Atlanta Public Schools/ Mays Cluster

West Manor Elementary School

Revised

School Assessment Report

November 10, 2020

ATLANTA PUBLIC SCHOOLS

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	37,150
Year Built:	1956
Last Renovation:	2019
Replacement Value:	$7,466,829
Repair Cost:	$1,445,850.61
Total FCI:	19.36 %
Total RSLI:	24.25 %
FCA Score:	80.64

Description:

West Manor Elementary School is located at 570 Lynhurst Drive in Atlanta, GA. The one story, 37,150 square foot building was originally constructed in 1956. An addition to the school was constructed with renovations to the main building in 1993. The campus contains two secure play areas.

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

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

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing.

Roofing is typically low slope built-up. Roof openings include skylights and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. . The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in consist of vinyl tile, ceramic tile for restrooms and Carpet for the administration and Media Center. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

D. SERVICES
CONVEYING: The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is a combination of internal and external with roof drains.
HVAC: Heating is provided by gas fired boilers. Cooling is supplied by rooftop package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.
FIRE PROTECTION: The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical under floor protection. Standpipes are not included. Fire extinguishers and cabinets are distributed near fire exits and corridors.
ELECTRICAL: The main electrical service is fed from a pole mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system. There is no natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

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

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

Attributes:

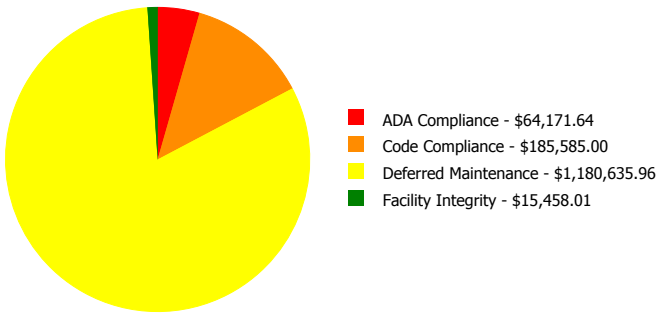
General Attributes:

Arch Condition Assessor:	Homero Guerrero	MEP Condition Assessor:	Hayden Collins
School Grades:	01, 02, 03, 04, 05, KK	DOE Drawing Total GSF:	37150
DOE Facility Number:	2569	Total # of Modular/Portables:	0
DOE Interior Site SF:	37150	Total GSF of Modular/Portables:	0
Approx. Acres:	10.8	Status:	Active

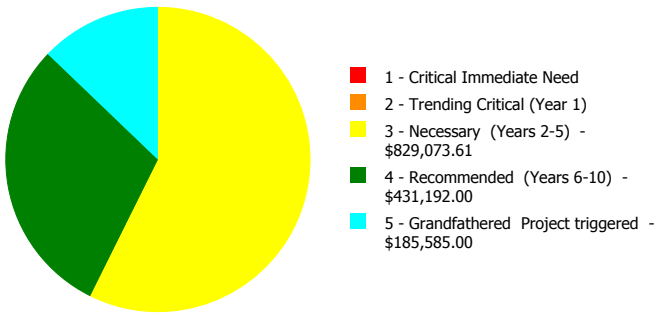
School Dashboard Summary

Gross Area:	37,150		
Year Built:	1956	Last Renovation:	2019
Repair Cost:	$1,445,851	Replacement Value:	$7,466,829
FCI:	19.36 %	RSLI%:	24.25 %

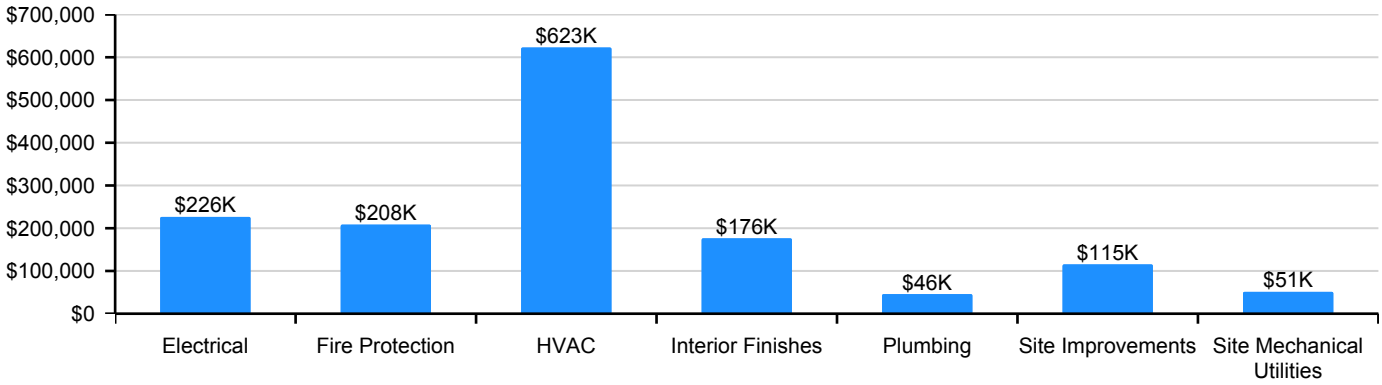
Deficiency By Category



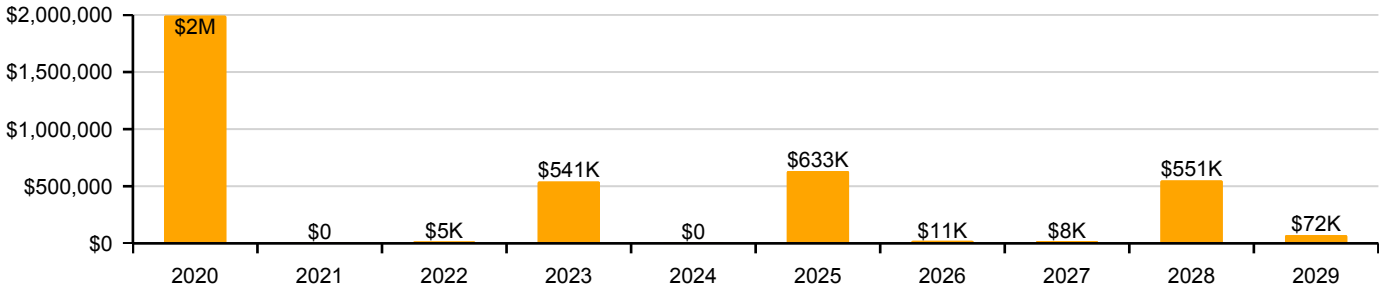
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

