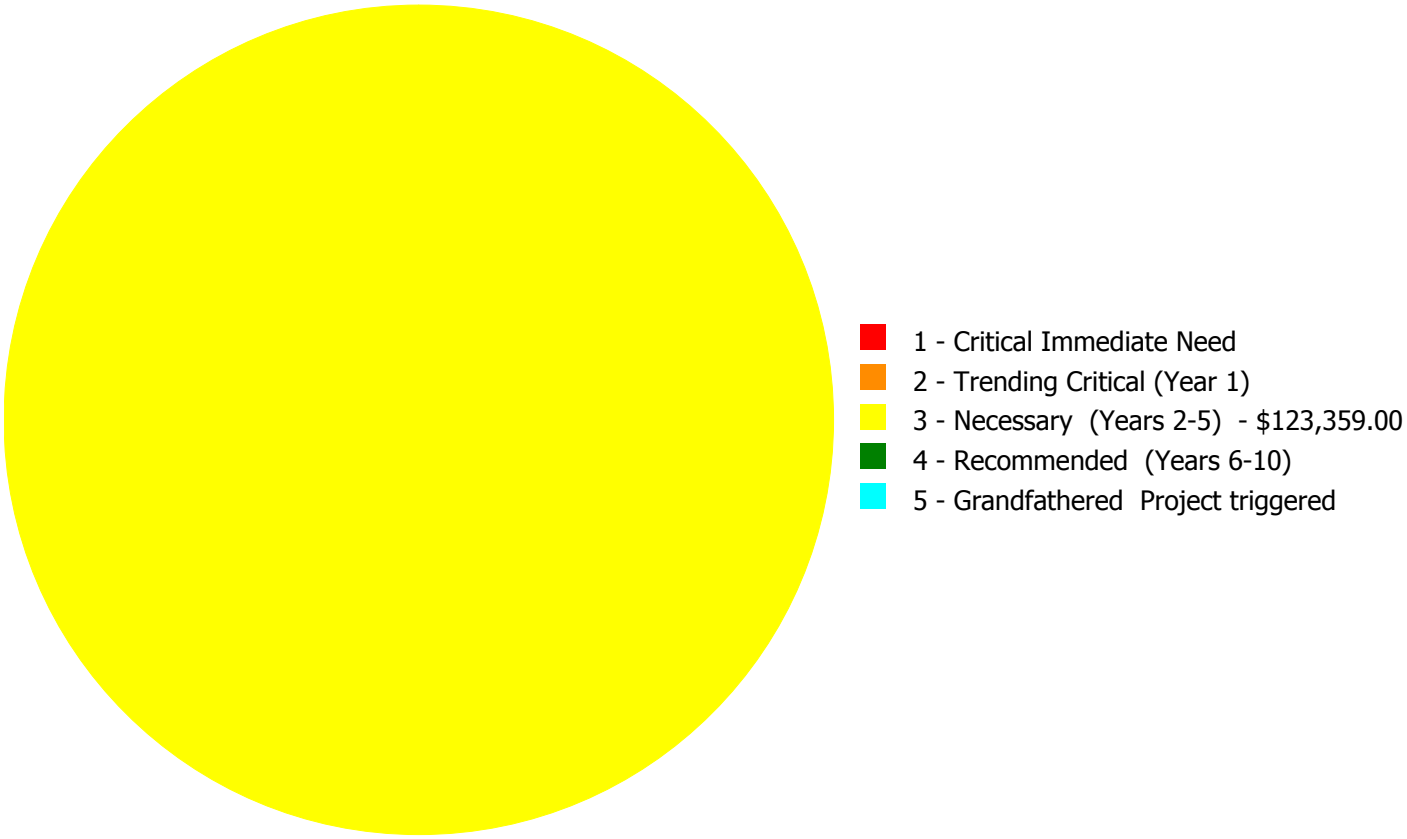
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $123,359.00

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: $123,359.00

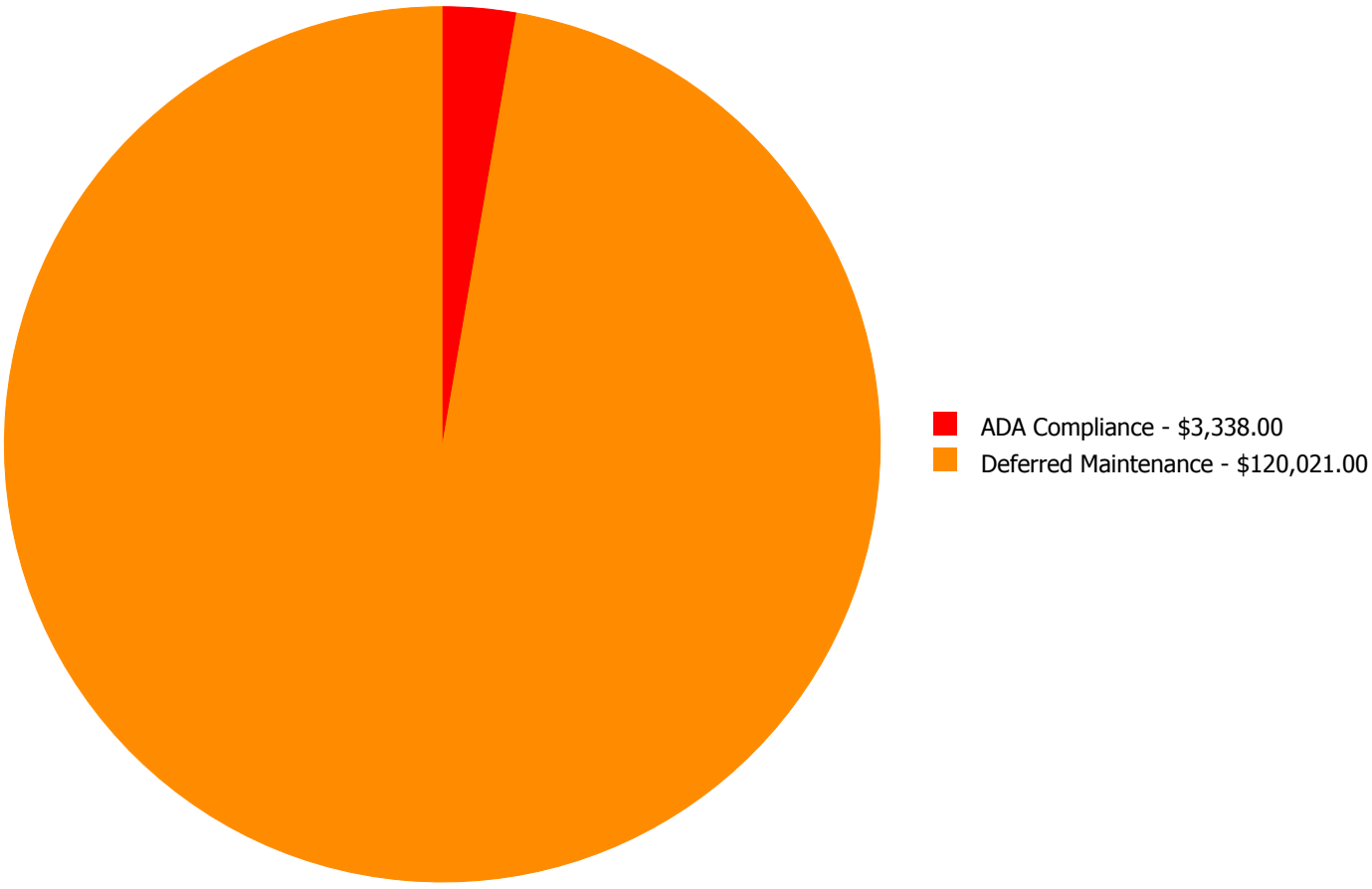
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B3010105	Built-Up	$0.00	$0.00	$11,394.00	$0.00	$0.00	$11,394.00
C1030	Fittings	$0.00	$0.00	$3,338.00	$0.00	$0.00	$3,338.00
C3010230	Paint & Covering	$0.00	$0.00	$1,641.00	$0.00	$0.00	$1,641.00
C3020901	Carpet	$0.00	$0.00	$8,374.00	$0.00	$0.00	$8,374.00
C3020903	VCT	$0.00	$0.00	$5,475.00	$0.00	$0.00	$5,475.00
C3030	Ceiling Finishes	$0.00	$0.00	$11,243.00	$0.00	$0.00	$11,243.00
D3040	Distribution Systems	$0.00	$0.00	$13,264.00	$0.00	$0.00	$13,264.00
D3050	Terminal & Package Units	$0.00	$0.00	$20,800.00	$0.00	$0.00	$20,800.00
D3060	Controls & Instrumentation	$0.00	$0.00	$2,758.00	$0.00	$0.00	$2,758.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$2,858.00	$0.00	$0.00	$2,858.00
D5020	Branch Wiring	$0.00	$0.00	$6,632.00	$0.00	$0.00	$6,632.00
D5020	Lighting	$0.00	$0.00	$8,798.00	$0.00	$0.00	$8,798.00
D5030810	Security & Detection Systems	$0.00	$0.00	$1,686.00	$0.00	$0.00	$1,686.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$3,059.00	$0.00	$0.00	$3,059.00
D5030920	Data Communication	$0.00	$0.00	$3,975.00	$0.00	$0.00	$3,975.00
D5090	Other Electrical Systems	$0.00	$0.00	$424.00	$0.00	$0.00	$424.00
E1020	Institutional Equipment	$0.00	$0.00	$15,240.00	$0.00	$0.00	$15,240.00
E2010	Fixed Furnishings	$0.00	$0.00	$2,400.00	$0.00	$0.00	$2,400.00
	Total:	$0.00	$0.00	$123,359.00	$0.00	$0.00	$123,359.00

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: $123,359.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: B3010105 - Built-Up

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $11,394.00
Assessor Name: Hayden Collins
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C1030 - Fittings

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $3,338.00
Assessor Name: Jejuan Hall
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3010230 - Paint & Covering

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $1,641.00
Assessor Name: Hayden Collins
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $8,374.00
Assessor Name: Hayden Collins
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3020903 - VCT

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $5,475.00
Assessor Name: Hayden Collins
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3030 - Ceiling Finishes

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $11,243.00
Assessor Name: Hayden Collins
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D3040 - Distribution Systems

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $13,264.00
Assessor Name: Hayden Collins
Date Created: 08/13/2014

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $20,800.00
Assessor Name: Hayden Collins
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D3060 - Controls & Instrumentation

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $2,758.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes:
This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5010 - Electrical Service/Distribution

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $2,858.00
Assessor Name: Hayden Collins
Date Created: 08/13/2014

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5020 - Branch Wiring

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $6,632.00
Assessor Name: Hayden Collins
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5020 - Lighting

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $8,798.00
Assessor Name: Hayden Collins
Date Created: 08/13/2014

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

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: 1,015.00
Unit of Measure: S.F.
Estimate: $1,686.00
Assessor Name: Hayden Collins
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

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: 1,015.00
Unit of Measure: S.F.
Estimate: $3,059.00
Assessor Name: Hayden Collins
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5030920 - Data Communication

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $3,975.00
Assessor Name: Hayden Collins
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5090 - Other Electrical Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $424.00
Assessor Name: Hayden Collins
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $15,240.00
Assessor Name: Hayden Collins
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: E2010 - Fixed Furnishings

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,015.00
Unit of Measure: S.F.
Estimate: $2,400.00
Assessor Name: Hayden Collins
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

