Atlanta Public Schools/Charter Schools

Waters ES (KIPP Visions Academy)

Revised

School Assessment Report

March 12, 2021

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):	97,494
Year Built:	1958
Last Renovation:	
Replacement Value:	$18,974,850
Repair Cost:	$8,832,872
Total FCI:	46.55%
Total RSLI:	32.87%
FCA Score:	53.45

Description:

Waters ES (KIPP Visions Academy) is located 660 McWilliams Rd., SE in Atlanta, Georgia. The two story, 97,494 square foot building was originally constructed in 1959. Additions to the main building were constructed in 1964, 1970 and 1994.
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.

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

SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings a roof hatch with fixed ladder access.

Most building entrances appear to comply with ADA requirements.

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

SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes one hydraulic elevators, and no wheelchair lifts.

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

HVAC:
Heating is provided by gas fired boilers. Cooling is supplied by pad and/or wall mounted package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does have a fire sprinkler system. The building does have a kitchen hood fire suppression system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. 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 all common spaces. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system. There is no natural gas emergency generator.

EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flagpole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas and site lighting.

CODE REVIEW

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

LIFE-SAFETY SYSTEMS: The building is not covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and

pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors. There is no fall protection at the roof.

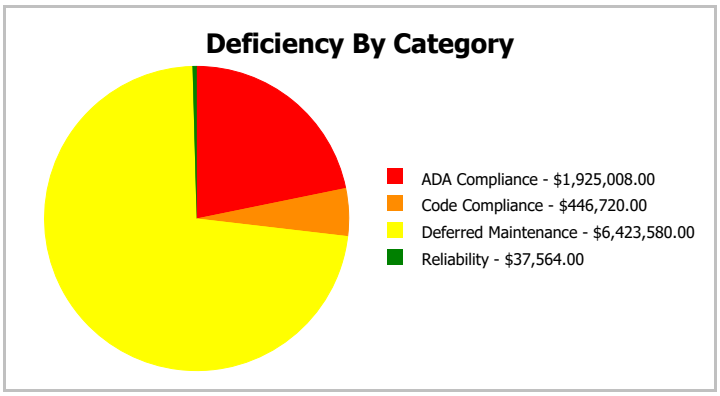
Attributes:

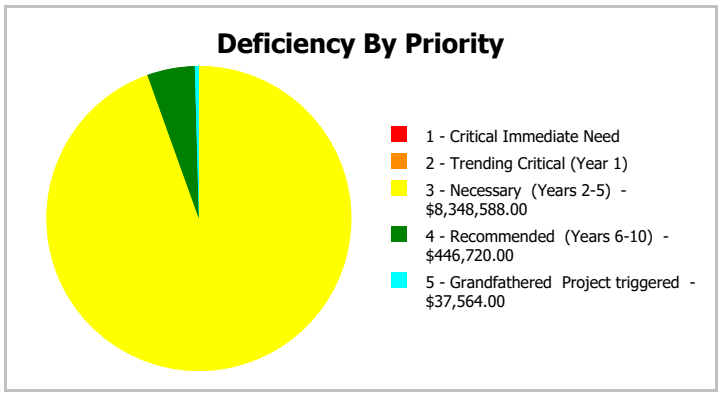
General Attributes:

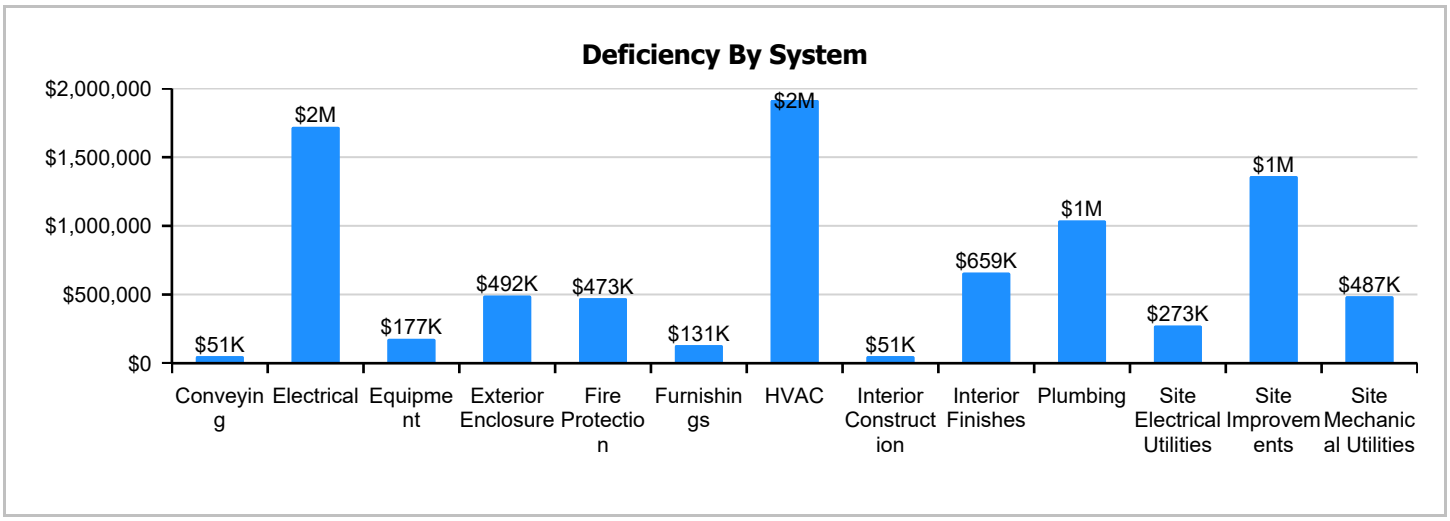
Arch Condition Assessor:	Jejuan Hall	MEP Condition Assessor:	Homero Guerrero
School Grades:	05, 06	DOE Drawing Total GSF:	98201
DOE Facility Number:	5068	Total # of Modular/Portables:	0
DOE Interior Site SF:	98201	Total GSF of Modular/Portables:	-
Approx. Acres:	13.46	Status:	Active

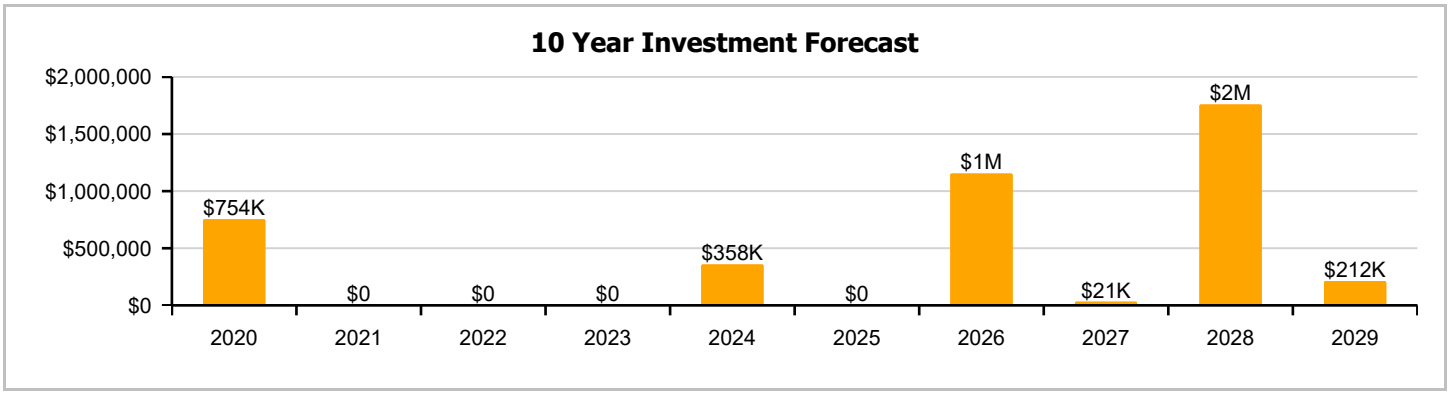
School Dashboard Summary

Gross Area:	97,494		
Year Built:	1958	Last Renovation:	
Repair Cost:	$8,832,872	Replacement Value:	$18,974,850
FCI:	46.55%	RSLI%:	32.87%









School Condition Summary

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

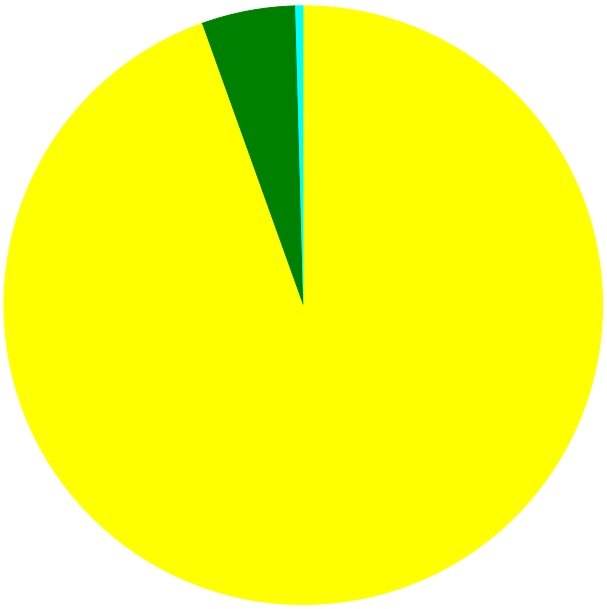
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	49.42%	0.00%	$0.00
B10 - Superstructure	46.71%	0.00%	$0.00
B20 - Exterior Enclosure	37.10%	23.64%	$491,793.00
B30 - Roofing	93.03%	0.00%	$0.00
C10 - Interior Construction	55.46%	3.86%	$51,269.00
C30 - Interior Finishes	49.78%	34.67%	$659,203.00
D10 - Conveying	0.00%	110.00%	$51,076.00
D20 - Plumbing	1.94%	99.92%	$1,038,658.00
D30 - HVAC	19.25%	65.71%	$1,916,424.00
D40 - Fire Protection	1.13%	107.18%	$472,834.00
D50 - Electrical	32.15%	73.21%	$1,720,830.00
E10 - Equipment	2.09%	103.51%	$177,334.00
E20 - Furnishings	16.57%	67.31%	$131,105.00
G20 - Site Improvements	19.86%	67.33%	$1,361,991.00
G30 - Site Mechanical Utilities	0.00%	110.00%	$486,884.00
G40 - Site Electrical Utilities	8.35%	41.19%	$273,471.00
Totals:	**32.87%**	**46.55%**	**$8,832,872.00**

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
1958 Bldg A	33,365	48.85	$0.00	$0.00	$2,548,186.00	$166,625.00	$13,947.00
1964 Bldg B	16,477	29.03	$0.00	$0.00	$599,928.00	$82,286.00	$6,887.00
1970 Bldg C	37,146	38.13	$0.00	$0.00	$2,059,940.00	$166,711.00	$13,893.00
1994 Bldg D	10,506	52.34	$0.00	$0.00	$1,018,188.00	$31,098.00	$2,837.00
Site	97,494	67.82	$0.00	$0.00	$2,122,346.00	$0.00	$0.00
Total:		**46.55**	**$0.00**	**$0.00**	**$8,348,588.00**	**$446,720.00**	**$37,564.00**

Deficiencies By Priority



Budget Estimate Total: $8,832,872.00

Executive Summary

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Function:	Elementary
Gross Area (SF):	33,365
Year Built:	1958
Last Renovation:	
Replacement Value:	$5,586,204
Repair Cost:	$2,728,758
Total FCI:	48.85%
Total RSLI:	34.72%
FCA Score:	51.15

Description:

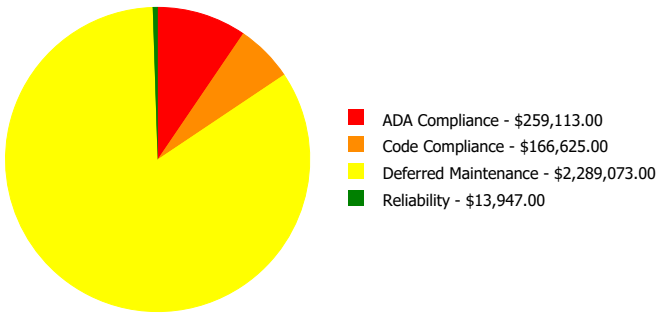
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

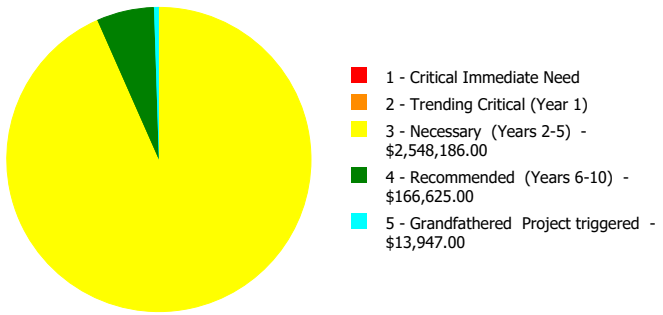
Dashboard Summary

Function:	Elementary	Gross Area:	33,365
Year Built:	1958	Last Renovation:	
Repair Cost:	$2,728,758	Replacement Value:	$5,586,204
FCI:	48.85%	RSLI%:	34.72%

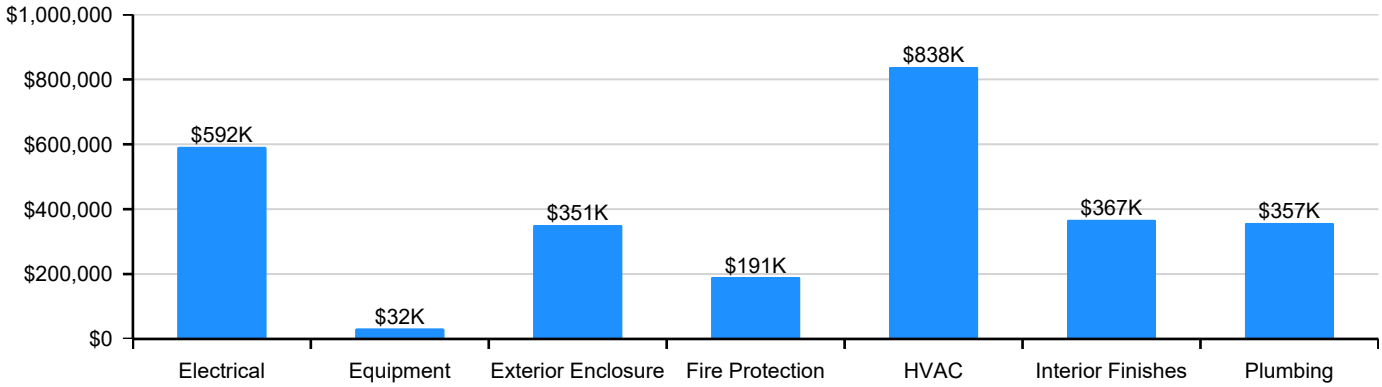
Deficiency By Category



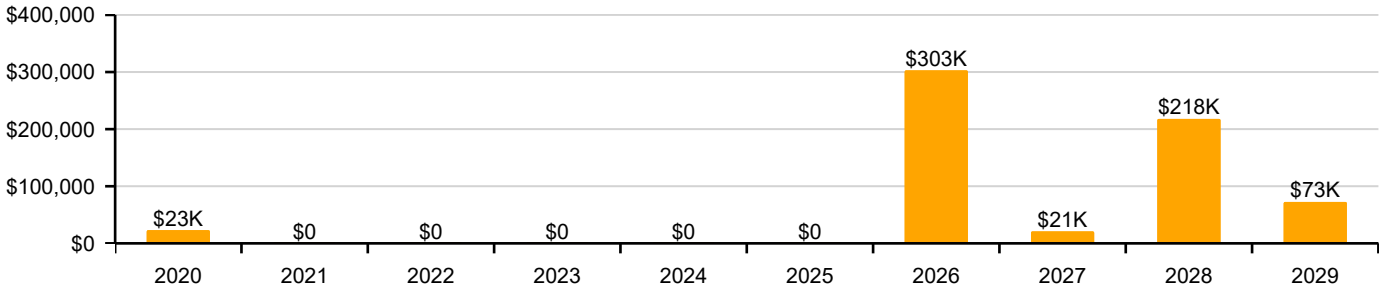
Deficiency By Priority



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	39.00%	0.00%	$0.00
B10 - Superstructure	39.00%	0.00%	$0.00
B20 - Exterior Enclosure	25.49%	40.66%	$351,233.00
B30 - Roofing	104.00%	0.00%	$0.00
C10 - Interior Construction	56.16%	0.00%	$0.00
C30 - Interior Finishes	54.56%	63.48%	$367,015.00
D20 - Plumbing	1.99%	105.14%	$357,473.00
D30 - HVAC	17.06%	76.86%	$838,263.00
D40 - Fire Protection	1.13%	107.92%	$190,848.00
D50 - Electrical	38.45%	74.11%	$591,996.00
E10 - Equipment	4.64%	98.66%	$31,930.00
E20 - Furnishings	45.00%	0.00%	$0.00
Totals:	**34.72%**	**48.85%**	**$2,728,758.00**

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 $
A1010	Standard Foundations	$8.19	S.F.	33,365	100	1958	2058		39.00%	0.00%	39			$273,259
A1030	Slab on Grade	$6.92	S.F.	33,365	100	1958	2058		39.00%	0.00%	39			$230,886
B1020	Roof Construction	$13.46	S.F.	33,365	100	1958	2058		39.00%	0.00%	39			$449,093
B2010	Exterior Walls	$15.36	S.F.	33,365	100	1958	2058		39.00%	0.00%	39			$512,486
B2020	Exterior Windows	$9.57	S.F.	33,365	30	1958	1988		0.00%	110.00%	-31		$351,233.00	$319,303
B2030	Exterior Doors	$0.96	S.F.	33,365	30	2008	2038		63.33%	0.00%	19			$32,030
B3010105	Built-Up	$7.15	S.F.	33,365	25	2020	2045		104.00%	0.00%	26			$238,560
C1010	Partitions	$6.22	S.F.	33,365	100	1958	2058		39.00%	0.00%	39			$207,530
C1020	Interior Doors	$4.05	S.F.	33,365	40	2008	2048		72.50%	0.00%	29			$135,128
C1030	Fittings	$1.75	S.F.	33,365	20	2008	2028		45.00%	0.00%	9			$58,389
C1030	Fittings (1)	$1.23	S.F.	33,365	20	2020	2040		105.00%	0.00%	21			$41,039
C3010230	Paint & Covering	$1.47	S.F.	33,365	10	1958	1968		0.00%	0.00%	-51			$49,047
C3020405	Epoxy	$17.30	S.F.	1,000	15	2019	2034		100.00%	0.00%	15			$17,300
C3020420	Ceramic Tile	$16.74	S.F.	2,000	50	1990	2040		42.00%	0.00%	21			$33,480
C3020901	Carpet	$7.50	S.F.	2,000	8	2019	2027		100.00%	0.00%	8			$15,000
C3020903	VCT	$3.48	S.F.	25,365	15	2017	2032		86.67%	0.00%	13			$88,270
C3020999	Other - Wood	$13.79	S.F.	3,000	50	1990	2040		42.00%	0.00%	21			$41,370
C3030	Ceiling Finishes	$10.00	S.F.	16,682	20	1990	2010		0.00%	110.00%	-9		$183,502.00	$166,820
C3030	Ceiling Finishes (1)	$10.00	S.F.	16,683	20	2020	2040		105.00%	110.00%	21		$183,513.00	$166,830
D2010	Plumbing Fixtures	$7.06	S.F.	33,365	20	1998	2018		0.00%	110.00%	-1		$259,113.00	$235,557
D2020	Domestic Water Distribution	$0.79	S.F.	33,365	30	1980	2010		0.00%	110.00%	-9		$28,994.00	$26,358
D2030	Sanitary Waste	$1.89	S.F.	33,365	30	1980	2010		0.00%	110.00%	-9		$69,366.00	$63,060
D2040	Rain Water Drainage	$0.45	S.F.	33,365	20	2008	2028		45.00%	0.00%	9			$15,014
D3010	Energy Supply	$0.61	S.F.	33,365	30	1990	2020		3.33%	0.00%	1			$20,353
D3020	Heat Generating Systems	$4.00	S.F.	33,365	20	1998	2018		0.00%	110.00%	-1		$146,806.00	$133,460
D3030	Cooling Generating Systems	$6.78	S.F.	33,365	20	2012	2032		65.00%	0.00%	13			$226,215
D3040	Distribution Systems	$11.81	S.F.	33,365	20	1980	2000		0.00%	110.00%	-19		$433,445.00	$394,041
D3050	Terminal & Package Units	$7.03	S.F.	33,365	15	2002	2017		0.00%	110.00%	-2		$258,012.00	$234,556
D3060	Controls & Instrumentation	$2.46	S.F.	33,365	15	2011	2026		46.67%	0.00%	7			$82,078
D4010	Sprinklers	$4.54	S.F.	33,365	30			2019	0.00%	110.00%	0		$166,625.00	$151,477
D4030	Fire Protection Specialties	$0.10	S.F.	33,365	15	2013	2028		60.00%	0.00%	9			$3,337
D4090	Other Fire Protection Systems	$0.66	S.F.	33,365	15	2000	2015		0.00%	110.00%	-4		$24,223.00	$22,021

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D5010	Electrical Service/Distribution	$2.55	S.F.	33,365	20	1990	2010		0.00%	110.00%	-9		$93,589.00	$85,081
D5020	Branch Wiring	$5.28	S.F.	33,365	20	1990	2010		0.00%	110.00%	-9		$193,784.00	$176,167
D5020	Lighting	$7.92	S.F.	16,682	20	1990	2010		0.00%	110.00%	-9		$145,334.00	$132,121
D5020	Lighting (1)	$7.92	S.F.	16,683	20	2020	2040		105.00%	110.00%	21		$145,342.00	$132,129
D5030810	Security & Detection Systems	$1.51	S.F.	33,365	20	2006	2026		35.00%	0.00%	7			$50,381
D5030910	Fire Alarm Systems	$2.74	S.F.	33,365	20	2006	2026		35.00%	0.00%	7			$91,420
D5030920	Data Communication	$3.56	S.F.	33,365	25	2019	2044		100.00%	0.00%	25			$118,779
D5090	Other Electrical Systems	$0.38	S.F.	33,365	15			2019	0.00%	110.00%	0		$13,947.00	$12,679
E1020	Institutional Equipment	$0.10	S.F.	33,365	20	2008	2028		45.00%	0.00%	9			$3,337
E1090	Other Equipment	$0.87	S.F.	33,365	20	1990	2010		0.00%	110.00%	-9		$31,930.00	$29,028
E2010	Fixed Furnishings	$2.15	S.F.	33,365	20	2008	2028		45.00%	0.00%	9			$71,735
								Total	**34.72%**	**48.85%**			**$2,728,758.00**	**$5,586,204**

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

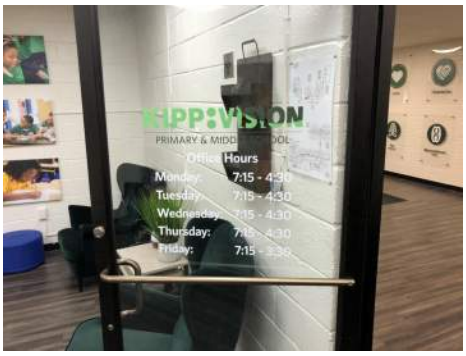


Note:

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

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

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings


Note:

System: C1030 - Fittings (1) This system contains no images

Note: The bathroom partitions has been updated to 2020 based on the information provided by APS of recent renovations, repairs or replacement projects.

