

School Assessment Report



School: Waters ES (KIPP Vision)

Report: Nov 17, 2015

Condition Assessment:

Suitability Assessment:

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The following reference documents may be viewed at the Atlanta Public Schools eCOMET Feedback website under 'Support' tab:

- eCOMET Glossary
- UNIFORMAT Definitions
- Suitability Criteria Score Description Text

Executive Summary

School Name: Waters ES (KIPP Vision)

Number of Buildings:	4
Gross Area (SF):	97,494
Replacement Value:	\$20,787,861
Condition Budget:	\$8,583,960
Total FCI:	41.29%
Suitability Budget:	\$1,491,710
Total RSLI:	19%
Total APSFI:	48.65%
Condition Score:	58.71
Suitability Score:	79.50
School Score:	65.98



Summary:

The KIPP Vision at Water ES Facility consists of (1) main school building located at 660 McWilliams Rd. S.E., Atlanta, GA. The original campus was constructed in 1958. Additions to the main building were constructed in 1964, 1970 & 1994. The school campus and site are poorly maintained in poor overall condition.

Roof covering was installed in 1998 and for the main building dated 1958 was installed in 2008 and has 27 main sections including some smaller sections. Roofing is typically low slope with built-up system and is in good condition and pitched roof with standing seam metal panel system and asphalt composition shingles in good condition. (Roofing membrane report and drawings are available on the home page of each school in eCOMET® on the drop down menu "Drawings/Attachments").

Domestic water and sanitary waste systems are original to each building age and have reached the end of life expectancy. HVAC systems were upgraded in 2010 and are in good condition.

Electrical service and lighting systems are original to each building age and have reached the end of life expectancy.

This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Condition Budget Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. 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 useful life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

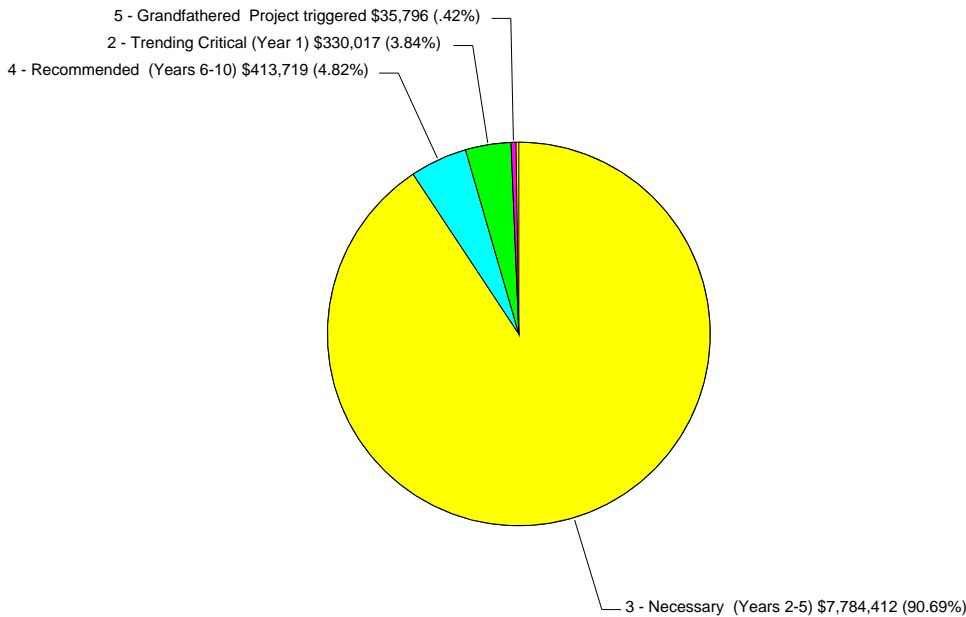
Following are the cost model's system details for this facility. The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new system) to 0.00% (system expired). The System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium, the additional costs to prepare for the system's renewal such as demolition costs. 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.

Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	8%	24.80%	\$462,180
B30 Roofing	32%	1.48%	\$20,016
C10 Interior Construction	59%	3.97%	\$47,846
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	40%	23.43%	\$514,610
D10 Conveying	0%	110.00%	\$48,108
D20 Plumbing	7%	76.15%	\$754,769
D30 HVAC	27%	34.60%	\$1,599,816
D40 Fire Protection	1%	106.94%	\$435,566
D50 Electrical	2%	100.22%	\$1,927,590
E10 Equipment	4%	103.22%	\$162,070
E20 Furnishings	16%	67.49%	\$115,250
G20 Site Improvements	4%	103.49%	\$1,787,119
G30 Site Mechanical Utilities	0%	110.00%	\$445,392
G40 Site Electrical Utilities	16%	43.27%	\$263,628
Total:			\$8,583,960

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
1958 Bldg A	33,365	30.0%	\$0	\$330,017	\$1,404,589	\$154,324	\$13,296	\$1,902,225
1964 Bldg B	16,477	38.7%	\$20,016	\$0	\$1,049,845	\$76,212	\$6,566	\$1,152,638
1970 Bldg C	37,146	28.3%	\$0	\$0	\$1,787,381	\$154,367	\$13,216	\$1,954,964
1994 Bldg D	10,506	59.7%	\$0	\$0	\$1,046,458	\$28,816	\$2,719	\$1,077,993
Site		91.1%	\$0	\$0	\$2,496,140	\$0	\$0	\$2,496,140
Total:	97,494	41.3%	\$20,016	\$330,017	\$7,784,412	\$413,719	\$35,796	\$8,583,960



School Condition Budget: \$8,583,960

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$8,583,963		\$1,105,758	\$1,968,972		\$614,187	\$191,075			\$207,433	\$83,299	\$12,754,687
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$482,197			\$914,766						\$106,767		\$1,503,730
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure	\$462,181									\$106,767		\$568,948
Exterior Walls												
Exterior Windows	\$462,181									\$66,862		\$529,043
Exterior Doors										\$39,905		\$39,905
Roofing	\$20,016			\$914,766								\$934,782
Roof Coverings	\$20,016			\$914,766								\$934,782
Roof Openings												
Interiors	\$562,457			\$478,581							\$83,299	\$1,124,337
Interior Construction	\$47,846											\$47,846
Partitions												
Interior Doors												
Fittings	\$47,846											\$47,846
Stairs												
Stair Construction												
Interior Finishes	\$514,611			\$478,581							\$83,299	\$1,076,491
Wall Finishes	\$61,983			\$478,581							\$83,299	\$623,863
Floor Finishes	\$71,497											\$71,497
Ceiling Finishes	\$381,131											\$381,131
Services	\$4,765,850		\$1,105,758	\$575,625		\$290,876	\$191,075			\$100,666		\$7,029,850
Conveying	\$48,108											\$48,108
Elevators and Lifts	\$48,108											\$48,108
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$754,769			\$266,183						\$100,666		\$1,121,618
Plumbing Fixtures	\$462,620			\$266,183								\$728,803
Domestic Water Distribution	\$61,733									\$56,576		\$118,309
Sanitary Waste	\$160,967									\$44,090		\$205,057
Rain Water Drainage	\$37,529											\$37,529
Other Plumbing Systems	\$31,920											\$31,920
HVAC	\$1,599,817		\$1,105,758	\$309,442		\$290,876						\$3,305,893
Energy Supply												
Heat Generating Systems	\$34,988			\$309,442		\$81,010						\$425,440
Cooling Generating Systems	\$97,786											\$97,786
Distribution Systems	\$901,077					\$209,866						\$1,110,943
Terminal & Package Units	\$514,722		\$1,105,758									\$1,620,480
Controls & Instrumentation	\$30,719											\$30,719
Systems Testing & Balance	\$20,525											\$20,525
Other HVAC Systems/Equip												
Fire Protection	\$435,565											\$435,565
Sprinklers	\$413,719											\$413,719
Standpipes												
Fire Protection Specialties	\$1,903											\$1,903
Other Fire Protection Systems	\$19,943											\$19,943
Electrical	\$1,927,591						\$191,075					\$2,118,666
Electrical Service/Distribution	\$286,658											\$286,658
Lighting and Branch Wiring	\$1,346,339											\$1,346,339
Communications and Security	\$258,797						\$191,075					\$449,872
Other Electrical Systems	\$35,797											\$35,797
Equipment & Furnishings	\$277,319											\$277,319
Equipment	\$162,069											\$162,069
Institutional Equipment	\$132,629											\$132,629
Vehicular Equipment												
Other Equipment	\$29,440											\$29,440
Furnishings	\$115,250											\$115,250
Fixed Furnishings	\$115,250											\$115,250
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												
Building Sitework	\$2,496,140					\$323,311						\$2,819,451
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements	\$1,787,120											\$1,787,120
Roadways	\$248,365											\$248,365
Parking Lots	\$828,347											\$828,347
Pedestrian Paving	\$226,165											\$226,165
Site Development	\$484,243											\$484,243
Landscaping												
Site Mechanical Utilities	\$445,392											\$445,392
Water Supply	\$105,451											\$105,451
Sanitary Sewer	\$215,065											\$215,065
Storm Sewer	\$124,876											\$124,876
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities	\$263,628					\$323,311						\$586,939
Electrical Distribution	\$263,628											\$263,628
Site Lighting						\$323,311						\$323,311
Site Communication and Security												
Other Site Electrical Utilities												

Suitability Summary

The educational suitability assessment of a school facility is a measure of how well the building(s) and grounds support and enhance the educational programs being offered. The assessment evaluates multiple systems or categories. Some of these are school-wide, like learning environment, while others are focused on specific space types such as art rooms. Some systems or categories are found in all types of schools, such as general classrooms, while others are specific to certain grade configurations, like preschool classrooms. Each school receives an educational suitability score based on a 100 point scale developed as a percentage of possible points for all scored suitability categories.

The educational suitability assessment team evaluated the adequacy of the specific space types in each school model, e.g., general classrooms, science rooms, support spaces, etc. The possible score for each space type was weighted based on that space type's proportion of the total area of the school model. Consequently, general classrooms in an elementary school receive more possible points than general classrooms in a high school, since they represent a greater proportion of the total space.