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:	Other
Gross Area (SF):	11,482
Year Built:	1998
Last Renovation:	
Replacement Value:	$1,921,404
Repair Cost:	$1,129,307.00
Total FCI:	58.78 %
Total RSLI:	27.99 %
FCA Score:	41.22

Description:

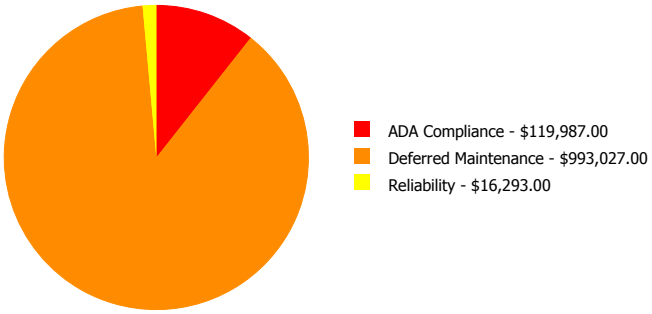
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

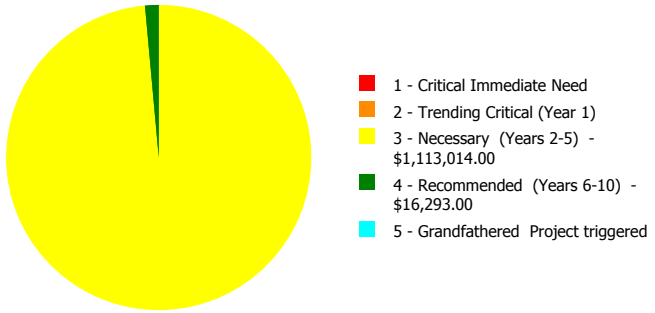
Dashboard Summary

Function:	Other	Gross Area:	11,482
Year Built:	1998	Last Renovation:	
Repair Cost:	$1,129,307	Replacement Value:	$1,921,404
FCI:	58.78 %	RSLI%:	27.99 %

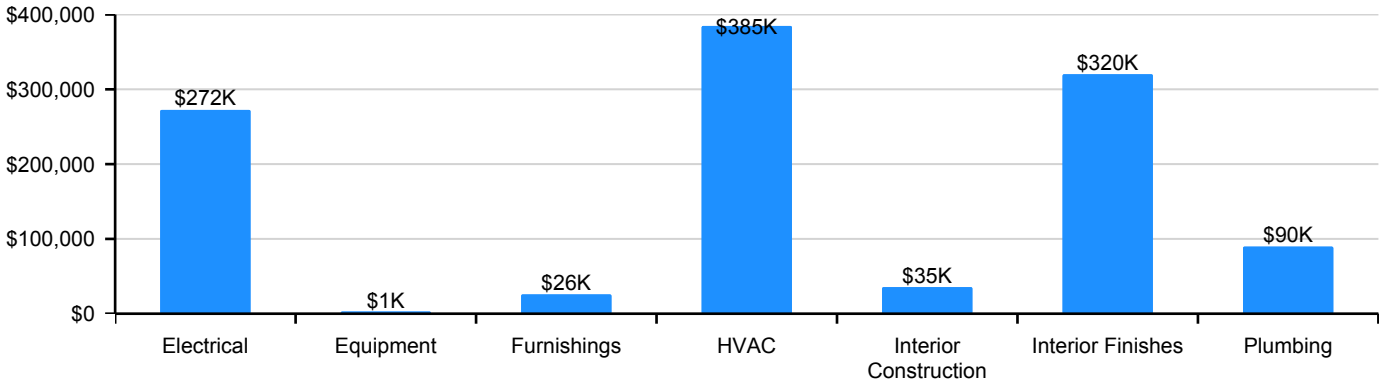
Deficiency By Category



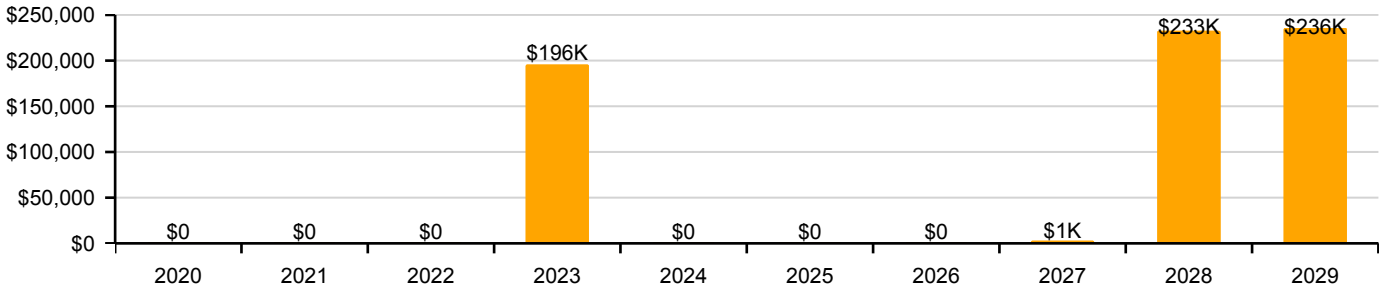
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	59.11 %	0.00 %	$0.00
B30 - Roofing	19.73 %	0.00 %	$0.00
C10 - Interior Construction	51.67 %	24.63 %	$35,491.00
C30 - Interior Finishes	5.73 %	99.13 %	$320,089.00
D20 - Plumbing	7.95 %	80.85 %	$89,674.00
D30 - HVAC	0.00 %	110.00 %	$384,716.00
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	2.27 %	94.42 %	$272,434.00
E10 - Equipment	0.00 %	110.07 %	$1,137.00
E20 - Furnishings	0.00 %	110.00 %	$25,766.00
Totals:	**27.99 %**	**58.78 %**	**$1,129,307.00**

Photo Album

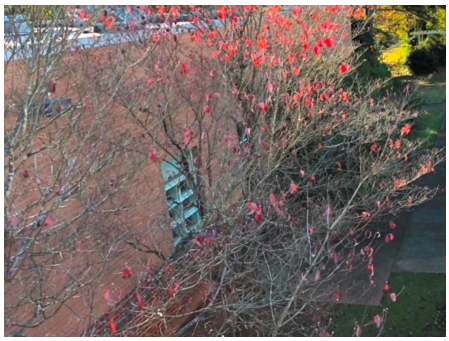
The photo album consists of the various cardinal compass directions of the building..

1). West elevation - Feb 10, 2020

2). North elevation - Feb 10, 2020

3). East Elevation - Feb 10, 2020

4). West elevation - Feb 10, 2020



5). South elevation - Feb 10, 2020

Condition Detail

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

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

System Listing

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

School Assessment Report - 1998 Bldg 2030

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	$7.75	S.F.	11,482	100	1998	2098		79.00 %	0.00 %	79			$88,986
A1030	Slab on Grade	$6.55	S.F.	11,482	100	1998	2098		79.00 %	0.00 %	79			$75,207
B1020	Roof Construction	$12.76	S.F.	11,482	100	1998	2098		79.00 %	0.00 %	79			$146,510
B2010	Exterior Walls	$14.53	S.F.	11,482	100	1998	2098		79.00 %	0.00 %	79			$166,833
B2020	Exterior Windows	$9.04	S.F.	11,482	30	1998	2028		30.00 %	0.00 %	9			$103,797
B2030	Exterior Doors	$0.89	S.F.	11,482	30	1998	2028		30.00 %	0.00 %	9			$10,219
B3010105	Built-Up	$7.15	S.F.	11,482	25	1998	2023		16.00 %	0.00 %	4			$82,096
B3020	Roof Openings	$0.53	S.F.	11,482	30	2010	2040		70.00 %	0.00 %	21			$6,085
C1010	Partitions	$5.90	S.F.	11,482	100	1998	2098		79.00 %	0.00 %	79			$67,744
C1020	Interior Doors	$3.84	S.F.	11,482	40	1998	2038		47.50 %	0.00 %	19			$44,091
C1030	Fittings	$2.81	S.F.	11,482	20	1998	2018		0.00 %	110.00 %	-1		$35,491.00	$32,264
C3010220	Tile	$9.25	S.F.	1,482	30	1998	2028		30.00 %	0.00 %	9			$13,709
C3010230	Paint & Covering	$1.47	S.F.	11,482	10	1998	2008		0.00 %	109.99 %	-11		$18,566.00	$16,879
C3020420	Ceramic Tile	$16.74	S.F.	1,482	50	1998	2048		58.00 %	0.00 %	29			$24,809
C3020903	VCT	$3.48	S.F.	4,655	15	1998	2013		0.00 %	155.00 %	-6		$25,109.00	$16,199
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	5,345	10	1998	2008		0.00 %	110.00 %	-11		$156,806.00	$142,551
C3030	Ceiling Finishes	$9.47	S.F.	11,482	20	1998	2018		0.00 %	110.00 %	-1		$119,608.00	$108,735
D2010	Plumbing Fixtures	$6.69	S.F.	11,482	20	1998	2018		0.00 %	110.00 %	-1		$84,496.00	$76,815
D2020	Domestic Water Distribution	$0.76	S.F.	11,482	30	1998	2028		30.00 %	0.00 %	9			$8,726
D2030	Sanitary Waste	$1.80	S.F.	11,482	30	1998	2028		30.00 %	0.00 %	9			$20,668
D2040	Rain Water Drainage	$0.41	S.F.	11,482	20	1998	2018		0.00 %	109.98 %	-1		$5,178.00	$4,708
D3040	Distribution Systems	$11.20	S.F.	11,482	20	1998	2018		0.00 %	110.00 %	-1		$141,458.00	$128,598
D3050	Terminal & Package Units	$16.94	S.F.	11,482	15	2010	2025	2019	0.00 %	110.00 %	0		$213,956.00	$194,505
D3060	Controls & Instrumentation	$2.32	S.F.	11,482	15	1998	2013		0.00 %	110.00 %	-6		$29,302.00	$26,638
D4030	Fire Protection Specialties	$0.09	S.F.	11,482	15	2012	2027		53.33 %	0.00 %	8			$1,033
D5010	Electrical Service/Distribution	$2.42	S.F.	11,482	20	1998	2018		0.00 %	110.00 %	-1		$30,565.00	$27,786
D5020	Branch Wiring	$5.73	S.F.	11,482	20	1998	2018		0.00 %	110.00 %	-1		$72,371.00	$65,792
D5020	Lighting	$7.88	S.F.	11,482	20	1998	2018		0.00 %	110.00 %	-1		$99,526.00	$90,478
D5030810	Security & Detection Systems	$1.51	S.F.	11,482	20	1998	2018		0.00 %	110.00 %	-1		$19,072.00	$17,338
D5030910	Fire Alarm Systems	$2.74	S.F.	11,482	20	1998	2018		0.00 %	110.00 %	-1		$34,607.00	$31,461
D5030920	Data Communication	$3.56	S.F.	11,482	25	1998	2023		16.00 %	0.00 %	4			$40,876
D5090	Other Electrical Systems	$1.29	S.F.	11,482	15	1998	2013		0.00 %	110.00 %	-6		$16,293.00	$14,812
E1020	Institutional Equipment	$0.09	S.F.	11,482	20	1998	2018		0.00 %	110.07 %	-1		$1,137.00	$1,033
E2010	Fixed Furnishings	$2.04	S.F.	11,482	20	1998	2018		0.00 %	110.00 %	-1		$25,766.00	$23,423
								Total	**27.99 %**	**58.78 %**			**$1,129,307.00**	**$1,921,404**

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: B3010 - Roof Coverings This system contains no images

Note: Roof appears to be new ~2010. Also noted in Roofing Report.