System: C3010230 - Paint & Covering

Note:

System: C3020405 - Epoxy — This system contains no images

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

System: C3020420 - Ceramic Tile

Note:

System: C3020901 - Carpet — This system contains no images

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

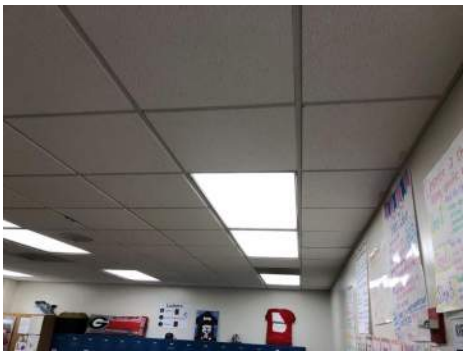
System: C3020903 - VCT — This system contains no images

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

System: C3020999 - Other - Wood

Note:

System: C3030 - Ceiling Finishes



Note:

System: C3030 - Ceiling Finishes (1) This system contains no images

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

System: 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

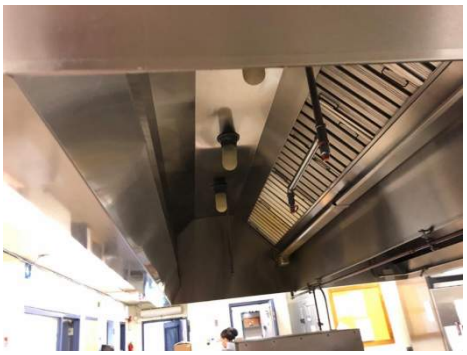


Note:

System: D3060 - Controls & Instrumentation


Note:

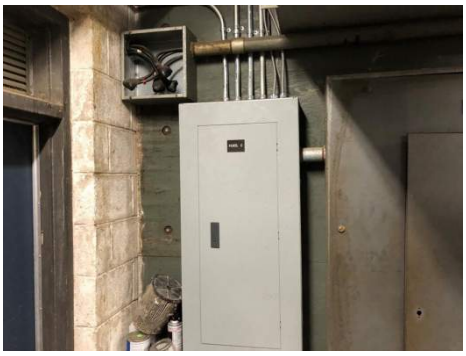
System: D4090 - Other Fire Protection Systems

Note:

System: D5020 - Branch Wiring





Note:

System: D5020 - Lighting



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

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

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

System: D5030810 - Security & Detection Systems

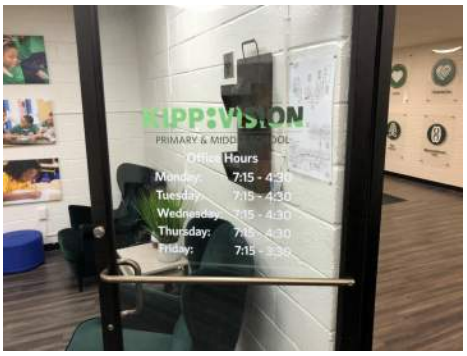

Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment



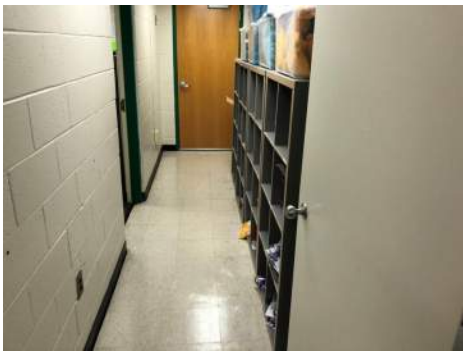
Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,728,758**	**$23,060**	**$0**	**$0**	**$0**	**$0**	**$0**	**$302,877**	**$20,902**	**$217,887**	**$72,506**	**$3,365,989**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** 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	$351,233	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$351,233**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$83,803	$0	**$83,803**
C1030 - Fittings (1)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$72,506	**$72,506**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

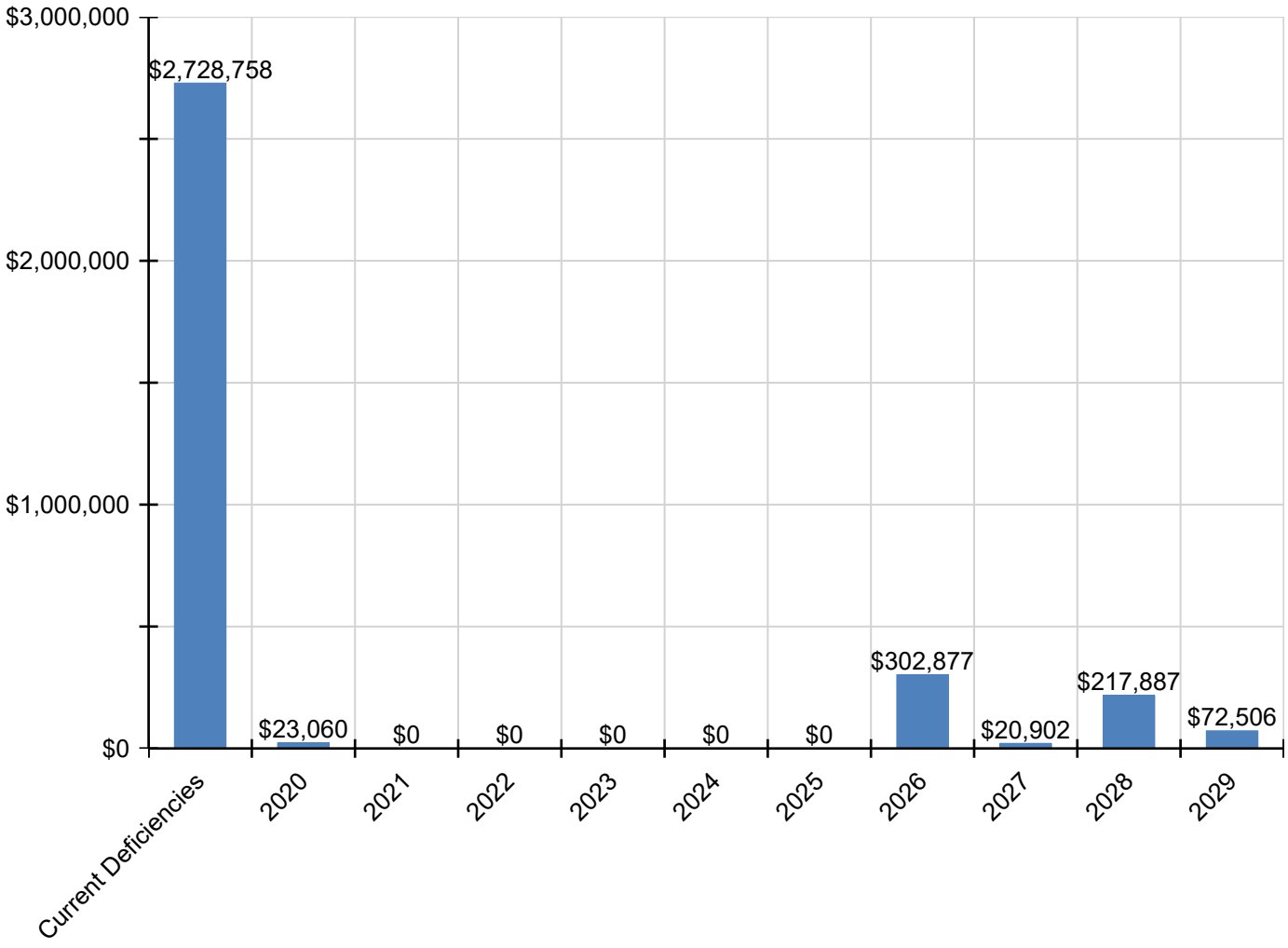
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$20,902	$0	$0	**$20,902**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$183,502	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$183,502**
C3030 - Ceiling Finishes (1)	$183,513	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$183,513**
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	$259,113	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$259,113**
D2020 - Domestic Water Distribution	$28,994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,994**
D2030 - Sanitary Waste	$69,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,366**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,550	$0	**$21,550**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$23,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,060**
D3020 - Heat Generating Systems	$146,806	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$146,806**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$433,445	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$433,445**
D3050 - Terminal & Package Units	$258,012	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$258,012**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$111,040	$0	$0	$0	**$111,040**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$166,625	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,625**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,789	$0	**$4,789**
D4090 - Other Fire Protection Systems	$24,223	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,223**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$93,589	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$93,589**
D5020 - Branch Wiring	$193,784	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$193,784**
D5020 - Lighting	$145,334	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$145,334**
D5020 - Lighting (1)	$145,342	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$145,342**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$68,158	$0	$0	$0	**$68,158**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$123,679	$0	$0	$0	**$123,679**
D5030920 - Data Communication	$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
D5090 - Other Electrical Systems	$13,947	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,947**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,789	$0	**$4,789**
E1090 - Other Equipment	$31,930	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,930**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$102,957	$0	**$102,957**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

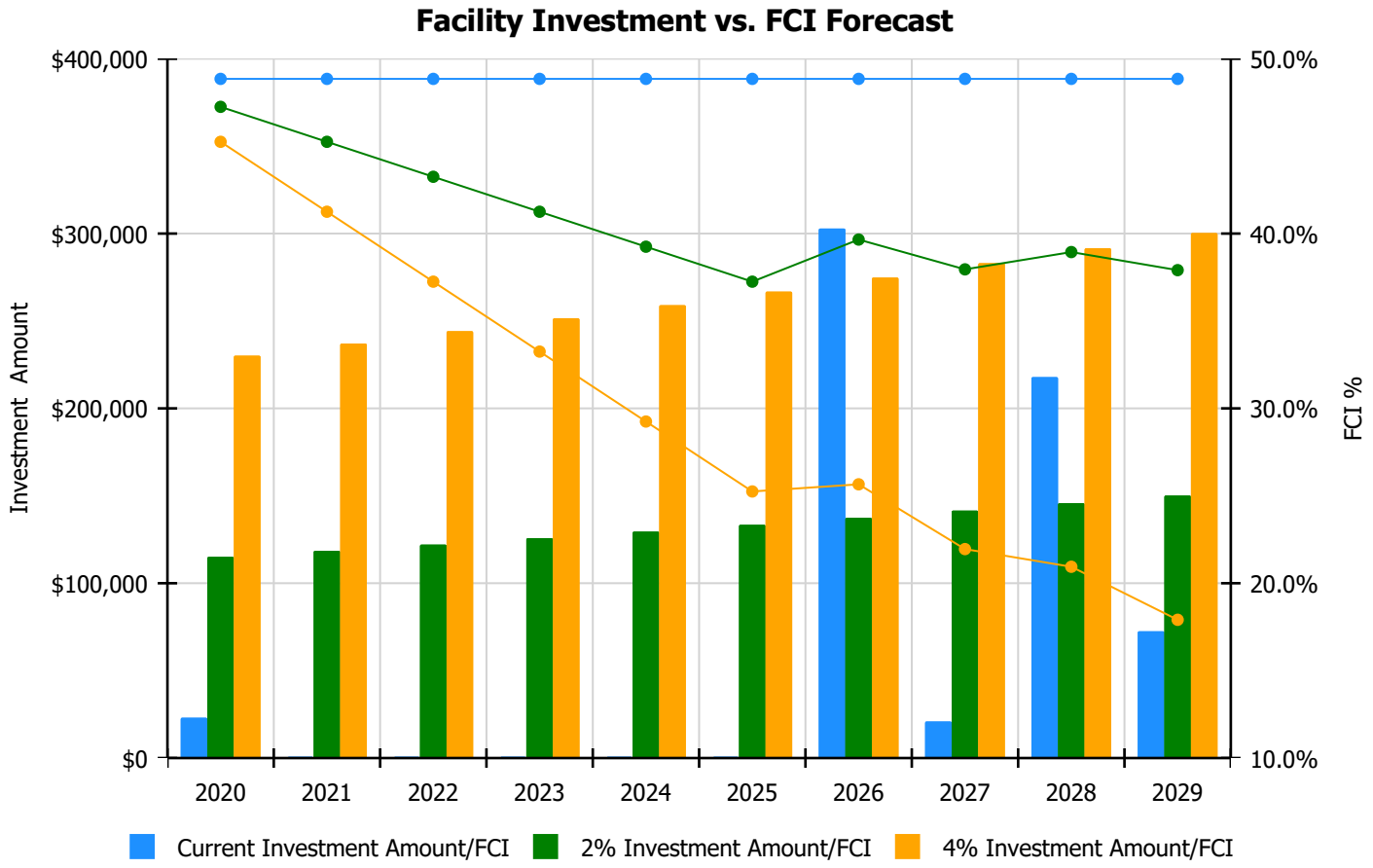
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

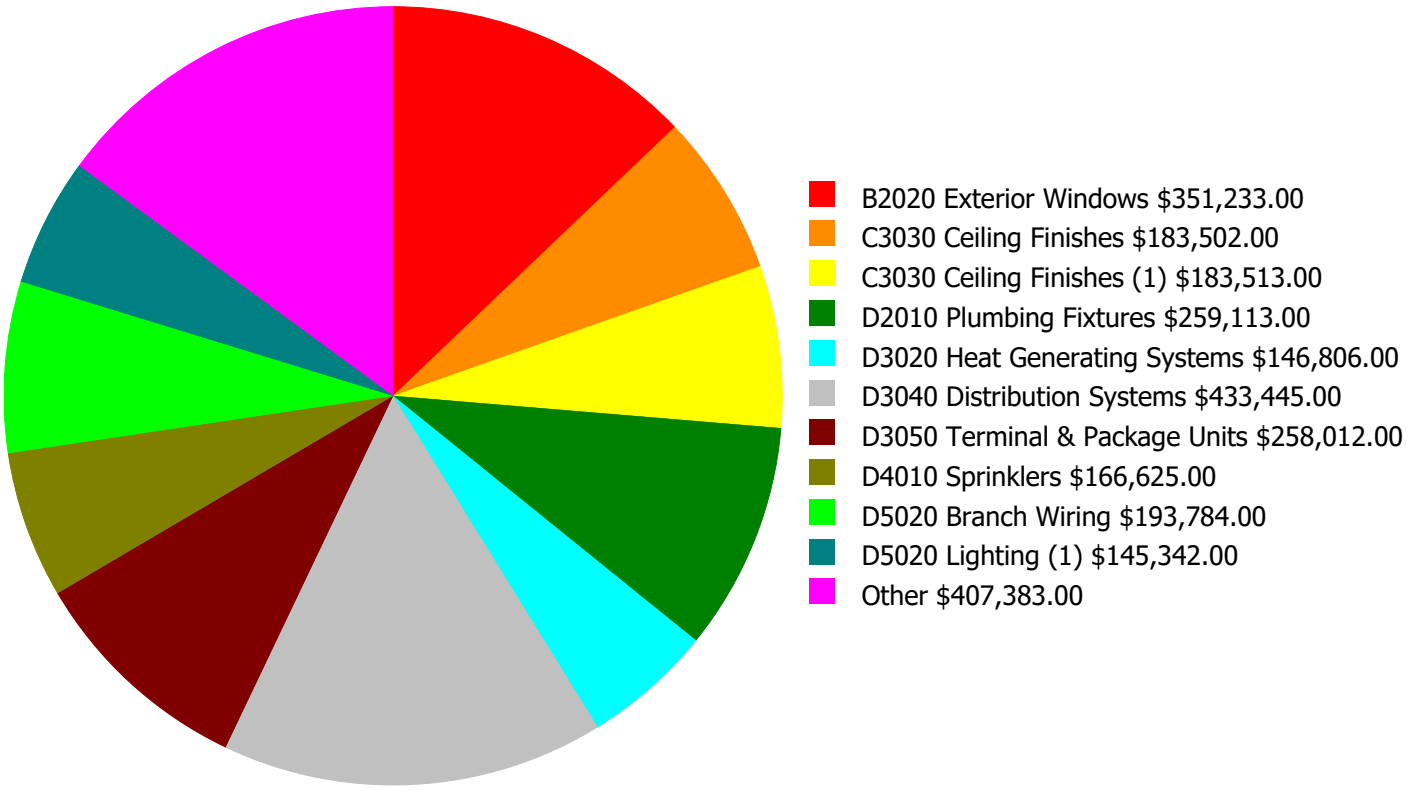
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 48.85%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$23,060	$115,076.00	47.25%	$230,152.00	45.25%
2021	$0	$118,528.00	45.25%	$237,056.00	41.25%
2022	$0	$122,084.00	43.25%	$244,168.00	37.25%
2023	$0	$125,746.00	41.25%	$251,493.00	33.25%
2024	$0	$129,519.00	39.25%	$259,038.00	29.25%
2025	$0	$133,404.00	37.25%	$266,809.00	25.25%
2026	$302,877	$137,407.00	39.66%	$274,813.00	25.66%
2027	$20,902	$141,529.00	37.95%	$283,057.00	21.95%
2028	$217,887	$145,775.00	38.94%	$291,549.00	20.94%
2029	$72,506	$150,148.00	37.91%	$300,296.00	17.91%
Total:	**$637,231**	**$1,319,216.00**		**$2,638,431.00**	

Deficiency Summary by System

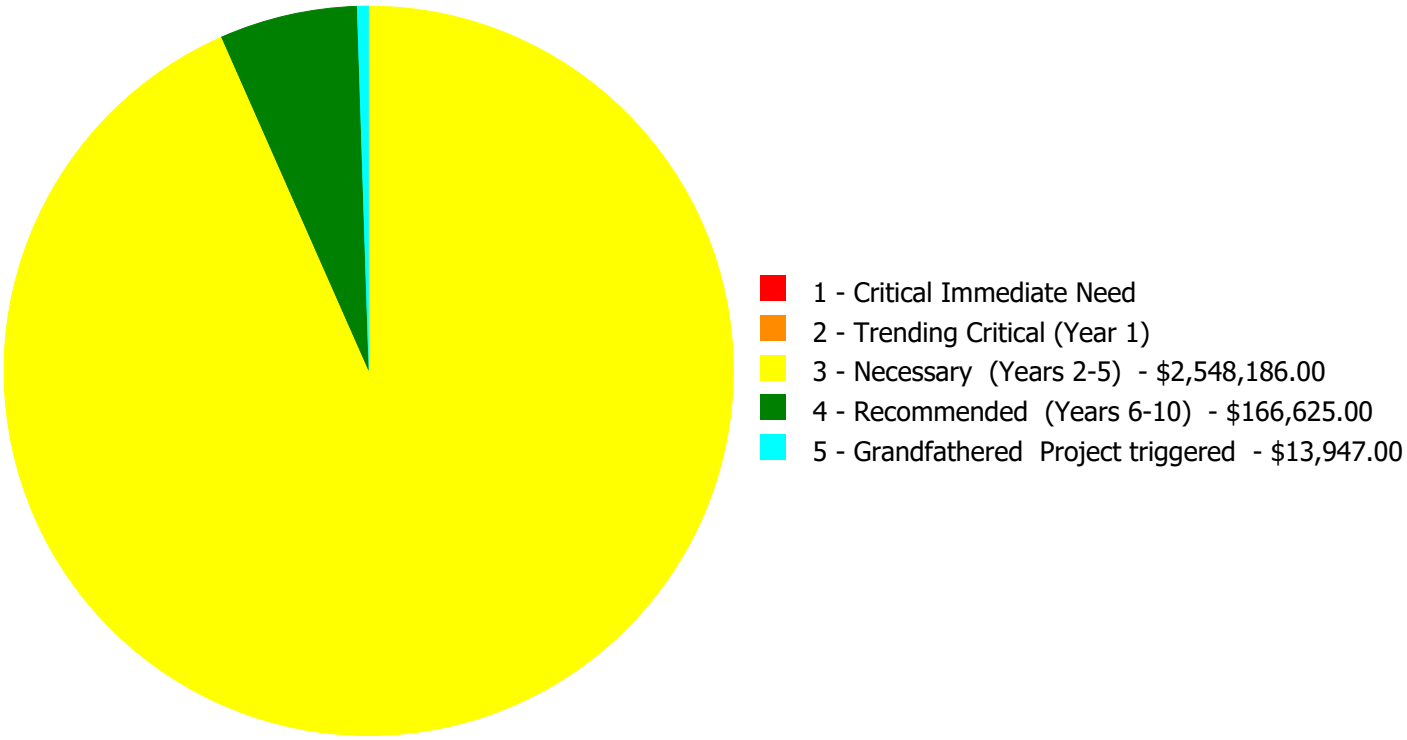
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,728,758.00

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: $2,728,758.00

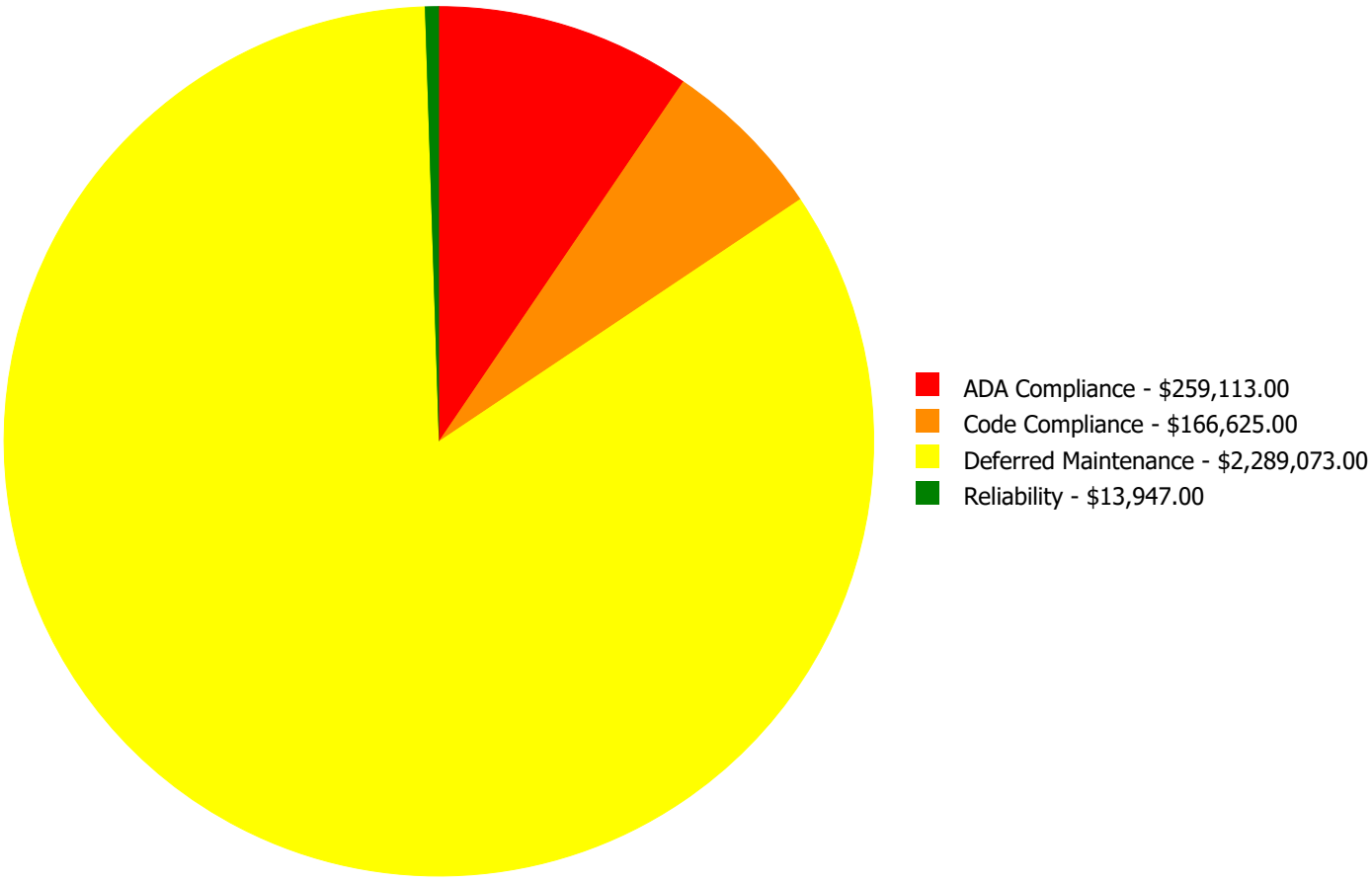
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	$0.00	$0.00	$351,233.00	$0.00	$0.00	$351,233.00
C3030	Ceiling Finishes	$0.00	$0.00	$183,502.00	$0.00	$0.00	$183,502.00
C3030	Ceiling Finishes (1)	$0.00	$0.00	$183,513.00	$0.00	$0.00	$183,513.00
D2010	Plumbing Fixtures	$0.00	$0.00	$259,113.00	$0.00	$0.00	$259,113.00
D2020	Domestic Water Distribution	$0.00	$0.00	$28,994.00	$0.00	$0.00	$28,994.00
D2030	Sanitary Waste	$0.00	$0.00	$69,366.00	$0.00	$0.00	$69,366.00
D3020	Heat Generating Systems	$0.00	$0.00	$146,806.00	$0.00	$0.00	$146,806.00
D3040	Distribution Systems	$0.00	$0.00	$433,445.00	$0.00	$0.00	$433,445.00
D3050	Terminal & Package Units	$0.00	$0.00	$258,012.00	$0.00	$0.00	$258,012.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$166,625.00	$0.00	$166,625.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$24,223.00	$0.00	$0.00	$24,223.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$93,589.00	$0.00	$0.00	$93,589.00
D5020	Branch Wiring	$0.00	$0.00	$193,784.00	$0.00	$0.00	$193,784.00
D5020	Lighting	$0.00	$0.00	$145,334.00	$0.00	$0.00	$145,334.00
D5020	Lighting (1)	$0.00	$0.00	$145,342.00	$0.00	$0.00	$145,342.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$0.00	$13,947.00	$13,947.00
E1090	Other Equipment	$0.00	$0.00	$31,930.00	$0.00	$0.00	$31,930.00
	Total:	$0.00	$0.00	$2,548,186.00	$166,625.00	$13,947.00	$2,728,758.00

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: $2,728,758.00

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: B2020 - Exterior Windows

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,365.00
Unit of Measure: S.F.
Estimate: $351,233.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes:
The windows in the classrooms were replaced in 2012 however most are original to the building age and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,682.00
Unit of Measure: S.F.
Estimate: $183,502.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

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

System: C3030 - Ceiling Finishes (1)

This deficiency has no image.

Location: 1958 Bldg A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,683.00
Unit of Measure: S.F.
Estimate: $183,513.00
Assessor Name: Eduardo Lopez
Date Created: 03/11/2021

Notes:

System: D2010 - Plumbing Fixtures

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,365.00
Unit of Measure: S.F.
Estimate: $259,113.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

Notes:
Plumbing fixtures are beyond their expected service life and should be replaced and upgraded for ADA compliance.

System: D2020 - Domestic Water Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,365.00
Unit of Measure: S.F.
Estimate: $28,994.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

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

System: D2030 - Sanitary Waste

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,365.00
Unit of Measure: S.F.
Estimate: $69,366.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

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

System: D3020 - Heat Generating Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,365.00
Unit of Measure: S.F.
Estimate: $146,806.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

Notes:
The heating generation system consist of ceiling mounted electric unit heaters. The systems are original and nearing the end of their useful life. This system is recommended for replacement with an in kind replacement.

System: D3040 - Distribution Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,365.00
Unit of Measure: S.F.
Estimate: $433,445.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes:
The HVAC Distribution Systems is from original construction. This system is beyond the expected life cycle for this application. Upgrades are warranted.

System: D3050 - Terminal & Package Units

This deficiency has no image.