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

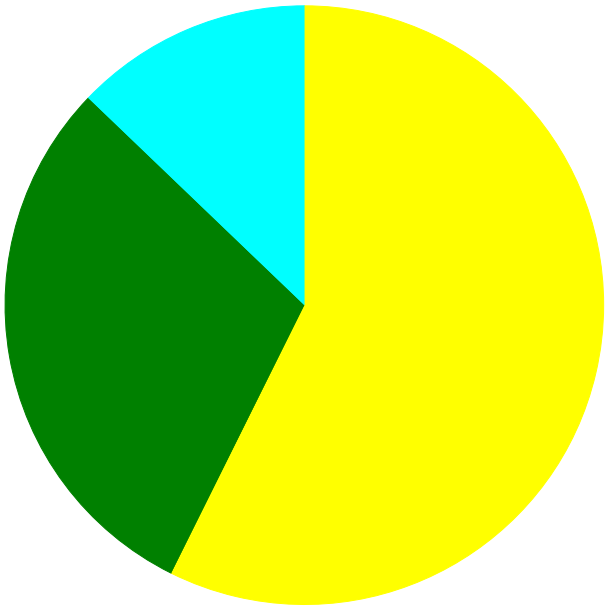
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	42.86 %	0.00 %	$0.00
B10 - Superstructure	42.83 %	0.00 %	$0.00
B20 - Exterior Enclosure	38.84 %	0.00 %	$0.00
B30 - Roofing	27.61 %	0.00 %	$0.00
C10 - Interior Construction	36.52 %	0.00 %	$0.00
C30 - Interior Finishes	13.07 %	26.50 %	$176,241.00
D20 - Plumbing	8.24 %	12.17 %	$45,750.00
D30 - HVAC	20.75 %	48.70 %	$622,741.97
D40 - Fire Protection	0.46 %	107.47 %	$208,354.00
D50 - Electrical	7.32 %	25.58 %	$226,411.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
G20 - Site Improvements	18.97 %	16.07 %	$115,271.64
G30 - Site Mechanical Utilities	34.78 %	30.29 %	$51,081.00
G40 - Site Electrical Utilities	27.93 %	0.00 %	$0.00
Totals:	**24.25 %**	**19.36 %**	**$1,445,850.61**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1956 Bldg 2010	31,845	16.92	$0.00	$0.00	$483,278.97	$266,249.00	$156,232.00
1993 Bldg 2020	5,305	38.38	$0.00	$0.00	$179,442.00	$164,943.00	$29,353.00
Site	37,150	14.60	$0.00	$0.00	$166,352.64	$0.00	$0.00
Total:		**19.36**	**$0.00**	**$0.00**	**$829,073.61**	**$431,192.00**	**$185,585.00**

Deficiencies By Priority



1 - Critical Immediate Need
2 - Trending Critical (Year 1)
3 - Necessary (Years 2-5) - $829,073.61
4 - Recommended (Years 6-10) - $431,192.00
5 - Grandfathered Project triggered - $185,585.00

Budget Estimate Total: $1,445,850.61

Executive Summary

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

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Function:	Elementary
Gross Area (SF):	31,845
Year Built:	1956
Last Renovation:	2000
Replacement Value:	$5,354,079
Repair Cost:	$905,759.97
Total FCI:	16.92 %
Total RSLI:	23.57 %
FCA Score:	83.08

Description:

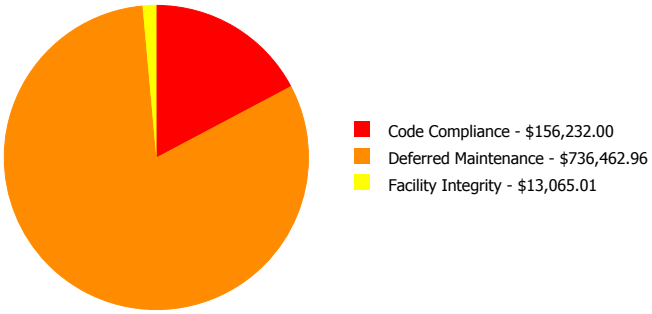
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

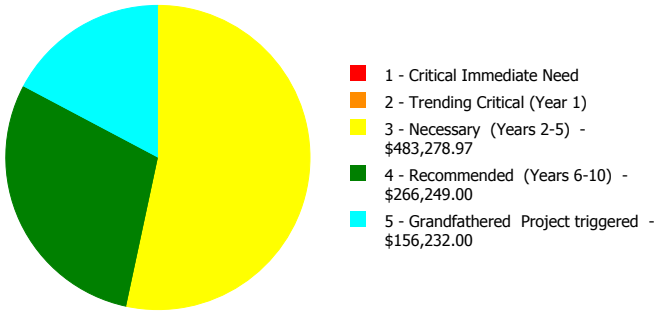
Dashboard Summary

Function:	Elementary	Gross Area:	31,845
Year Built:	1956	Last Renovation:	2000
Repair Cost:	$905,760	Replacement Value:	$5,354,079
FCI:	16.92 %	RSLI%:	23.57 %