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings

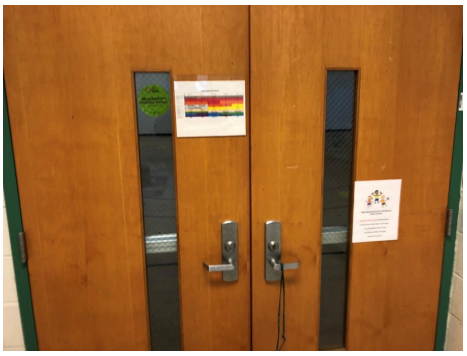
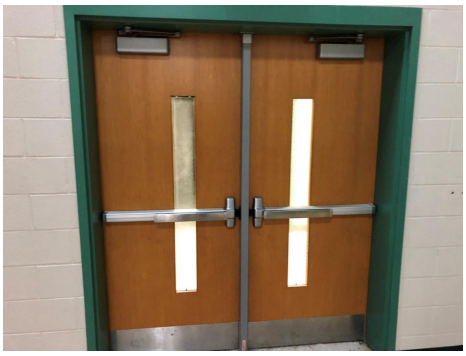


Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

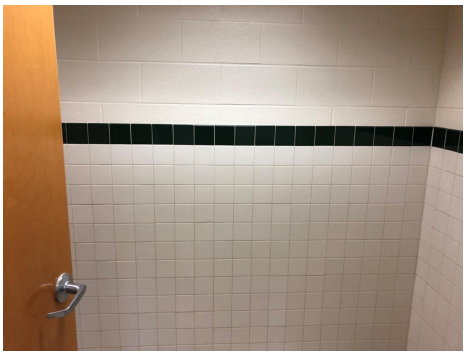




Note:

System: C1030 - Fittings

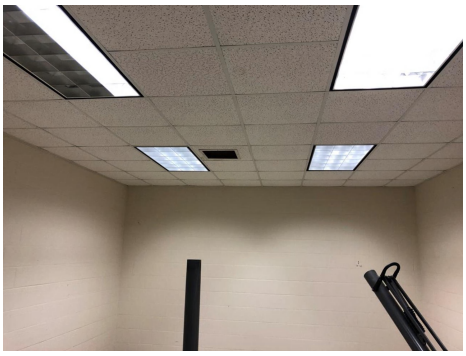
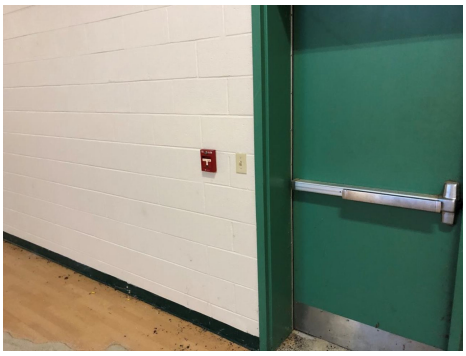
Note:

System: C3010220 - Tile



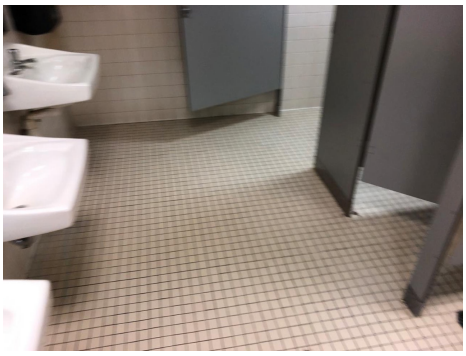
Note:

System: C3010230 - Paint & Covering


Note:

System: C3020420 - Ceramic Tile


Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Rubber or Neoprene



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



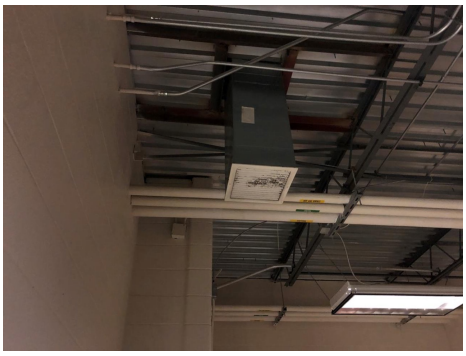
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4030 - Fire Protection Specialties

Note:

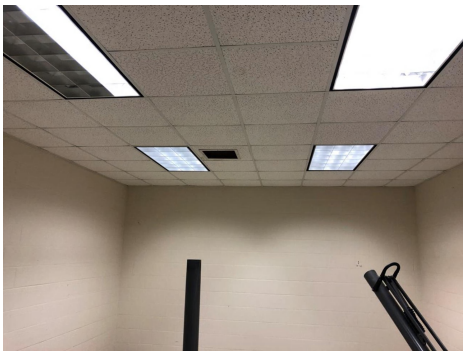
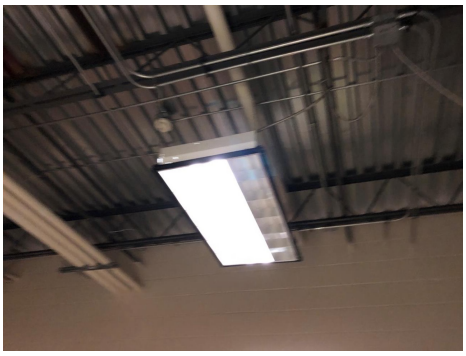
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

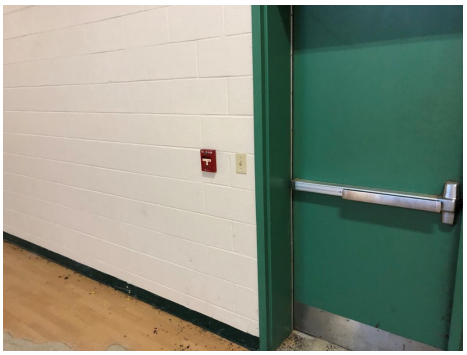




Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,129,307**	**$0**	**$0**	**$0**	**$195,675**	**$0**	**$0**	**$0**	**$1,440**	**$232,659**	**$235,685**	**$1,794,767**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$148,975	$0	**$148,975**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,667	$0	**$14,667**
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	$145,068	$0	$0	$0	$0	$0	$0	**$145,068**
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	$35,491	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,491**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,830	$0	**$26,830**
C3010230 - Paint & Covering	$18,566	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,951	**$43,517**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

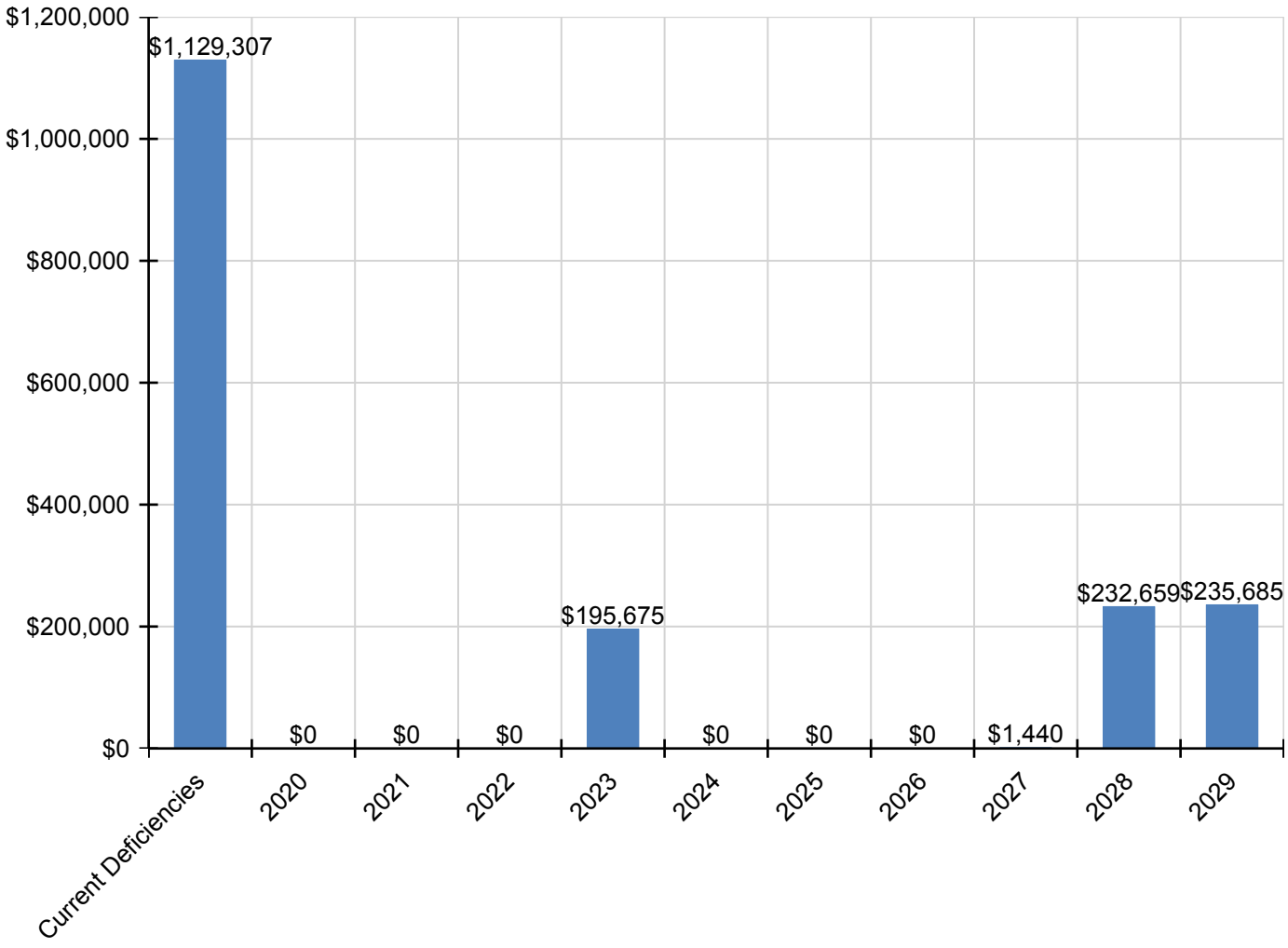
School Assessment Report - 1998 Bldg 2030

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$25,109	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,109**
C3020999 - Other - Rubber or Neoprene	$156,806	$0	$0	$0	$0	$0	$0	$0	$0	$0	$210,734	**$367,540**
C3030 - Ceiling Finishes	$119,608	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$119,608**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$84,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,496**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,525	$0	**$12,525**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,663	$0	**$29,663**
D2040 - Rain Water Drainage	$5,178	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,178**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$141,458	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$141,458**
D3050 - Terminal & Package Units	$213,956	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$213,956**
D3060 - Controls & Instrumentation	$29,302	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,302**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$1,440	$0	$0	**$1,440**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$30,565	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,565**
D5020 - Branch Wiring	$72,371	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,371**
D5020 - Lighting	$99,526	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$99,526**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$19,072	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,072**
D5030910 - Fire Alarm Systems	$34,607	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,607**
D5030920 - Data Communication	$0	$0	$0	$0	$50,607	$0	$0	$0	$0	$0	$0	**$50,607**
D5090 - Other Electrical Systems	$16,293	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,293**
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	$1,137	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,137**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$25,766	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,766**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