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,365.00
Unit of Measure: S.F.
Estimate: $258,012.00
Assessor Name: Eduardo Lopez
Date Created: 09/28/2019

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

System: D4090 - Other Fire Protection Systems

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,365.00
Unit of Measure: S.F.
Estimate: $24,223.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

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

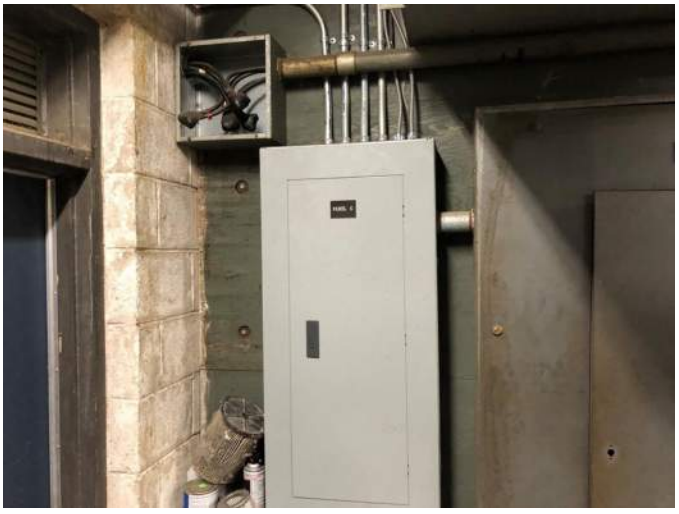
System: D5010 - Electrical Service/Distribution

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: 33,365.00
Unit of Measure: S.F.
Estimate: $93,589.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

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

System: D5020 - Branch Wiring



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,365.00
Unit of Measure: S.F.
Estimate: $193,784.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

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

System: D5020 - Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,682.00
Unit of Measure: S.F.
Estimate: $145,334.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

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

System: D5020 - Lighting (1)

This deficiency has no image.

Location: 1958 Bldg A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,683.00
Unit of Measure: S.F.
Estimate: $145,342.00
Assessor Name: Eduardo Lopez
Date Created: 03/11/2021

Notes:

System: E1090 - Other Equipment

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,365.00
Unit of Measure: S.F.
Estimate: $31,930.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes: The kitchen service equipment is nearing the end of its useful life. Upgrades are recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 33,365.00
Unit of Measure: S.F.
Estimate: $166,625.00
Assessor Name: Eduardo Lopez
Date Created: 10/23/2014

Notes: Facility lacks an automatic fire protection system. Provide per owner's standards.

Priority 5 - Grandfathered Project triggered:

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 33,365.00
Unit of Measure: S.F.
Estimate: $13,947.00
Assessor Name: Eduardo Lopez
Date Created: 10/23/2014

Notes: No emergency generator, client standard required.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	16,477
Year Built:	1964
Last Renovation:	
Replacement Value:	$2,373,349
Repair Cost:	$689,101
Total FCI:	29.03%
Total RSLI:	35.74%
FCA Score:	70.97

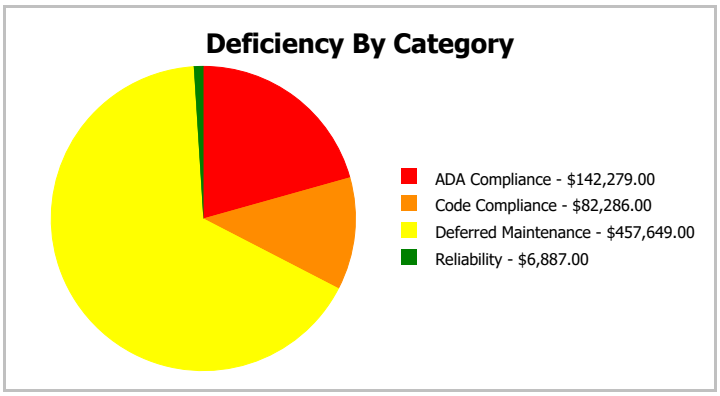
Description:

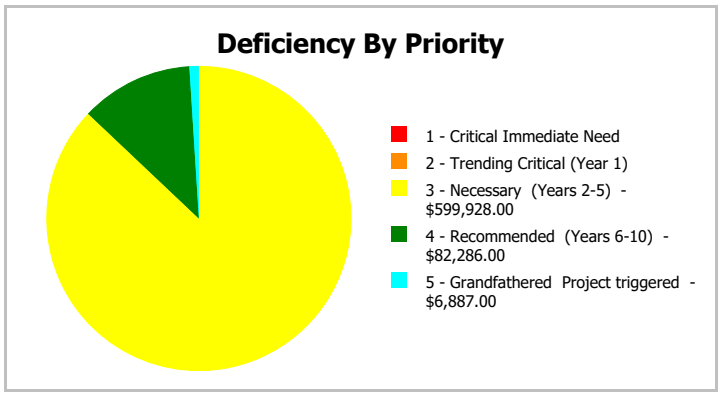
The narrative for this building is included in the Executive Summary Description at the front of this report.

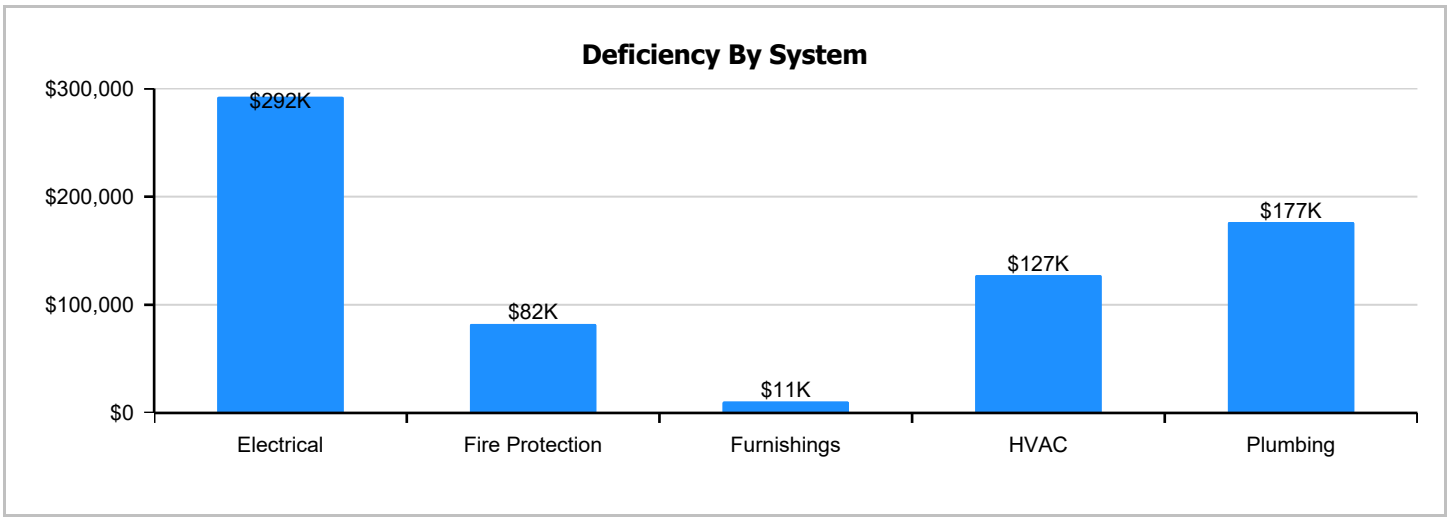
Attributes: This asset has no attributes.

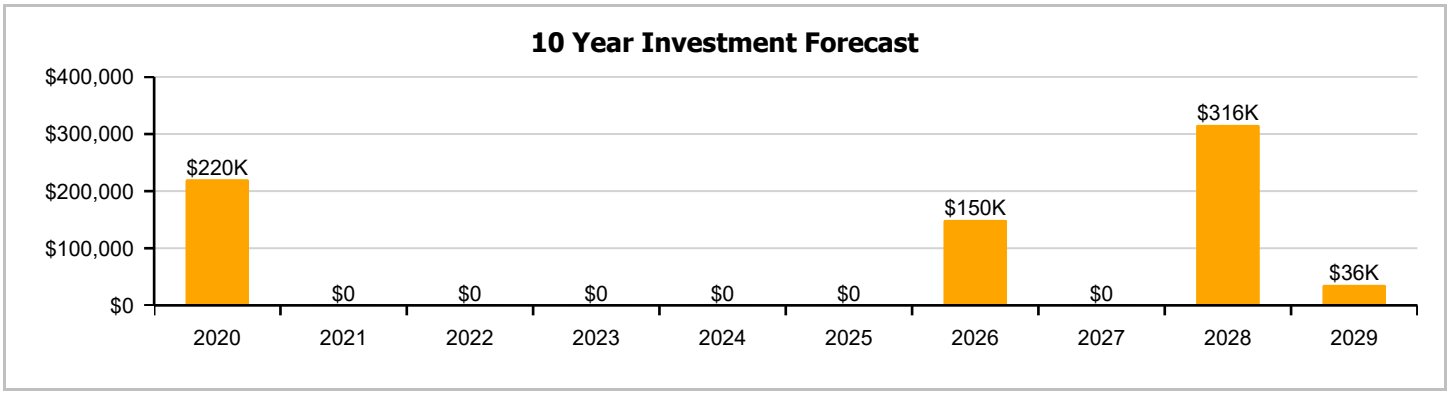
Dashboard Summary

Function:	Elementary	Gross Area:	16,477
Year Built:	1964	Last Renovation:	
Repair Cost:	$689,101	Replacement Value:	$2,373,349
FCI:	29.03%	RSLI%:	35.74%









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	45.00%	0.00%	$0.00
B10 - Superstructure	45.00%	0.00%	$0.00
B20 - Exterior Enclosure	49.00%	0.00%	$0.00
B30 - Roofing	104.00%	0.00%	$0.00
C10 - Interior Construction	53.41%	0.00%	$0.00
C30 - Interior Finishes	50.27%	0.00%	$0.00
D20 - Plumbing	0.00%	110.00%	$176,535.00
D30 - HVAC	8.16%	36.31%	$127,417.00
D40 - Fire Protection	1.29%	107.63%	$82,286.00
D50 - Electrical	21.08%	74.11%	$292,351.00
E10 - Equipment	45.00%	0.00%	$0.00
E20 - Furnishings	0.00%	109.99%	$10,512.00
Totals:	**35.74%**	**29.03%**	**$689,101.00**

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 $
A1010	Standard Foundations	$8.19	S.F.	16,477	100	1964	2064		45.00%	0.00%	45			$134,947
A1030	Slab on Grade	$6.92	S.F.	16,477	100	1964	2064		45.00%	0.00%	45			$114,021
B1020	Roof Construction	$13.46	S.F.	16,477	100	1964	2064		45.00%	0.00%	45			$221,780
B2010	Exterior Walls	$15.36	S.F.	16,477	100	1964	2064		45.00%	0.00%	45			$253,087
B2030	Exterior Doors	$4.28	S.F.	16,477	30	2008	2038		63.33%	0.00%	19			$70,522
B3010105	Built-Up	$7.15	S.F.	16,477	25	2020	2045		104.00%	0.00%	26			$117,811
C1010	Partitions	$6.22	S.F.	16,477	100	1964	2064		45.00%	0.00%	45			$102,487
C1020	Interior Doors	$4.05	S.F.	16,477	40	2008	2048		72.50%	0.00%	29			$66,732
C1030	Fittings	$2.98	S.F.	16,477	20	2008	2028		45.00%	0.00%	9			$49,101
C3010230	Paint & Covering	$1.47	S.F.	16,477	10	1964	1974		0.00%	0.00%	-45			$24,221
C3020903	VCT	$3.48	S.F.	16,477	15	2017	2032		86.67%	0.00%	13			$57,340
C3030	Ceiling Finishes	$10.00	S.F.	16,477	20	2008	2028		45.00%	0.00%	9			$164,770
D2010	Plumbing Fixtures	$7.06	S.F.	16,477	20	1990	2010		0.00%	110.00%	-9		$127,960.00	$116,328
D2020	Domestic Water Distribution	$0.79	S.F.	16,477	30	1964	1994		0.00%	110.00%	-25		$14,319.00	$13,017
D2030	Sanitary Waste	$1.89	S.F.	16,477	30	1964	1994		0.00%	110.00%	-25		$34,256.00	$31,142
D3040	Distribution Systems	$11.81	S.F.	16,477	20	2000	2020		5.00%	0.00%	1			$194,593
D3050	Terminal & Package Units	$7.03	S.F.	16,477	15	2000	2015		0.00%	110.00%	-4		$127,417.00	$115,833
D3060	Controls & Instrumentation	$2.46	S.F.	16,477	15	2011	2026		46.67%	0.00%	7			$40,533
D4010	Sprinklers	$4.54	S.F.	16,477	30			2019	0.00%	110.00%	0		$82,286.00	$74,806
D4030	Fire Protection Specialties	$0.10	S.F.	16,477	15	2013	2028		60.00%	0.00%	9			$1,648
D5010	Electrical Service/Distribution	$2.55	S.F.	16,477	20	1990	2010		0.00%	110.00%	-9		$46,218.00	$42,016
D5020	Branch Wiring	$5.28	S.F.	16,477	20	1980	2000		0.00%	110.00%	-19		$95,698.00	$86,999
D5020	Lighting	$7.92	S.F.	16,477	20	1980	2000		0.00%	110.00%	-19		$143,548.00	$130,498
D5030810	Security & Detection Systems	$1.51	S.F.	16,477	20	2006	2026		35.00%	0.00%	7			$24,880
D5030910	Fire Alarm Systems	$2.74	S.F.	16,477	20	2006	2026		35.00%	0.00%	7			$45,147
D5030920	Data Communication	$3.56	S.F.	16,477	25	2019	2044		100.00%	0.00%	25			$58,658
D5090	Other Electrical Systems	$0.38	S.F.	16,477	15			2019	0.00%	110.00%	0		$6,887.00	$6,261
E1020	Institutional Equipment	$0.28	S.F.	16,477	20	2008	2028		45.00%	0.00%	9			$4,614
E2010	Fixed Furnishings	$0.58	S.F.	16,477	20	1980	2000		0.00%	109.99%	-19		$10,512.00	$9,557
								Total	**35.74%**	**29.03%**			**$689,101.00**	**$2,373,349**

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: B2030 - Exterior Doors

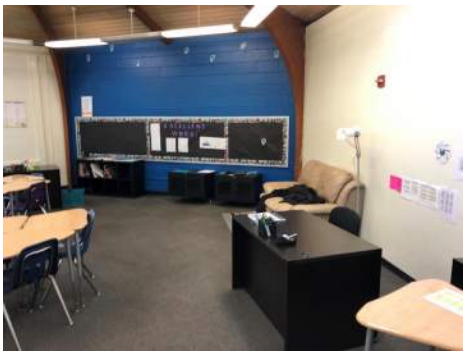


Note:

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

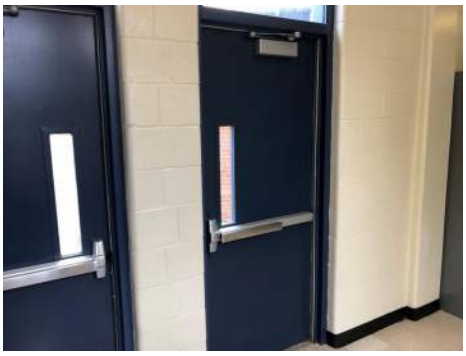
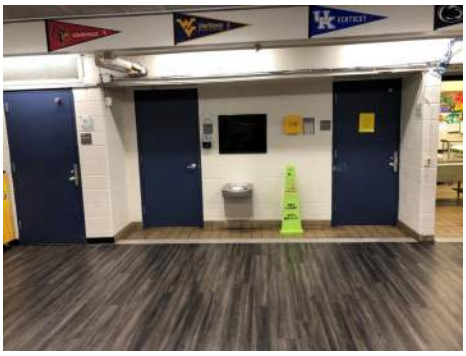
Note: The systems has been updated based on the information provided by APS of recent renovations, repairs or replacement projects.

System: C1010 - Partitions




Note:

System: C1020 - Interior Doors

Note:

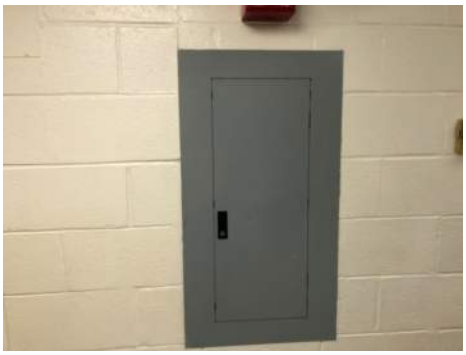
System: C1030 - Fittings



Note:

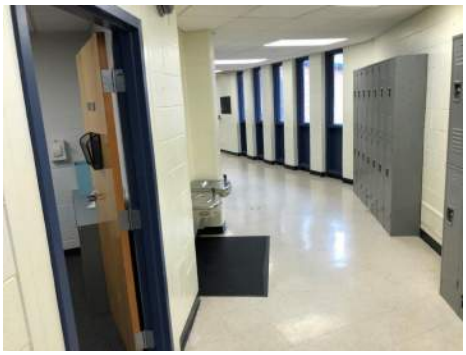
System: C3010230 - Paint & Covering





Note:

System: C3020903 - VCT


Note:

System: C3030 - Ceiling Finishes

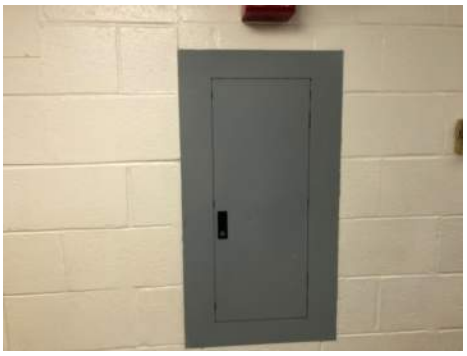
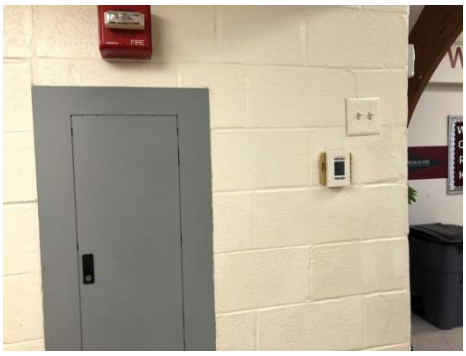


Note:

System: D2020 - Domestic Water Distribution

Note:

System: D5020 - Branch Wiring

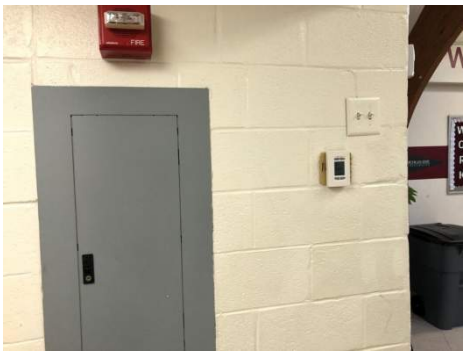
Note:

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems



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%

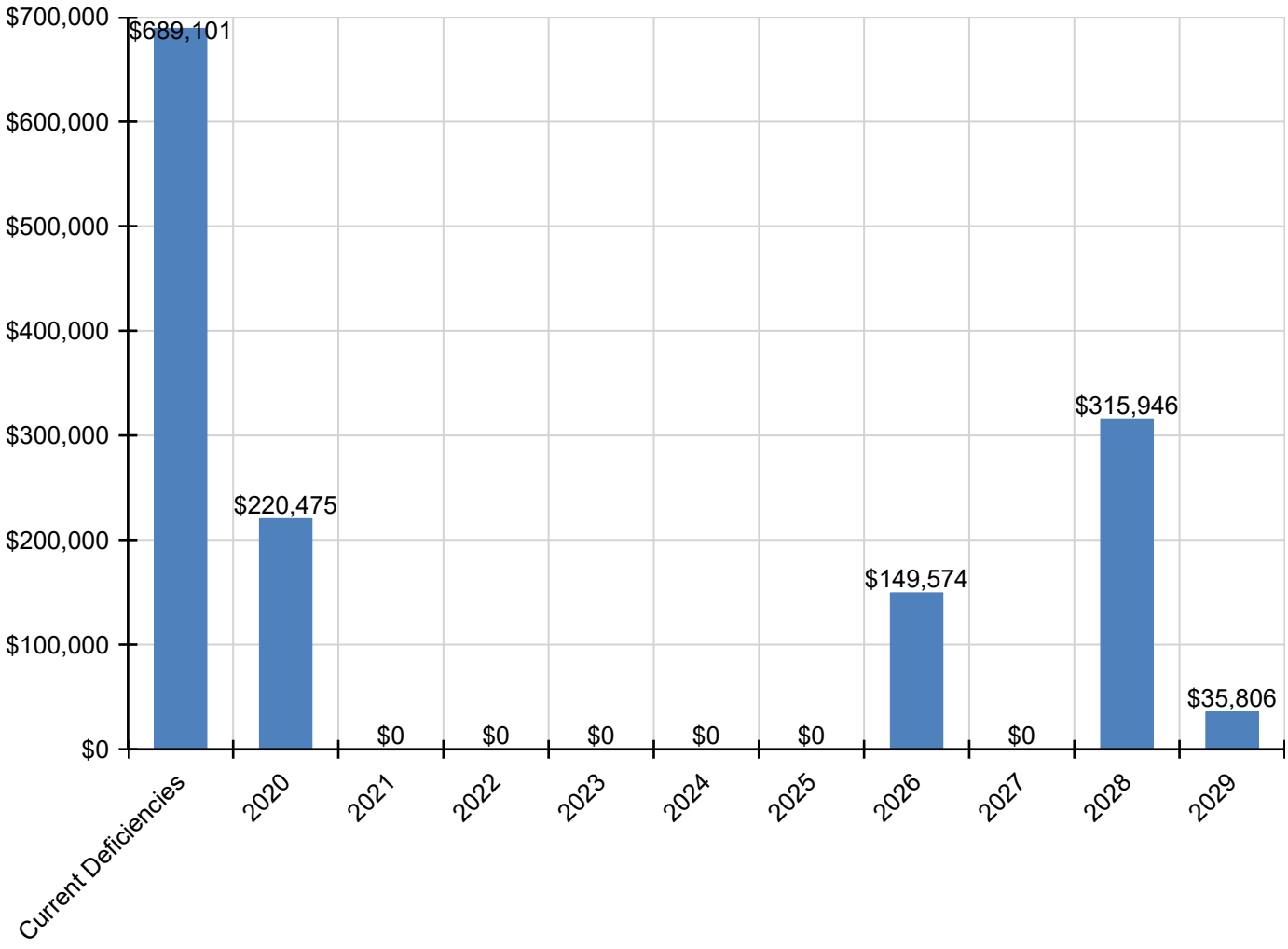
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$689,101**	**$220,475**	**$0**	**$0**	**$0**	**$0**	**$0**	**$149,574**	**$0**	**$315,946**	**$35,806**	**$1,410,901**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$70,473	$0	**$70,473**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,806	**$35,806**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$236,486	$0	**$236,486**
D - Services	$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
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$127,960	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$127,960**
D2020 - Domestic Water Distribution	$14,319	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,319**
D2030 - Sanitary Waste	$34,256	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,256**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$220,475	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$220,475**
D3050 - Terminal & Package Units	$127,417	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$127,417**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$54,836	$0	$0	$0	**$54,836**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$82,286	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$82,286**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,364	$0	**$2,364**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$46,218	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,218**
D5020 - Branch Wiring	$95,698	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$95,698**
D5020 - Lighting	$143,548	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$143,548**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$33,659	$0	$0	$0	**$33,659**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$61,078	$0	$0	$0	**$61,078**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$6,887	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,887**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,622	$0	**$6,622**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$10,512	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,512**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

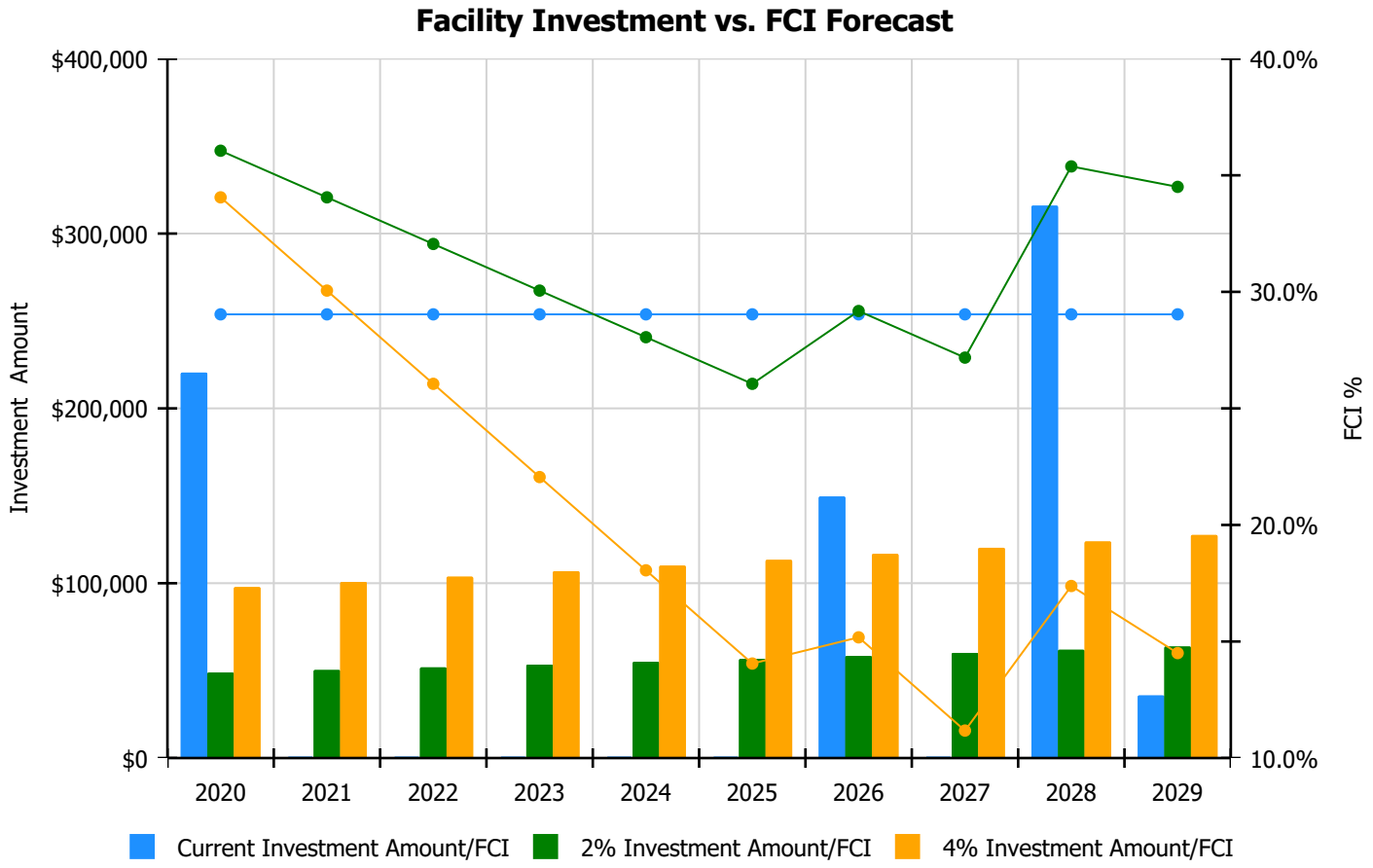
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