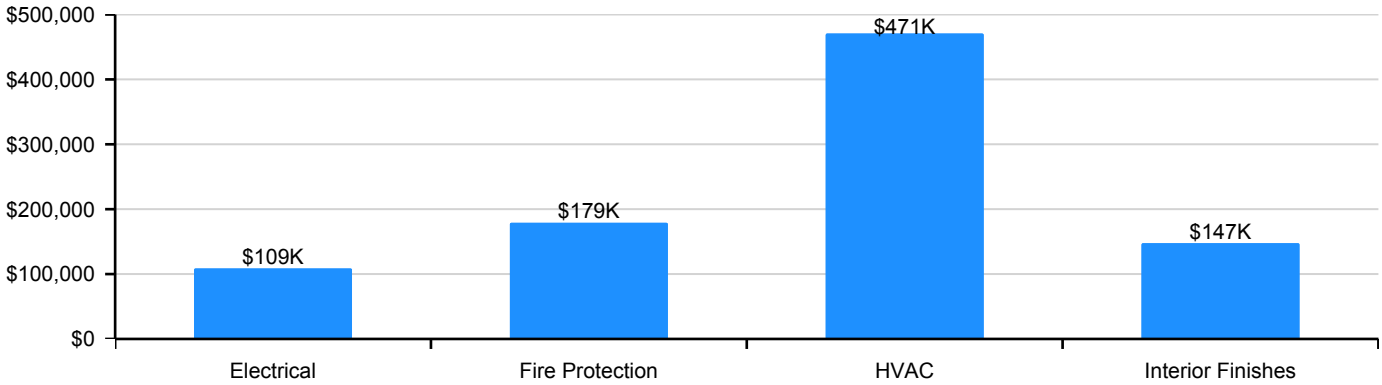
Deficiency By Category



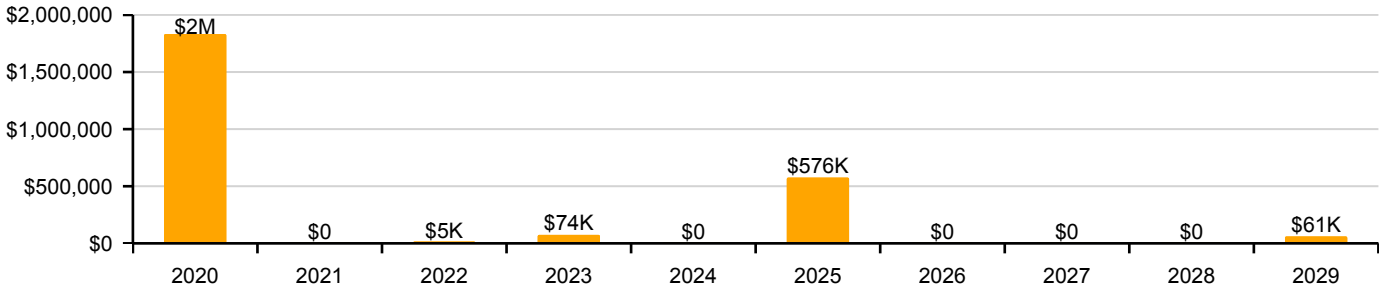
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	37.00 %	0.00 %	$0.00
B10 - Superstructure	37.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	36.86 %	0.00 %	$0.00
B30 - Roofing	25.16 %	0.00 %	$0.00
C10 - Interior Construction	34.61 %	0.00 %	$0.00
C30 - Interior Finishes	13.52 %	26.27 %	$147,499.00
D20 - Plumbing	9.07 %	0.00 %	$0.00
D30 - HVAC	24.04 %	43.23 %	$470,667.97
D40 - Fire Protection	0.46 %	107.48 %	$179,001.00
D50 - Electrical	7.20 %	14.40 %	$108,592.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**23.57 %**	**16.92 %**	**$905,759.97**

Photo Album

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

1). Southwest Elevation - Dec 04, 2019

2). South Elevation - Dec 04, 2019

3). South Elevation - Dec 04, 2019

4). South Elevation - Dec 04, 2019

5). Southeast Elevation - Dec 04, 2019

6). East Elevation - Dec 04, 2019

7). North Elevation - Dec 04, 2019

8). Northwest Elevation - Dec 04, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$8.05	S.F.	31,845	100	1956	2056		37.00 %	0.00 %	37			$256,352
A1030	Slab on Grade	$6.81	S.F.	31,845	100	1956	2056		37.00 %	0.00 %	37			$216,864
B1020	Roof Construction	$13.25	S.F.	31,845	100	1956	2056		37.00 %	0.00 %	37			$421,946
B2010	Exterior Walls	$15.10	S.F.	31,845	100	1956	2056		37.00 %	0.00 %	37			$480,860
B2020	Exterior Windows	$9.41	S.F.	31,845	30	2000	2030		36.67 %	0.00 %	11			$299,661
B2030	Exterior Doors	$0.96	S.F.	31,845	30	2000	2030		36.67 %	0.00 %	11			$30,571
B3010105	Built-Up	$7.15	S.F.	31,845	25	2000	2025		24.00 %	0.00 %	6			$227,692
B3020	Roof Openings	$0.56	S.F.	31,845	30	2001	2031		40.00 %	0.00 %	12			$17,833
C1010	Partitions	$6.13	S.F.	31,845	100	1956	2056		37.00 %	0.00 %	37			$195,210
C1020	Interior Doors	$4.00	S.F.	31,845	40	2000	2040		52.50 %	0.00 %	21			$127,380
C1030	Fittings	$2.91	S.F.	31,845	20	2000	2020		5.00 %	0.00 %	1			$92,669
C3010220	Tile	$9.25	S.F.	4,000	30	2000	2030		36.67 %	0.00 %	11			$37,000
C3010230	Paint & Covering	$1.47	S.F.	27,845	10	2000	2010		0.00 %	0.00 %	-9			$40,932
C3020420	Ceramic Tile	$16.74	S.F.	4,500	50	2000	2050		62.00 %	0.00 %	31			$75,330
C3020903	VCT	$3.48	S.F.	27,345	15	2000	2015		0.00 %	155.00 %	-4		$147,499.00	$95,161
C3030	Ceiling Finishes	$9.83	S.F.	31,845	20	2000	2020		5.00 %	0.00 %	1			$313,036
D2010	Plumbing Fixtures	$6.96	S.F.	31,845	20	2000	2020		5.00 %	0.00 %	1			$221,641
D2020	Domestic Water Distribution	$0.79	S.F.	31,845	30	2000	2030		36.67 %	0.00 %	11			$25,158
D2030	Sanitary Waste	$1.88	S.F.	31,845	30	1993	2023		13.33 %	0.00 %	4			$59,869
D2040	Rain Water Drainage	$0.43	S.F.	27,345	20	2000	2020		5.00 %	0.00 %	1			$11,758
D3010	Energy Supply	$0.61	S.F.	37,150	30	2000	2030		36.67 %	0.00 %	11			$22,662
D3020	Heat Generating Systems	$3.93	S.F.	37,150	20	2011	2031		60.00 %	0.00 %	12			$146,000
D3030	Cooling Generating Systems	$6.68	S.F.	37,150	20	2011	2031		60.00 %	0.00 %	12			$248,162
D3040	Distribution Systems	$10.62	S.F.	31,845	20	2000	2020		5.00 %	30.62 %	1		$103,557.97	$338,194
D3050	Terminal & Package Units	$8.09	S.F.	31,845	15	1993	2008		0.00 %	110.00 %	-11		$283,389.00	$257,626
D3060	Controls & Instrumentation	$2.39	S.F.	31,845	15	2000	2015		0.00 %	110.00 %	-4		$83,721.00	$76,110
D4010	Sprinklers	$4.46	S.F.	31,845	30			2019	0.00 %	110.00 %	0		$156,232.00	$142,029
D4030	Fire Protection Specialties	$0.12	S.F.	31,845	15	2000	2015	2022	20.00 %	0.00 %	3			$3,821
D4090	Other Fire Protection Systems	$0.65	S.F.	31,845	15	2000	2015		0.00 %	110.00 %	-4		$22,769.00	$20,699
D5010	Electrical Service/Distribution	$2.51	S.F.	31,845	20	2000	2020		5.00 %	0.00 %	1			$79,931
D5020	Branch Wiring	$5.20	S.F.	31,845	20	2000	2020		5.00 %	0.00 %	1			$165,594
D5020	Lighting	$7.80	S.F.	31,845	20	2000	2020		5.00 %	0.00 %	1			$248,391
D5030810	Security & Detection Systems	$1.51	S.F.	31,845	20	2000	2020		5.00 %	0.00 %	1			$48,086
D5030910	Fire Alarm Systems	$2.74	S.F.	31,845	15	2000	2015		0.00 %	110.00 %	-4		$95,981.00	$87,255
D5030920	Data Communication	$3.56	S.F.	31,845	25	2000	2025		24.00 %	0.00 %	6			$113,368
D5090	Other Electrical Systems	$0.36	S.F.	31,845	15			2019	0.00 %	110.01 %	0		$12,611.00	$11,464
E1020	Institutional Equipment	$0.10	S.F.	31,845	20	2000	2020		5.00 %	0.00 %	1			$3,185
E1090	Other Equipment	$0.85	S.F.	31,845	20	2000	2020		5.00 %	0.00 %	1			$27,068
E2010	Fixed Furnishings	$2.12	S.F.	31,845	20	2000	2020		5.00 %	0.00 %	1			$67,511
								Total	**23.57 %**	**16.92 %**			**$905,759.97**	**$5,354,079**