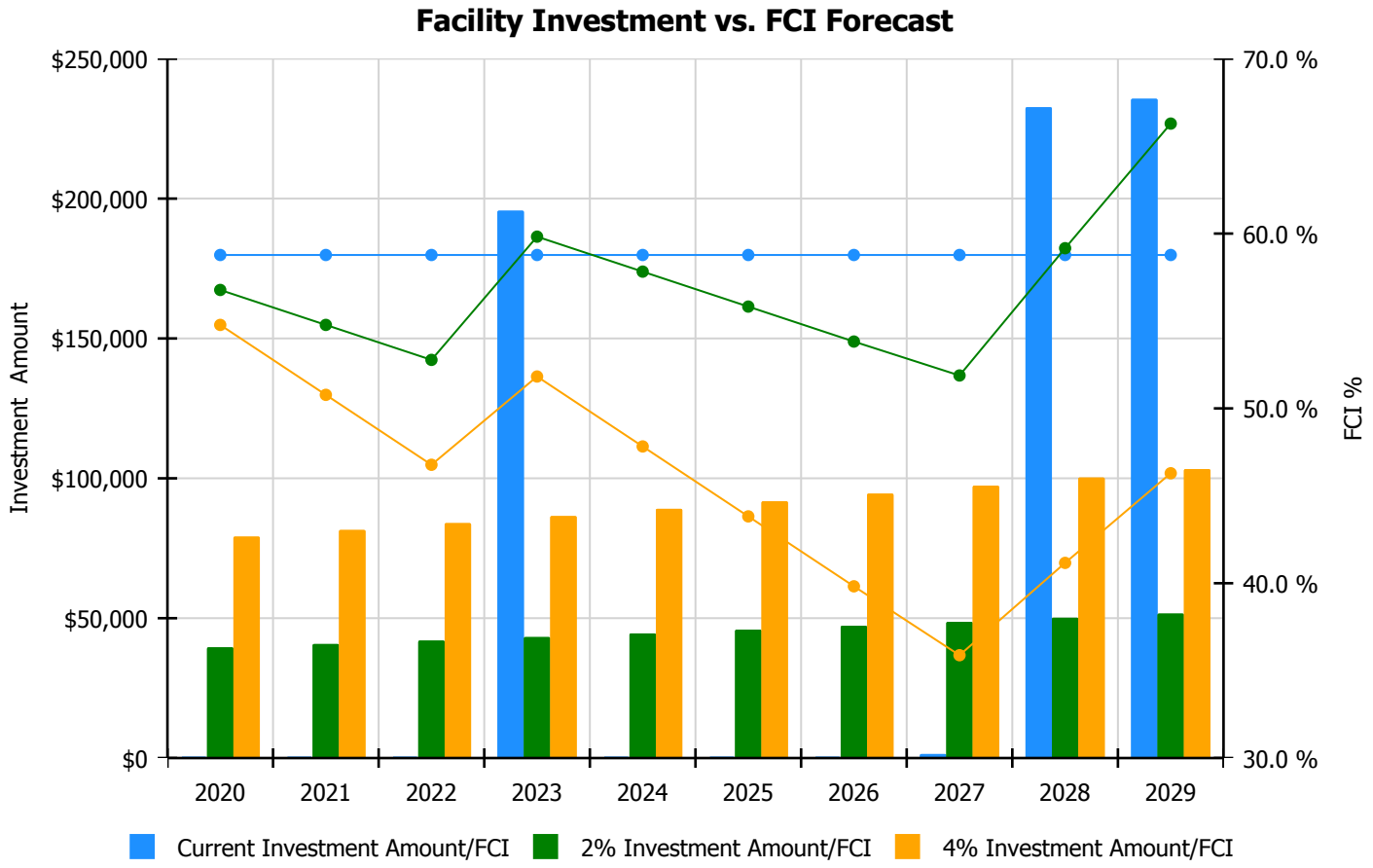
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

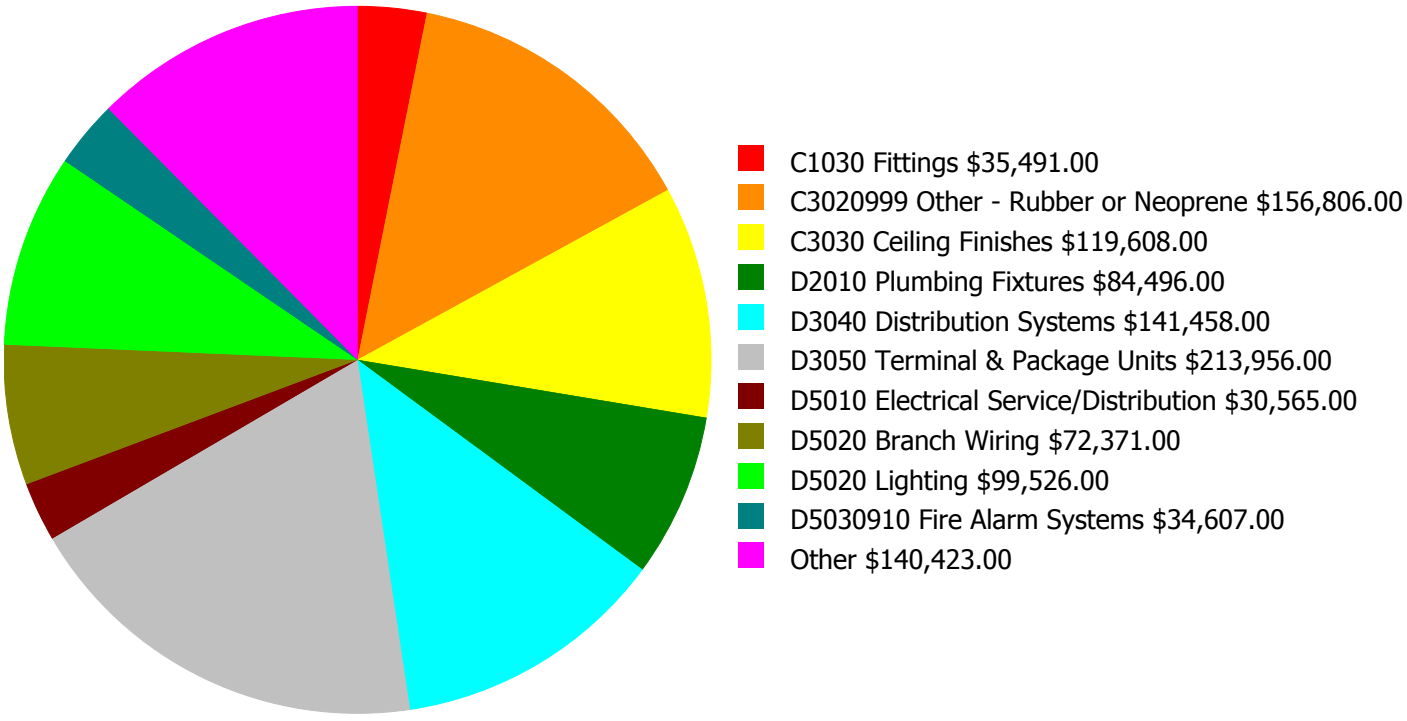
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 58.78%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$39,581.00	56.78 %	$79,162.00	54.78 %
2021	$0	$40,768.00	54.78 %	$81,537.00	50.78 %
2022	$0	$41,991.00	52.78 %	$83,983.00	46.78 %
2023	$195,675	$43,251.00	59.82 %	$86,502.00	51.82 %
2024	$0	$44,549.00	57.82 %	$89,097.00	47.82 %
2025	$0	$45,885.00	55.82 %	$91,770.00	43.82 %
2026	$0	$47,262.00	53.82 %	$94,523.00	39.82 %
2027	$1,440	$48,680.00	51.88 %	$97,359.00	35.88 %
2028	$232,659	$50,140.00	59.16 %	$100,280.00	41.16 %
2029	$235,685	$51,644.00	66.29 %	$103,288.00	46.29 %
Total:	**$665,460**	**$453,751.00**		**$907,501.00**	

Deficiency Summary by System

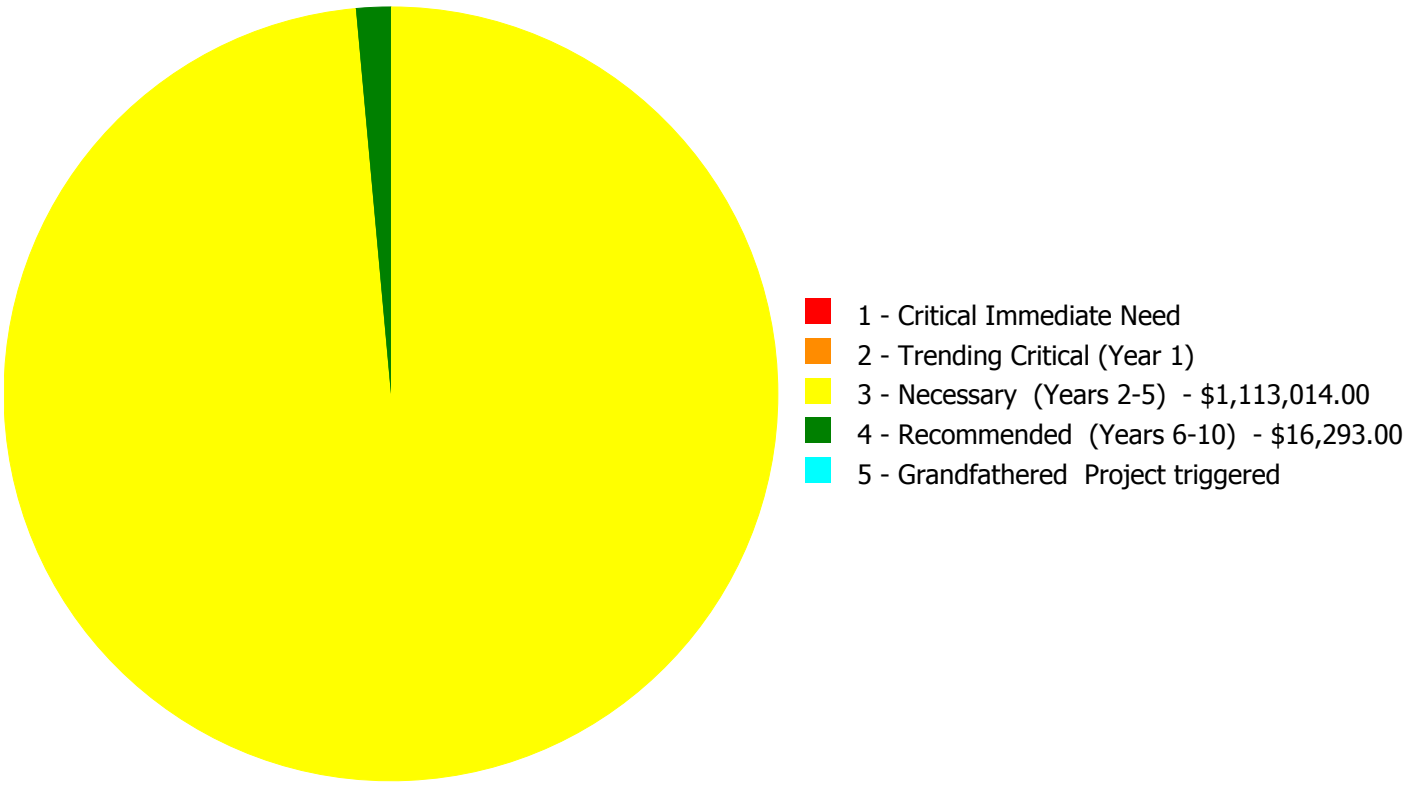
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,129,307.00