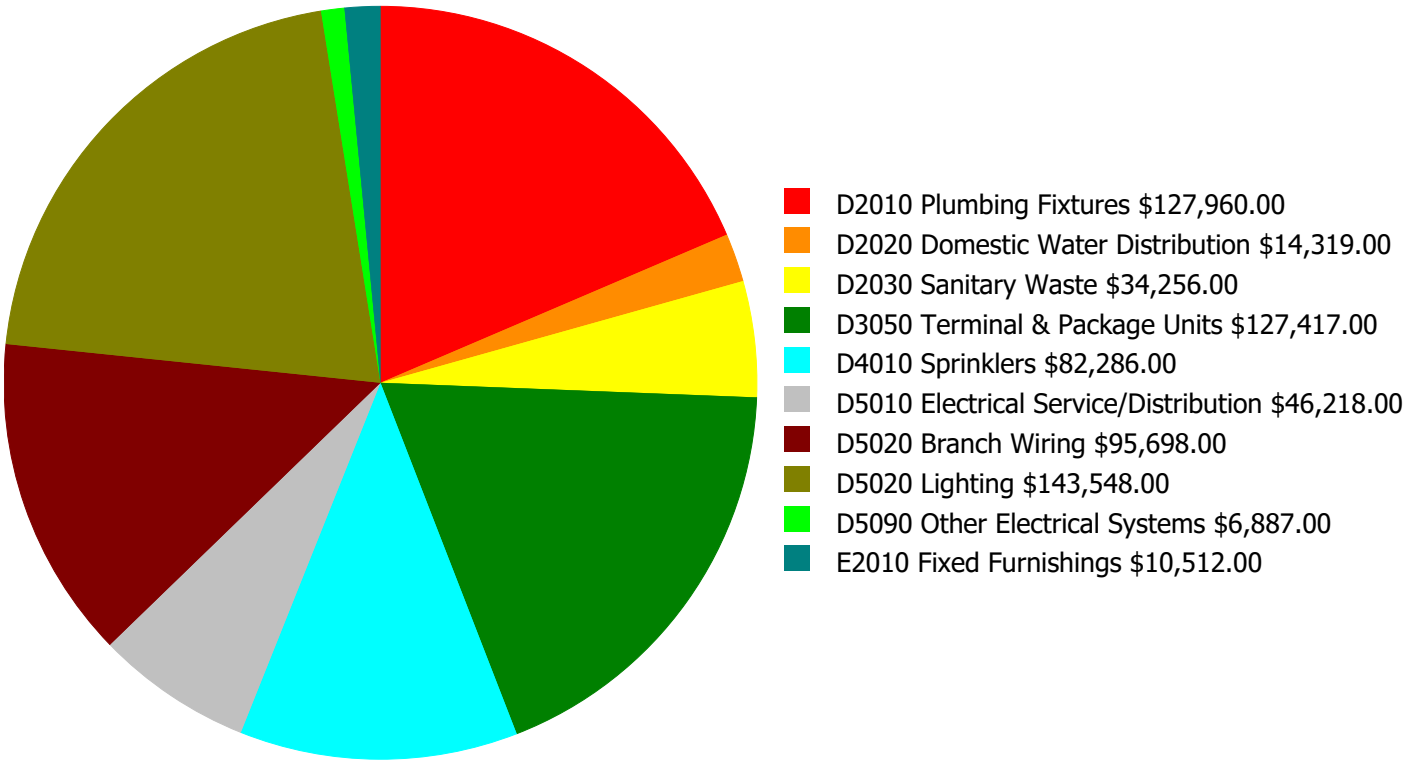
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 29.03%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$220,475	$48,891.00	36.05%	$97,782.00	34.05%
2021	$0	$50,358.00	34.05%	$100,715.00	30.05%
2022	$0	$51,868.00	32.05%	$103,737.00	26.05%
2023	$0	$53,425.00	30.05%	$106,849.00	22.05%
2024	$0	$55,027.00	28.05%	$110,054.00	18.05%
2025	$0	$56,678.00	26.05%	$113,356.00	14.05%
2026	$149,574	$58,378.00	29.18%	$116,757.00	15.18%
2027	$0	$60,130.00	27.18%	$120,260.00	11.18%
2028	$315,946	$61,934.00	35.38%	$123,867.00	17.38%
2029	$35,806	$63,792.00	34.50%	$127,583.00	14.50%
Total:	**$721,800**	**$560,481.00**		**$1,120,960.00**	

Deficiency Summary by System

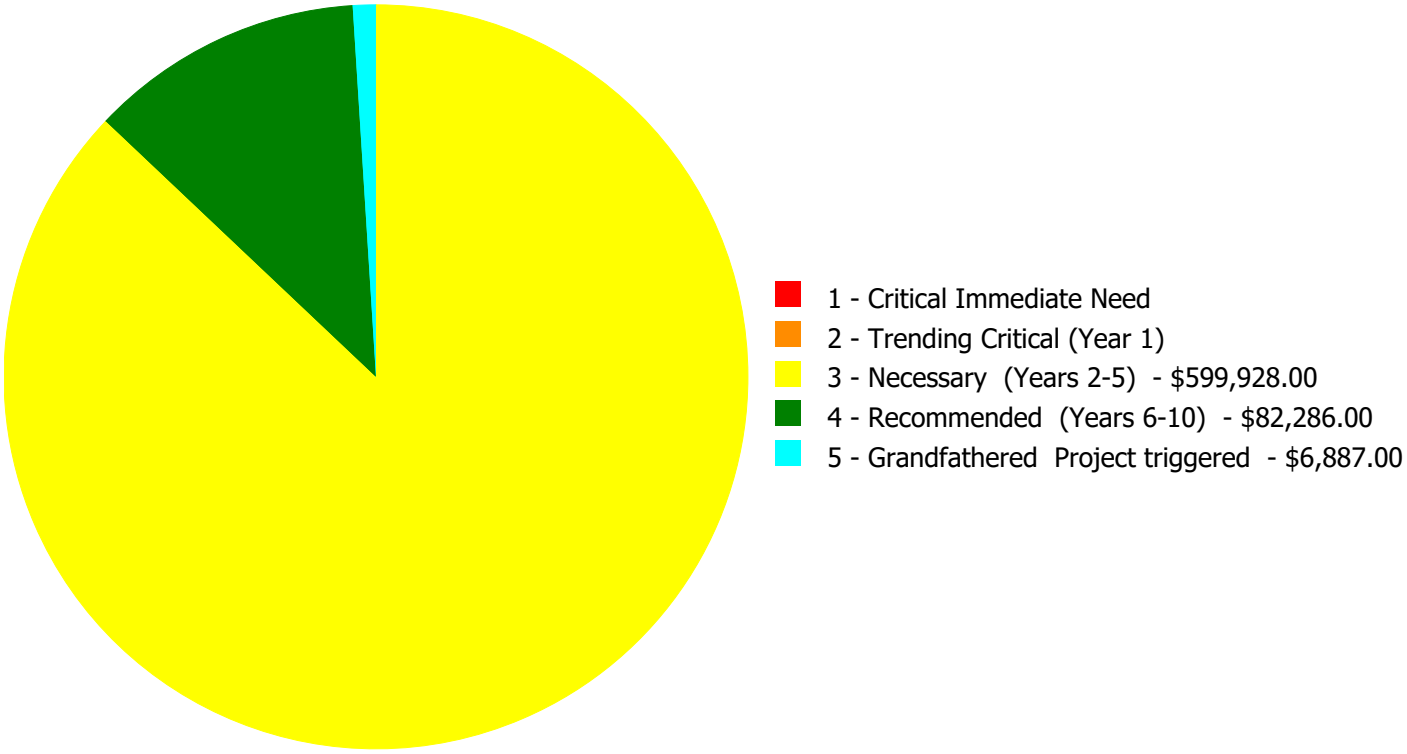
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $689,101.00

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: $689,101.00

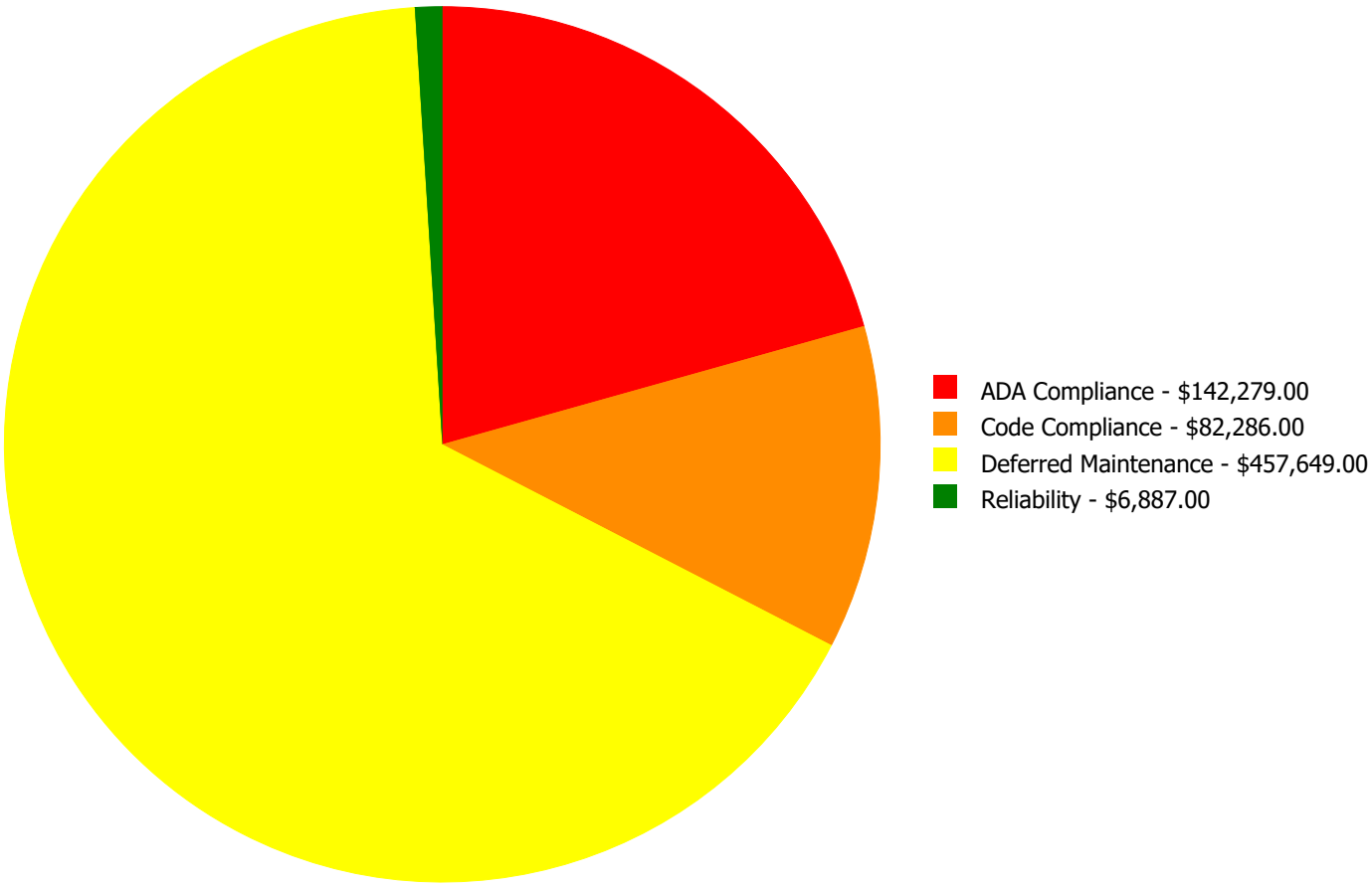
Deficiency By Priority Investment Table

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
D2010	Plumbing Fixtures	$0.00	$0.00	$127,960.00	$0.00	$0.00	$127,960.00
D2020	Domestic Water Distribution	$0.00	$0.00	$14,319.00	$0.00	$0.00	$14,319.00
D2030	Sanitary Waste	$0.00	$0.00	$34,256.00	$0.00	$0.00	$34,256.00
D3050	Terminal & Package Units	$0.00	$0.00	$127,417.00	$0.00	$0.00	$127,417.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$82,286.00	$0.00	$82,286.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$46,218.00	$0.00	$0.00	$46,218.00
D5020	Branch Wiring	$0.00	$0.00	$95,698.00	$0.00	$0.00	$95,698.00
D5020	Lighting	$0.00	$0.00	$143,548.00	$0.00	$0.00	$143,548.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$0.00	$6,887.00	$6,887.00
E2010	Fixed Furnishings	$0.00	$0.00	$10,512.00	$0.00	$0.00	$10,512.00
	Total:	$0.00	$0.00	$599,928.00	$82,286.00	$6,887.00	$689,101.00

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: $689,101.00

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: D2010 - Plumbing Fixtures

This deficiency has no image.

Location: Restroom
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,477.00
Unit of Measure: S.F.
Estimate: $127,960.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes:
Plumbing fixtures are beyond their expected service life and should be replaced and upgraded for ADA compliance.

System: D2020 - Domestic Water Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,477.00
Unit of Measure: S.F.
Estimate: $14,319.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

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

System: D2030 - Sanitary Waste

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: 16,477.00
Unit of Measure: S.F.
Estimate: $34,256.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

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

System: D3050 - Terminal & Package Units

This deficiency has no image.

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,477.00
Unit of Measure: S.F.
Estimate: $127,417.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

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

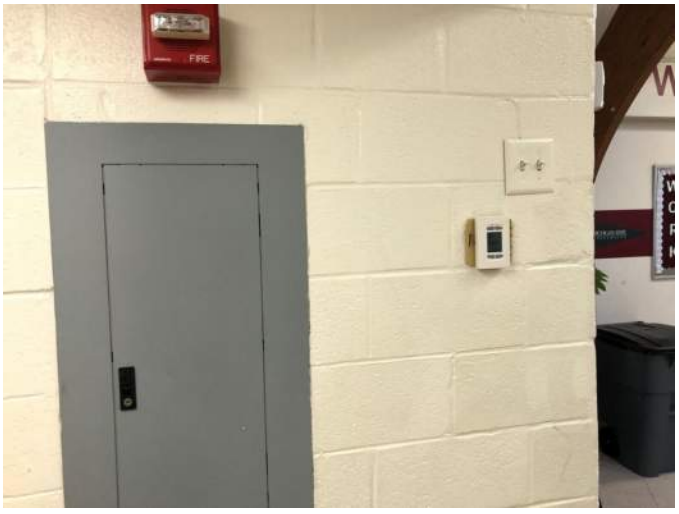
System: D5010 - Electrical Service/Distribution

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: 16,477.00
Unit of Measure: S.F.
Estimate: $46,218.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

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

System: D5020 - Branch Wiring



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,477.00
Unit of Measure: S.F.
Estimate: $95,698.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

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

System: D5020 - Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,477.00
Unit of Measure: S.F.
Estimate: $143,548.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

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

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: 16,477.00
Unit of Measure: S.F.
Estimate: $10,512.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes: Fixed furnishings are aged, worn and damaged, and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 16,477.00
Unit of Measure: S.F.
Estimate: $82,286.00
Assessor Name: Eduardo Lopez
Date Created: 10/23/2014

Notes: Facility lacks an automatic fire protection system. Provide per owner's standards.

Priority 5 - Grandfathered Project triggered:

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 16,477.00
Unit of Measure: S.F.
Estimate: $6,887.00
Assessor Name: Eduardo Lopez
Date Created: 10/23/2014

Notes: No emergency generator, client standard required.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	37,146
Year Built:	1970
Last Renovation:	
Replacement Value:	$5,875,499
Repair Cost:	$2,240,544
Total FCI:	38.13%
Total RSLI:	40.94%
FCA Score:	61.87

Description:

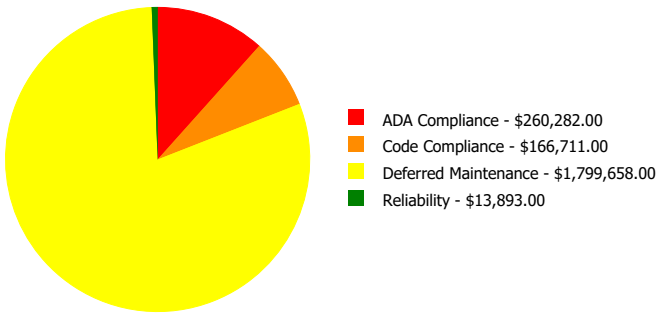
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

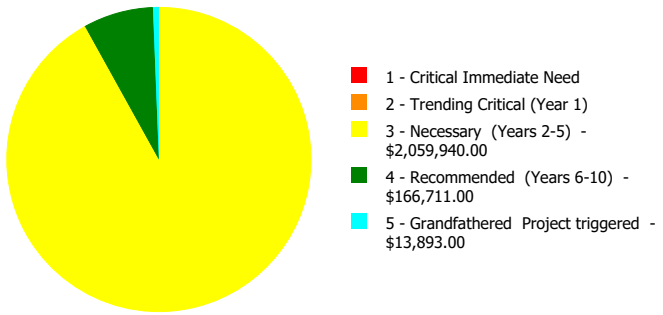
Dashboard Summary

Function:	Elementary	Gross Area:	37,146
Year Built:	1970	Last Renovation:	
Repair Cost:	$2,240,544	Replacement Value:	$5,875,499
FCI:	38.13%	RSLI%:	40.94%

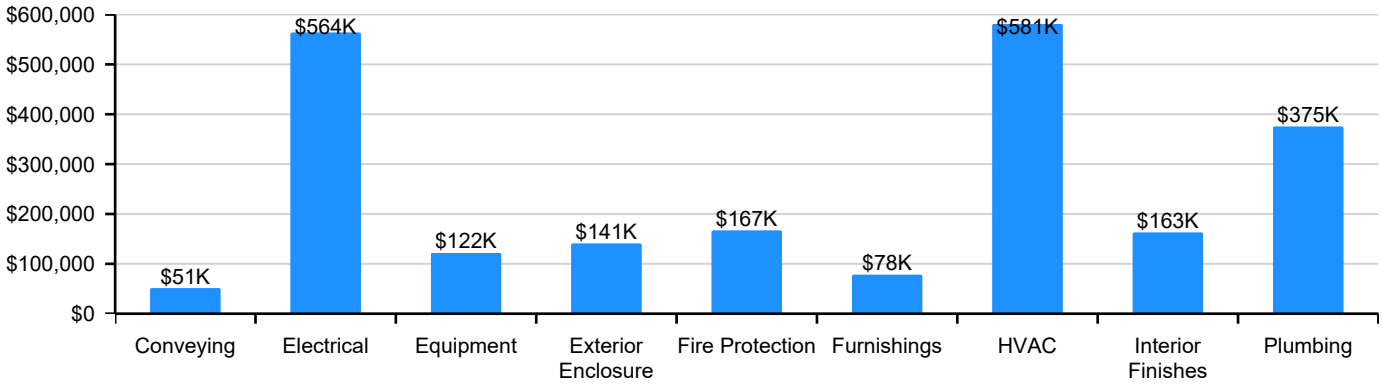
Deficiency By Category



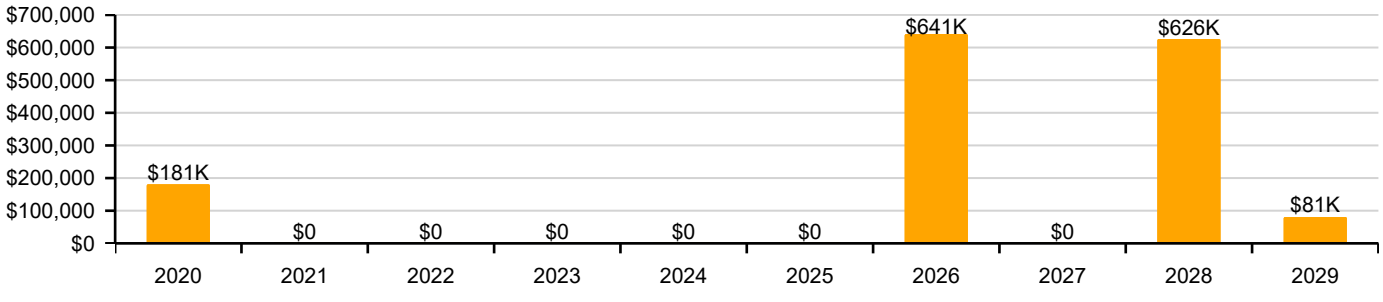
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	51.00%	0.00%	$0.00
B10 - Superstructure	51.00%	0.00%	$0.00
B20 - Exterior Enclosure	41.87%	20.93%	$140,560.00
B30 - Roofing	104.00%	0.00%	$0.00
C10 - Interior Construction	56.26%	0.00%	$0.00
C30 - Interior Finishes	53.30%	17.20%	$162,608.00
D10 - Conveying	0.00%	110.00%	$51,076.00
D20 - Plumbing	0.00%	110.00%	$375,100.00
D30 - HVAC	27.52%	54.27%	$581,038.00
D40 - Fire Protection	1.29%	107.63%	$166,711.00
D50 - Electrical	38.93%	70.23%	$563,642.00
E10 - Equipment	0.00%	110.00%	$121,765.00
E20 - Furnishings	0.00%	110.00%	$78,044.00
Totals:	**40.94%**	**38.13%**	**$2,240,544.00**

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.