Suitability Scoring

The suitability scoring system includes additional educational suitability categories that cannot always be weighted based on simple square footage. Some examples of these categories include ease of supervision, learning environment, pedestrian traffic, and others. The weightings of these categories were determined through field work by experienced educators and architects and reflect each category's relative importance in that particular model. The points assigned a specific educational suitability category in one model may differ from another model. A comparison of the points assigned to a specific educational suitability category across models is not appropriate because the size and proportion of spaces will be different based on the type of school. For example, an auditorium is typical at a high school, but elementary and middle schools may have multi-purpose spaces (e.g., "cafegymtoriums"). The points assigned to these spaces are likely to be different.

Another aspect of the suitability scoring system is that the weights assigned to the categories are expressed in numbers to two decimal points. This is due to several factors. Using a 100 point scale to review numerous educational suitability systems and categories, many of the point assignments are a fraction of a whole number. Expanding point assignments to two decimals allows the system to reflect the original logic of basing the suitability scoring on square footage and relative importance, and facilitates consistent sums when adding to arrive at a total suitability score.

Suitability Budget

The budget for correcting educational suitability deficiencies is intended to be used as an estimate for correcting the overall educational suitability needs of a facility and not as a means to develop cost estimates for individual deficiencies. Experience has shown that it is difficult to calculate the cost of correcting items such as classrooms that are sized incorrectly, spaces with inappropriate adjacencies, lack of a variety of teaching and learning spaces, etc. The remediation of these deficiencies can take a variety of forms and requires a design study before accurate cost calculations can be made. A budget was developed for suitability improvements based on the overall suitability score of a particular school and team experience in correcting the overall deficiencies based on that score. Suitability Budget needs for each facility are included in the report and should be used as a starting place for long range planning.

Much like a facility condition index, the inverse of the suitability score is a measure of the value of the building which should be reinvested to remediate the deficiencies. The Atlanta Public School Facilities Inventory (APSF) includes a model which is adequate to develop budget projections for remediating educational suitability deficiencies. The model is as follows:

$$\text{Atlanta Suitability Index} = (1.0 - \text{Suitability Score} (\%))$$

$$\text{APSF} \times .35 \times \text{School Current Replacement Value (CRV)} = \text{Total Suitability Budget Needs}$$

The APSFI budget projection of 35% of the Current Replacement Value is based on several factors:

First, the remediation of educational suitability deficiencies may be accomplished in a number of ways. For instance, remediating a classroom which does not meet the size standard for a given number of students can be "fixed" by, on one extreme, lowering the class size which costs no capital dollars, and on the other extreme, by building a new classroom, which would cost 100% of the replacement cost. Most often, the solution is to carve out some additional space, or combine three classrooms into two by removing the internal walls. Consequently, the cost of remediation is most often less than 100% of the replacement cost and our experience has shown that the 35% factor is an effective planning parameter.

Second, the fact that these deficiencies are typically remediated along with building condition deficiencies and often overlap in scope of work and cost. Budgets for both assessments at 100% of the replacement cost would likely result in excessive budgets.

The report below provides information about the Educational Suitability of this school, based on the Criteria in Appendix 1. Each area was scored 1 through 5, or "NA" with 1 being the high score. Items are scored "NA" if they are not appropriate to that school program (e.g., football fields at an elementary school or preschool at a high school) or are not needed at a school (e.g., no computer lab at a school where every student has a laptop). All scores are shown. However, the suitability deficiency budget reflects only the deficiencies identified with scores of 2 or lower.

Suitability Narrative:

The Waters Elementary School is currently being used as the KIPP Vision Primary School and Academy (middle school). It houses grades K-8 and provides a general curriculum with an inclusive special education program.

Suitability Category Scoring Summary

Task No	Task Description	Score
4845	Support Spaces	80.06
4846	Learning Environment	77.35
4851	General Classrooms	96.00
4856	Kindergarten	88.50
4861	Pre-K	0.00
4866	Self-Contained Special Ed	0.00
4867	Instructional Resource Rooms	90.00
4868	Science	0.00
4869	Music	62.00
4870	Art	65.00
4892	Computer Labs	78.50
4893	P.E.	87.75
4894	Performing Arts	75.50
4895	Media Center	90.00
4924	Outside	49.43
4925	Safety and Security	62.86

KIPP Vision Suitability Budget Total: \$1,491,710

Buildings

Building Name: 1958 Bldg A

Year Built:	1958
Gross Area (SF):	33,365
Replacement Value:	\$6,343,053
Repair Cost:	\$1,902,225
Total FCI:	29.99%
Total RSLI:	22%

The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is precast concrete. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope with single-ply roof covering and is in fair condition with many ponding areas.



Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	2%	42.19%	\$330,017
B30 Roofing	64%	0.00%	\$0
C10 Interior Construction	57%	0.00%	\$0
C30 Interior Finishes	34%	40.64%	\$327,168
D20 Plumbing	12%	32.99%	\$110,639
D30 HVAC	23%	21.27%	\$366,580
D40 Fire Protection	1%	107.65%	\$174,268
D50 Electrical	8%	85.69%	\$564,115
E10 Equipment	7%	97.43%	\$29,440
E20 Furnishings	65%	0.00%	\$0
		Total:	\$1,902,225

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.64	100	1958	2058	\$243,465	-	0.00%	\$0
A1020	Special Foundations	\$0.27	100	1958	2058	\$11,655	-	0.00%	\$0
A1030	Slab on Grade	\$4.87	100	1958	2058	\$210,226	-	0.00%	\$0
B1020	Roof Construction	\$9.48	100	1958	2058	\$409,229	-	0.00%	\$0
B2010	Exterior Walls	\$10.58	100	1958	2058	\$456,714	-	0.00%	\$0
B2020	Exterior Windows	\$6.95	30	1958	1988	\$300,015	0%	110%	\$330,017
B2030	Exterior Doors	\$0.59	30	2008	2038	\$25,469	77%	0.00%	\$0
B3010	Roof Coverings	\$11.78	20	2008	2028	\$508,515	65%	0.00%	\$0
C1010	Partitions	\$4.35	100	1958	2058	\$187,779	43%	0.00%	\$0
C1020	Interior Doors	\$2.80	40	2008	2048	\$120,869	83%	0.00%	\$0
C1030	Fittings	\$2.14	20	2008	2028	\$92,379	65%	0.00%	\$0
C3010	Wall Finishes	\$3.70	10	2008	2018	\$159,720	30%	0.00%	\$0
C3020	Floor Finishes	\$8.06	20	2008	2028	\$347,931	65%	0.00%	\$0
C3030	Ceiling Finishes	\$6.89	20	1990	2010	\$297,425	0%	110%	\$327,168
D2010	Plumbing Fixtures	\$5.13	20	1998	2018	\$221,450	15%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.52	30	1980	2010	\$22,447	0%	110%	\$24,692
D2030	Sanitary Waste	\$1.36	30	1980	2010	\$58,708	0%	110%	\$64,579
D2040	Rain Water Drainage	\$0.31	20	2008	2028	\$13,382	65%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.45	20	1990	2010	\$19,425	0%	110%	\$21,368
D3020	Heat Generating Systems	\$2.98	20	1998	2018	\$128,640	15%	0.00%	\$0
D3030	Cooling Generating Systems	\$5.03	20	2012	2032	\$217,133	85%	0.00%	\$0
D3040	Distribution Systems	\$7.72	20	1980	2000	\$333,254	0%	110%	\$366,580
D3050	Terminal & Package Units	\$21.95	15	2002	2017	\$947,530	13%	0.00%	\$0
D3060	Controls & Instrumentation	\$1.75	15	2011	2026	\$75,543	73%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.49	15	2011	2026	\$21,152	73%	0.00%	\$0
D4010	Sprinklers	\$3.25	30			\$140,295	0%	110%	\$154,324
D4030	Fire Protection Specialties	\$0.08	15	2013	2028	\$3,453	87%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.42	15	2000	2015	\$18,130	0%	110%	\$19,943
D5010	Electrical Service/Distribution	\$1.93	20	1990	2010	\$83,314	0%	110%	\$91,645
D5020	Lighting and Branch Wiring	\$9.67	20	1990	2010	\$417,431	0%	110%	\$459,174
D5030	Communications and Security	\$3.37	15	2006	2021	\$145,475	40%	0.00%	\$0
D5090	Other Electrical Systems	\$0.28	15			\$12,087	0%	110%	\$13,296
E1020	Institutional Equipment	\$0.08	20	2008	2028	\$3,453	65%	0.00%	\$0
E1090	Other Equipment	\$0.62	20	1990	2010	\$26,764	0%	110%	\$29,440
E2010	Fixed Furnishings	\$1.45	20	2008	2028	\$62,593	65%	0.00%	\$0

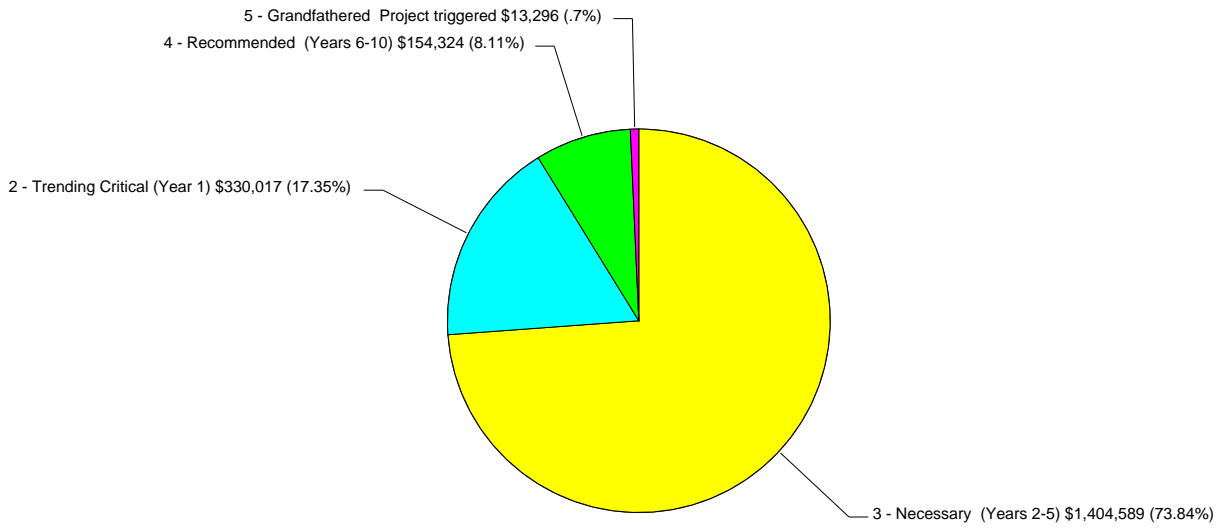
Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
Total		\$146.94				\$6,343,053	28%	29.99%	\$1,902,225