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: $1,129,307.00

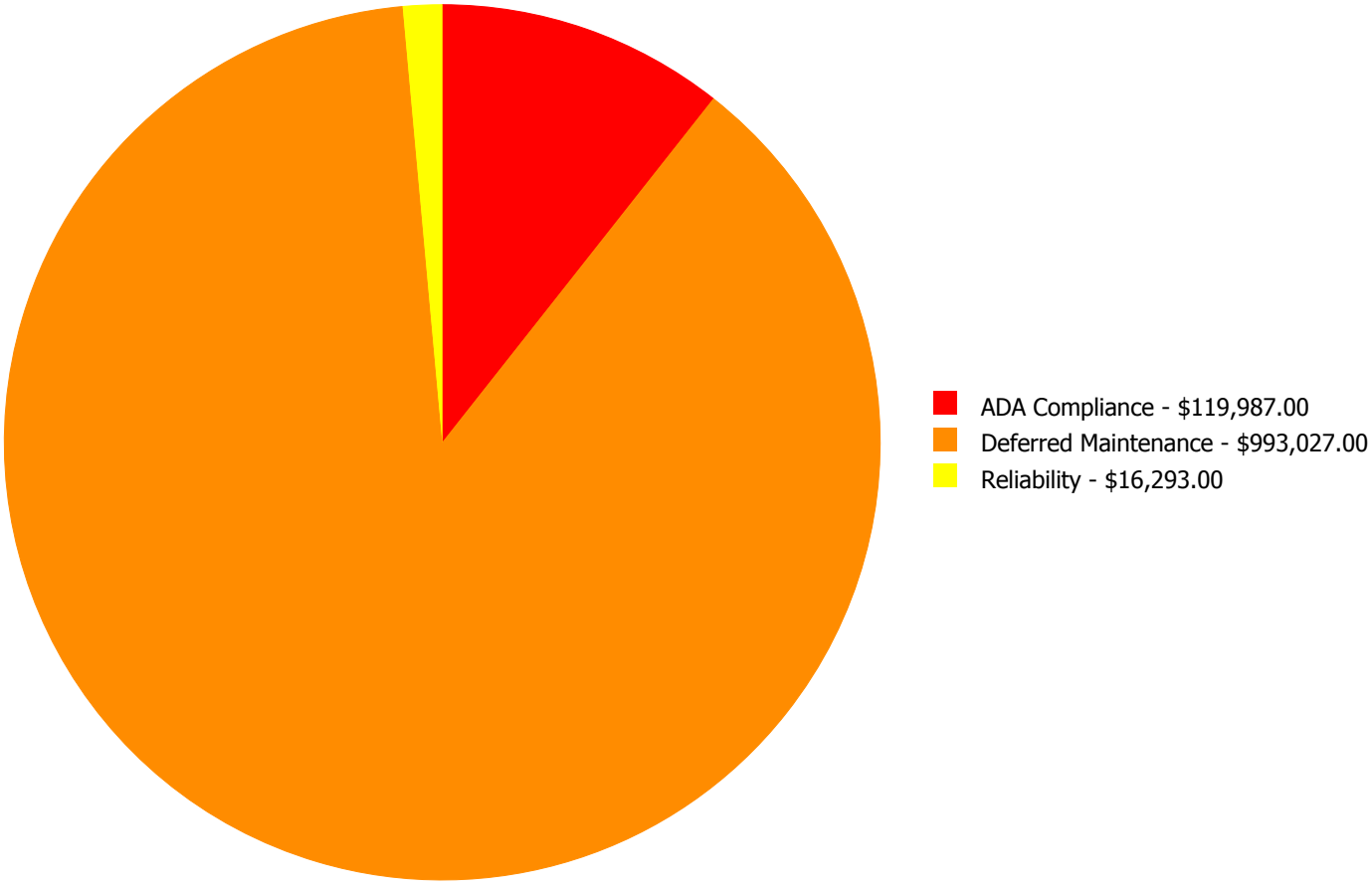
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1030	Fittings	$0.00	$0.00	$35,491.00	$0.00	$0.00	$35,491.00
C3010230	Paint & Covering	$0.00	$0.00	$18,566.00	$0.00	$0.00	$18,566.00
C3020903	VCT	$0.00	$0.00	$25,109.00	$0.00	$0.00	$25,109.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$156,806.00	$0.00	$0.00	$156,806.00
C3030	Ceiling Finishes	$0.00	$0.00	$119,608.00	$0.00	$0.00	$119,608.00
D2010	Plumbing Fixtures	$0.00	$0.00	$84,496.00	$0.00	$0.00	$84,496.00
D2040	Rain Water Drainage	$0.00	$0.00	$5,178.00	$0.00	$0.00	$5,178.00
D3040	Distribution Systems	$0.00	$0.00	$141,458.00	$0.00	$0.00	$141,458.00
D3050	Terminal & Package Units	$0.00	$0.00	$213,956.00	$0.00	$0.00	$213,956.00
D3060	Controls & Instrumentation	$0.00	$0.00	$29,302.00	$0.00	$0.00	$29,302.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$30,565.00	$0.00	$0.00	$30,565.00
D5020	Branch Wiring	$0.00	$0.00	$72,371.00	$0.00	$0.00	$72,371.00
D5020	Lighting	$0.00	$0.00	$99,526.00	$0.00	$0.00	$99,526.00
D5030810	Security & Detection Systems	$0.00	$0.00	$19,072.00	$0.00	$0.00	$19,072.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$34,607.00	$0.00	$0.00	$34,607.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$16,293.00	$0.00	$16,293.00
E1020	Institutional Equipment	$0.00	$0.00	$1,137.00	$0.00	$0.00	$1,137.00
E2010	Fixed Furnishings	$0.00	$0.00	$25,766.00	$0.00	$0.00	$25,766.00
	Total:	$0.00	$0.00	$1,113,014.00	$16,293.00	$0.00	$1,129,307.00

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: $1,129,307.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C1030 - Fittings

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $35,491.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3010230 - Paint & Covering

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $18,566.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3020903 - VCT

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,655.00
Unit of Measure: S.F.
Estimate: $25,109.00
Assessor Name: Eduardo Lopez
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3020999 - Other - Rubber or Neoprene

This deficiency has no image.

Location: Multi-purpose room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,345.00
Unit of Measure: S.F.
Estimate: $156,806.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: C3030 - Ceiling Finishes

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $119,608.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D2010 - Plumbing Fixtures

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $84,496.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D2040 - Rain Water Drainage

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $5,178.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D3040 - Distribution Systems

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $141,458.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $213,956.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The terminal and package units are beyond its expected service life and should scheduled for replacement.

System: D3060 - Controls & Instrumentation

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $29,302.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5010 - Electrical Service/Distribution

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $30,565.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5020 - Branch Wiring

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $72,371.00
Assessor Name: Eduardo Lopez
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5020 - Lighting

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $99,526.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5030810 - Security & Detection Systems

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $19,072.00
Assessor Name: Eduardo Lopez
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: D5030910 - Fire Alarm Systems

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $34,607.00
Assessor Name: Eduardo Lopez
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: E1020 - Institutional Equipment

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $1,137.00
Assessor Name: Eduardo Lopez
Date Created: 01/28/2020

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: E2010 - Fixed Furnishings

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,482.00
Unit of Measure: S.F.
Estimate: $25,766.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

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: 11,482.00
Unit of Measure: S.F.
Estimate: $16,293.00
Assessor Name: Eduardo Lopez
Date Created: 09/03/2013

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):	60,924
Year Built:	1954
Last Renovation:	
Replacement Value:	$1,694,907
Repair Cost:	$552,886.00
Total FCI:	32.62 %
Total RSLI:	25.48 %
FCA Score:	67.38

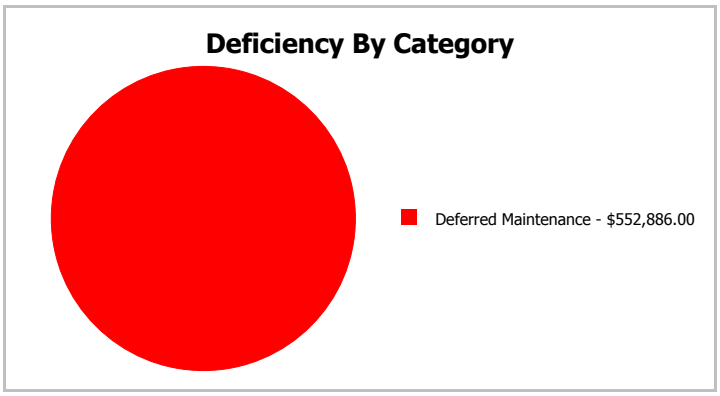
Description:

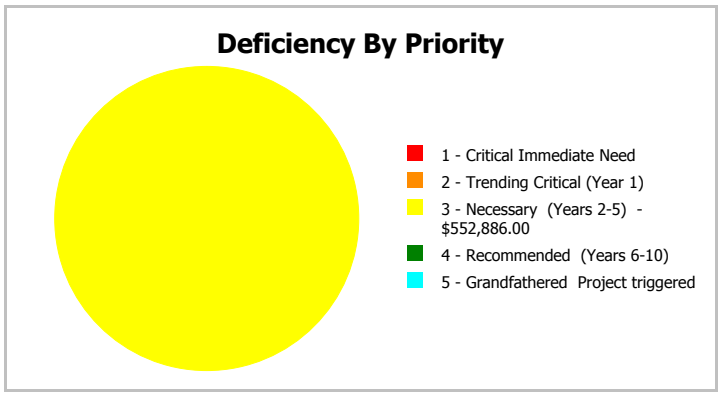
The narrative for this site is included in the Executive Summary Description at the front of this report.

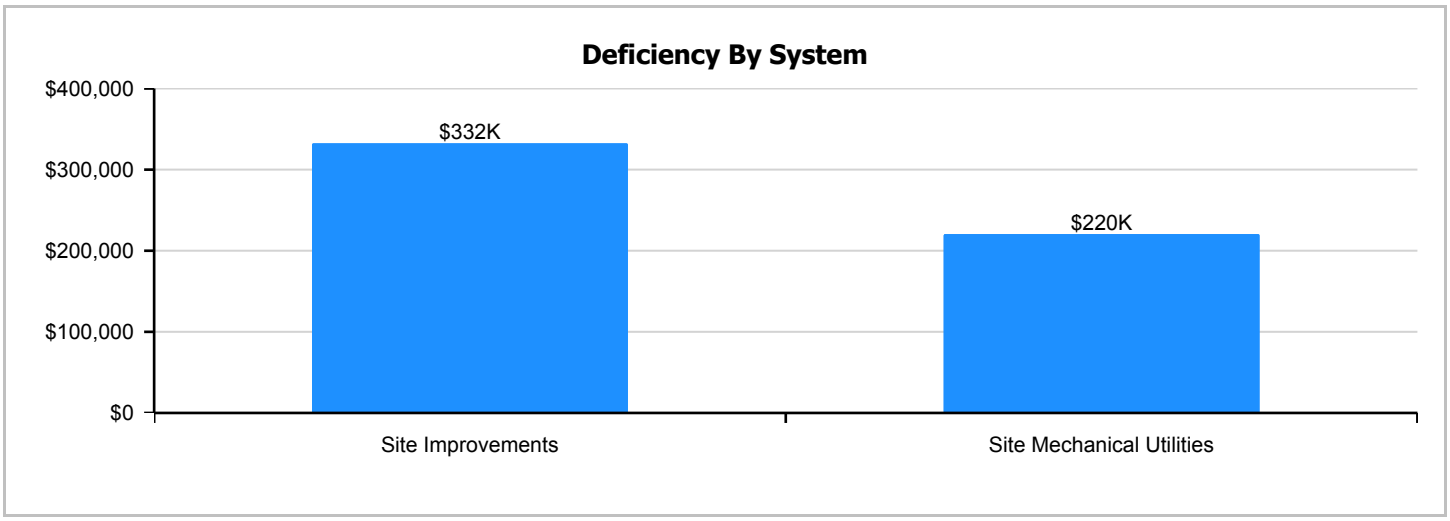
Attributes: This asset has no attributes.