School Assessment Report - 1970 Bldg C

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	$7.37	S.F.	37,146	100	1970	2070		51.00%	0.00%	51			$273,766
A1030	Slab on Grade	$6.22	S.F.	37,146	100	1970	2070		51.00%	0.00%	51			$231,048
B1020	Roof Construction	$12.10	S.F.	37,146	100	1970	2070		51.00%	0.00%	51			$449,467
B2010	Exterior Walls	$13.80	S.F.	37,146	100	1970	2070		51.00%	0.00%	51			$512,615
B2020	Exterior Windows	$3.44	S.F.	37,146	30	1970	2000		0.00%	110.00%	-19		$140,560.00	$127,782
B2030	Exterior Doors	$0.84	S.F.	37,146	30	2008	2038		63.33%	0.00%	19			$31,203
B3010105	Built-Up	$7.15	S.F.	37,146	25	2020	2045		104.00%	0.00%	26			$265,594
C1010	Partitions	$5.59	S.F.	37,146	100	1970	2070		51.00%	0.00%	51			$207,646
C1020	Interior Doors	$3.65	S.F.	37,146	40	2008	2048		72.50%	0.00%	29			$135,583
C1030	Fittings	$2.65	S.F.	37,146	20	2008	2028		45.00%	0.00%	9			$98,437
C3010230	Paint & Covering	$1.47	S.F.	37,146	10	1970	1980		0.00%	0.00%	-39			$54,605
C3020420	Ceramic Tile	$16.74	S.F.	7,000	50	1970	2020		2.00%	0.00%	1			$117,180
C3020903	VCT	$3.48	S.F.	30,146	15	1970	1985		0.00%	155.00%	-34		$162,608.00	$104,908
C3030	Ceiling Finishes	$9.00	S.F.	37,146	20	2008	2028		45.00%	0.00%	9			$334,314
C3030	Ceiling Finishes (1)	$9.00	S.F.	37,146	20	2020	2040		105.00%	0.00%	21			$334,314
D1010	Elevators and Lifts	$1.25	S.F.	37,146	20	1970	1990		0.00%	110.00%	-29		$51,076.00	$46,433
D2010	Plumbing Fixtures	$6.37	S.F.	37,146	20	1990	2010		0.00%	110.00%	-9		$260,282.00	$236,620
D2020	Domestic Water Distribution	$0.72	S.F.	37,146	30	1970	2000		0.00%	110.00%	-19		$29,420.00	$26,745
D2030	Sanitary Waste	$1.69	S.F.	37,146	30	1970	2000		0.00%	110.00%	-19		$69,054.00	$62,777
D2040	Rain Water Drainage	$0.40	S.F.	37,146	20	1970	1990		0.00%	110.00%	-29		$16,344.00	$14,858
D3020	Heat Generating Systems	$3.60	S.F.	37,146	20	1998	2018		0.00%	110.00%	-1		$147,098.00	$133,726
D3030	Cooling Generating Systems	$6.09	S.F.	37,146	20	2012	2032		65.00%	0.00%	13			$226,219
D3040	Distribution Systems	$10.62	S.F.	37,146	20	1970	1990		0.00%	110.00%	-29		$433,940.00	$394,491
D3050	Terminal & Package Units	$6.31	S.F.	37,146	15	2011	2026		46.67%	0.00%	7			$234,391
D3060	Controls & Instrumentation	$2.20	S.F.	37,146	15	2011	2026		46.67%	0.00%	7			$81,721
D4010	Sprinklers	$4.08	S.F.	37,146	30			2019	0.00%	110.00%	0		$166,711.00	$151,556
D4030	Fire Protection Specialties	$0.09	S.F.	37,146	15	2013	2028		60.00%	0.00%	9			$3,343
D5010	Electrical Service/Distribution	$2.30	S.F.	37,146	20	1980	2000		0.00%	110.00%	-19		$93,979.00	$85,436
D5020	Branch Wiring	$4.75	S.F.	37,146	20	1980	2000		0.00%	110.00%	-19		$194,088.00	$176,444
D5020	Lighting	$7.13	S.F.	16,682	20	1980	2000		0.00%	110.00%	-19		$130,837.00	$118,943
D5020	Lighting (1)	$7.13	S.F.	16,683	20	2020	2040		105.00%	110.00%	21		$130,845.00	$118,950
D5030810	Security & Detection Systems	$1.51	S.F.	37,146	20	2006	2026		35.00%	0.00%	7			$56,090
D5030910	Fire Alarm Systems	$2.74	S.F.	37,146	20	2006	2026		35.00%	0.00%	7			$101,780
D5030920	Data Communication	$3.56	S.F.	37,146	25	2019	2044		100.00%	0.00%	25			$132,240
D5090	Other Electrical Systems	$0.34	S.F.	37,146	15			2019	0.00%	110.00%	0		$13,893.00	$12,630
E1020	Institutional Equipment	$2.98	S.F.	37,146	20	1970	1990		0.00%	110.00%	-29		$121,765.00	$110,695
E2010	Fixed Furnishings	$1.91	S.F.	37,146	20	1970	1990		0.00%	110.00%	-29		$78,044.00	$70,949
								Total	**40.94%**	**38.13%**			**$2,240,544.00**	**$5,875,499**

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 This system contains no images

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

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

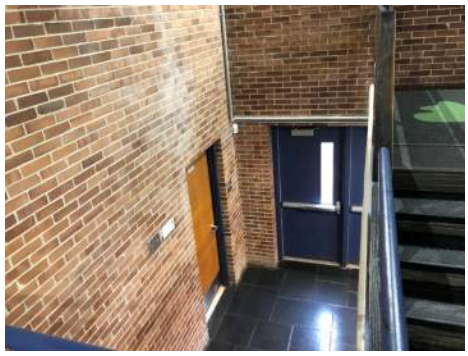
Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile


Note:

System: C3020903 - VCT

Note:

System: C3030 - Ceiling Finishes (1) This system contains no images

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

System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste


Note:

System: D3020 - Heat Generating Systems


Note:

System: D3040 - Distribution Systems


Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

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

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

System: D5030810 - Security & Detection Systems

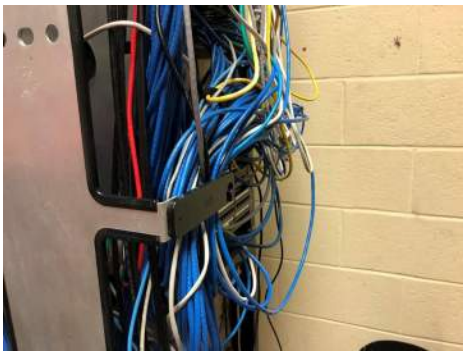

Note:

System: D5030910 - Fire Alarm Systems



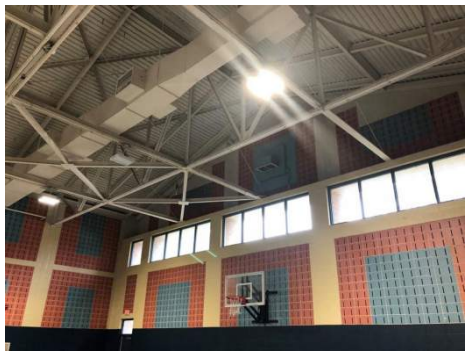
Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

System: 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:	**$2,240,544**	**$181,043**	**$0**	**$0**	**$0**	**$0**	**$0**	**$641,233**	**$0**	**$625,904**	**$80,722**	**$3,769,446**
*** 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	$140,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$140,560**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$141,282	$0	**$141,282**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$80,722	**$80,722**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$181,043	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$181,043**
C3020903 - VCT	$162,608	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$162,608**

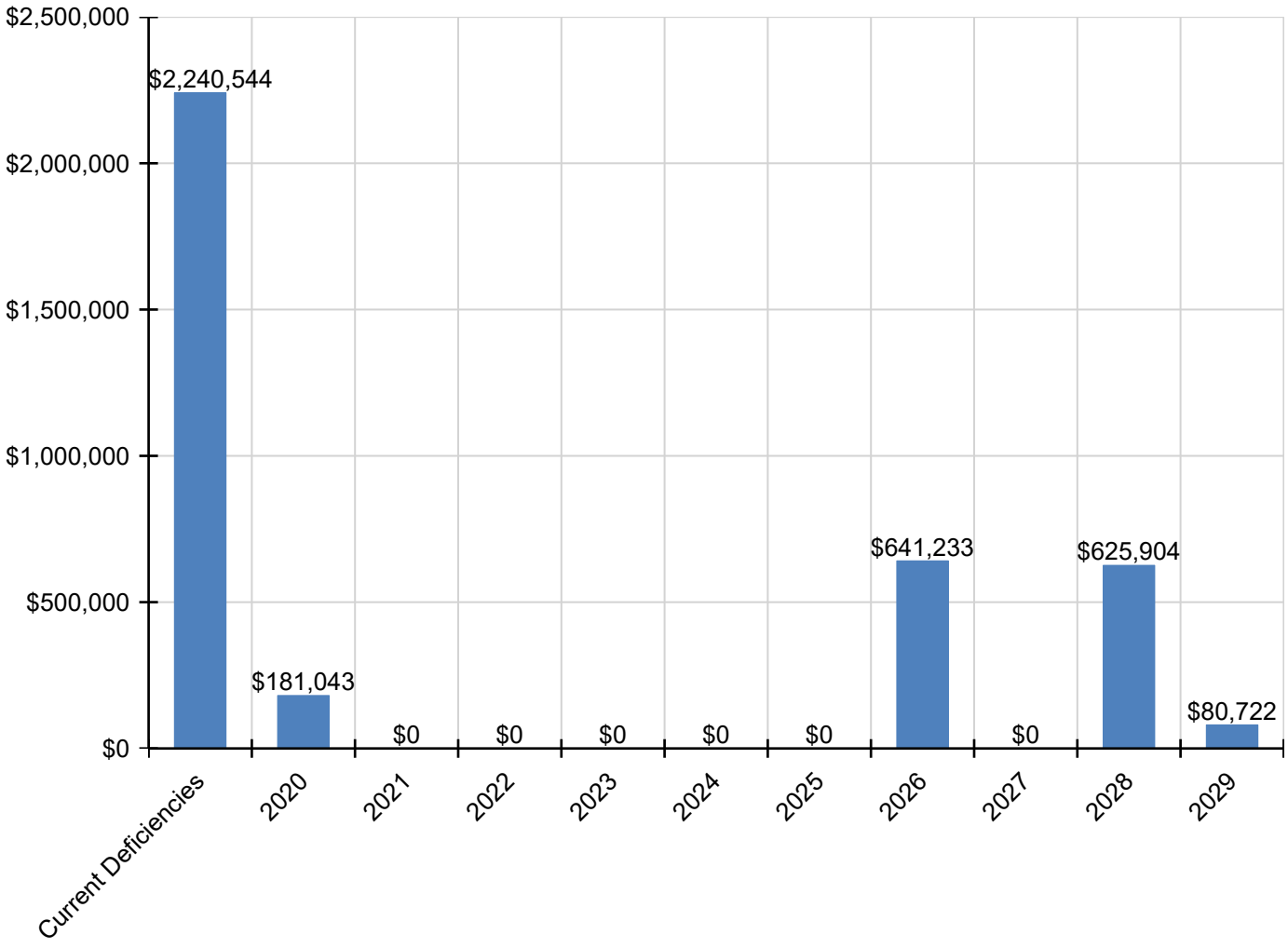
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$479,824	$0	**$479,824**
C3030 - Ceiling Finishes (1)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$51,076	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,076**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$260,282	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$260,282**
D2020 - Domestic Water Distribution	$29,420	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,420**
D2030 - Sanitary Waste	$69,054	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,054**
D2040 - Rain Water Drainage	$16,344	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,344**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$147,098	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$147,098**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$433,940	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$433,940**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$317,098	$0	$0	$0	**$317,098**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$110,557	$0	$0	$0	**$110,557**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$166,711	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,711**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,798	$0	**$4,798**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$93,979	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$93,979**
D5020 - Branch Wiring	$194,088	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$194,088**
D5020 - Lighting	$130,837	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$130,837**
D5020 - Lighting (1)	$130,845	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$130,845**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$75,883	$0	$0	$0	**$75,883**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$137,694	$0	$0	$0	**$137,694**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$13,893	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,893**
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	$121,765	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$121,765**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$78,044	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$78,044**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

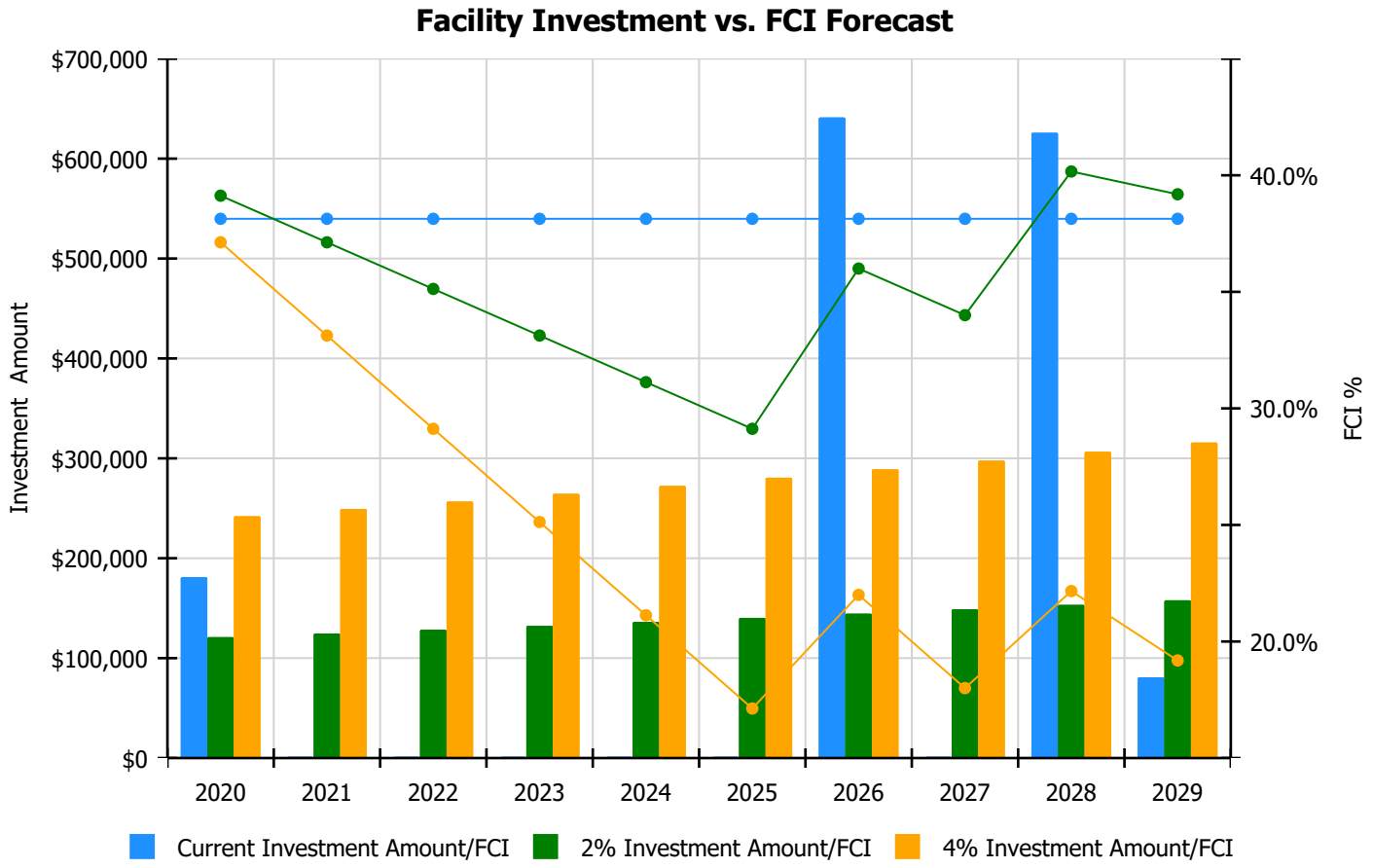
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

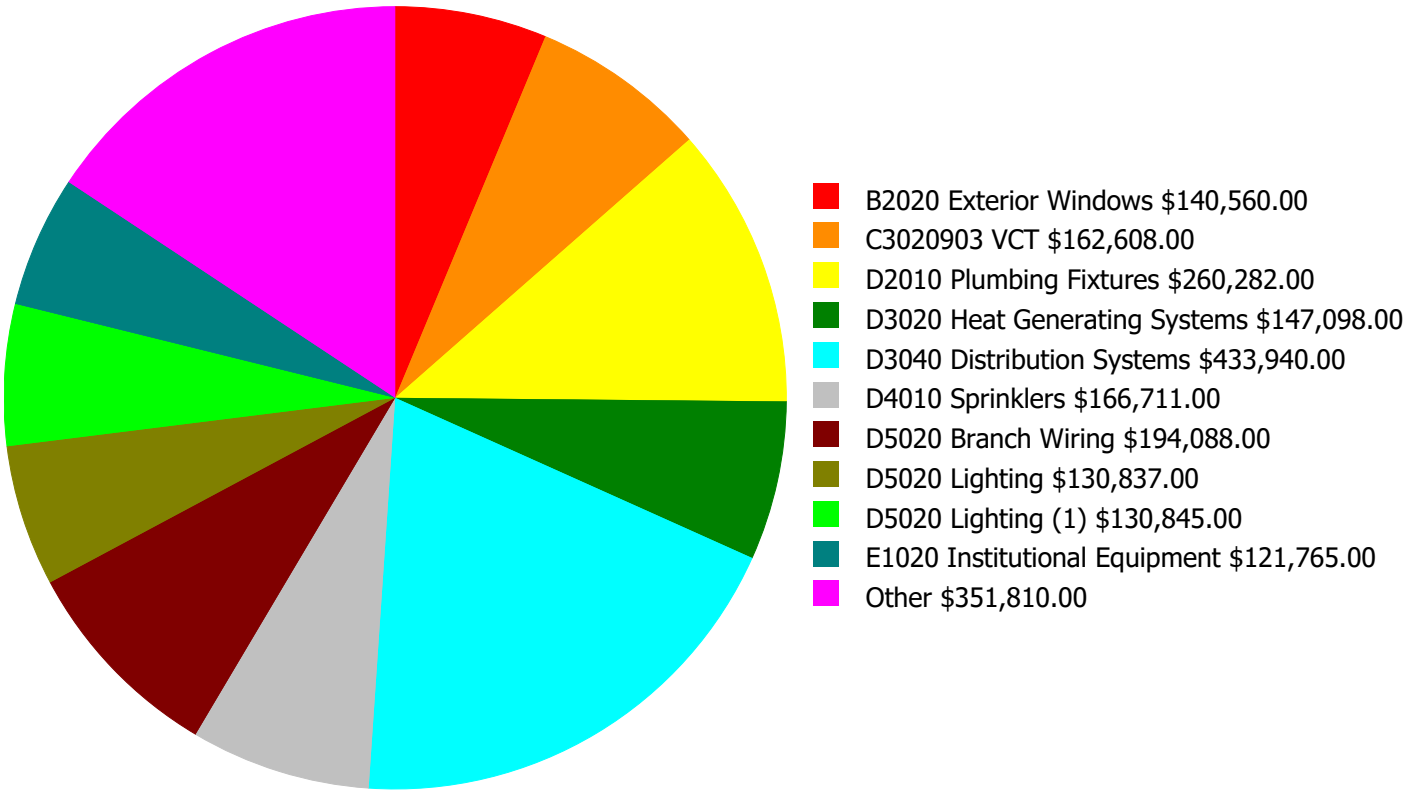
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 38.13%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$181,043	$121,035.00	39.13%	$242,071.00	37.13%
2021	$0	$124,666.00	37.13%	$249,333.00	33.13%
2022	$0	$128,406.00	35.13%	$256,813.00	29.13%
2023	$0	$132,259.00	33.13%	$264,517.00	25.13%
2024	$0	$136,226.00	31.13%	$272,453.00	21.13%
2025	$0	$140,313.00	29.13%	$280,626.00	17.13%
2026	$641,233	$144,522.00	36.00%	$289,045.00	22.00%
2027	$0	$148,858.00	34.00%	$297,716.00	18.00%
2028	$625,904	$153,324.00	40.16%	$306,648.00	22.16%
2029	$80,722	$157,924.00	39.19%	$315,847.00	19.19%
Total:	**$1,528,902**	**$1,387,533.00**		**$2,775,069.00**	

Deficiency Summary by System

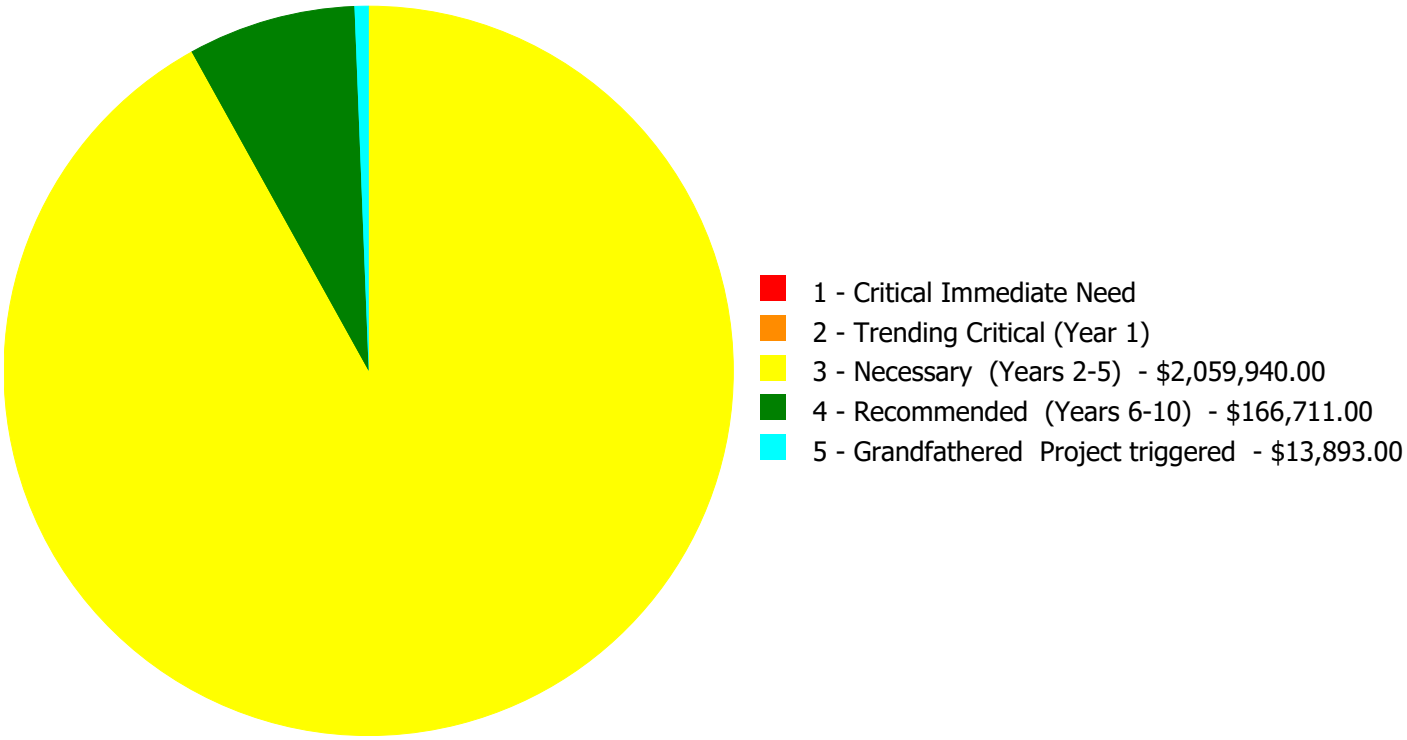
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,240,544.00

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: $2,240,544.00

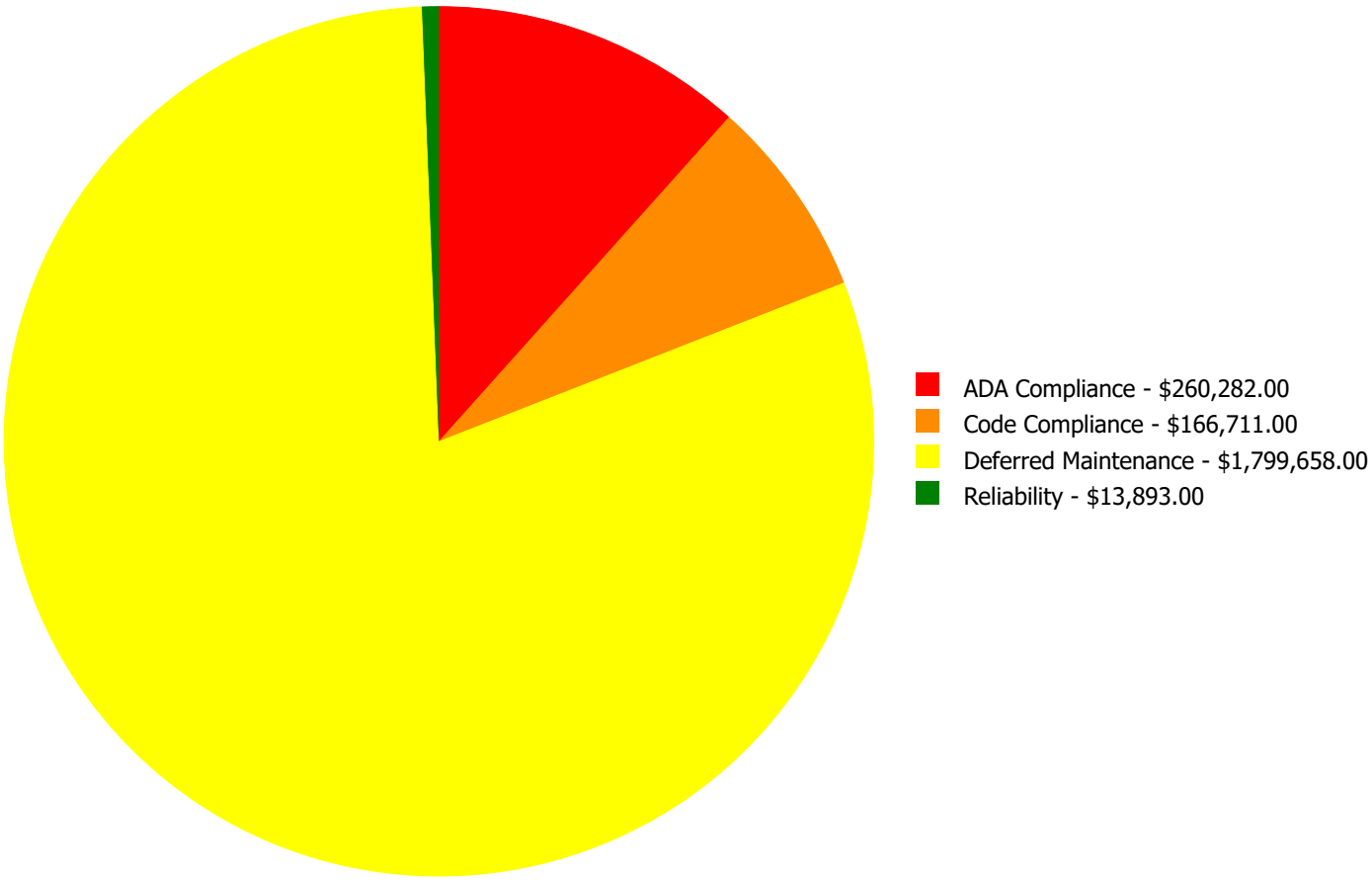
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	$0.00	$0.00	$140,560.00	$0.00	$0.00	$140,560.00
C3020903	VCT	$0.00	$0.00	$162,608.00	$0.00	$0.00	$162,608.00
D1010	Elevators and Lifts	$0.00	$0.00	$51,076.00	$0.00	$0.00	$51,076.00
D2010	Plumbing Fixtures	$0.00	$0.00	$260,282.00	$0.00	$0.00	$260,282.00
D2020	Domestic Water Distribution	$0.00	$0.00	$29,420.00	$0.00	$0.00	$29,420.00
D2030	Sanitary Waste	$0.00	$0.00	$69,054.00	$0.00	$0.00	$69,054.00
D2040	Rain Water Drainage	$0.00	$0.00	$16,344.00	$0.00	$0.00	$16,344.00
D3020	Heat Generating Systems	$0.00	$0.00	$147,098.00	$0.00	$0.00	$147,098.00
D3040	Distribution Systems	$0.00	$0.00	$433,940.00	$0.00	$0.00	$433,940.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$166,711.00	$0.00	$166,711.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$93,979.00	$0.00	$0.00	$93,979.00
D5020	Branch Wiring	$0.00	$0.00	$194,088.00	$0.00	$0.00	$194,088.00
D5020	Lighting	$0.00	$0.00	$130,837.00	$0.00	$0.00	$130,837.00
D5020	Lighting (1)	$0.00	$0.00	$130,845.00	$0.00	$0.00	$130,845.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$0.00	$13,893.00	$13,893.00
E1020	Institutional Equipment	$0.00	$0.00	$121,765.00	$0.00	$0.00	$121,765.00
E2010	Fixed Furnishings	$0.00	$0.00	$78,044.00	$0.00	$0.00	$78,044.00
	Total:	$0.00	$0.00	$2,059,940.00	$166,711.00	$13,893.00	$2,240,544.00

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: $2,240,544.00

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: B2020 - Exterior Windows

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,146.00
Unit of Measure: S.F.
Estimate: $140,560.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes:
The exterior windows are a mix of the original metal framed single and double pane applications and a few replacement windows with a wooden frame double pane application. Some of the windows are operable while others no longer function. The exterior windows have exceeded the expected life cycle and are recommended for upgrade.