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$1,902,226		\$1,105,758	\$612,792			\$191,075					\$3,811,851
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$330,017											\$330,017
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure	\$330,017											\$330,017
Exterior Walls												
Exterior Windows	\$330,017											\$330,017
Exterior Doors												
Roofing												
Roof Coverings												
Roof Openings												
Interiors	\$327,168			\$191,984								\$519,152
Interior Construction												
Partitions												
Interior Doors												
Fittings												
Stairs												
Stair Construction												
Interior Finishes	\$327,168			\$191,984								\$519,152
Wall Finishes				\$191,984								\$191,984
Floor Finishes												
Ceiling Finishes	\$327,168											\$327,168
Services	\$1,215,601		\$1,105,758	\$420,808			\$191,075					\$2,933,242
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$110,639			\$266,183								\$376,822
Plumbing Fixtures				\$266,183								\$266,183
Domestic Water Distribution	\$24,692											\$24,692
Sanitary Waste	\$64,579											\$64,579
Rain Water Drainage												
Other Plumbing Systems	\$21,368											\$21,368
HVAC	\$366,580		\$1,105,758	\$154,625								\$1,626,963
Energy Supply												
Heat Generating Systems				\$154,625								\$154,625
Cooling Generating Systems												
Distribution Systems	\$366,580											\$366,580
Terminal & Package Units			\$1,105,758									\$1,105,758
Controls & Instrumentation												
Systems Testing & Balance												
Other HVAC Systems/Equip												
Fire Protection	\$174,267											\$174,267
Sprinklers	\$154,324											\$154,324
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems	\$19,943											\$19,943
Electrical	\$564,115						\$191,075					\$755,190
Electrical Service/Distribution	\$91,645											\$91,645
Lighting and Branch Wiring	\$459,174											\$459,174
Communications and Security							\$191,075					\$191,075
Other Electrical Systems	\$13,296											\$13,296
Equipment & Furnishings	\$29,440											\$29,440
Equipment	\$29,440											\$29,440
Institutional Equipment												
Vehicular Equipment												
Other Equipment	\$29,440											\$29,440
Furnishings												
Fixed Furnishings												
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

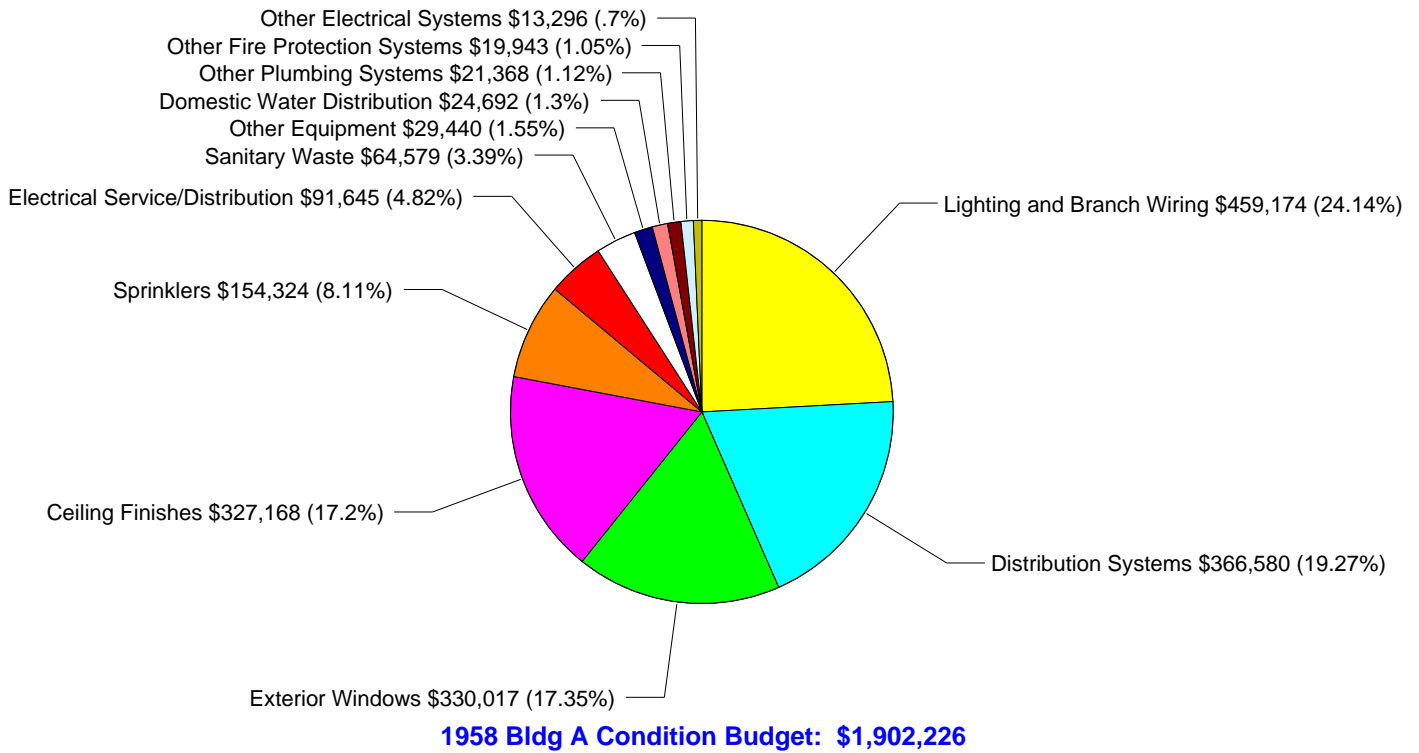
Deficiencies by Priority:



1958 Bldg A Condition Budget: \$1,902,225

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



Building Condition Deficiencies Narrative

System: B2020 - Exterior Windows

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1958. It has a 30-year service life which expired in 1988.

Recomm.: The system should be replaced.



Deficiency

Location: 1958 Bldg A

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 2 - Trending Critical (Year 1)

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

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$330,017

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.



Deficiency

Location: 1958 Bldg A

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$327,168

System: D2020 - Domestic Water Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1958 Bldg A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$24,692

System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1958 Bldg A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$64,579

System: D2090 - Other Plumbing Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1958 Bldg A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$21,368

System: D3040 - Distribution Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1958 Bldg A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$366,580

System: D4010 - Sprinklers

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1958 Bldg A

Distress: Missing

Category: Code Compliance

Priority: 4 - Recommended (Years 6-10)

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

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$154,324

System: D4090 - Other Fire Protection Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1958 Bldg A

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$19,943

System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1958 Bldg A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$91,645

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1958 Bldg A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$459,174

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1958 Bldg A

Distress: Missing

Category: Reliability

Priority: 5 - Grandfathered Project triggered

Notes: No emergency generator, client standard required.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$13,296

System: E1090 - Other Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.



Deficiency

Location: 1958 Bldg A

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$29,440

Building Name: 1964 Bldg B

Year Built:	1964
Gross Area (SF):	16,477
Replacement Value:	\$2,979,396
Repair Cost:	\$1,152,638
Total FCI:	38.69%
Total RSLI:	20%

The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is wood. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched in good condition with no reported leaks.



Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	16%	0.00%	\$0
B30 Roofing	15%	7.97%	\$20,016
C10 Interior Construction	61%	0.00%	\$0
C30 Interior Finishes	58%	0.00%	\$0
D20 Plumbing	0%	110.00%	\$174,935
D30 HVAC	20%	60.48%	\$514,722
D40 Fire Protection	1%	107.36%	\$76,212
D50 Electrical	0%	110.00%	\$357,608
E10 Equipment	65%	0.00%	\$0
E20 Furnishings	0%	110.00%	\$9,145
		Total:	\$1,152,638