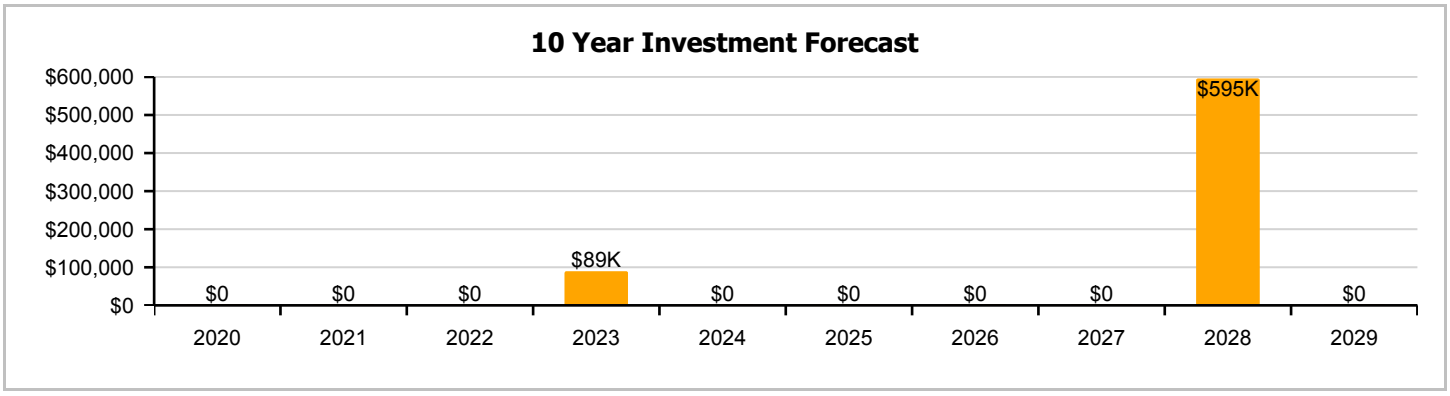
Dashboard Summary

Function:		Gross Area:	60,924
Year Built:	1954	Last Renovation:	
Repair Cost:	$552,886	Replacement Value:	$1,694,907
FCI:	32.62 %	RSLI%:	25.48 %









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	26.23 %	33.13 %	$332,402.00
G30 - Site Mechanical Utilities	15.97 %	79.71 %	$220,484.00
G40 - Site Electrical Utilities	30.00 %	0.00 %	$0.00
Totals:	**25.48 %**	**32.62 %**	**$552,886.00**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	60,924	35	1993	2028	2019	0.00 %	110.00 %	0		$158,829.00	$144,390
G2020	Parking Lots	$8.00	S.F.	60,924	35	1998	2033		40.00 %	0.00 %	14			$487,392
G2030	Pedestrian Paving	$2.33	S.F.	60,924	35	1998	2033		40.00 %	0.00 %	14			$141,953
G2040105	Fence & Guardrails	$1.15	S.F.	60,924	30	1954	1984		0.00 %	110.00 %	-35		$77,069.00	$70,063
G2040950	Covered Walkways	$1.44	S.F.	60,924	30	1954	1984		0.00 %	110.00 %	-35		$96,504.00	$87,731
G2050	Landscaping	$1.18	S.F.	60,924	25	1998	2023		16.00 %	0.00 %	4			$71,890
G3010	Water Supply	$1.09	S.F.	60,924	50	1954	2004		0.00 %	110.00 %	-15		$73,048.00	$66,407
G3020	Sanitary Sewer	$2.20	S.F.	60,924	50	1968	2018		0.00 %	110.00 %	-1		$147,436.00	$134,033
G3030	Storm Sewer	$1.25	S.F.	60,924	50	1998	2048		58.00 %	0.00 %	29			$76,155
G4010	Electrical Distribution	$2.55	S.F.	60,924	30	1998	2028		30.00 %	0.00 %	9			$155,356
G4020	Site Lighting	$2.98	S.F.	60,924	30	1998	2028		30.00 %	0.00 %	9			$181,554
G4030	Site Communication and Security	$1.28	S.F.	60,924	30	1998	2028		30.00 %	0.00 %	9			$77,983
								Total	**25.48 %**	**32.62 %**			**$552,886.00**	**$1,694,907**

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 - Covered Walkways



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply

Note:

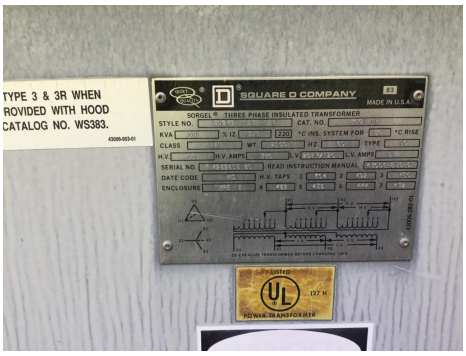
System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution



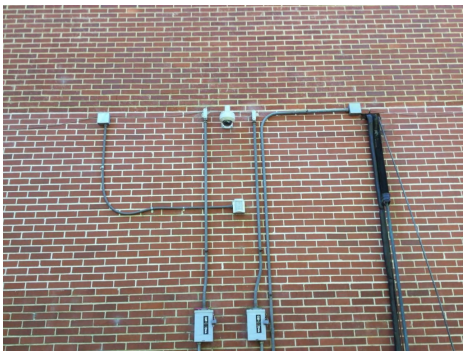
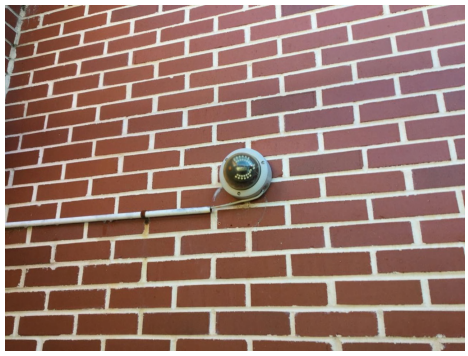

Note:

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.

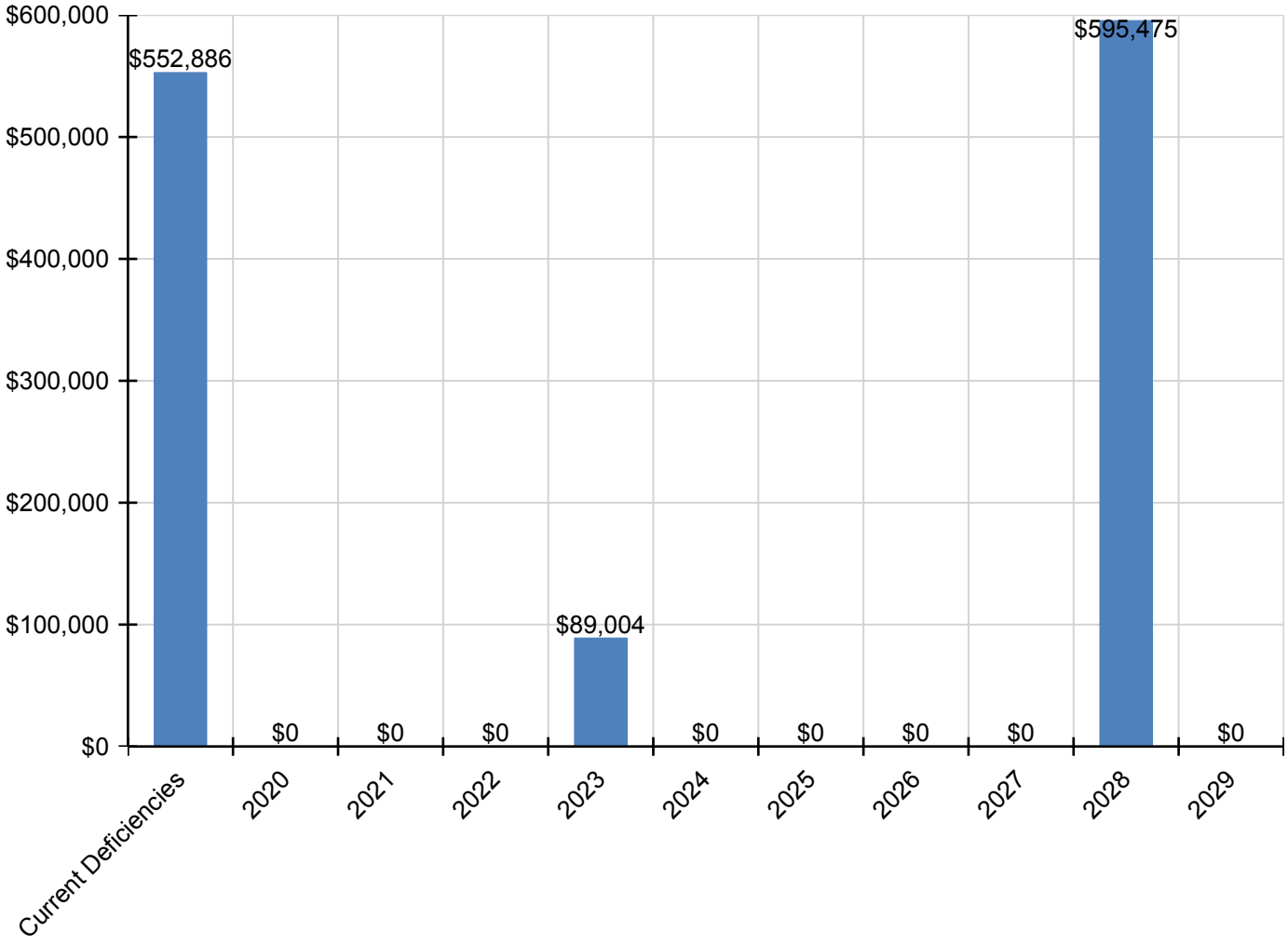
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$552,886**	**$0**	**$0**	**$0**	**$89,004**	**$0**	**$0**	**$0**	**$0**	**$595,475**	**$0**	**$1,237,365**
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	$158,829	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$158,829**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$77,069	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$77,069**
G2040950 - Covered Walkways	$96,504	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,504**
G2050 - Landscaping	$0	$0	$0	$0	$89,004	$0	$0	$0	$0	$0	$0	**$89,004**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$73,048	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,048**
G3020 - Sanitary Sewer	$147,436	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$147,436**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$222,975	$0	**$222,975**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$260,575	$0	**$260,575**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$111,925	$0	**$111,925**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