System: C3020903 - VCT

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,146.00
Unit of Measure: S.F.
Estimate: $162,608.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2020

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

System: D1010 - Elevators and Lifts

Location: Elevator
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,146.00
Unit of Measure: S.F.
Estimate: $51,076.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

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

System: D2010 - Plumbing Fixtures

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,146.00
Unit of Measure: S.F.
Estimate: $260,282.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes:
Plumbing fixtures are beyond their expected service life and should be replaced and upgraded for ADA compliance.

System: D2020 - Domestic Water Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,146.00
Unit of Measure: S.F.
Estimate: $29,420.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

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

System: D2030 - Sanitary Waste

Location: Restroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,146.00
Unit of Measure: S.F.
Estimate: $69,054.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

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

System: D2040 - Rain Water Drainage

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:	37,146.00
Unit of Measure:	S.F.
Estimate:	$16,344.00
Assessor Name:	Eduardo Lopez
Date Created:	02/22/2020

Notes:

The roof drains, insulation and fittings that support the water run off from this roof are in poor condition. The insulation is damaged from leaks and the drains have developed leaks. This deficiency provides a budgetary consideration for a new rainwater drainage system.

System: D3020 - Heat Generating Systems

Location:	Throughout building
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	37,146.00
Unit of Measure:	S.F.
Estimate:	$147,098.00
Assessor Name:	Eduardo Lopez
Date Created:	02/14/2020

Notes:

The heating generation system consist of ceiling mounted electric unit heaters. The systems are original and nearing the end of their useful life. This system is recommended for replacement with an in kind replacement.

System: D3040 - Distribution Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,146.00
Unit of Measure: S.F.
Estimate: $433,940.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes:
The HVAC Distribution Systems is from original construction. This system is beyond the expected life cycle for this application. Upgrades are warranted.

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: 37,146.00
Unit of Measure: S.F.
Estimate: $93,979.00
Assessor Name: Eduardo Lopez
Date Created: 10/21/2014

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

System: D5020 - Branch Wiring

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,146.00
Unit of Measure: S.F.
Estimate: $194,088.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

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

System: D5020 - Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,682.00
Unit of Measure: S.F.
Estimate: $130,837.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

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

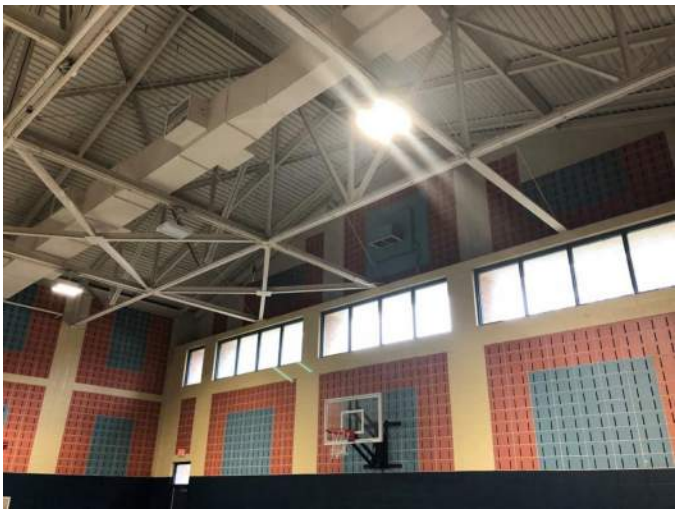
System: D5020 - Lighting (1)

This deficiency has no image.

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,683.00
Unit of Measure: S.F.
Estimate: $130,845.00
Assessor Name: Eduardo Lopez
Date Created: 03/11/2021

Notes:

System: E1020 - Institutional Equipment



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,146.00
Unit of Measure: S.F.
Estimate: $121,765.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes:
The equipment is from the original construction of the school. The systems are in use and in fair condition however, the systems are beyond the expected life for this application and upgrades are warranted.

System: E2010 - Fixed Furnishings

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,146.00
Unit of Measure: S.F.
Estimate: $78,044.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes:
Fixed furnishings are aged, worn and damaged, and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 37,146.00
Unit of Measure: S.F.
Estimate: $166,711.00
Assessor Name: Eduardo Lopez
Date Created: 10/23/2014

Notes: Facility lacks an automatic fire protection system. Provide per owner's standards.

Priority 5 - Grandfathered Project triggered:

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 37,146.00
Unit of Measure: S.F.
Estimate: $13,893.00
Assessor Name: Eduardo Lopez
Date Created: 10/23/2014

Notes: No emergency generator, client standard required.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	10,506
Year Built:	1994
Last Renovation:	
Replacement Value:	$2,010,241
Repair Cost:	$1,052,123
Total FCI:	52.34%
Total RSLI:	29.16%
FCA Score:	47.66

Description:

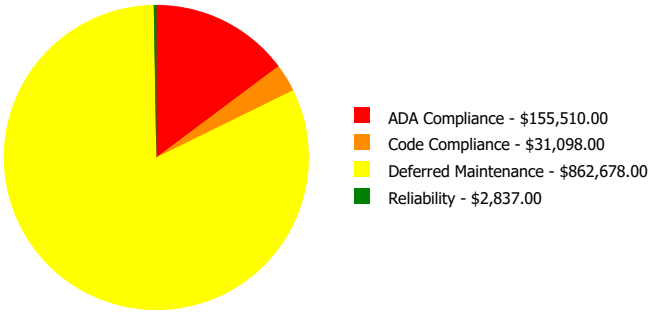
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

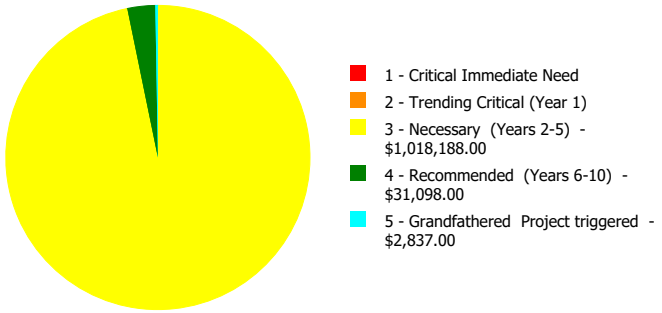
Dashboard Summary

Function:	Elementary	Gross Area:	10,506
Year Built:	1994	Last Renovation:	
Repair Cost:	$1,052,123	Replacement Value:	$2,010,241
FCI:	52.34%	RSLI%:	29.16%

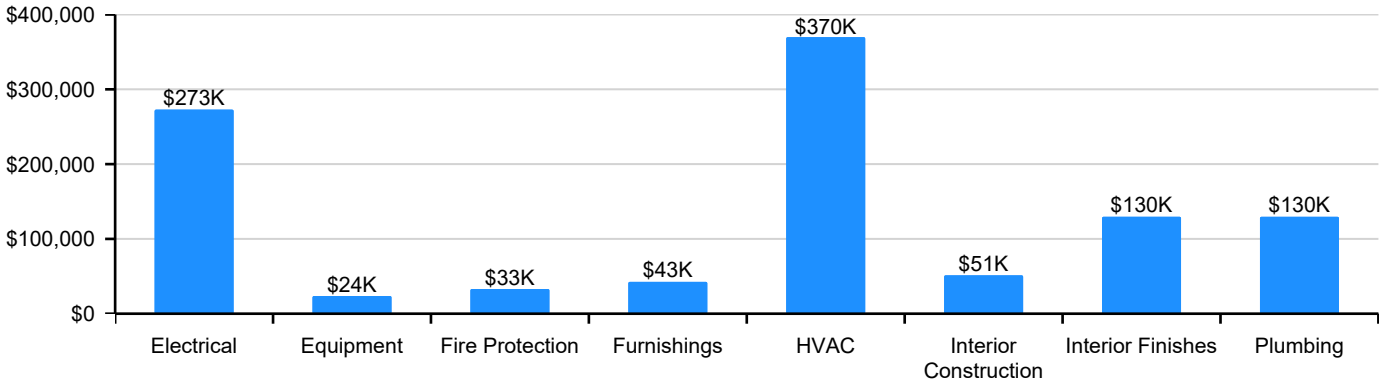
Deficiency By Category



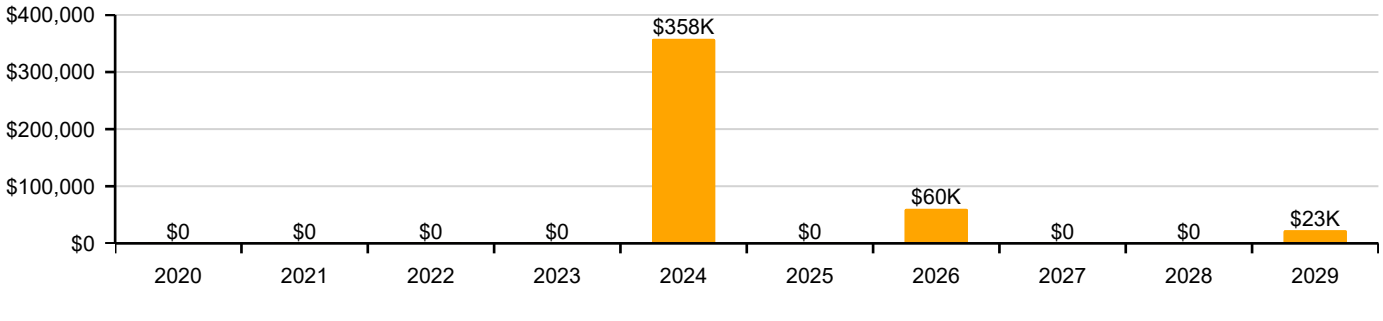
Deficiency By Priority



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	75.00%	0.00%	$0.00
B10 - Superstructure	75.00%	0.00%	$0.00
B20 - Exterior Enclosure	50.55%	0.00%	$0.00
B30 - Roofing	16.67%	0.00%	$0.00
C10 - Interior Construction	54.53%	22.67%	$51,269.00
C30 - Interior Finishes	2.65%	98.42%	$129,580.00
D20 - Plumbing	6.76%	65.42%	$129,550.00
D30 - HVAC	12.89%	91.45%	$369,706.00
D40 - Fire Protection	0.00%	100.00%	$32,989.00
D50 - Electrical	14.94%	76.88%	$272,841.00
E10 - Equipment	0.00%	100.00%	$23,639.00
E20 - Furnishings	0.00%	100.00%	$42,549.00
Totals:	**29.16%**	**52.34%**	**$1,052,123.00**

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.

School Assessment Report - 1994 Bldg D

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$11.94	S.F.	10,506	100	1994	2094		75.00%	0.00%	75			$125,442
A1020	Special Foundations	$8.76	S.F.	10,506	100	1994	2094		75.00%	0.00%	75			$92,033
B1020	Roof Construction	$6.44	S.F.	10,506	100	1994	2094		75.00%	0.00%	75			$67,659
B2010	Exterior Walls	$12.25	S.F.	10,506	100	1994	2094		75.00%	0.00%	75			$128,699
B2020	Exterior Windows	$5.20	S.F.	10,506	30	1994	2024		16.67%	0.00%	5			$54,631
B2030	Exterior Doors	$3.64	S.F.	10,506	30	1994	2024		16.67%	0.00%	5			$38,242
B3010130	Preformed Metal Roofing	$8.50	S.F.	10,506	30	1994	2024		16.67%	0.00%	5			$89,301
C1010	Partitions	$14.66	S.F.	10,506	100	1994	2094		75.00%	0.00%	75			$154,018
C1020	Interior Doors	$1.99	S.F.	10,506	40	1994	2034		37.50%	0.00%	15			$20,907
C1030	Fittings	$4.88	S.F.	10,506	20	1994	2014		0.00%	100.00%	-5		$51,269.00	$51,269
C3010230	Paint & Covering	$1.47	S.F.	10,506	10	1994	2004		0.00%	0.00%	-15			$15,444
C3020405	Epoxy	$17.30	S.F.	1,000	15	1994	2009		0.00%	118.00%	-10		$20,414.00	$17,300
C3020903	VCT	$3.48	S.F.	9,000	15	1994	2009		0.00%	155.00%	-10		$48,546.00	$31,320
C3020999	Other - Wood	$13.79	S.F.	506	50	1994	2044		50.00%	0.00%	25			$6,978
C3030	Ceiling Finishes	$5.77	S.F.	10,506	20	1994	2014		0.00%	100.00%	-5		$60,620.00	$60,620
D2010	Plumbing Fixtures	$9.02	S.F.	10,506	20	1994	2014		0.00%	110.00%	-5		$104,241.00	$94,764
D2020	Domestic Water Distribution	$4.46	S.F.	10,506	30	1994	2024		16.67%	0.00%	5			$46,857
D2030	Sanitary Waste	$3.18	S.F.	10,506	30	1994	2024		16.67%	0.00%	5			$33,409
D2040	Rain Water Drainage	$2.19	S.F.	10,506	20	1994	2014		0.00%	110.00%	-5		$25,309.00	$23,008
D3020	Heat Generating Systems	$3.14	S.F.	10,506	20	1994	2014		0.00%	110.00%	-5		$36,288.00	$32,989
D3030	Cooling Generating Systems	$8.80	S.F.	10,506	20	1994	2014		0.00%	110.00%	-5		$101,698.00	$92,453
D3040	Distribution Systems	$17.16	S.F.	10,506	20	1994	2014		0.00%	110.00%	-5		$198,311.00	$180,283
D3050	Terminal & Package Units	$6.20	S.F.	10,506	15	2016	2031		80.00%	0.00%	12			$65,137
D3060	Controls & Instrumentation	$3.18	S.F.	10,506	15	1994	2009		0.00%	100.00%	-10		$33,409.00	$33,409
D4010	Sprinklers	$2.96	S.F.	10,506	30			2019	0.00%	100.00%	0		$31,098.00	$31,098
D4030	Fire Protection Specialties	$0.18	S.F.	10,506	15	1994	2009		0.00%	100.00%	-10		$1,891.00	$1,891
D5010	Electrical Service/Distribution	$5.63	S.F.	10,506	20	1994	2014		0.00%	100.00%	-5		$59,149.00	$59,149
D5020	Branch Wiring	$8.02	S.F.	10,506	20	1994	2014		0.00%	100.00%	-5		$84,258.00	$84,258
D5020	Lighting	$12.05	S.F.	10,506	20	1994	2014		0.00%	100.00%	-5		$126,597.00	$126,597
D5030810	Security & Detection Systems	$1.51	S.F.	10,506	20	2006	2026		35.00%	0.00%	7			$15,864
D5030910	Fire Alarm Systems	$2.74	S.F.	10,506	20	2006	2026		35.00%	0.00%	7			$28,786
D5030920	Data Communication	$3.56	S.F.	10,506	25	2019	2044		100.00%	0.00%	25			$37,401
D5090	Other Electrical Systems	$0.27	S.F.	10,506	15			2019	0.00%	100.00%	0		$2,837.00	$2,837
E1020	Institutional Equipment	$2.25	S.F.	10,506	20	1994	2014		0.00%	100.00%	-5		$23,639.00	$23,639
E2010	Fixed Furnishings	$4.05	S.F.	10,506	20	1994	2014		0.00%	100.00%	-5		$42,549.00	$42,549
								Total	**29.16%**	**52.34%**			**$1,052,123.00**	**$2,010,241**

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: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

System: C3010230 - Paint & Covering

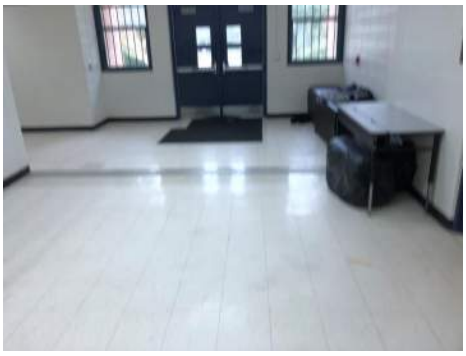
Note:

System: C3020405 - Epoxy



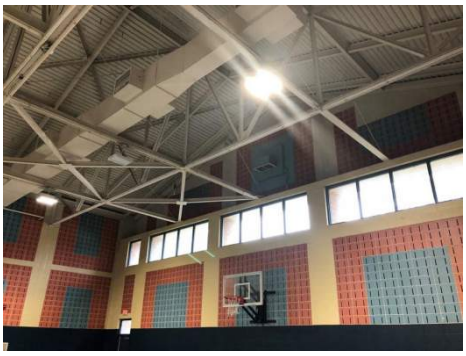
Note:

System: C3020903 - VCT

Note:

System: C3030 - Ceiling Finishes

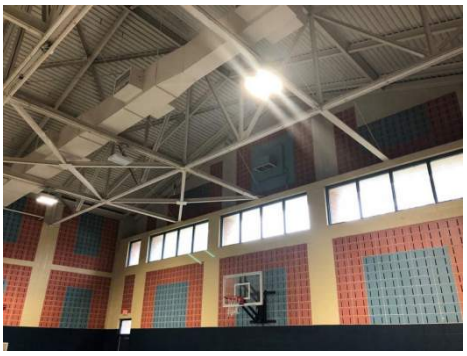
Note:

System: D2010 - Plumbing Fixtures



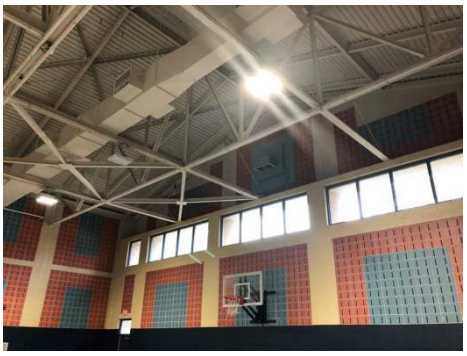
Note:

System: D3040 - Distribution Systems



Note:

System: D5020 - Lighting



Note:

System: E1020 - Institutional Equipment

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%

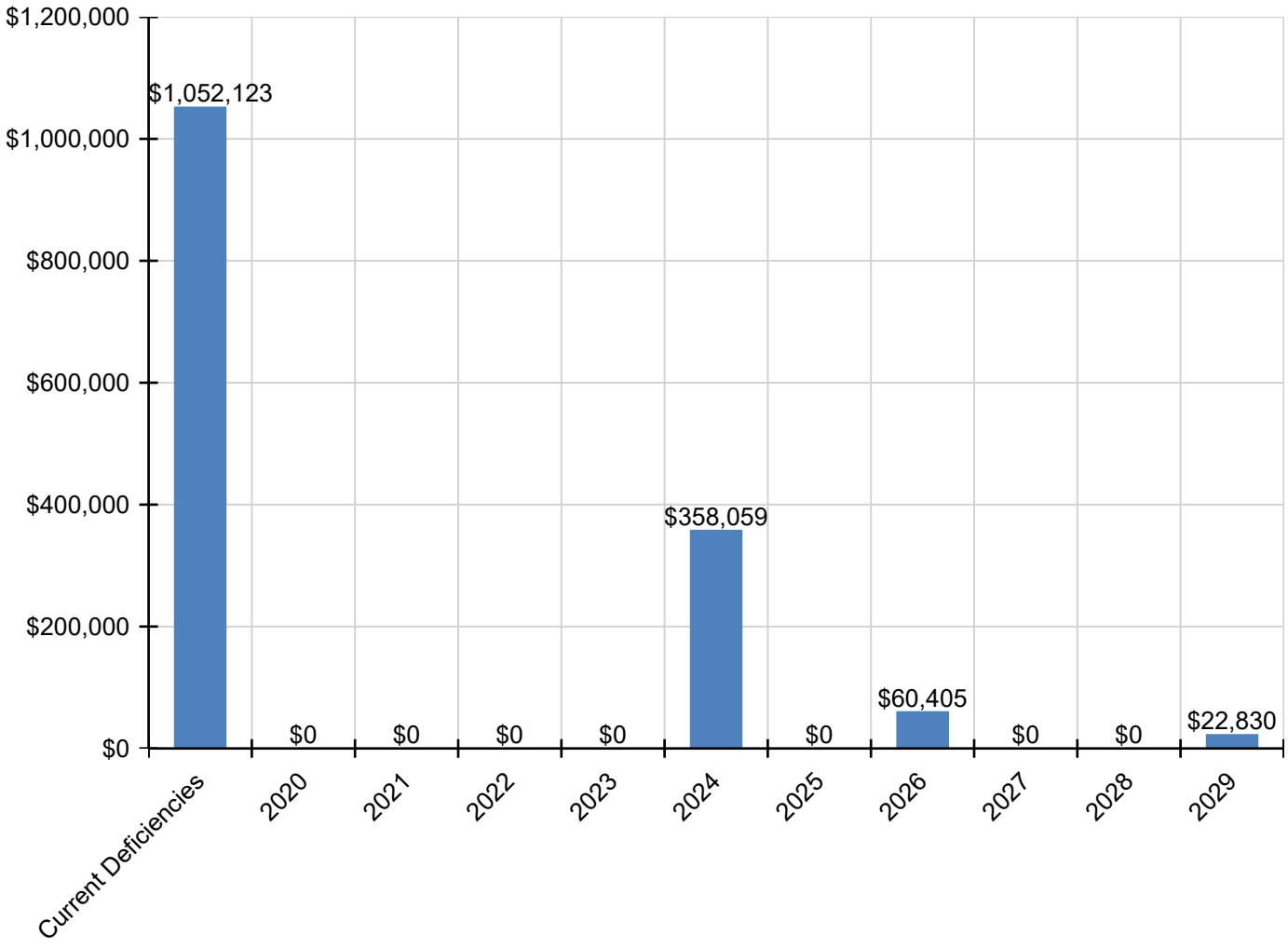
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,052,123**	**$0**	**$0**	**$0**	**$0**	**$358,059**	**$0**	**$60,405**	**$0**	**$0**	**$22,830**	**$1,493,418**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$63,332	$0	$0	$0	$0	$0	**$63,332**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$44,333	$0	$0	$0	$0	$0	**$44,333**
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**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$148,039	$0	$0	$0	$0	$0	**$148,039**
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	$51,269	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,269**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,830	**$22,830**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$20,414	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,414**
C3020903 - VCT	$48,546	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,546**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$60,620	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,620**
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	$104,241	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,241**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$59,751	$0	$0	$0	$0	$0	**$59,751**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$42,603	$0	$0	$0	$0	$0	**$42,603**
D2040 - Rain Water Drainage	$25,309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,309**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$36,288	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,288**
D3030 - Cooling Generating Systems	$101,698	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,698**
D3040 - Distribution Systems	$198,311	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$198,311**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$33,409	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,409**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$31,098	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,098**
D4030 - Fire Protection Specialties	$1,891	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,891**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$59,149	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,149**
D5020 - Branch Wiring	$84,258	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,258**
D5020 - Lighting	$126,597	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$126,597**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$21,461	$0	$0	$0	**$21,461**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$38,944	$0	$0	$0	**$38,944**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$2,837	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,837**
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	$23,639	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,639**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$42,549	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,549**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

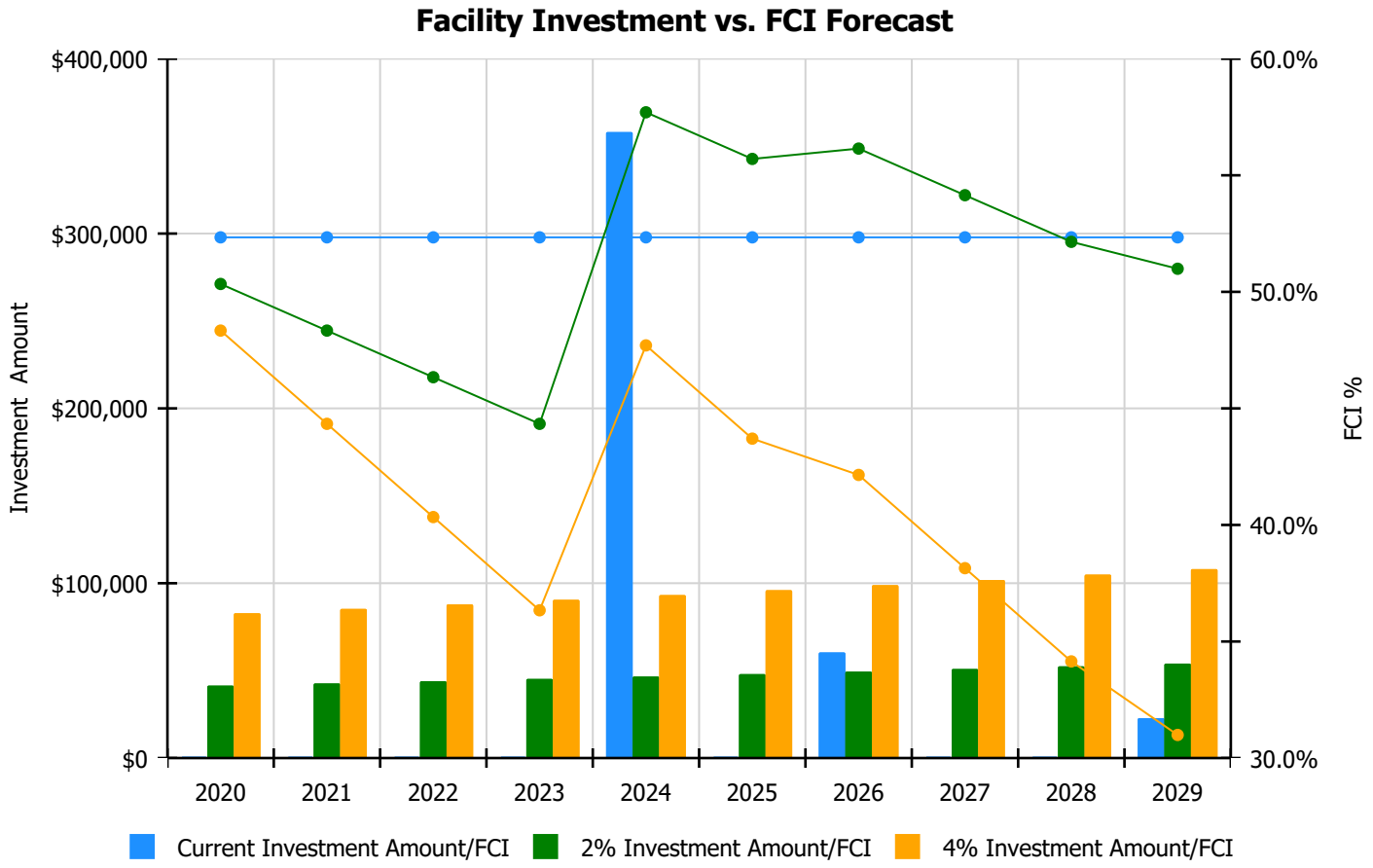
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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 - 52.34%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$41,411.00	50.34%	$82,822.00	48.34%
2021	$0	$42,653.00	48.34%	$85,307.00	44.34%
2022	$0	$43,933.00	46.34%	$87,866.00	40.34%
2023	$0	$45,251.00	44.34%	$90,502.00	36.34%
2024	$358,059	$46,608.00	57.70%	$93,217.00	47.70%
2025	$0	$48,007.00	55.70%	$96,013.00	43.70%
2026	$60,405	$49,447.00	56.15%	$98,894.00	42.15%
2027	$0	$50,930.00	54.15%	$101,861.00	38.15%
2028	$0	$52,458.00	52.15%	$104,916.00	34.15%
2029	$22,830	$54,032.00	50.99%	$108,064.00	30.99%
Total:	**$441,295**	**$474,730.00**		**$949,462.00**	