Building Condition Budget Detail

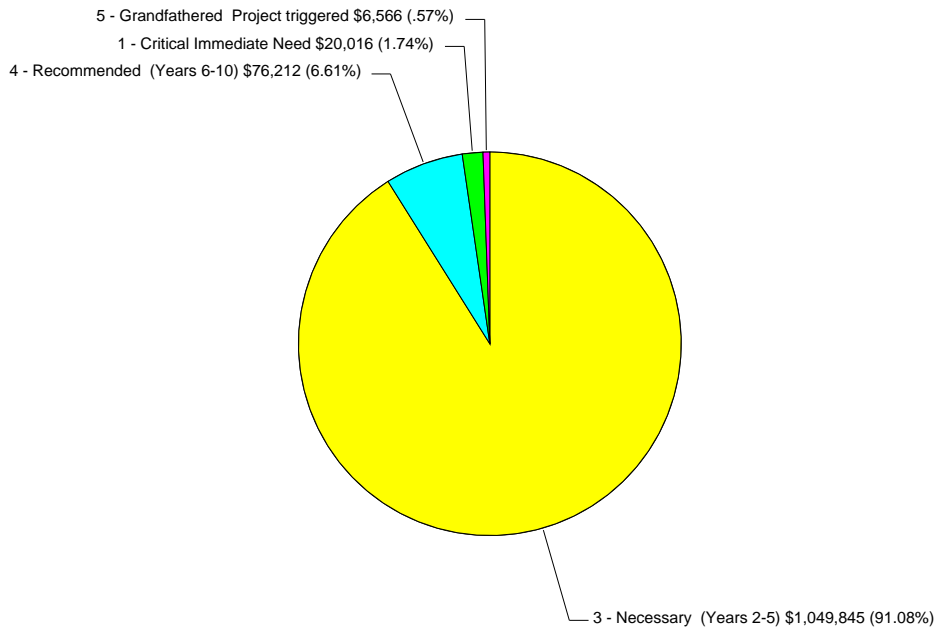
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.64	100	1964	2064	\$120,233	-	0.00%	\$0
A1020	Special Foundations	\$0.27	100	1964	2064	\$5,756	-	0.00%	\$0
A1030	Slab on Grade	\$4.87	100	1964	2064	\$103,818	-	0.00%	\$0
B1020	Roof Construction	\$9.48	100	1964	2064	\$202,094	-	0.00%	\$0
B2010	Exterior Walls	\$10.58	100	1964	2064	\$225,544	-	0.00%	\$0
B2030	Exterior Doors	\$2.65	30	2008	2038	\$56,493	77%	0.00%	\$0
B3010	Roof Coverings	\$11.78	20	1998	2018	\$251,125	15%	7.97%	\$20,016
C1010	Partitions	\$4.35	100	1964	2064	\$92,733	49%	0.00%	\$0
C1020	Interior Doors	\$2.80	40	2008	2048	\$59,690	83%	0.00%	\$0
C1030	Fittings	\$2.14	20	2008	2028	\$45,620	65%	0.00%	\$0
C3010	Wall Finishes	\$3.70	10	2008	2018	\$78,876	30%	0.00%	\$0
C3020	Floor Finishes	\$8.06	20	2008	2028	\$171,823	65%	0.00%	\$0
C3030	Ceiling Finishes	\$6.89	20	2008	2028	\$146,881	65%	0.00%	\$0
D2010	Plumbing Fixtures	\$5.13	20	1990	2010	\$109,361	0%	110%	\$120,297
D2020	Domestic Water Distribution	\$0.52	30	1964	1994	\$11,085	0%	110%	\$12,194
D2030	Sanitary Waste	\$1.36	30	1964	1994	\$28,992	0%	110%	\$31,892
D2090	Other Plumbing Systems	\$0.45	20	1990	2010	\$9,593	0%	110%	\$10,552
D3020	Heat Generating Systems	\$2.98	20	2000	2020	\$63,527	25%	0.00%	\$0
D3030	Cooling Generating Systems	\$5.03	20	2011	2031	\$107,229	80%	0.00%	\$0
D3040	Distribution Systems	\$7.72	20	2000	2020	\$164,575	25%	0.00%	\$0
D3050	Terminal & Package Units	\$21.95	15	2000	2015	\$467,929	0%	110%	\$514,722
D3060	Controls & Instrumentation	\$1.75	15	2011	2026	\$37,306	73%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.49	15	2011	2026	\$10,446	73%	0.00%	\$0
D4010	Sprinklers	\$3.25	30			\$69,283	0%	110%	\$76,212
D4030	Fire Protection Specialties	\$0.08	15	2013	2028	\$1,705	87%	0.00%	\$0
D5010	Electrical Service/Distribution	\$1.93	20	1990	2010	\$41,144	0%	110%	\$45,258
D5020	Lighting and Branch Wiring	\$9.67	20	1980	2000	\$206,145	0%	110%	\$226,759
D5030	Communications and Security	\$3.37	15	2000	2015	\$71,841	0%	110%	\$79,026
D5090	Other Electrical Systems	\$0.28	15			\$5,969	0%	110%	\$6,566
E1020	Institutional Equipment	\$0.20	20	2008	2028	\$4,264	65%	0.00%	\$0
E2010	Fixed Furnishings	\$0.39	20	1980	2000	\$8,314	0%	110%	\$9,145
Total		\$140.18				\$2,979,396	26%	38.69%	\$1,152,638

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$1,152,639			\$396,662		\$290,876						\$1,840,177
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$20,016			\$301,853								\$321,869
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure												
Exterior Walls												
Exterior Windows												
Exterior Doors												
Roofing	\$20,016			\$301,853								\$321,869
Roof Coverings	\$20,016			\$301,853								\$321,869
Roof Openings												
Interiors				\$94,809								\$94,809
Interior Construction												
Partitions												
Interior Doors												
Fittings												
Stairs												
Stair Construction												
Interior Finishes				\$94,809								\$94,809
Wall Finishes				\$94,809								\$94,809
Floor Finishes												
Ceiling Finishes												
Services	\$1,123,478					\$290,876						\$1,414,354
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$174,935											\$174,935
Plumbing Fixtures	\$120,297											\$120,297
Domestic Water Distribution	\$12,194											\$12,194
Sanitary Waste	\$31,892											\$31,892
Rain Water Drainage												
Other Plumbing Systems	\$10,552											\$10,552
HVAC	\$514,722					\$290,876						\$805,598
Energy Supply												
Heat Generating Systems						\$81,010						\$81,010
Cooling Generating Systems												
Distribution Systems												
Terminal & Package Units	\$514,722					\$209,866						\$724,588
Controls & Instrumentation												
Systems Testing & Balance												
Other HVAC Systems/Equip												
Fire Protection	\$76,212											\$76,212
Sprinklers	\$76,212											\$76,212
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$357,609											\$357,609
Electrical Service/Distribution	\$45,258											\$45,258
Lighting and Branch Wiring	\$226,759											\$226,759
Communications and Security	\$79,026											\$79,026
Other Electrical Systems	\$6,566											\$6,566
Equipment & Furnishings	\$9,145											\$9,145
Equipment												
Institutional Equipment												
Vehicular Equipment												
Other Equipment												
Furnishings	\$9,145											\$9,145
Fixed Furnishings	\$9,145											\$9,145
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

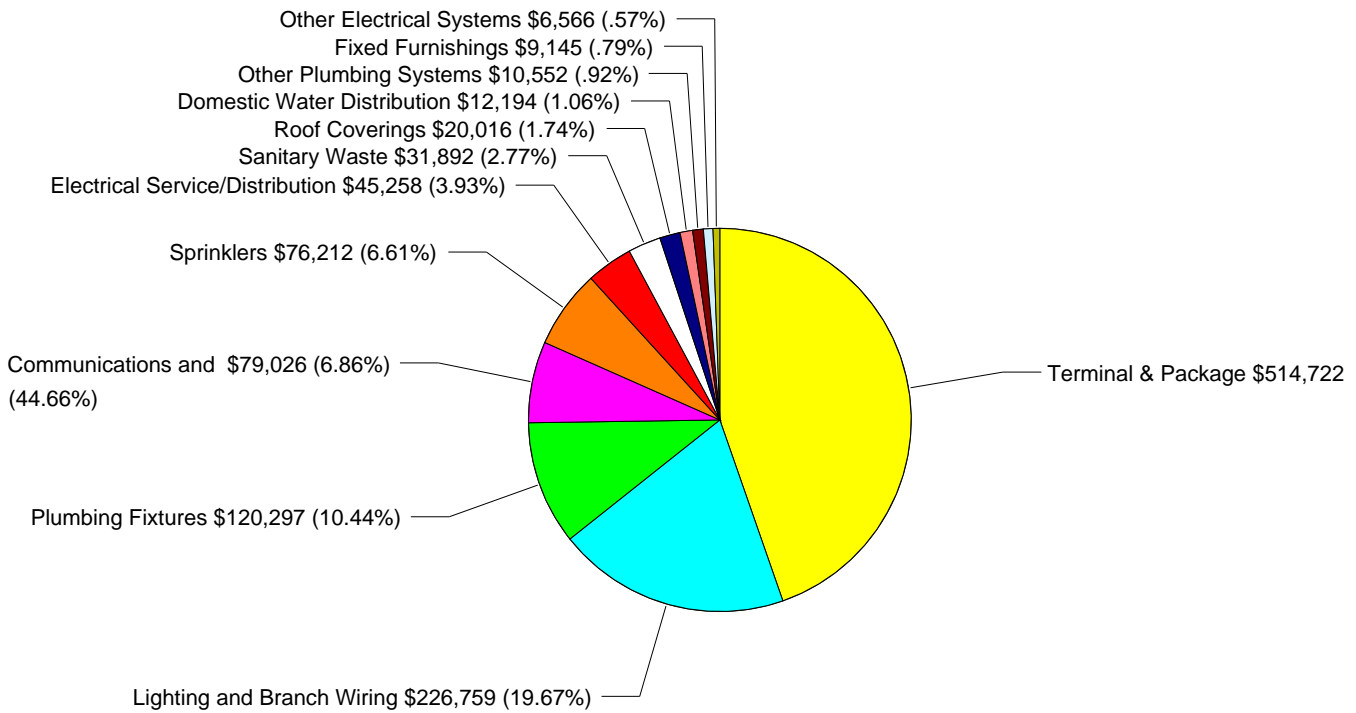
Deficiencies by Priority:



1964 Bldg B Condition Budget: \$1,152,638

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



1964 Bldg B Condition Budget: \$1,152,639

Building Condition Deficiencies Narrative

System: B3010 - Roof Coverings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1998. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.



Deficiency

Location: 1964 Bldg B
Material: Roof Covering
Distress: Damaged
Category: Deferred Maintenance
Priority: 1 - Critical Immediate Need
Correction: Roof and flashing repair.
Qty: 2,000-S.F.
Condition Budget: \$20,016

System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1964 Bldg B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$120,297

System: D2020 - Domestic Water Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1964. It has a 30-year service life which expired in 1994.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1964 Bldg B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$12,194

System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1964. It has a 30-year service life which expired in 1994.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1964 Bldg B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$31,892

System: D2090 - Other Plumbing Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1964 Bldg B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$10,552

System: D3050 - Terminal & Package Units

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1964 Bldg B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$514,722

System: D4010 - Sprinklers

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1964 Bldg B

Distress: Missing

Category: Code Compliance

Priority: 4 - Recommended (Years 6-10)

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

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$76,212

System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1964 Bldg B

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$45,258

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1964 Bldg B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$226,759

System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1964 Bldg B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$79,026

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1964 Bldg B

Distress: Missing

Category: Reliability

Priority: 5 - Grandfathered Project triggered

Notes: No emergency generator, client standard required.

Correction: Renew System

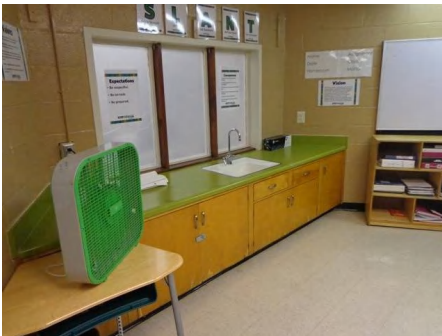
Qty: 1-Ea.

Condition Budget: \$6,566

System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.

Recomm.: The system should be replaced.



Deficiency

Location: 1964 Bldg B

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$9,145

Building Name: 1970 Bldg C

Year Built:	1970
Gross Area (SF):	37,146
Replacement Value:	\$6,919,606
Repair Cost:	\$1,954,964
Total FCI:	28.25%
Total RSLI:	26%

The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is precast concrete. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope with single-ply roof covering and is in fair condition with many ponding areas.



Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	3%	21.93%	\$132,164
B30 Roofing	14%	0.00%	\$0
C10 Interior Construction	64%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	58%	0.00%	\$0
D10 Conveying	0%	110.00%	\$48,108
D20 Plumbing	0%	110.00%	\$348,383
D30 HVAC	56%	21.26%	\$366,886
D40 Fire Protection	2%	107.42%	\$154,367
D50 Electrical	0%	110.00%	\$725,314
E10 Equipment	0%	110.00%	\$111,017
E20 Furnishings	0%	110.00%	\$68,725
		Total:	\$1,954,964

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.07	100	1970	2070	\$243,662	-	0.00%	\$0
A1020	Special Foundations	\$0.24	100	1970	2070	\$11,534	-	0.00%	\$0
A1030	Slab on Grade	\$4.38	100	1970	2070	\$210,501	-	0.00%	\$0
B1010	Floor Construction	\$12.05	100	1970	2070	\$579,117	-	0.00%	\$0
B1020	Roof Construction	\$8.53	100	1970	2070	\$409,947	-	0.00%	\$0
B2010	Exterior Walls	\$9.51	100	1970	2070	\$457,046	-	0.00%	\$0
B2020	Exterior Windows	\$2.50	30	1970	2000	\$120,149	0%	110%	\$132,164
B2030	Exterior Doors	\$0.53	30	2008	2038	\$25,472	77%	0.00%	\$0
B3010	Roof Coverings	\$10.61	20	1998	2018	\$509,911	15%	0.00%	\$0
C1010	Partitions	\$3.91	100	1970	2070	\$187,913	55%	0.00%	\$0
C1020	Interior Doors	\$2.52	40	2008	2048	\$121,110	83%	0.00%	\$0
C1030	Fittings	\$1.91	20	2008	2028	\$91,794	65%	0.00%	\$0
C2010	Stair Construction	\$1.93	100	1970	2070	\$92,755	-	0.00%	\$0
C3010	Wall Finishes	\$3.32	10	2008	2018	\$159,558	30%	0.00%	\$0
C3020	Floor Finishes	\$7.25	20	2008	2028	\$348,431	65%	0.00%	\$0
C3030	Ceiling Finishes	\$6.20	20	2008	2028	\$297,969	65%	0.00%	\$0
D1010	Elevators and Lifts	\$0.91	20	1970	1990	\$43,734	0%	110%	\$48,108
D2010	Plumbing Fixtures	\$4.62	20	1990	2010	\$222,035	0%	110%	\$244,238
D2020	Domestic Water Distribution	\$0.47	30	1970	2000	\$22,588	0%	110%	\$24,847
D2030	Sanitary Waste	\$1.22	30	1970	2000	\$58,633	0%	110%	\$64,496
D2040	Rain Water Drainage	\$0.28	20	1970	1990	\$13,457	0%	110%	\$14,802
D3020	Heat Generating Systems	\$2.68	20	1998	2018	\$128,799	15%	0.00%	\$0
D3030	Cooling Generating Systems	\$4.53	20	2012	2032	\$217,710	85%	0.00%	\$0
D3040	Distribution Systems	\$6.94	20	1970	1990	\$333,533	0%	110%	\$366,886
D3050	Terminal & Package Units	\$19.74	15	2011	2026	\$948,694	73%	0.00%	\$0
D3060	Controls & Instrumentation	\$1.58	15	2011	2026	\$75,934	73%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.44	15	2011	2026	\$21,146	73%	0.00%	\$0
D4010	Sprinklers	\$2.92	30			\$140,334	0%	110%	\$154,367
D4030	Fire Protection Specialties	\$0.07	15	2013	2028	\$3,364	87%	0.00%	\$0
	Electrical								
D5010	Service/Distribution	\$1.74	20	1980	2000	\$83,624	0%	110%	\$91,986
D5020	Lighting and Branch Wiring	\$8.71	20	1980	2000	\$418,598	0%	110%	\$460,458
	Communications and Security								
D5030	Security	\$3.02	15	2000	2015	\$145,140	0%	110%	\$159,654
D5090	Other Electrical Systems	\$0.25	15			\$12,015	0%	110%	\$13,216
E1020	Institutional Equipment	\$2.10	20	1970	1990	\$100,925	0%	110%	\$111,017

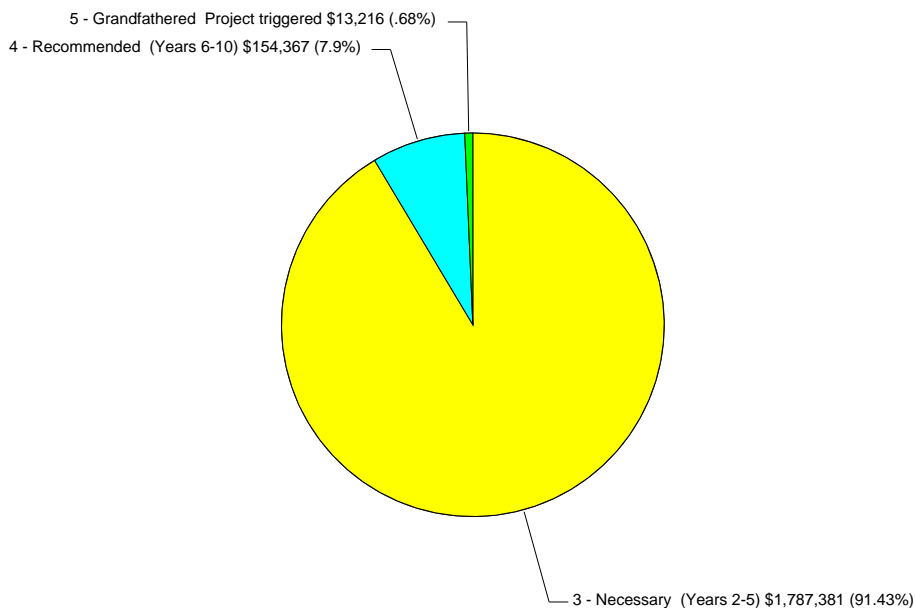
Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
E2010	Fixed Furnishings	\$1.30	20	1970	1990	\$62,477	0%	110%	\$68,725
Total		\$143.98				\$6,919,606	36%	28.25%	\$1,954,964

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$1,954,964			\$959,518								\$2,914,482
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$132,164			\$612,913								\$745,077
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure	\$132,164											\$132,164
Exterior Walls												
Exterior Windows	\$132,164											\$132,164
Exterior Doors												
Roofing				\$612,913								\$612,913
Roof Coverings				\$612,913								\$612,913
Roof Openings												
Interiors				\$191,788								\$191,788
Interior Construction												
Partitions												
Interior Doors												
Fittings												
Stairs												
Stair Construction												
Interior Finishes				\$191,788								\$191,788
Wall Finishes				\$191,788								\$191,788
Floor Finishes												
Ceiling Finishes												
Services	\$1,643,058			\$154,817								\$1,797,875
Conveying	\$48,108											\$48,108
Elevators and Lifts	\$48,108											\$48,108
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$348,383											\$348,383
Plumbing Fixtures	\$244,238											\$244,238
Domestic Water Distribution	\$24,847											\$24,847
Sanitary Waste	\$64,496											\$64,496
Rain Water Drainage	\$14,802											\$14,802
Other Plumbing Systems												
HVAC	\$366,886			\$154,817								\$521,703
Energy Supply												
Heat Generating Systems				\$154,817								\$154,817
Cooling Generating Systems												
Distribution Systems	\$366,886											\$366,886
Terminal & Package Units												
Controls & Instrumentation												
Systems Testing & Balance												
Other HVAC Systems/Equip												
Fire Protection	\$154,367											\$154,367
Sprinklers	\$154,367											\$154,367
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$725,314											\$725,314
Electrical Service/Distribution	\$91,986											\$91,986
Lighting and Branch Wiring	\$460,458											\$460,458
Communications and Security	\$159,654											\$159,654
Other Electrical Systems	\$13,216											\$13,216
Equipment & Furnishings	\$179,742											\$179,742
Equipment	\$111,017											\$111,017
Institutional Equipment	\$111,017											\$111,017
Vehicular Equipment												
Other Equipment												
Furnishings	\$68,725											\$68,725
Fixed Furnishings	\$68,725											\$68,725
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

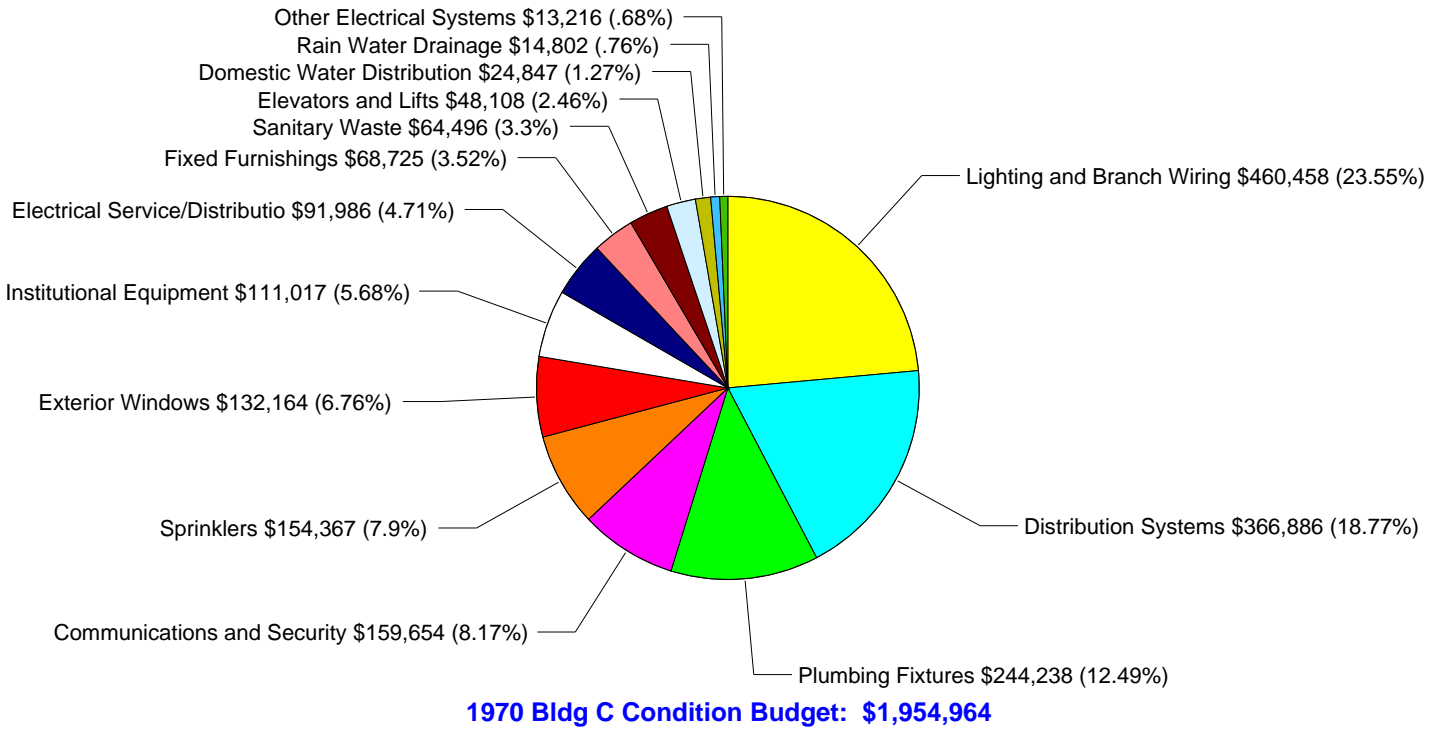
Deficiencies by Priority:



1970 Bldg C Condition Budget: \$1,954,964

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



Building Condition Deficiencies Narrative

System: B2020 - Exterior Windows

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 30-year service life which expired in 2000.

Recomm.: The system should be replaced.



Deficiency

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$132,164

System: D1010 - Elevators and Lifts

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 20-year service life which expired in 1990.

Recomm.: The system should be replaced.



Deficiency

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$48,108

System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$244,238

System: D2020 - Domestic Water Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 30-year service life which expired in 2000.

Recomm.: The system should be replaced.



Deficiency

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$24,847

System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 30-year service life which expired in 2000.

Recomm.: The system should be replaced.



Deficiency

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$64,496

System: D2040 - Rain Water Drainage

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 20-year service life which expired in 1990.

Recomm.: The system should be replaced.



Deficiency

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$14,802

System: D3040 - Distribution Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 20-year service life which expired in 1990.

Recomm.: The system should be replaced.



Deficiency

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$366,886

System: D4010 - Sprinklers

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1970 Bldg C
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Notes: Facility lacks an automatic fire protection system.
Provide per owner's standards.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$154,367

System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$91,986

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$460,458

System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$159,654

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1970 Bldg C
Distress: Missing
Category: Reliability
Priority: 5 - Grandfathered Project triggered
Notes: No emergency generator, client standard required.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$13,216

System: E1020 - Institutional Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 20-year service life which expired in 1990.

Recomm.: The system should be replaced.



Deficiency

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$111,017

System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 20-year service life which expired in 1990.

Recomm.: The system should be replaced.



Deficiency

Location: 1970 Bldg C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$68,725

Building Name: 1994 Bldg D

Year Built:	1994
Gross Area (SF):	10,506
Replacement Value:	\$1,804,834
Repair Cost:	\$1,077,993
Total FCI:	59.73%
Total RSLI:	9%

The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is metal. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitch roof and is in good condition with no reported leaks..



Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	12%	0.00%	\$0
C10 Interior Construction	57%	23.25%	\$47,846
C30 Interior Finishes	0%	100.00%	\$187,443
D20 Plumbing	11%	67.13%	\$120,812
D30 HVAC	0%	108.42%	\$351,629
D40 Fire Protection	0%	100.00%	\$30,719
D50 Electrical	0%	100.00%	\$280,553
E10 Equipment	0%	100.00%	\$21,612
E20 Furnishings	0%	100.00%	\$37,380
		Total:	\$1,077,993

Building Condition Budget Detail

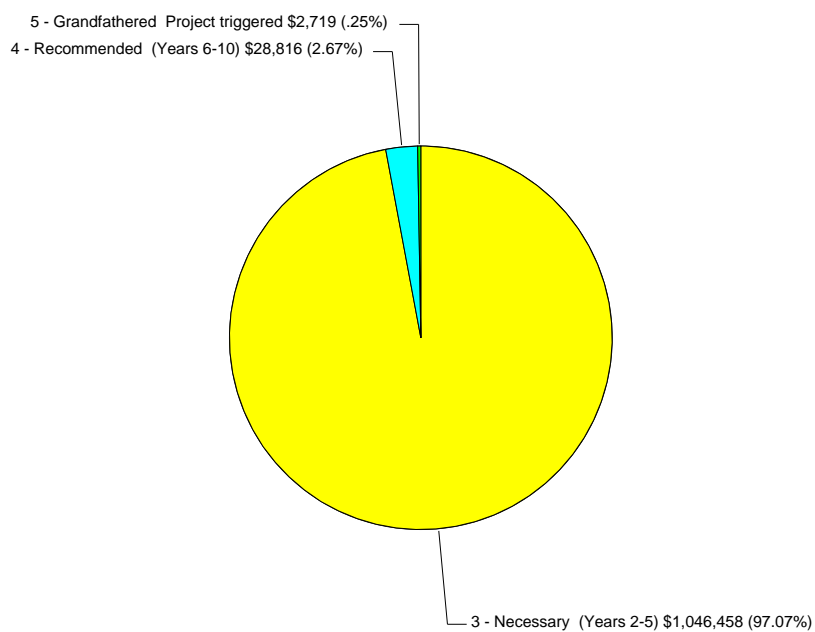
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.21	100	1994	2094	\$111,596	-	0.00%	\$0
A1020	Special Foundations	\$6.40	100	1994	2094	\$86,993	-	0.00%	\$0
B1020	Roof Construction	\$4.54	100	1994	2094	\$61,711	-	0.00%	\$0
B2010	Exterior Walls	\$8.44	100	1994	2094	\$114,722	-	0.00%	\$0
B2020	Exterior Windows	\$3.77	30	1994	2024	\$51,244	30%	0.00%	\$0
B2030	Exterior Doors	\$2.25	30	1994	2024	\$30,583	30%	0.00%	\$0
B3010	Roof Coverings	\$5.90	40	1994	2034	\$80,197	-	0.00%	\$0
C1010	Partitions	\$10.24	100	1994	2094	\$139,189	79%	0.00%	\$0
C1020	Interior Doors	\$1.38	40	1994	2034	\$18,758	48%	0.00%	\$0
C1030	Fittings	\$3.52	20	1994	2014	\$47,846	0%	100%	\$47,846
C3010	Wall Finishes	\$4.56	10	1994	2004	\$61,983	0%	100%	\$61,983
C3020	Floor Finishes	\$5.26	20	1994	2014	\$71,497	0%	100%	\$71,497
C3030	Ceiling Finishes	\$3.97	20	1994	2014	\$53,963	0%	100%	\$53,963
D2010	Plumbing Fixtures	\$6.56	20	1994	2014	\$89,168	0%	110%	\$98,085
D2020	Domestic Water Distribution	\$2.90	30	1994	2024	\$39,419	30%	0.00%	\$0
D2030	Sanitary Waste	\$2.26	30	1994	2024	\$30,719	30%	0.00%	\$0
D2040	Rain Water Drainage	\$1.52	20	1994	2014	\$20,661	0%	110%	\$22,727
D3020	Heat Generating Systems	\$2.34	20	1994	2014	\$31,807	0%	110%	\$34,988
D3030	Cooling Generating Systems	\$6.54	20	1994	2014	\$88,896	0%	110%	\$97,786
D3040	Distribution Systems	\$11.21	20	1994	2014	\$152,374	0%	110%	\$167,611
D3060	Controls & Instrumentation	\$2.26	15	1994	2009	\$30,719	0%	100%	\$30,719
D3070	System Test & Balance	\$1.51	15	1994	2009	\$20,525	0%	100%	\$20,525
D4010	Sprinklers	\$2.12	30			\$28,816	0%	100%	\$28,816
D4030	Fire Protection Specialties	\$0.14	15	1994	2009	\$1,903	0%	100%	\$1,903
D5010	Electrical Service/Distribution	\$4.25	20	1994	2014	\$57,769	0%	100%	\$57,769
D5020	Lighting and Branch Wiring	\$14.71	20	1994	2014	\$199,948	0%	100%	\$199,948
D5030	Communications and Security	\$1.48	15	1994	2009	\$20,117	0%	100%	\$20,117
D5090	Other Electrical Systems	\$0.20	15			\$2,719	0%	100%	\$2,719
E1020	Institutional Equipment	\$1.59	20	1994	2014	\$21,612	0%	100%	\$21,612
E2010	Fixed Furnishings	\$2.75	20	1994	2014	\$37,380	0%	100%	\$37,380
Total		\$132.78				\$1,804,834	12%	59.73%	\$1,077,993

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$1,077,994									\$207,433	\$83,299	\$1,368,726
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell										\$106,767		\$106,767
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure										\$106,767		\$106,767
Exterior Walls												
Exterior Windows										\$66,862		\$66,862
Exterior Doors										\$39,905		\$39,905
Roofing												
Roof Coverings												
Roof Openings												
Interiors	\$235,289										\$83,299	\$318,588
Interior Construction	\$47,846											\$47,846
Partitions												
Interior Doors												
Fittings	\$47,846											\$47,846
Stairs												
Stair Construction												
Interior Finishes	\$187,443										\$83,299	\$270,742
Wall Finishes	\$61,983										\$83,299	\$145,282
Floor Finishes	\$71,497											\$71,497
Ceiling Finishes	\$53,963											\$53,963
Services	\$783,713									\$100,666		\$884,379
Conveying												
Elevators and Lifts												
Plumbing	\$120,812									\$100,666		\$221,478
Plumbing Fixtures	\$98,085											\$98,085
Domestic Water Distribution										\$56,576		\$56,576
Sanitary Waste										\$44,090		\$44,090
Rain Water Drainage	\$22,727											\$22,727
Other Plumbing Systems												
HVAC	\$351,629											\$351,629
Energy Supply												
Heat Generating Systems	\$34,988											\$34,988
Cooling Generating Systems	\$97,786											\$97,786
Distribution Systems	\$167,611											\$167,611
Terminal & Package Units												
Controls & Instrumentation	\$30,719											\$30,719
System Test & Balance	\$20,525											\$20,525
Other HVAC Systems/Equip												
Fire Protection	\$30,719											\$30,719
Sprinklers	\$28,816											\$28,816
Standpipes												
Fire Protection Specialties	\$1,903											\$1,903
Other Fire Protection Systems												
Electrical	\$280,553											\$280,553
Electrical Service/Distribution	\$57,769											\$57,769
Lighting and Branch Wiring	\$199,948											\$199,948
Communications and Security	\$20,117											\$20,117
Other Electrical Systems	\$2,719											\$2,719
Equipment & Furnishings	\$58,992											\$58,992
Equipment	\$21,612											\$21,612
Institutional Equipment	\$21,612											\$21,612
Other Equipment												
Furnishings	\$37,380											\$37,380
Fixed Furnishings	\$37,380											\$37,380