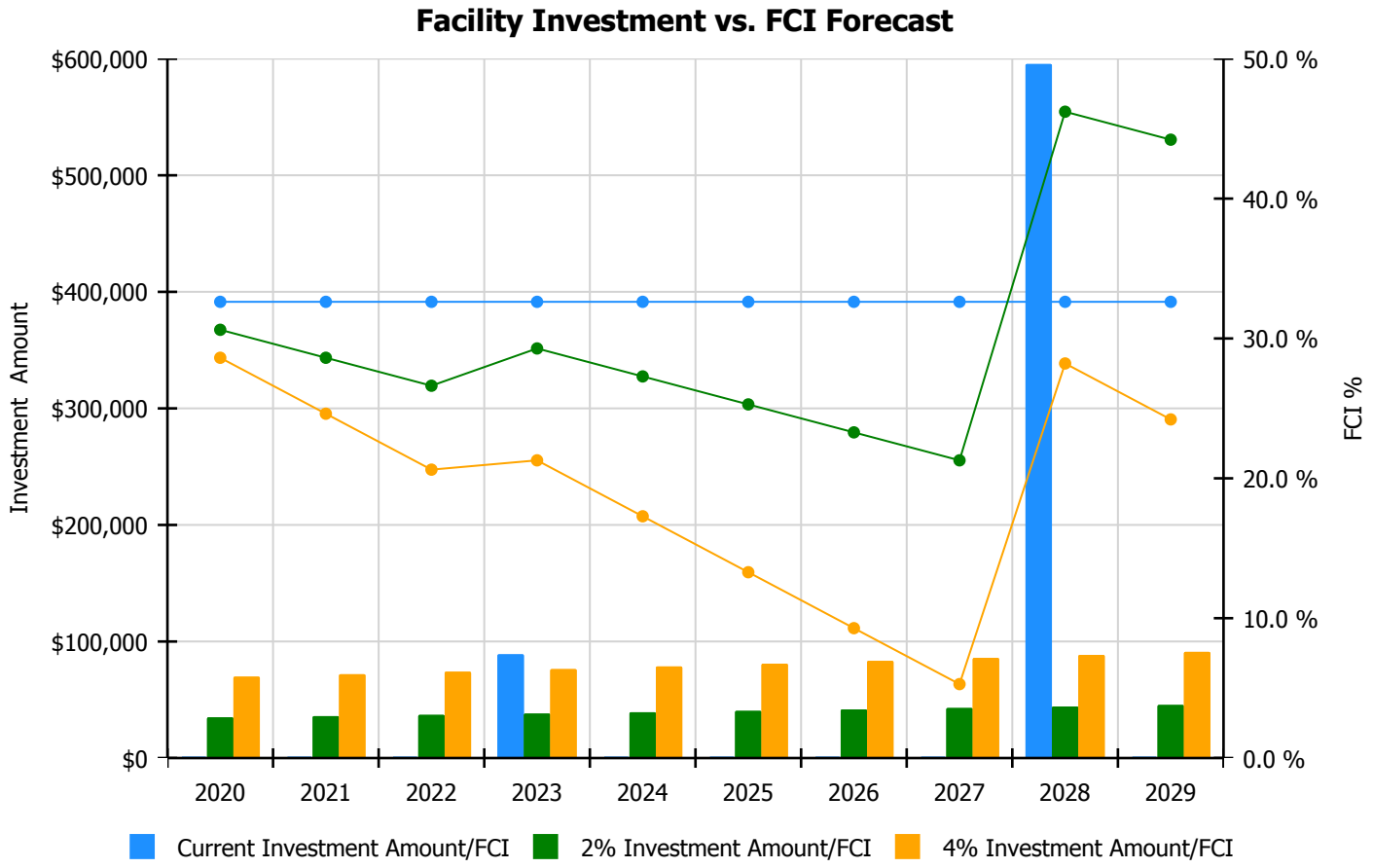
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

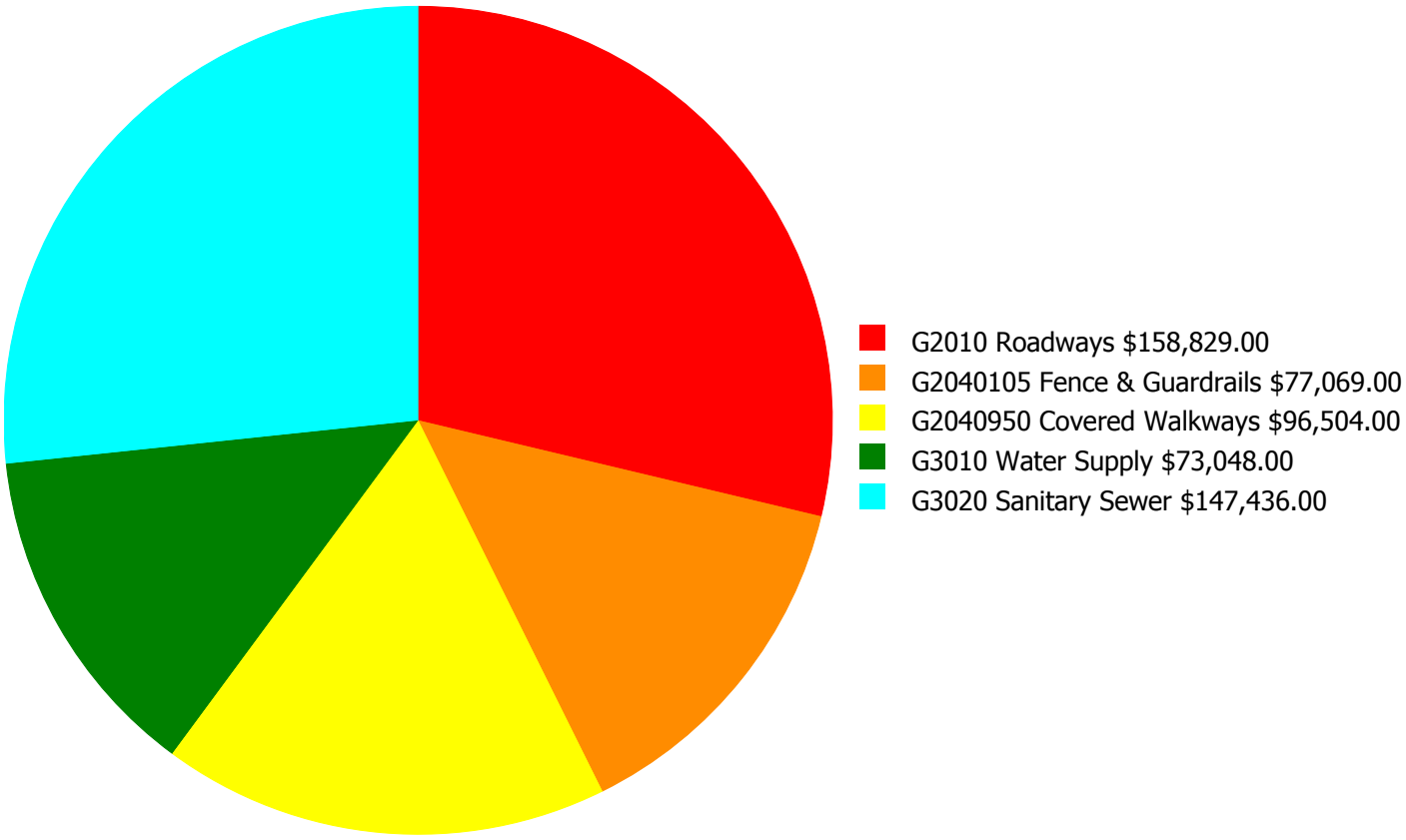
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 32.62%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$34,915.00	30.62 %	$69,830.00	28.62 %
2021	$0	$35,963.00	28.62 %	$71,925.00	24.62 %
2022	$0	$37,041.00	26.62 %	$74,083.00	20.62 %
2023	$89,004	$38,153.00	29.29 %	$76,305.00	21.29 %
2024	$0	$39,297.00	27.29 %	$78,594.00	17.29 %
2025	$0	$40,476.00	25.29 %	$80,952.00	13.29 %
2026	$0	$41,690.00	23.29 %	$83,381.00	9.29 %
2027	$0	$42,941.00	21.29 %	$85,882.00	5.29 %
2028	$595,475	$44,229.00	46.21 %	$88,459.00	28.21 %
2029	$0	$45,556.00	44.21 %	$91,113.00	24.21 %
Total:	**$684,479**	**$400,261.00**		**$800,524.00**	

Deficiency Summary by System

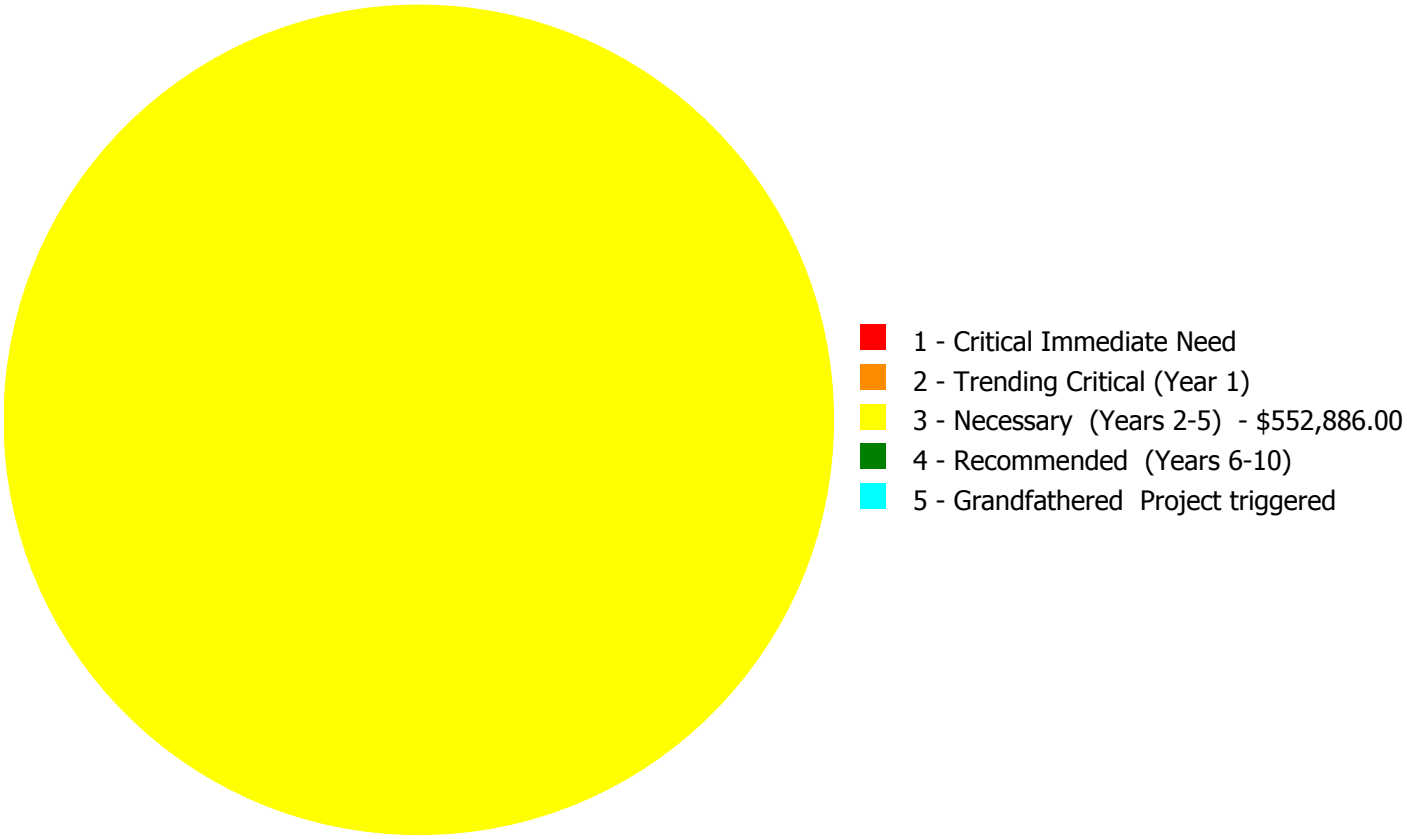
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $552,886.00