Deficiency Summary by System

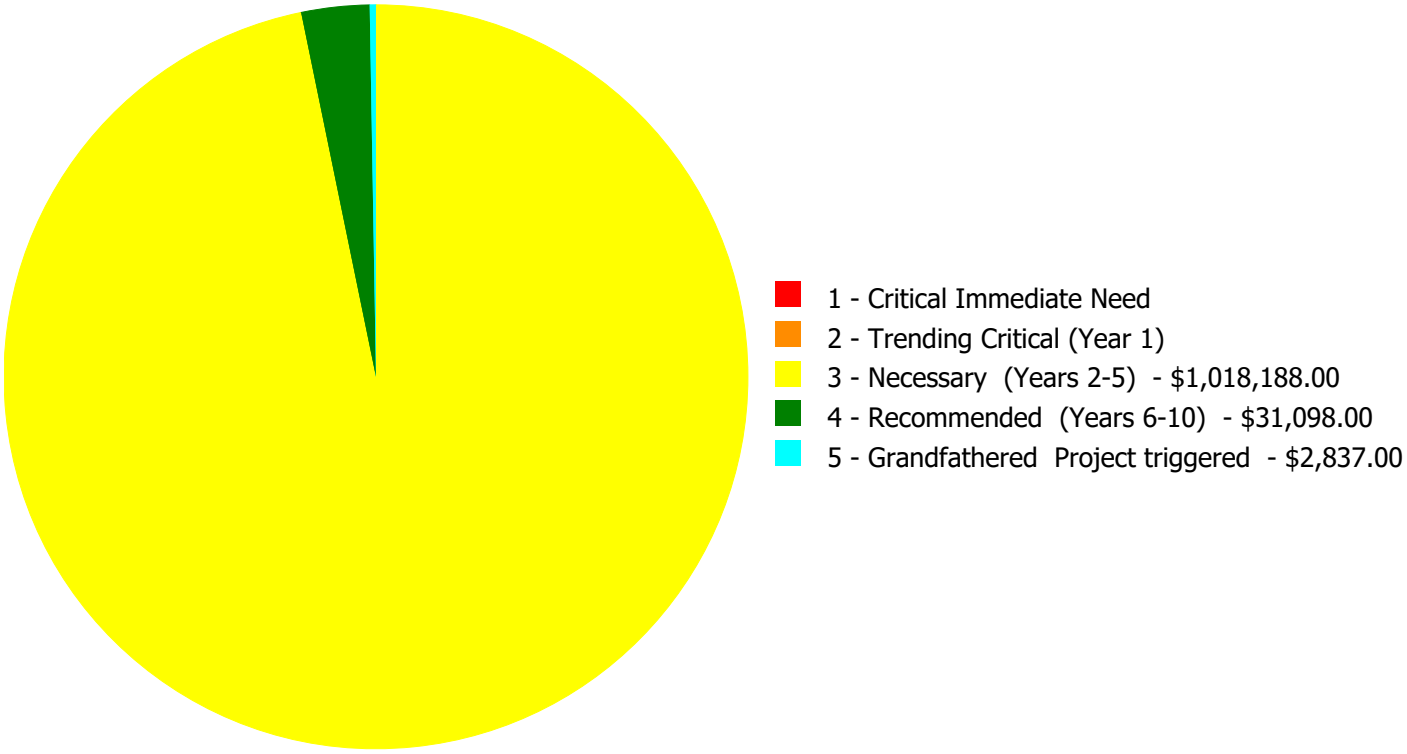
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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

- C1030 Fittings $51,269.00
- C3020903 VCT $48,546.00
- C3030 Ceiling Finishes $60,620.00
- D2010 Plumbing Fixtures $104,241.00
- D3030 Cooling Generating Systems $101,698.00
- D3040 Distribution Systems $198,311.00
- D5010 Electrical Service/Distribution $59,149.00
- D5020 Branch Wiring $84,258.00
- D5020 Lighting $126,597.00
- E2010 Fixed Furnishings $42,549.00
- Other $174,885.00

Budget Estimate Total: $1,052,123.00

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: $1,052,123.00

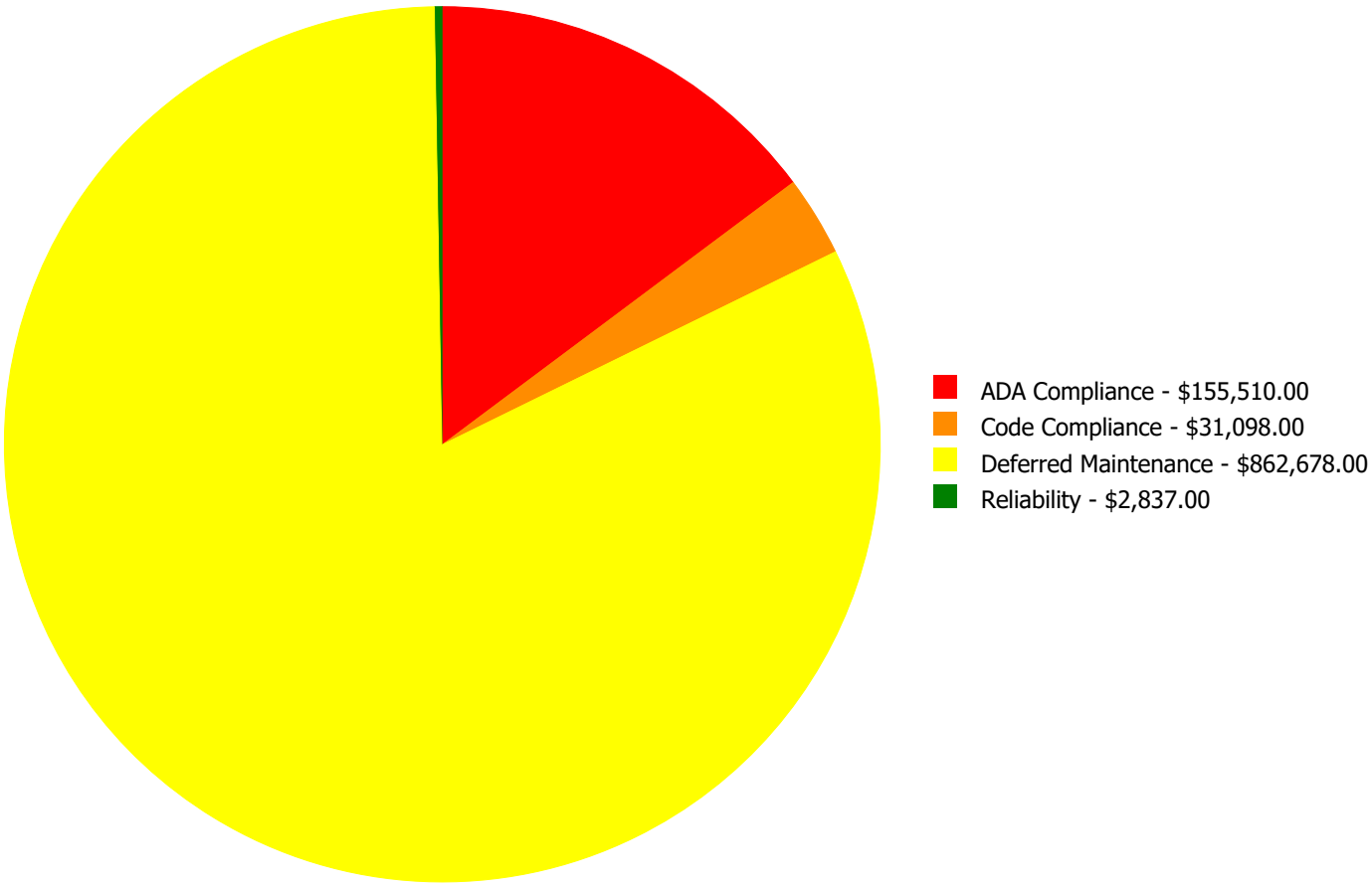
Deficiency By Priority Investment Table

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	$51,269.00	$0.00	$0.00	$51,269.00
C3020405	Epoxy	$0.00	$0.00	$20,414.00	$0.00	$0.00	$20,414.00
C3020903	VCT	$0.00	$0.00	$48,546.00	$0.00	$0.00	$48,546.00
C3030	Ceiling Finishes	$0.00	$0.00	$60,620.00	$0.00	$0.00	$60,620.00
D2010	Plumbing Fixtures	$0.00	$0.00	$104,241.00	$0.00	$0.00	$104,241.00
D2040	Rain Water Drainage	$0.00	$0.00	$25,309.00	$0.00	$0.00	$25,309.00
D3020	Heat Generating Systems	$0.00	$0.00	$36,288.00	$0.00	$0.00	$36,288.00
D3030	Cooling Generating Systems	$0.00	$0.00	$101,698.00	$0.00	$0.00	$101,698.00
D3040	Distribution Systems	$0.00	$0.00	$198,311.00	$0.00	$0.00	$198,311.00
D3060	Controls & Instrumentation	$0.00	$0.00	$33,409.00	$0.00	$0.00	$33,409.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$31,098.00	$0.00	$31,098.00
D4030	Fire Protection Specialties	$0.00	$0.00	$1,891.00	$0.00	$0.00	$1,891.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$59,149.00	$0.00	$0.00	$59,149.00
D5020	Branch Wiring	$0.00	$0.00	$84,258.00	$0.00	$0.00	$84,258.00
D5020	Lighting	$0.00	$0.00	$126,597.00	$0.00	$0.00	$126,597.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$0.00	$2,837.00	$2,837.00
E1020	Institutional Equipment	$0.00	$0.00	$23,639.00	$0.00	$0.00	$23,639.00
E2010	Fixed Furnishings	$0.00	$0.00	$42,549.00	$0.00	$0.00	$42,549.00
	Total:	$0.00	$0.00	$1,018,188.00	$31,098.00	$2,837.00	$1,052,123.00

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: $1,052,123.00

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:	10,506.00
Unit of Measure:	S.F.
Estimate:	$51,269.00
Assessor Name:	Eduardo Lopez
Date Created:	09/17/2015

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

System: C3020405 - Epoxy

This deficiency has no image.

Location:	Restrooms
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:	$20,414.00
Assessor Name:	Eduardo Lopez
Date Created:	01/29/2020

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

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: 9,000.00
Unit of Measure: S.F.
Estimate: $48,546.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

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

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: 10,506.00
Unit of Measure: S.F.
Estimate: $60,620.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

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

System: D2010 - Plumbing Fixtures

This deficiency has no image.

Location: Restrooms
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,506.00
Unit of Measure: S.F.
Estimate: $104,241.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: Plumbing fixtures are beyond their expected service life and should be replaced and upgraded for ADA compliance.

System: D2040 - Rain Water Drainage

This deficiency has no image.

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,506.00
Unit of Measure: S.F.
Estimate: $25,309.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The roof drains, insulation and fittings that support the water run off from this roof are in poor condition. The insulation is damaged from leaks and the drains have developed leaks. This deficiency provides a budgetary consideration for a new rainwater drainage system.

System: D3020 - Heat Generating Systems

This deficiency has no image.

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,506.00
Unit of Measure: S.F.
Estimate: $36,288.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The heating generation system consist of ceiling mounted electric unit heaters. The systems are original and nearing the end of their useful life. This system is recommended for replacement with an in kind replacement.

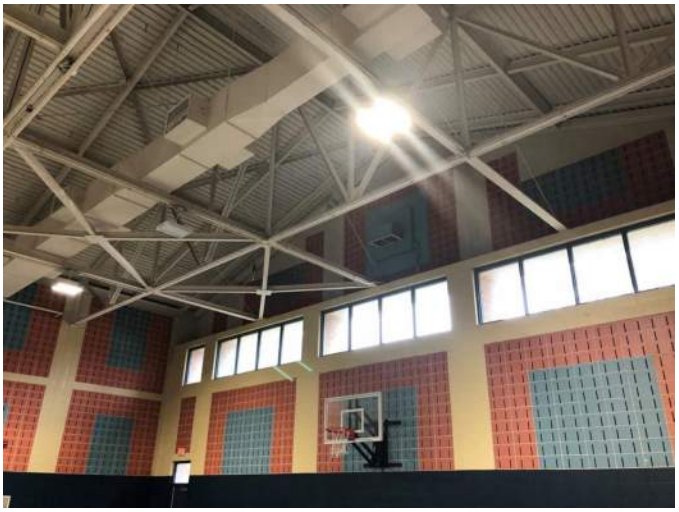
System: D3030 - Cooling Generating Systems

This deficiency has no image.

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,506.00
Unit of Measure: S.F.
Estimate: $101,698.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The cooling generation system consist of ceiling mounted electric unit heaters. The systems are original and nearing the end of their useful life. This system is recommended for replacement with an in kind replacement.

System: D3040 - Distribution Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,506.00
Unit of Measure: S.F.
Estimate: $198,311.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

Notes:
The HVAC Distribution Systems is from original construction. This system is beyond the expected life cycle for this application. Upgrades are warranted.

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: 10,506.00
Unit of Measure: S.F.
Estimate: $33,409.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The Controls and Instrumentation systems are original. Several issues have surfaced over recent years and isolated upgrades have taken place to support the systems. This deficiency provides a budgetary consideration for a universal upgrade.

System: D4030 - Fire Protection Specialties

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: 10,506.00
Unit of Measure: S.F.
Estimate: $1,891.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: This building high traffic use warrants upgrades to this system based on and age. This deficiency provides a budgetary consideration for universal upgrades to the system.

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: 10,506.00
Unit of Measure: S.F.
Estimate: $59,149.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

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

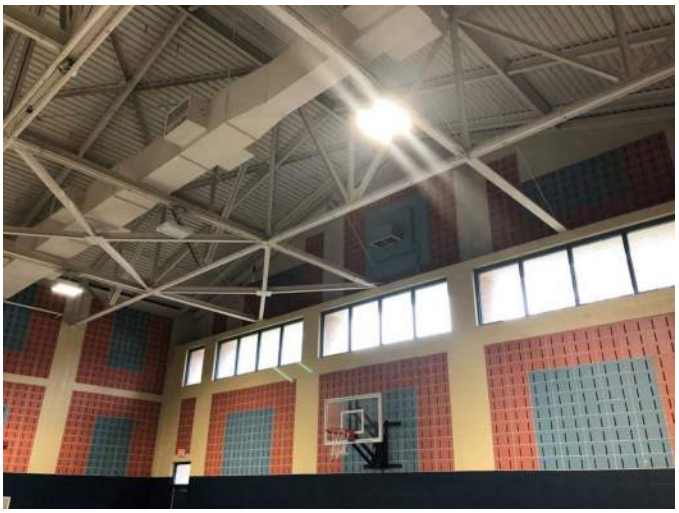
System: D5020 - Branch Wiring

This deficiency has no image.

Location: Electrical Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,506.00
Unit of Measure: S.F.
Estimate: $84,258.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

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

System: D5020 - Lighting



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,506.00
Unit of Measure: S.F.
Estimate: $126,597.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

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

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: 10,506.00
Unit of Measure: S.F.
Estimate: $23,639.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The library equipment, theater and stage equipment and audio-visual equipment is from the original construction of the school. The systems are in use and in fair condition however, the systems are beyond the expected life for this application and upgrades are warranted.

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: 10,506.00
Unit of Measure: S.F.
Estimate: $42,549.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: Fixed furnishings are aged, worn and damaged, and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,506.00
Unit of Measure: S.F.
Estimate: $31,098.00
Assessor Name: Eduardo Lopez
Date Created: 10/23/2014

Notes: Facility lacks an automatic fire protection system. Provide per owner's standards.

Priority 5 - Grandfathered Project triggered:

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 10,506.00
Unit of Measure: S.F.
Estimate: $2,837.00
Assessor Name: Eduardo Lopez
Date Created: 10/23/2014

Notes: No emergency generator, client standard required.

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):	97,494
Year Built:	1958
Last Renovation:	
Replacement Value:	$3,129,557
Repair Cost:	$2,122,346
Total FCI:	67.82%
Total RSLI:	14.61%
FCA Score:	32.18

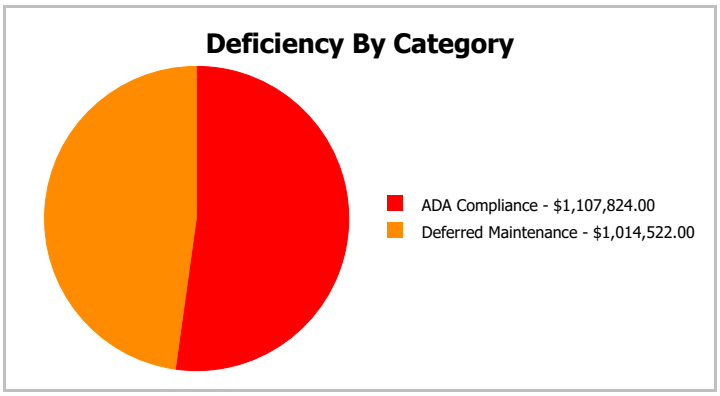
Description:

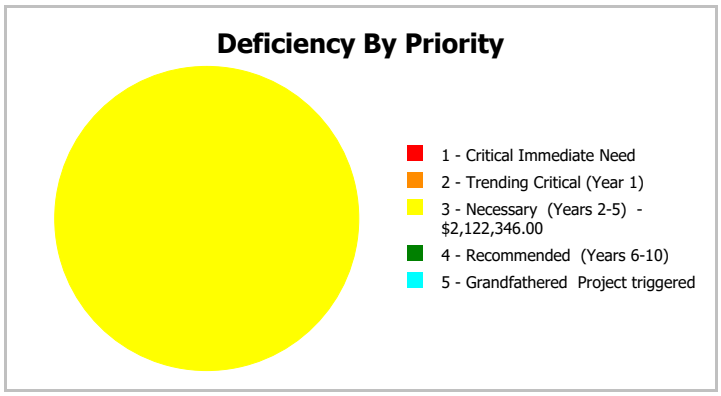
The narrative for this site is included in the Executive Summary Description at the front of this report.

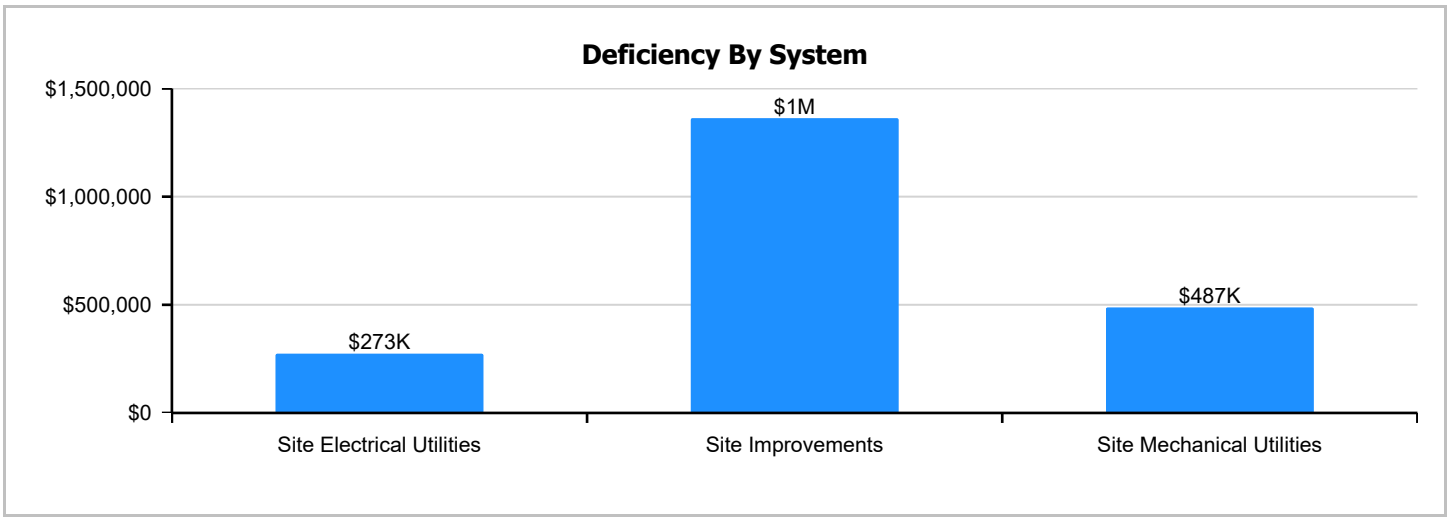
Attributes: This asset has no attributes.