Building Deficiency Priority

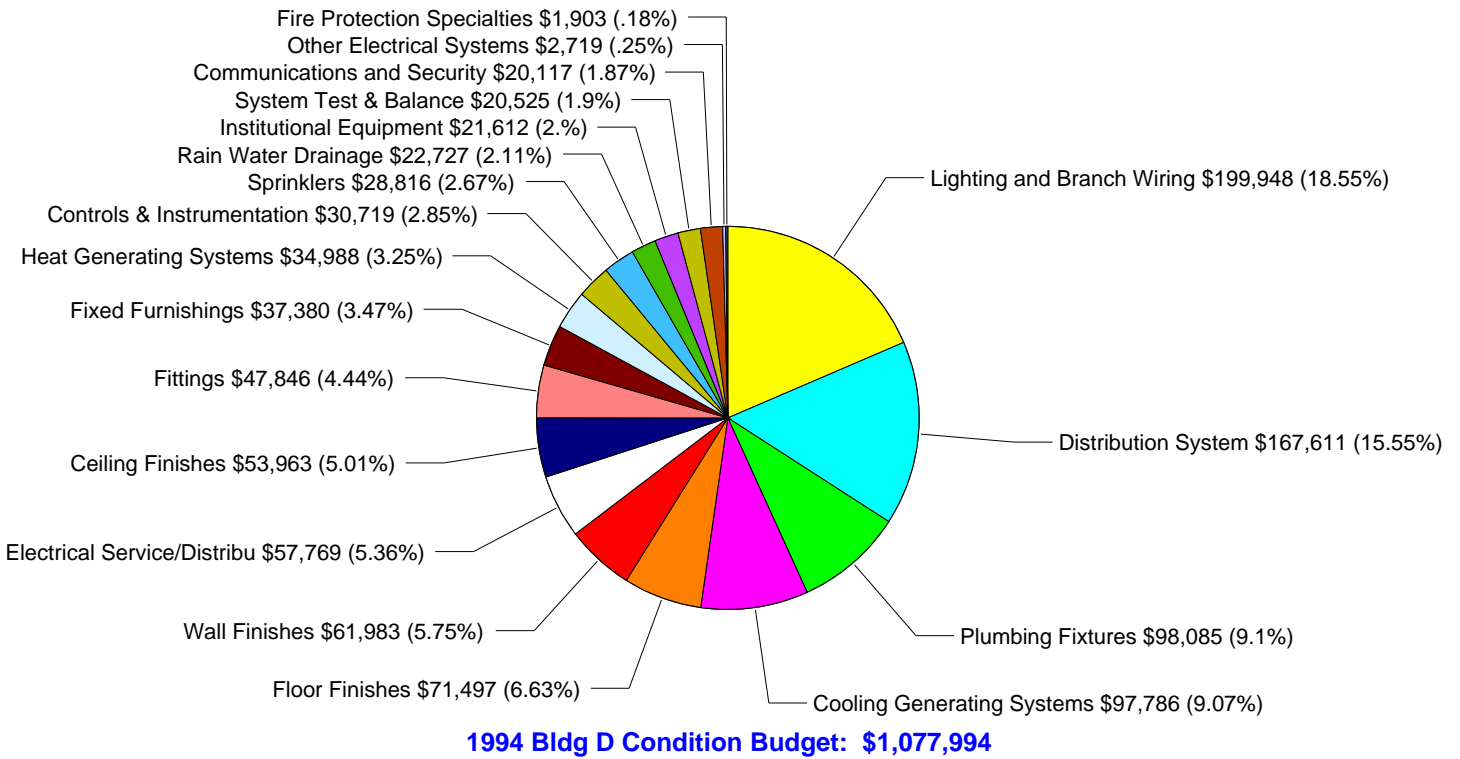
Deficiencies by Priority:



1994 Bldg D Condition Budget: \$1,077,993

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



Building Condition Deficiencies Narrative

System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$47,846

System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 10-year service life which expired in 2004.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$61,983

System: C3020 - Floor Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$71,497

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$53,963

System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$98,085

System: D2040 - Rain Water Drainage

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$22,727

System: D3020 - Heat Generating Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$34,988

System: D3030 - Cooling Generating Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$97,786

System: D3040 - Distribution Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$167,611

System: D3060 - Controls & Instrumentation

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 15-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$30,719

System: D3070 - System Test & Balance

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 15-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$20,525

System: D4010 - Sprinklers

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Notes: Facility lacks an automatic fire protection system.
Provide per owner's standards.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$28,816

System: D4030 - Fire Protection Specialties

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 15-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,903

System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$57,769

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$199,948

System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 15-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$20,117

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1994 Bldg D

Distress: Missing

Category: Reliability

Priority: 5 - Grandfathered Project triggered

Notes: No emergency generator, client standard required.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$2,719

System: E1020 - Institutional Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$21,612

System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg D

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$37,380

Sites

Site Summary



Site Acreage		Condition Budget:	\$2,496,140
Replacement Value:	\$2,740,973	Total FCI:	91.07%
		Total RSLI:	6%
		Condition Score:	58.71

Site:

The KIPP Vision Charter at Water ES Facility consists of (1) main school building located at 660 McWilliams Rd. S.E., Atlanta, GA. The original campus was constructed in 1958. Campus site features include paved driveways and parking lots, pedestrian pavement, retaining walls, playground equipment, and landscaping. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2014 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Deficiency Condition Budget Summary: Site

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	4%	103.49%	\$1,787,119
G30 Site Mechanical Utilities	0%	110.00%	\$445,392
G40 Site Electrical Utilities	16%	43.27%	\$263,628
		Total:	\$2,496,140

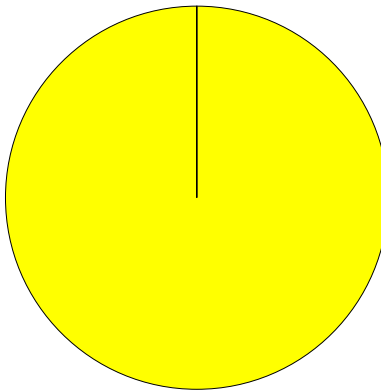
Site Deficiencies Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.79	35	1994	2029	\$225,787	40%	110%	\$248,365
G2020	Parking Lots	\$5.97	35	1994	2029	\$753,042	40%	110%	\$828,347
G2030	Pedestrian Paving	\$1.63	35	1970	2005	\$205,605	0%	110%	\$226,165
G2040	Site Development	\$3.49	25	1970	1995	\$440,221	0%	110%	\$484,243
G2050	Landscaping	\$0.81	25	2008	2033	\$102,172	72%	0.00%	\$0
G3010	Water Supply	\$0.76	50	1958	2008	\$95,865	0%	110%	\$105,451
G3020	Sanitary Sewer	\$1.55	50	1960	2010	\$195,513	0%	110%	\$215,065
G3030	Storm Sewer	\$0.90	50	1958	2008	\$113,524	0%	110%	\$124,876
G4010	Electrical Distribution	\$1.90	30	1980	2010	\$239,662	0%	110%	\$263,628
G4020	Site Lighting	\$2.01	30	1990	2020	\$253,537	17%	0.00%	\$0
G4030	Site Communication and Security	\$0.92	30	2000	2030	\$116,047	50%	0.00%	\$0
Total		\$21.73				\$2,740,973	21%	91.07%	\$2,496,140

Site Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$2,496,140					\$323,311						\$2,819,451
Building Sitework	\$2,496,140					\$323,311						\$2,819,451
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements	\$1,787,120											\$1,787,120
Roadways	\$248,365											\$248,365
Parking Lots	\$828,347											\$828,347
Pedestrian Paving	\$226,165											\$226,165
Site Development	\$484,243											\$484,243
Landscaping												
Site Mechanical Utilities	\$445,392											\$445,392
Water Supply	\$105,451											\$105,451
Sanitary Sewer	\$215,065											\$215,065
Storm Sewer	\$124,876											\$124,876
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities	\$263,628					\$323,311						\$586,939
Electrical Distribution	\$263,628											\$263,628
Site Lighting						\$323,311						\$323,311
Site Communication and Security												
Other Site Electrical Utilities												