System Notes

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

System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

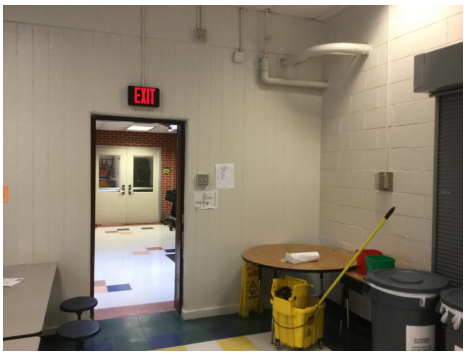
System: B3020 - Roof Openings



Note:

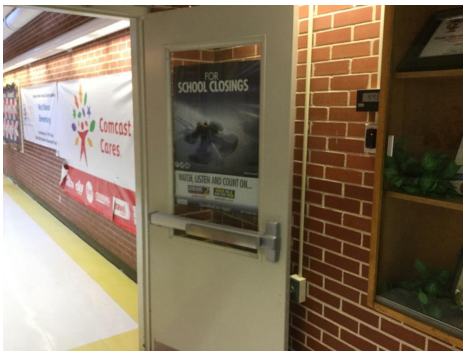
System: C1010 - Partitions





Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings


Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

Note:

System: D3010 - Energy Supply


Note:

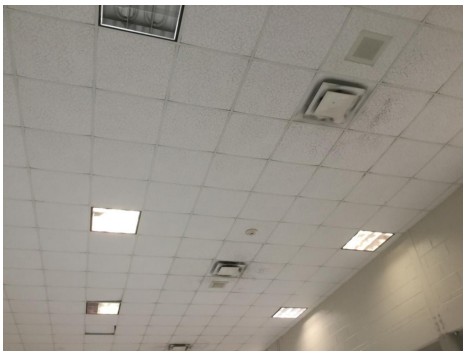
System: D3020 - Heat Generating Systems

Note: Heating generation system is located in 1956 Bldg 2010 but serves 1993 Bldg 2020 as well.

System: D3030 - Cooling Generating Systems

Note: Cooling generation system is located in/outside 1956 Bldg 2010 but serves 1993 Bldg 2020 as well.

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4090 - Other Fire Protection Systems


Note:

System: D5010 - Electrical Service/Distribution



Note:

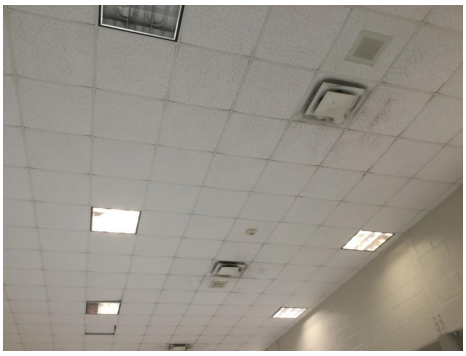
System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



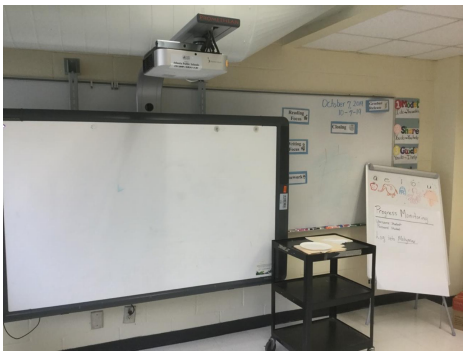
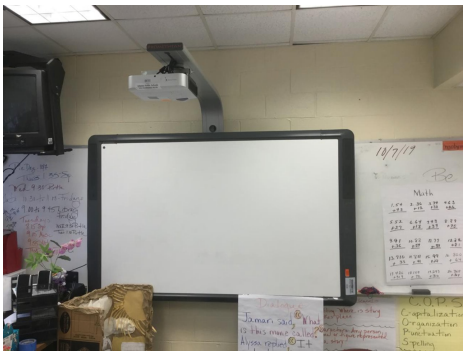
Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment


Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$905,760**	**$1,832,134**	**$0**	**$4,594**	**$74,120**	**$0**	**$575,749**	**$0**	**$0**	**$0**	**$60,510**	**$3,452,867**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$426,845	$0	$0	$0	$0	**$426,845**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$104,994	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,994**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$60,510	**$60,510**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