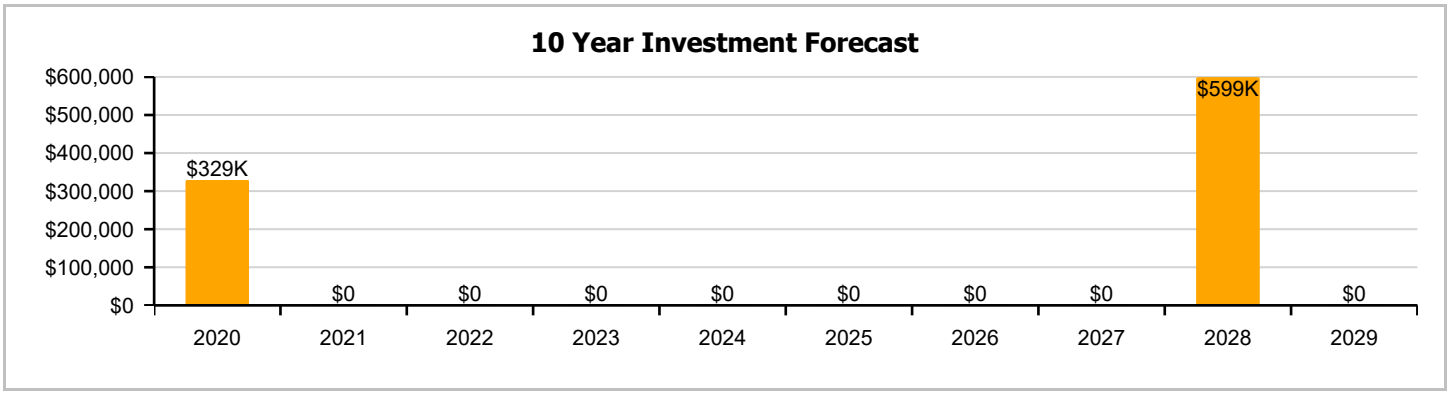
Dashboard Summary

Function:		Gross Area:	97,494
Year Built:	1958	Last Renovation:	
Repair Cost:	$2,122,346	Replacement Value:	$3,129,557
FCI:	67.82%	RSLI%:	14.61%









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	19.86%	67.33%	$1,361,991.00
G30 - Site Mechanical Utilities	0.00%	110.00%	$486,884.00
G40 - Site Electrical Utilities	8.35%	41.19%	$273,471.00
Totals:	**14.61%**	**67.82%**	**$2,122,346.00**

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.	97,494	35	1994	2029	2019	0.00%	110.00%	0		$254,167.00	$231,061
G2020	Parking Lots	$8.00	S.F.	97,494	35	1994	2029	2019	0.00%	110.00%	0		$857,947.00	$779,952
G2030	Pedestrian Paving	$2.33	S.F.	97,494	35	1970	2005		0.00%	110.00%	-14		$249,877.00	$227,161
G2040105	Fence & Guardrails	$1.15	S.F.	97,494	30	2008	2038		63.33%	0.00%	19			$112,118
G2040950	Covered Walkway	$1.44	S.F.	97,494	25	2008	2033		56.00%	0.00%	14			$140,391
G2040950	Playing Field	$4.28	S.F.	97,494	20	2008	2028		45.00%	0.00%	9			$417,274
G2050	Landscaping	$1.18	S.F.	97,494	25	2008	2033		56.00%	0.00%	14			$115,043
G3010	Water Supply	$1.09	S.F.	97,494	50	1958	2008		0.00%	110.00%	-11		$116,895.00	$106,268
G3020	Sanitary Sewer	$2.20	S.F.	97,494	50	1960	2010		0.00%	110.00%	-9		$235,935.00	$214,487
G3030	Storm Sewer	$1.25	S.F.	97,494	50	1958	2008		0.00%	110.00%	-11		$134,054.00	$121,868
G4010	Electrical Distribution	$2.55	S.F.	97,494	30	1980	2010		0.00%	110.00%	-9		$273,471.00	$248,610
G4020	Site Lighting	$2.98	S.F.	97,494	30	1990	2020		3.33%	0.00%	1			$290,532
G4030	Site Communication and Security	$1.28	S.F.	97,494	30	2000	2030		36.67%	0.00%	11			$124,792
								Total	**14.61%**	**67.82%**			**$2,122,346.00**	**$3,129,557**

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 Walkway

Note:

System: G2040950 - Playing Field


Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution


Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communication and Security



Note:

Renewal Schedule

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

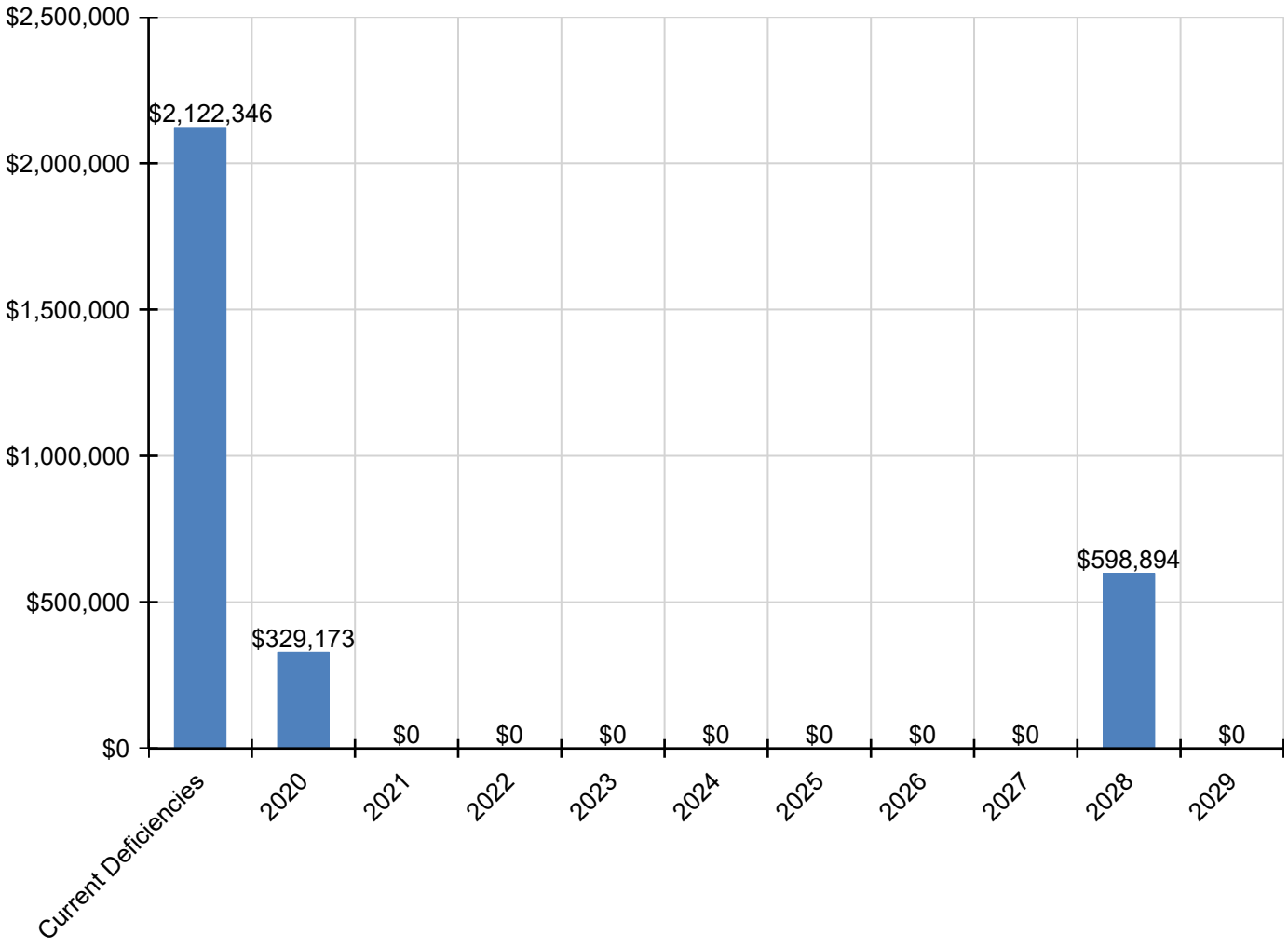
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,122,346**	**$329,173**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$598,894**	**$0**	**$3,050,412**
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	$254,167	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$254,167**
G2020 - Parking Lots	$857,947	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$857,947**
G2030 - Pedestrian Paving	$249,877	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$249,877**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkway	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$598,894	$0	**$598,894**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$116,895	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$116,895**
G3020 - Sanitary Sewer	$235,935	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$235,935**
G3030 - Storm Sewer	$134,054	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$134,054**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$273,471	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$273,471**
G4020 - Site Lighting	$0	$329,173	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$329,173**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

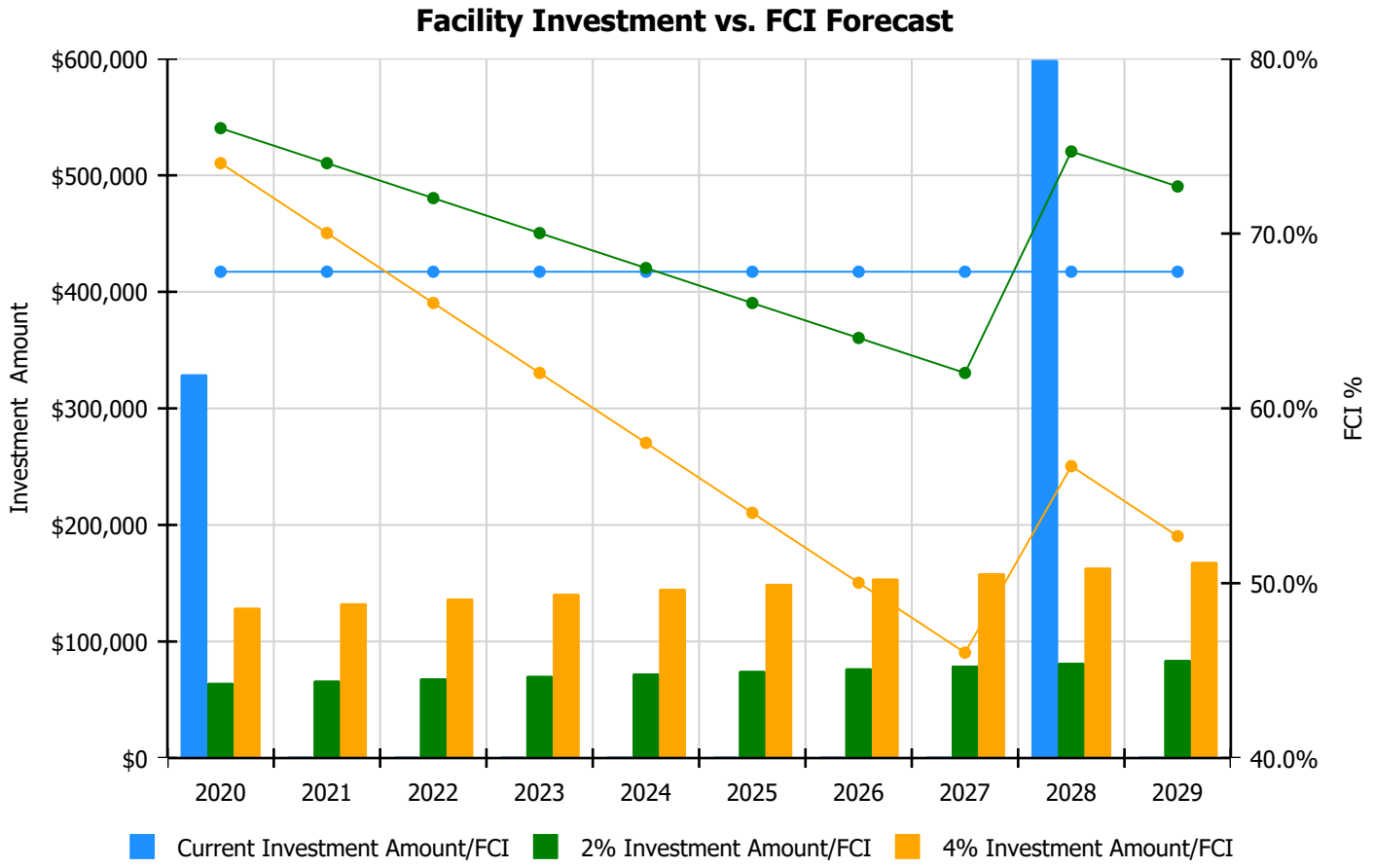
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

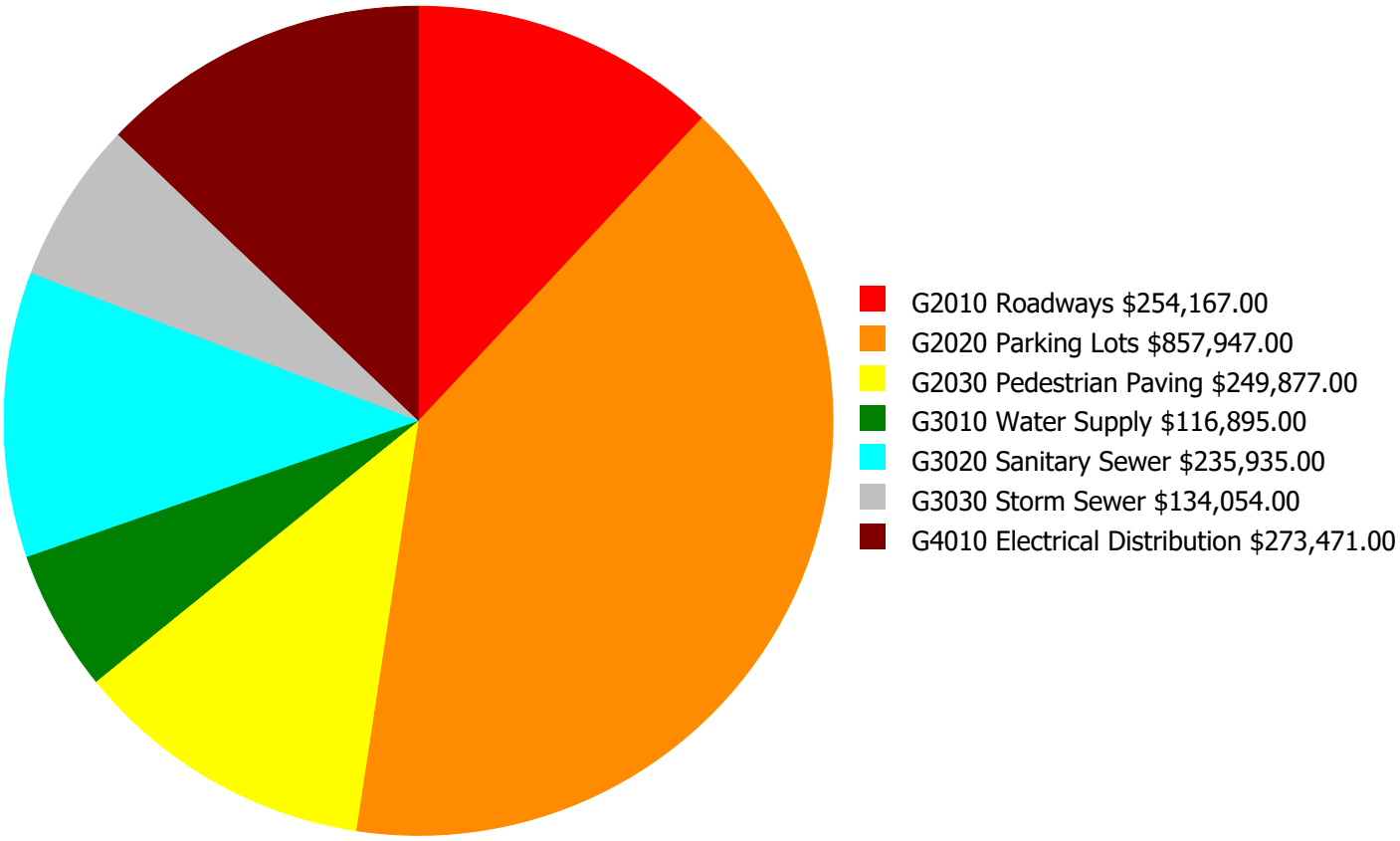
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 67.82%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$329,173	$64,469.00	76.03%	$128,938.00	74.03%
2021	$0	$66,403.00	74.03%	$132,806.00	70.03%
2022	$0	$68,395.00	72.03%	$136,790.00	66.03%
2023	$0	$70,447.00	70.03%	$140,894.00	62.03%
2024	$0	$72,560.00	68.03%	$145,121.00	58.03%
2025	$0	$74,737.00	66.03%	$149,474.00	54.03%
2026	$0	$76,979.00	64.03%	$153,958.00	50.03%
2027	$0	$79,289.00	62.03%	$158,577.00	46.03%
2028	$598,894	$81,667.00	74.69%	$163,334.00	56.69%
2029	$0	$84,117.00	72.69%	$168,235.00	52.69%
Total:	**$928,066**	**$739,063.00**		**$1,478,127.00**	

Deficiency Summary by System

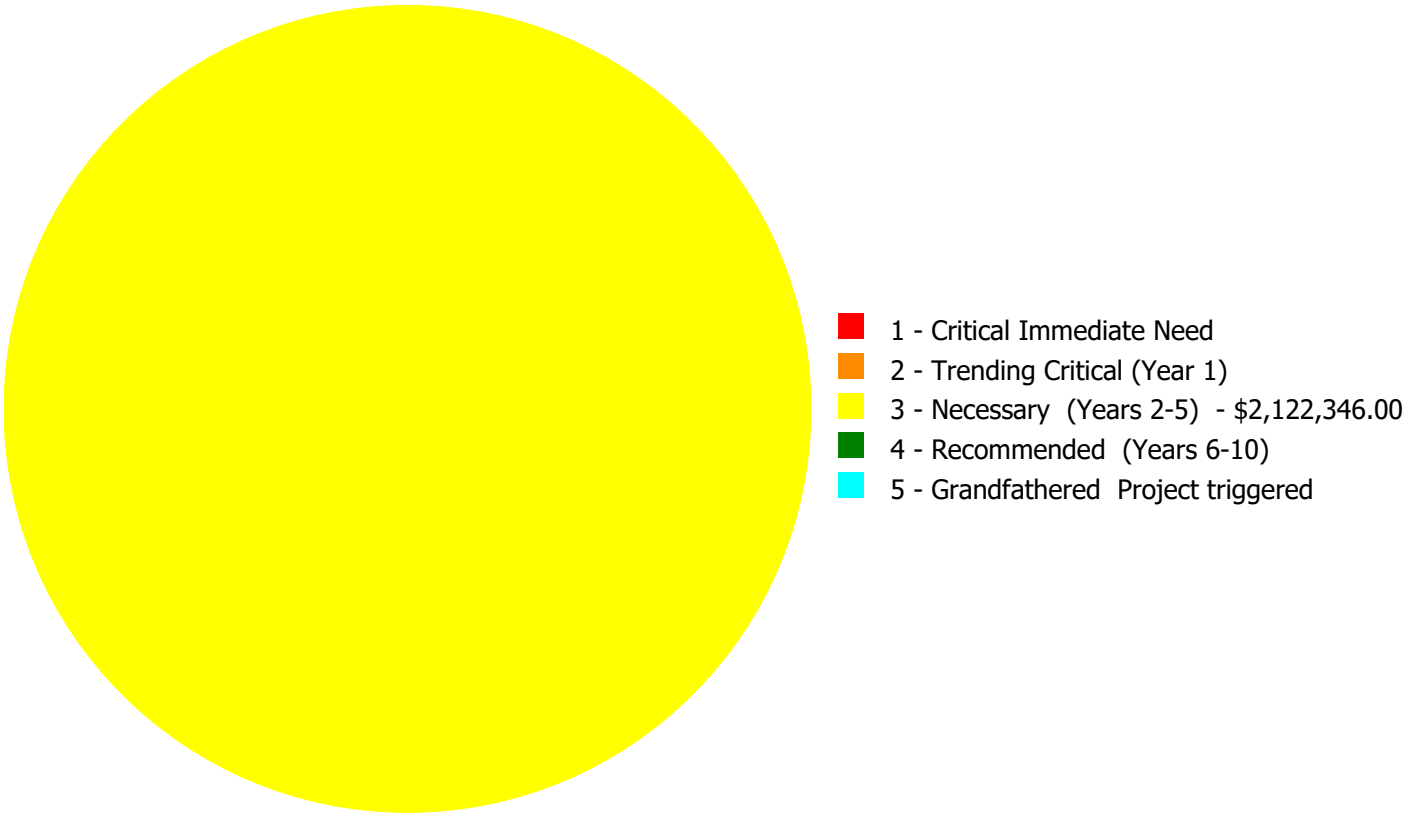
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,122,346.00

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: $2,122,346.00

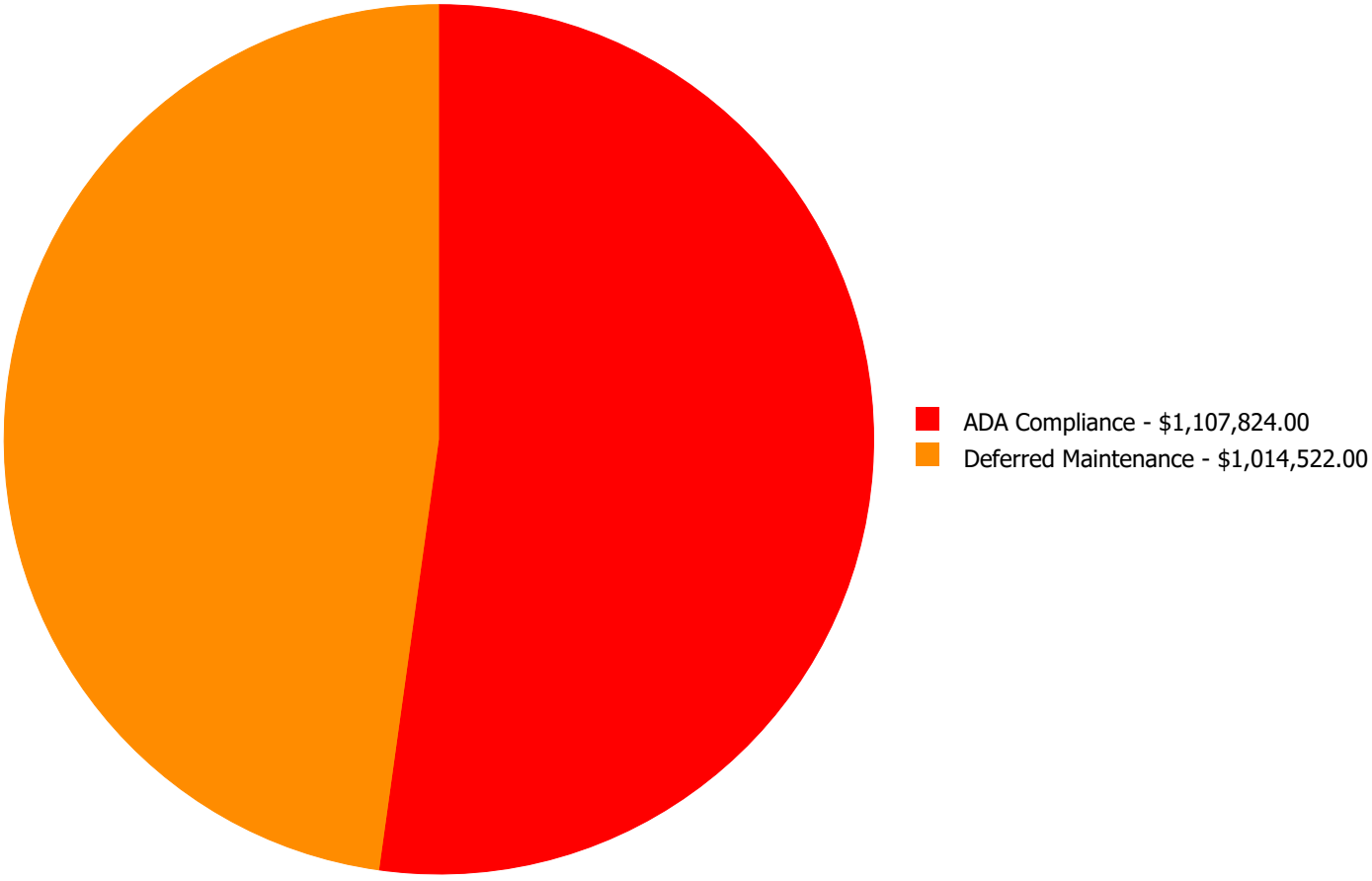
Deficiency By Priority Investment Table

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	$254,167.00	$0.00	$0.00	$254,167.00
G2020	Parking Lots	$0.00	$0.00	$857,947.00	$0.00	$0.00	$857,947.00
G2030	Pedestrian Paving	$0.00	$0.00	$249,877.00	$0.00	$0.00	$249,877.00
G3010	Water Supply	$0.00	$0.00	$116,895.00	$0.00	$0.00	$116,895.00
G3020	Sanitary Sewer	$0.00	$0.00	$235,935.00	$0.00	$0.00	$235,935.00
G3030	Storm Sewer	$0.00	$0.00	$134,054.00	$0.00	$0.00	$134,054.00
G4010	Electrical Distribution	$0.00	$0.00	$273,471.00	$0.00	$0.00	$273,471.00
	Total:	$0.00	$0.00	$2,122,346.00	$0.00	$0.00	$2,122,346.00

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: $2,122,346.00

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: 97,494.00
Unit of Measure: S.F.
Estimate: $254,167.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes:
The asphalted roadways have cracks and potholes that should be repaired and resealed to extend to the life of this system.

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 97,494.00
Unit of Measure: S.F.
Estimate: $857,947.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

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

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 97,494.00
Unit of Measure: S.F.
Estimate: $249,877.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes: The sidewalk system is original to the buildings construction. The damaged sidewalks are a result of years of service and in most cases the sidewalks have exceeded the expected life cycle. Universal sidewalk upgrades are required. This deficiency provides a budgetary consideration that includes all aspects of the current ADA standards.

System: G3010 - Water Supply

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 97,494.00
Unit of Measure: S.F.
Estimate: $116,895.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes:
The water supply system is original and beyond its service life and should be scheduled for replacement and upgrade.

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 97,494.00
Unit of Measure: S.F.
Estimate: $235,935.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

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

System: G3030 - Storm Sewer

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 97,494.00
Unit of Measure: S.F.
Estimate: $134,054.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes: The site storm drains that support the water runoff are functional however, have exceeded the expected life cycle.

System: G4010 - Electrical Distribution

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 97,494.00
Unit of Measure: S.F.
Estimate: $273,471.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes: The site electrical services and distribution system consist of pole mounted transformers connecting the facility to the power net. This system has expired and will require upgrades.

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 #:	5068
Project:	APS Assessments 2019	Region:	761	Site:	Waters ES
Grade Config:	PK-5	Site Type:	Charter	Site Size:	15.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Excel	4.65	4.65	100.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Excel	3.49	3.49	100.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Excel	0.31	0.31	100.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Excel	1.25	1.25	100.00
Location	Excel	0.37	0.37	100.00
Storage/Fixed Equip	Excel	0.37	0.37	100.00
Self-Contained Special Ed				
Environment	Good	0.38	0.48	80.00
Size	Good	0.96	1.20	80.00
Location	Good	0.29	0.36	80.00
Storage/Fixed Equip	Poor	0.18	0.36	50.00
Instructional Resource Rooms				
Environment	Good	0.58	0.72	80.00
Size	Excel	1.80	1.80	100.00
Location	Excel	0.54	0.54	100.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Fair	0.26	0.40	65.00
Size	Good	0.80	1.00	80.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Music				
Environment	Good	0.59	0.74	80.00

Project #: 12382	County: Atlanta Public Schools	Site #: 5068
Project: APS Assessments 2019	Region: 761	Site: Waters ES
Grade Config: PK-5	Site Type: Charter	Site Size: 15.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Fair	1.20	1.85	65.00
Location	Good	0.44	0.56	80.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Good	0.94	1.17	80.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	(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	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	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	Good	0.36	0.45	80.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Excel	0.73	0.73	100.00
Restrooms (Student)	Excel	0.89	0.89	100.00
Administration	Excel	2.56	2.56	100.00
Counseling	Good	0.23	0.29	80.00
Clinic	Good	0.47	0.58	80.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Excel	5.00	5.00	100.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Good	1.60	2.00	80.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Good	0.65	0.81	80.00
Play Areas	Good	1.87	2.34	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5068
Project:	APS Assessments 2019	Region:	761	Site:	Waters ES
Grade Config:	PK-5	Site Type:	Charter	Site Size:	15.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
Signage & Way Finding	Unsat	0.00	1.00	0.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		**87.72**	**96.54**	**90.86**

Comments

Suitability - ES

KIPP Vision Primary is a public charter elementary school in the South Atlanta Cluster. Formerly knowns as Waters Elementary, It is located on the KIPP Vision Campus, along with KIPP Vision Academy. Waters Elementary closed in 2009, and re-opened as KIPP Vision Primary in July 2013 and now educates students in grades PK-5.

Suitability - ES->Self-Contained Special Ed-->Storage/Fixed Equip

The room is not equipped with the equipment or storage requirements for this program.

Suitability - ES->Science-->Environment

The HVAC system in the room was not maintaining a comfortable room temperature.

Suitability - ES->Music-->Size

The school has only one music space.

Suitability - ES->Safety and Security-->Signage & Way Finding

The entry does not have the required security signage for visitors.

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

The school does not have a security vestibule.