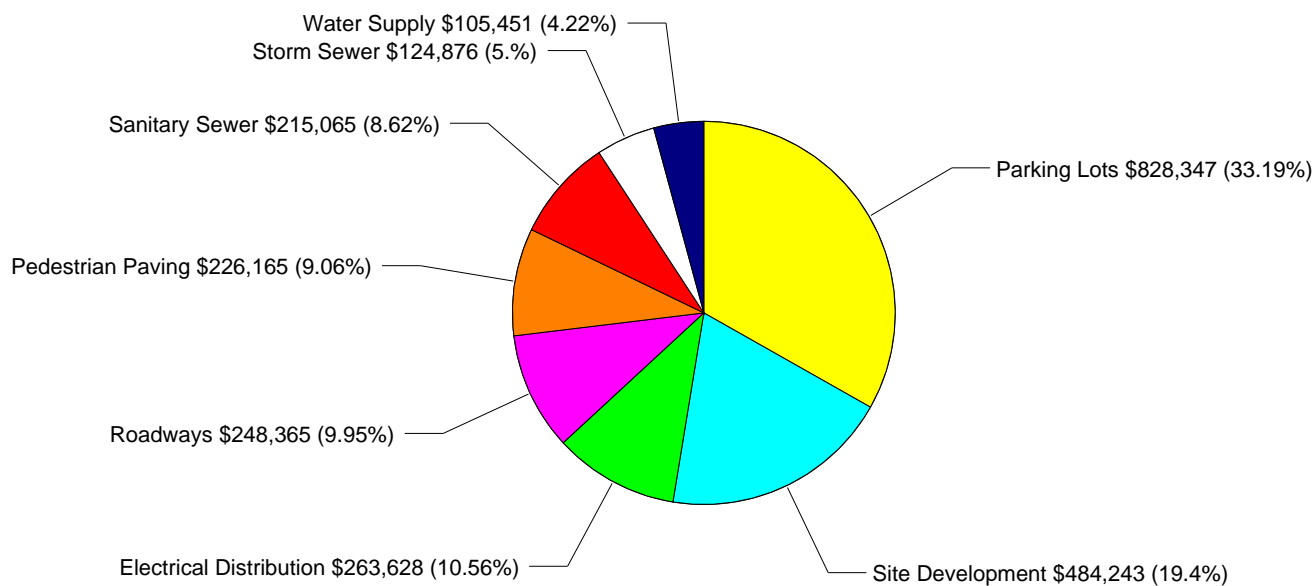
Site Deficiency Priority



3 - Necessary (Years 2-5) \$2,496,140 (100.%)

Site Condition Budget: \$2,496,140

Site Condition Deficiencies



Site Condition Budget: \$2,496,140

Site Deficiencies Budget Narrative

System: G2010 - Roadways

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 35-year service life which expired in 2013.

Recomm.: The system should be replaced.



Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$248,365

System: G2020 - Parking Lots

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 35-year service life which expired in 2013.

Recomm.: The system should be replaced.



Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$828,347

System: G2030 - Pedestrian Paving

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 35-year service life which expired in 2005.

Recomm.: The system should be replaced.



Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$226,165

System: G2040 - Site Development

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 25-year service life which expired in 1995.

Recomm.: The system should be replaced.



Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$484,243

System: G3010 - Water Supply

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1958. It has a 50-year service life which expired in 2008.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$105,451

System: G3020 - Sanitary Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 50-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$215,065

System: G3030 - Storm Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1958. It has a 50-year service life which expired in 2008.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$124,876

System: G4010 - Electrical Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$263,628

Appendix 1 - Educational Suitability Reports

Suitability Report

Educational Suitability Report

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
4845	Support Spaces						
4845.4896	Restrooms (Student)	Poor	0.44	0.89	50.00	\$33,930	Student restrooms lack urinal partitions and are not ADA accessible.
4845.4897	Administration	Good	2.05	2.56	80.00	\$39,140	The conference room is in an old storage room that has been renovated.
4845.5374	Counseling	Good	0.23	0.29	80.00	\$4,474	
4845.5375	Clinic	Unsat	0.00	0.58	0.00	\$44,741	There is no clinic, sick students go to the office.
4845.5376	Staff Lounge-WkRm	Excel	1.27	1.27	100.00	\$0	
4845.5377	Cafeteria	Fair	3.25	5.00	65.00	\$133,885	The cafeteria also serves as the auditorium, but is not configured in the most useable way. It lacks storage for tables.
4845.5378	Food Service and Prep	Excel	6.20	6.20	100.00	\$0	
4845.5379	Custodial and Maintenance	Good	0.40	0.50	80.00	\$7,651	
4846	Learning Environment						
4846.4847	Learning Style Variety	Good	4.00	5.00	80.00	\$76,506	Half of the classrooms are self-contained while the other half are in groups of four clustered around a common area that can be used for small groups, etc.
4846.4849	Interior Environment	Good	1.60	2.00	80.00	\$30,602	All the environmental systems are good. Many areas have low ceilings which tend to constrict the space.
4846.485	Exterior Environment	Fair	0.98	1.50	65.00	\$40,166	The site does have an amphitheater for outdoor classes, but the site is broken up and not well developed.
4851	General Classrooms						
4851.4852	Environment	Good	3.92	4.90	80.00	\$74,976	Half of the classrooms are self-contained while the other half are in groups of four clustered around a common area that can be used for small groups, etc.
4851.4853	Size	Excel	12.25	12.25	100.00	\$0	
4851.4854	Location	Excel	3.67	3.68	100.00	\$0	
4851.4855	Storage/Fixed Equip	Excel	3.67	3.68	100.00	\$0	
4856	Kindergarten						
4856.4857	Environment	Good	0.33	0.42	80.00	\$6,381	
4856.4858	Size	Excel	1.04	1.04	100.00	\$0	
4856.4859	Location	Excel	0.31	0.31	100.00	\$0	
4856.486	Storage/Fixed Equip	Poor	0.16	0.31	50.00	\$11,966	Kindergarten classrooms do not have an internal restroom.
4861	Pre-K						
4861.4862	Environment	N/A	0.00	0.00	0.00	\$0	
4861.4863	Size	N/A	0.00	0.00	0.00	\$0	
4861.4864	Location	N/A	0.00	0.00	0.00	\$0	
4861.4865	Storage/Fixed Equip	N/A	0.00	0.00	0.00	\$0	
4866	Self-Contained Special Ed						
4866.4871	Environment	N/A	0.00	0.00	0.00	\$0	
4866.4876	Size	N/A	0.00	0.00	0.00	\$0	
4866.4881	Location	N/A	0.00	0.00	0.00	\$0	
4866.4886	Storage/Fixed Equip	N/A	0.00	0.00	0.00	\$0	
4867	Instructional Resource Rooms						
4867.4872	Environment	Good	0.58	0.72	80.00	\$11,017	
4867.4877	Size	Excel	1.80	1.80	100.00	\$0	
4867.4882	Location	Good	0.43	0.54	80.00	\$8,263	
4867.4887	Storage/Fixed Equip	Good	0.43	0.54	80.00	\$8,263	
4868	Science						
4868.4873	Environment	Unsat	0.00	0.50	0.00	\$38,253	There are no science rooms.
4868.4878	Size	Unsat	0.00	1.25	0.00	\$95,632	There are no science rooms.
4868.4883	Location	Unsat	0.00	0.38	0.00	\$28,690	There are no science rooms.
4868.4888	Storage/Fixed Equip	Unsat	0.00	0.38	0.00	\$28,690	There are no science rooms.
4869	Music						
4869.4874	Environment	Poor	0.37	0.74	50.00	\$28,338	There are two music rooms, both are typical classrooms and lack appropriate acoustics.
4869.4879	Size	Fair	1.20	1.85	65.00	\$49,588	The music rooms do not meet the size standard.
4869.4884	Location	Good	0.44	0.56	80.00	\$8,501	
4869.4889	Storage/Fixed Equip	Poor	0.28	0.56	50.00	\$21,253	The music rooms lack sufficient storage, sinks, and drinking fountains.
4870	Art						
4870.4875	Environment	Fair	0.30	0.47	65.00	\$12,526	The art room is small and feels constricted, it has poor acoustics.
4870.488	Size	Fair	0.76	1.17	65.00	\$31,318	The art room does not meet the size standard.
4870.4885	Location	Good	0.28	0.35	80.00	\$5,369	
4870.489	Storage/Fixed Equip	Poor	0.18	0.35	50.00	\$13,423	The art room has a kiln room (with no kiln) and a storage room but lacks appropriate casework for storage. The storage room is only accessed through the kiln room. There is only one sink in the art room.
4892	Computer Labs						
4892.4899	Environment	Good	0.27	0.34	80.00	\$5,219	
4892.4904	Size	Fair	0.55	0.85	65.00	\$22,835	The computer lab does not meet the size standard.
4892.4909	Location	Excel	0.26	0.26	100.00	\$0	
4892.4914	Storage/Fixed Equip	Excel	0.26	0.26	100.00	\$0	
4893	P.E.						
4893.49	Environment	Good	1.54	1.92	80.00	\$29,380	There are two classrooms used for dance. Both rooms lack good acoustics.
4893.4905	Size	Excel	4.80	4.80	100.00	\$0	

School Assessment Report - Charter Schools, Waters ES (KIPP Vision)

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
4893.491	Location	Fair	0.94	1.44	65.00	\$38,562	The gym is located at the back of the school, a long way from some classrooms.
4893.4915	Storage/Fixed Equip	Good	1.15	1.44	80.00	\$22,035	
4894	Performing Arts						
4894.4901	Environment	Fair	0.39	0.60	65.00	\$16,181	The performing arts space is a stage in the cafeteria and the cafeteria configuration is not conducive for use as an auditorium.
4894.4906	Size	Good	1.21	1.51	80.00	\$23,117	
4894.4911	Location	Excel	0.45	0.45	100.00	\$0	
4894.4916	Storage/Fixed Equip	Poor	0.23	0.45	50.00	\$17,336	The stage lacks performance lighting and sufficient storage.
4895	Media Center						
4895.4902	Environment	Fair	0.63	0.97	65.00	\$26,100	There is limited natural light in the media center.
4895.4907	Size	Excel	2.44	2.44	100.00	\$0	
4895.4912	Location	Good	0.58	0.73	80.00	\$11,185	
4895.4917	Storage/Fixed Equip	Excel	0.73	0.73	100.00	\$0	
4924	Outside						
4924.4926	Vehicular Traffic	Good	1.60	2.00	80.00	\$30,602	
4924.4927	Pedestrian Traffic	Good	0.78	0.97	80.00	\$14,888	
4924.4928	Parking	Good	0.65	0.81	80.00	\$12,426	Some parking is on a gravel lot.
4924.4929	Play Areas	Unsat	0.00	2.34	0.00	\$179,085	There is no covered area, hard surface area, or playground equipment.
4925	Safety and Security						
4925.493	Fencing	Good	0.60	0.75	80.00	\$11,508	
4925.4931	Signage & Way Finding	Good	0.80	1.00	80.00	\$15,301	
4925.4932	Ease of Supervision	Poor	1.50	3.00	50.00	\$114,759	The configuration of the school does not make it easy to supervise.
4925.4933	Controlled Entrances	Good	0.40	0.50	80.00	\$7,651	
	Total For Site:		75.58	95.10	79.47	\$1,491,711	