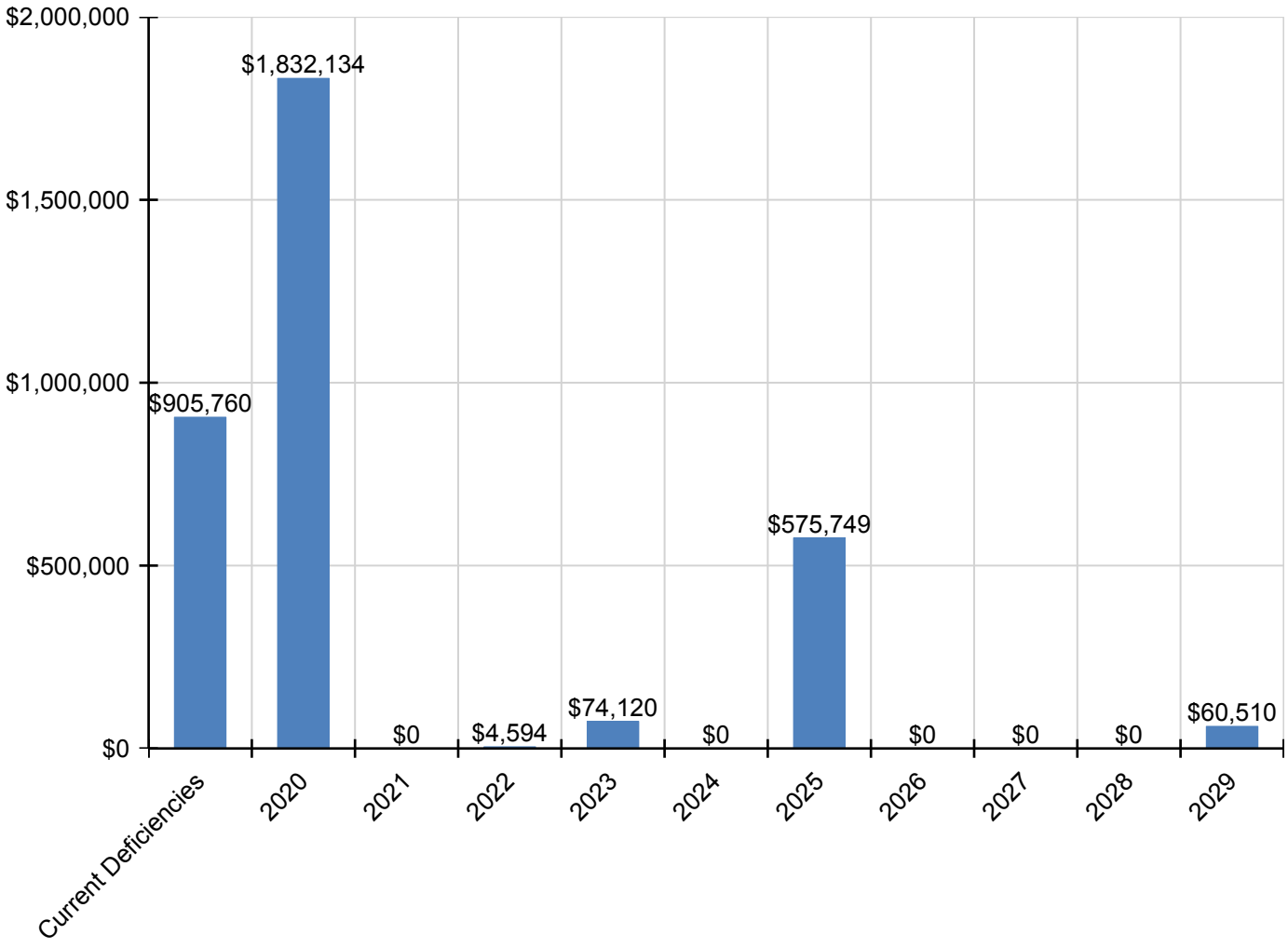
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020903 - VCT	$147,499	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$147,499
C3030 - Ceiling Finishes	$0	$354,670	$0	$0	$0	$0	$0	$0	$0	$0	$0	$354,670
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2010 - Plumbing Fixtures	$0	$251,119	$0	$0	$0	$0	$0	$0	$0	$0	$0	$251,119
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 - Sanitary Waste	$0	$0	$0	$0	$74,120	$0	$0	$0	$0	$0	$0	$74,120
D2040 - Rain Water Drainage	$0	$13,322	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,322
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 - Distribution Systems	$103,558	$383,173	$0	$0	$0	$0	$0	$0	$0	$0	$0	$486,731
D3050 - Terminal & Package Units	$283,389	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$283,389
D3060 - Controls & Instrumentation	$83,721	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$83,721
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4010 - Sprinklers	$156,232	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$156,232
D4030 - Fire Protection Specialties	$0	$0	$0	$4,594	$0	$0	$0	$0	$0	$0	$0	$4,594
D4090 - Other Fire Protection Systems	$22,769	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,769
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$0	$90,562	$0	$0	$0	$0	$0	$0	$0	$0	$0	$90,562
D5020 - Branch Wiring	$0	$187,618	$0	$0	$0	$0	$0	$0	$0	$0	$0	$187,618
D5020 - Lighting	$0	$281,427	$0	$0	$0	$0	$0	$0	$0	$0	$0	$281,427
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030810 - Security & Detection Systems	$0	$54,482	$0	$0	$0	$0	$0	$0	$0	$0	$0	$54,482
D5030910 - Fire Alarm Systems	$95,981	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$95,981
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$148,904	$0	$0	$0	$0	$148,904
D5090 - Other Electrical Systems	$12,611	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,611
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E1020 - Institutional Equipment	$0	$3,608	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,608

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E1090 - Other Equipment	$0	$30,668	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,668**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$76,491	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$76,491**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