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: $552,886.00

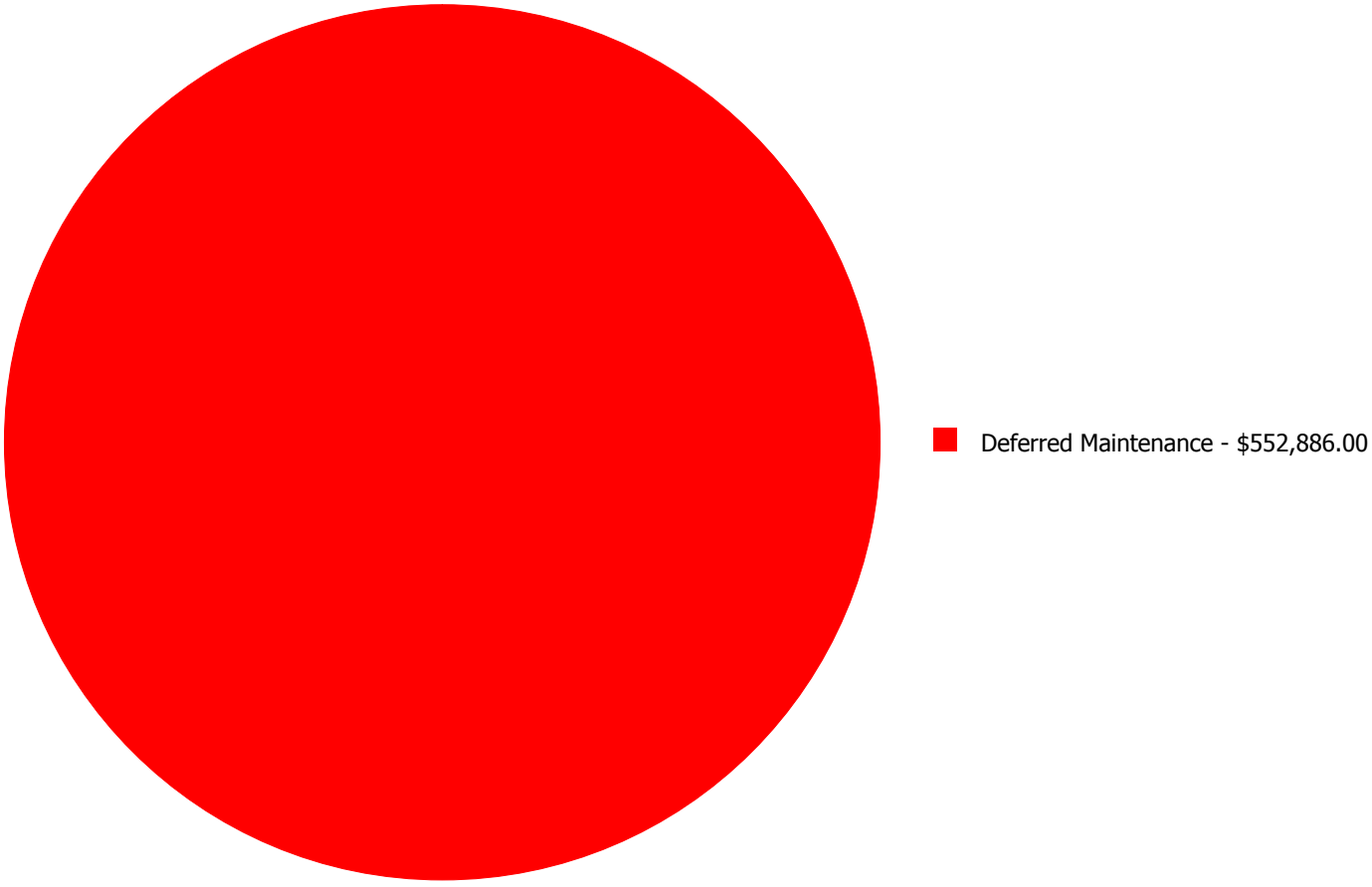
Deficiency By Priority Investment Table

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
G2010	Roadways	$0.00	$0.00	$158,829.00	$0.00	$0.00	$158,829.00
G2040105	Fence & Guardrails	$0.00	$0.00	$77,069.00	$0.00	$0.00	$77,069.00
G2040950	Covered Walkways	$0.00	$0.00	$96,504.00	$0.00	$0.00	$96,504.00
G3010	Water Supply	$0.00	$0.00	$73,048.00	$0.00	$0.00	$73,048.00
G3020	Sanitary Sewer	$0.00	$0.00	$147,436.00	$0.00	$0.00	$147,436.00
	Total:	$0.00	$0.00	$552,886.00	$0.00	$0.00	$552,886.00

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: $552,886.00

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: G2010 - Roadways

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 60,924.00
Unit of Measure: S.F.
Estimate: $158,829.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes:
Roadway is crumbling in at least two separate areas.

System: G2040105 - Fence & Guardrails

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 60,924.00
Unit of Measure: S.F.
Estimate: $77,069.00
Assessor Name: Hayden Collins
Date Created: 02/07/2020

Notes: Replace damaged walkway covered.

System: G2040950 - Covered Walkways

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 60,924.00
Unit of Measure: S.F.
Estimate: $96,504.00
Assessor Name: Hayden Collins
Date Created: 02/07/2020

Notes: Replace damaged walkway system.

System: G3010 - Water Supply

This deficiency has no image.

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 60,924.00
Unit of Measure: S.F.
Estimate: $73,048.00
Assessor Name: Hayden Collins
Date Created: 09/03/2013

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

System: G3020 - Sanitary Sewer

This deficiency has no image.

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 60,924.00
Unit of Measure: S.F.
Estimate: $147,436.00
Assessor Name: Hayden Collins
Date Created: 09/30/2019

Notes: This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

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 #:	2568
Project:	APS Assessments 2019	Region:	761	Site:	Venetian Hills ES
Grade Config:	PK-5	Site Type:	Other Facilities	Site Size:	0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Poor	2.50	5.00	50.00
Interior Environment	Fair	1.30	2.00	65.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Fair	3.02	4.65	65.00
Size	Excel	11.63	11.63	100.00
Location	Good	2.79	3.49	80.00
Storage/Fixed Equip	Poor	1.74	3.49	50.00
Kindergarten				
Environment	Fair	0.27	0.42	65.00
Size	Excel	1.04	1.04	100.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Poor	0.16	0.31	50.00
ECE				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	Unsat	0.00	0.72	0.00
Size	Unsat	0.00	1.80	0.00
Location	Unsat	0.00	0.54	0.00
Storage/Fixed Equip	Unsat	0.00	0.54	0.00
Science				
Environment	Unsat	0.00	0.40	0.00
Size	Unsat	0.00	1.00	0.00
Location	Unsat	0.00	0.30	0.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
Music				
Environment	Good	0.59	0.74	80.00

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Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Excel	1.17	1.17	100.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Excel	0.35	0.35	100.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
P.E.				
Environment	Good	1.54	1.92	80.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Good	0.48	0.60	80.00
Size	Excel	1.51	1.51	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Poor	0.23	0.45	50.00
Media Center				
Environment	Fair	0.63	0.97	65.00
Size	Excel	2.44	2.44	100.00
Location	Good	0.58	0.73	80.00
Storage/Fixed Equip	Fair	0.48	0.73	65.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Poor	1.28	2.56	50.00
Counseling	Unsat	0.00	0.29	0.00
Clinic	Poor	0.29	0.58	50.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Poor	2.50	5.00	50.00
Food Service and Prep	Good	4.96	6.20	80.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Fair	1.30	2.00	65.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Good	0.65	0.81	80.00
Play Areas	Fair	1.52	2.34	65.00

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Project:	APS Assessments 2019	Region:	761	Site:	Venetian Hills ES
Grade Config:	PK-5	Site Type:	Other Facilities	Site Size:	0.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Unsat	0.00	0.50	0.00
Total For Site:		**66.16**	**91.65**	**72.20**

Comments

Suitability - ES

Venetian Hills Elementary School is located in a two-story facility. It formerly served students in pre-K through 5th grades. The building is currently vacant.

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

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

Suitability - ES->Learning Environment-->Interior Environment

The finishes are dated and worn in some areas of the building.

Suitability - ES->Learning Environment-->Exterior Environment

There is an outdoor classroom space.

Suitability - ES->General Classrooms-->Environment

The finishes are dated in some areas of the building.

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

Some classrooms do not have any permanent casework. There is inadequate storage in classrooms that do have casework. Many of the classrooms do not have whiteboards installed, and some have a very small chalkboard.

Suitability - ES->Kindergarten-->Environment

Some of the finishes are worn and dated.

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

None of the classrooms have appropriate restrooms in or adjacent to the room.

Suitability - ES->Instructional Resource Rooms-->Environment

There are no spaces in the building designed for small group learning, special education, or other instruction resource purposes.

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

There are no spaces in the building designed for small group learning, special education, or other instruction resource purposes.

Suitability - ES->Instructional Resource Rooms-->Location

There are no spaces in the building designed for small group learning, special education, or other instruction resource purposes.

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

There are no spaces in the building designed for small group learning, special education, or other instruction resource purposes.

Suitability - ES->Science-->Environment

There is no science classroom in the building.

Suitability - ES->Science-->Size

There is no science classroom in the building.

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Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Science-->Location
There is no science classroom in the building.

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

Suitability - ES->Music-->Storage/Fixed Equip
The music room does not have any acoustic treatments.

Suitability - ES->Art-->Location
The art room is located near music and PE, but these nearby rooms are noisy and create potential disturbances.

Suitability - ES->P.E.-->Storage/Fixed Equip
There are no wall pads. There are minimal acoustic treatments.

Suitability - ES->Performing Arts-->Storage/Fixed Equip
There is no sound system. There is no storage space for equipment and furniture used for performances.

Suitability - ES->Media Center-->Environment
The room is awkwardly shaped with several unnecessary nooks and crannies.

Suitability - ES->Media Center-->Storage/Fixed Equip
There is no student furniture of any kind in the media center, and there is no casework for storing books or other media.

Suitability - ES->Administration
There is little storage space in the administration area. There is only one office. The one staff restroom in the admin area is located in the office. There is not enough room in the office for a principal's desk, storage, and a small table with four chairs.

Suitability - ES->Counseling
There is no space in the building that is appropriate for a counselor office. The administration area does not have any extra office space, and there are no offices in the remainder of the building aside from the media center office.

Suitability - ES->Clinic
Room 1172 does not have dry or refrigerated medicine storage, locking storage, There are no cots or furnishings of any kind.

Suitability - ES->Cafeteria
The cafeteria is very awkwardly shaped, and there are several large columns in the room, creating barriers to traffic flow and line of sight.

Suitability - ES->Food Service and Prep
There is a column in the middle of the walkway on one side of the kitchen.

Suitability - ES->Outside-->Vehicular Traffic
The driveway layout allows for separate bus and parent loading and unloading areas, but the service lane is in conflict with the access drive for the rear parking lots.

Suitability - ES->Outside-->Play Areas
There is no covered play area. The playground has a wood mulch surface, which is not ADA accessible.

Suitability - ES->Safety and Security-->Signage & Way Finding
There is inadequate vehicular and pedestrian wayfinding signage. The only signs posted at the main entrance are "no weapons" and "no trespassing".

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