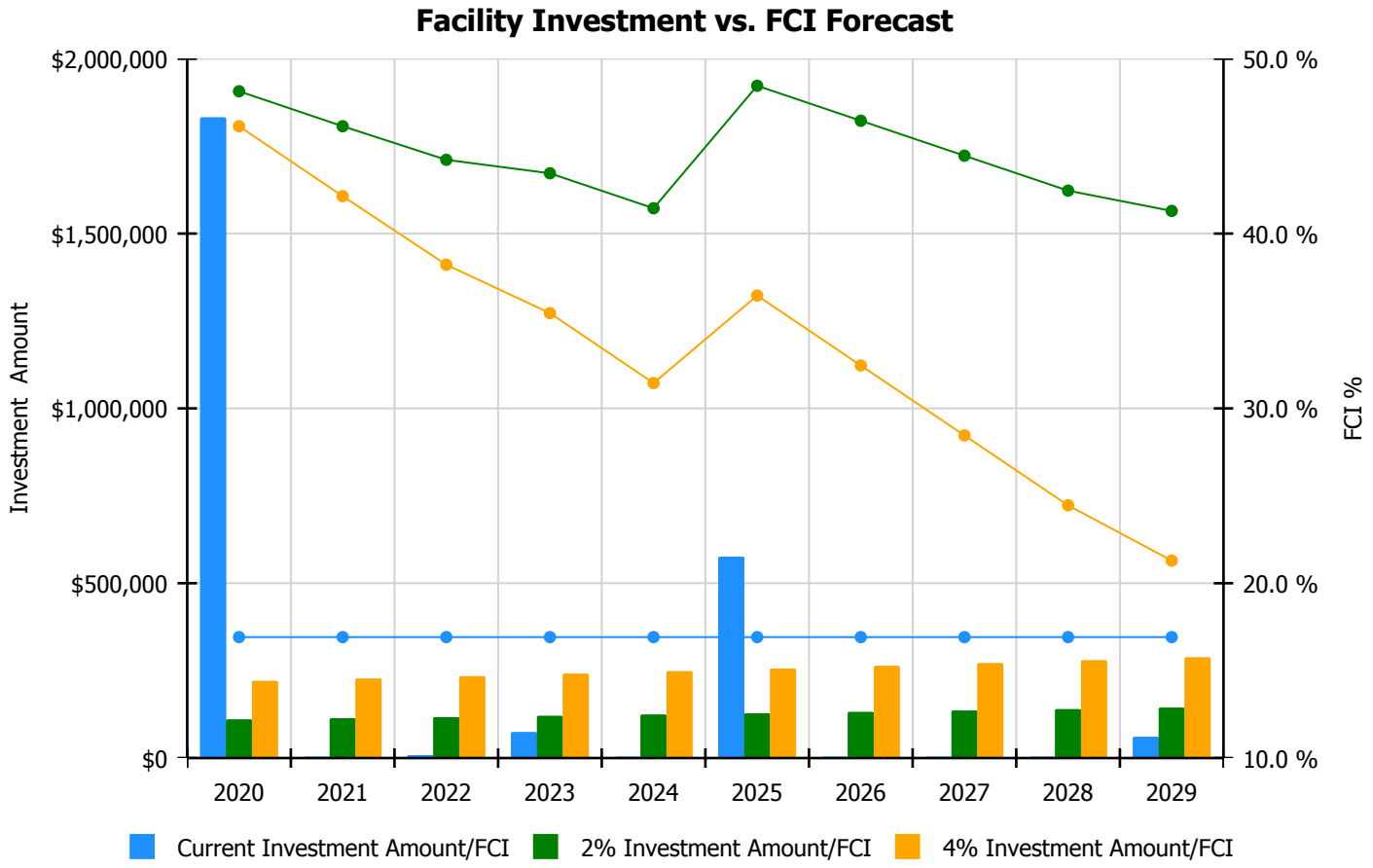
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

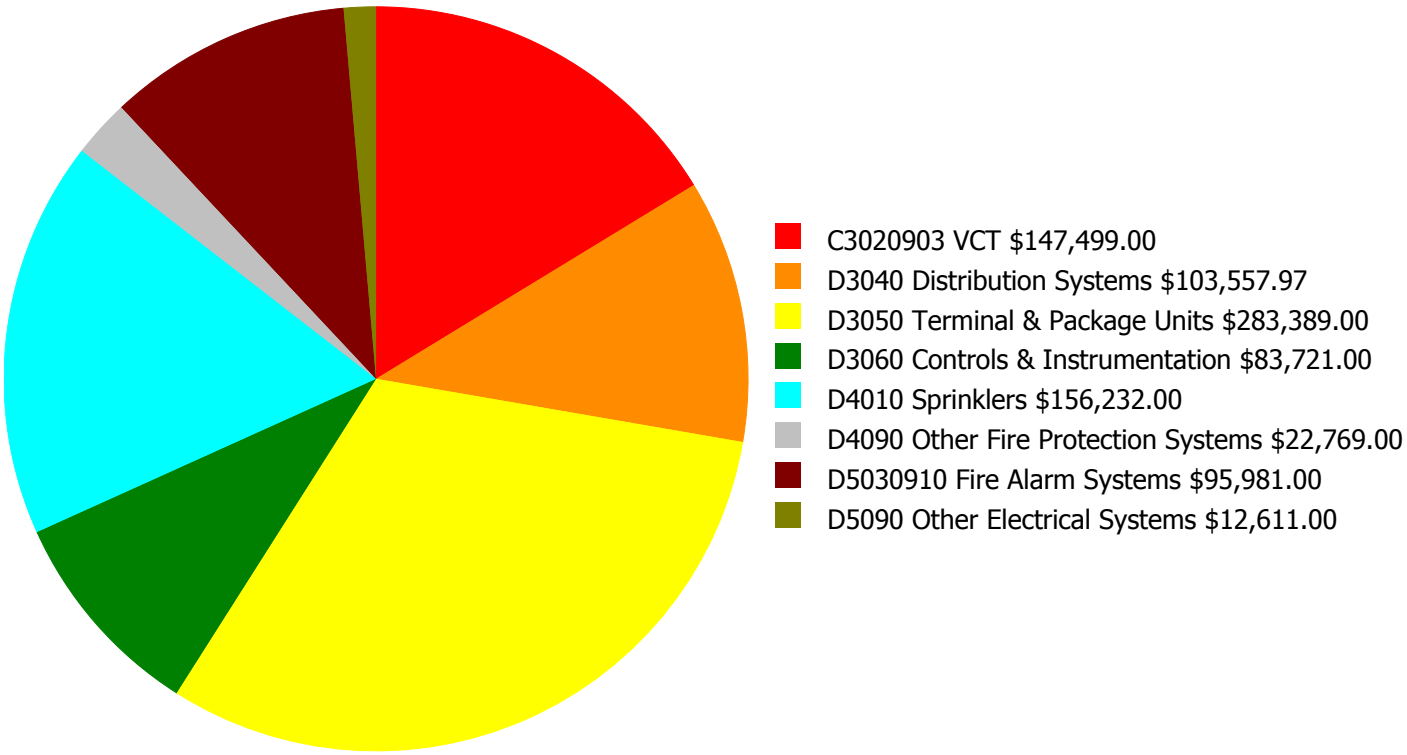
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 16.92%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$1,832,134	$110,294.00	48.14 %	$220,588.00	46.14 %
2021	$0	$113,603.00	46.14 %	$227,206.00	42.14 %
2022	$4,594	$117,011.00	44.22 %	$234,022.00	38.22 %
2023	$74,120	$120,521.00	43.45 %	$241,043.00	35.45 %
2024	$0	$124,137.00	41.45 %	$248,274.00	31.45 %
2025	$575,749	$127,861.00	48.45 %	$255,722.00	36.45 %
2026	$0	$131,697.00	46.45 %	$263,394.00	32.45 %
2027	$0	$135,648.00	44.45 %	$271,295.00	28.45 %
2028	$0	$139,717.00	42.45 %	$279,434.00	24.45 %
2029	$60,510	$143,909.00	41.30 %	$287,817.00	21.30 %
Total:	**$2,547,108**	**$1,264,398.00**		**$2,528,795.00**	

Deficiency Summary by System

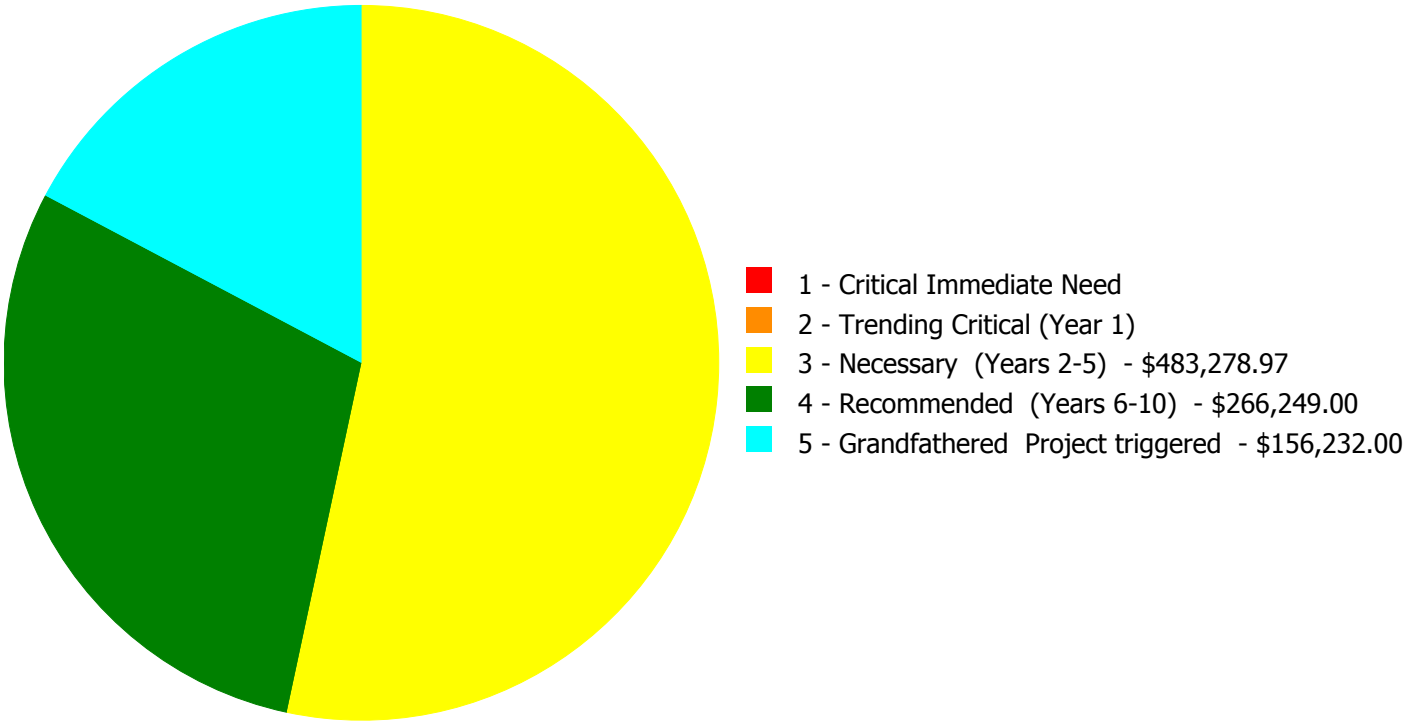
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $905,759.97

Deficiency Summary by Priority

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



Budget Estimate Total: $905,759.97

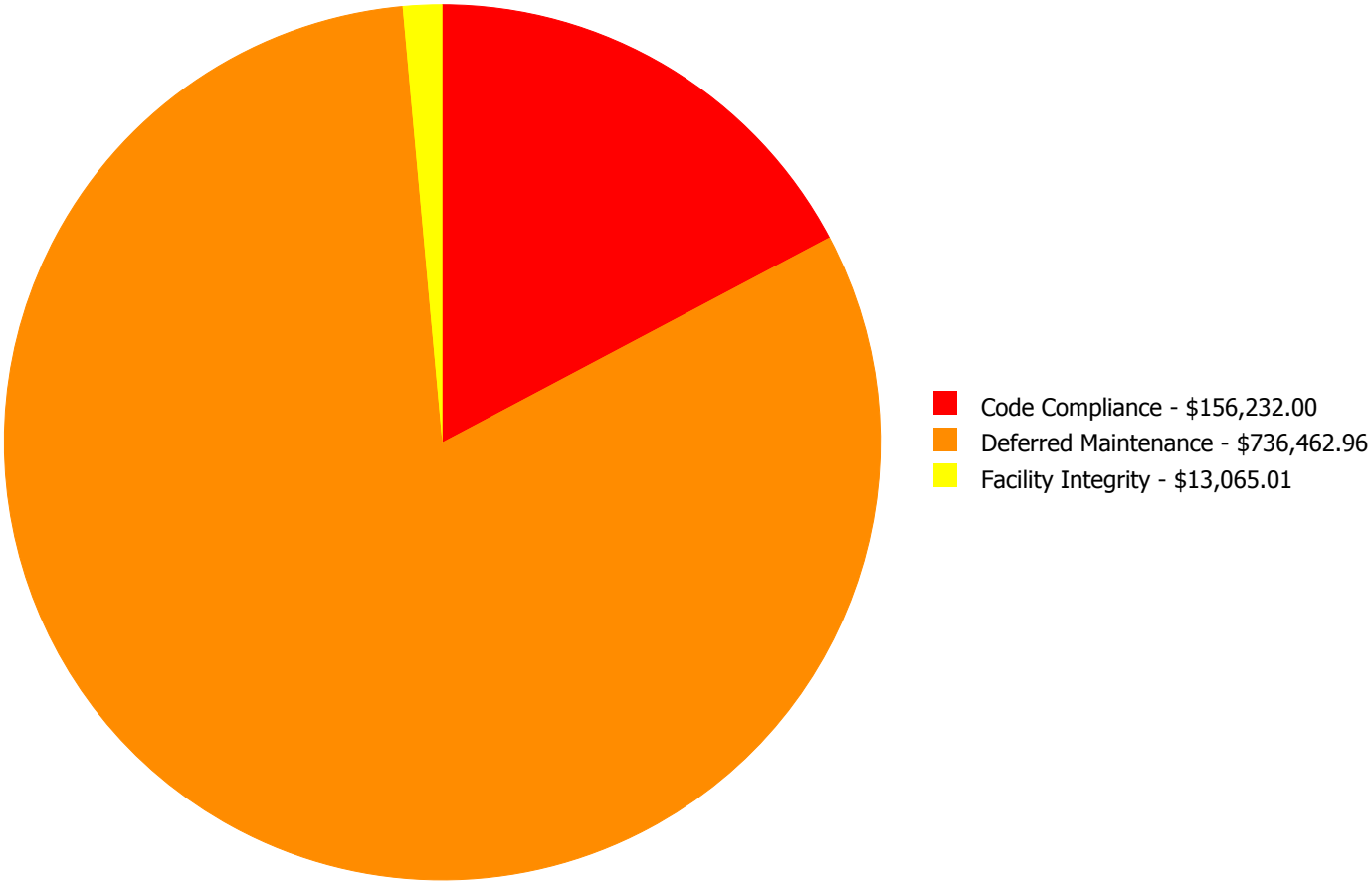
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020903	VCT	$0.00	$0.00	$0.00	$147,499.00	$0.00	$147,499.00
D3040	Distribution Systems	$0.00	$0.00	$103,557.97	$0.00	$0.00	$103,557.97
D3050	Terminal & Package Units	$0.00	$0.00	$283,389.00	$0.00	$0.00	$283,389.00
D3060	Controls & Instrumentation	$0.00	$0.00	$83,721.00	$0.00	$0.00	$83,721.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$156,232.00	$156,232.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$0.00	$22,769.00	$0.00	$22,769.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$0.00	$95,981.00	$0.00	$95,981.00
D5090	Other Electrical Systems	$0.00	$0.00	$12,611.00	$0.00	$0.00	$12,611.00
	Total:	$0.00	$0.00	$483,278.97	$266,249.00	$156,232.00	$905,759.97

Deficiency Summary by Category

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



Budget Estimate Total: $905,759.97

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Replace 3 Ton Fan Coil Unit 2 pipe
Qty: 12.00
Unit of Measure: Ea.
Estimate: $103,103.96
Assessor Name: Jejuan Hall
Date Created: 08/05/2013

Notes: Many fan coil units are leaking from drain pans and/or "sweating" from pipes and unit. School principal indicates this is an ongoing problem.

System: D3040 - Distribution Systems

This deficiency has no image.

Location: 1956 Bldg 2010
Distress: Missing
Category: Facility Integrity
Priority: 3 - Necessary (Years 2-5)
Correction: Replace Ceiling Mount Exhaust Fan
Qty: 1.00
Unit of Measure: Ea.
Estimate: $454.01
Assessor Name: Hayden Collins
Date Created: 08/05/2013

Notes: Electrical room 161 contains three (3) transformers. Space is not properly ventilated. Overheating could result in failure of transformers.

System: D3050 - Terminal & Package Units

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 31,845.00
Unit of Measure: S.F.
Estimate: $283,389.00
Assessor Name: Hayden Collins
Date Created: 08/05/2013

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

System: D3060 - Controls & Instrumentation

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 31,845.00
Unit of Measure: S.F.
Estimate: $83,721.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

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

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Facility Integrity
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 31,845.00
Unit of Measure: S.F.
Estimate: $12,611.00
Assessor Name: Hayden Collins
Date Created: 08/05/2013

Notes: No generator system installed.

Priority 4 - Recommended (Years 6-10):

System: C3020903 - VCT

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 27,345.00
Unit of Measure: S.F.
Estimate: $147,499.00
Assessor Name: Hayden Collins
Date Created: 10/17/2019

Notes: The vinyl tile finish is original to the buildings construction. This finish is damaged and nearing the end of its useful life. This finish is recommended for upgrade based on life cycle.

System: D4090 - Other Fire Protection Systems

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 31,845.00
Unit of Measure: S.F.
Estimate: $22,769.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

Notes: ANSUL directional extinguisher system is located in the kitchen. This system is nearing the end of its useful life and recommended for upgrade.

System: D5030910 - Fire Alarm Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 31,845.00
Unit of Measure: S.F.
Estimate: $95,981.00
Assessor Name: Hayden Collins
Date Created: 10/15/2019

Notes: This facility is protected by a central fire alarm system. The point addressable fire alarm control panel was Manufactured by Honeywell. The devices that serve this system include manual pull stations, audible/visible devices, and smoke detectors. Although the main board was upgraded the components and systems are beyond the expected life for this application. The system is recommended for upgrade.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 31,845.00
Unit of Measure: S.F.
Estimate: $156,232.00
Assessor Name: Hayden Collins
Date Created: 08/05/2013

Notes: No sprinkler system installed

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	5,305
Year Built:	1993
Last Renovation:	
Replacement Value:	$973,728
Repair Cost:	$373,738.00
Total FCI:	38.38 %
Total RSLI:	29.09 %
FCA Score:	61.62

Description:

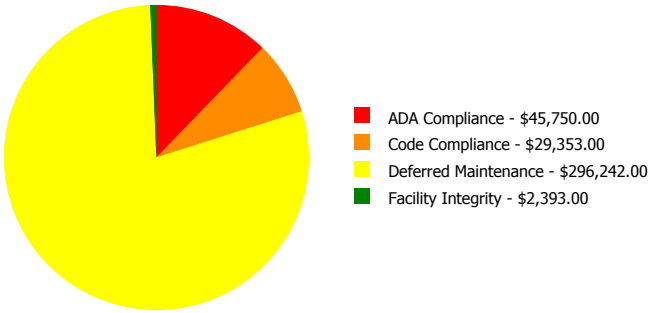
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

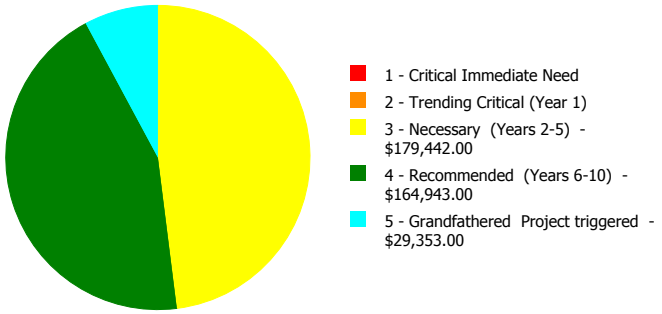
Dashboard Summary

Function:	Elementary	Gross Area:	5,305
Year Built:	1993	Last Renovation:	
Repair Cost:	$373,738	Replacement Value:	$973,728
FCI:	38.38 %	RSLI%:	29.09 %

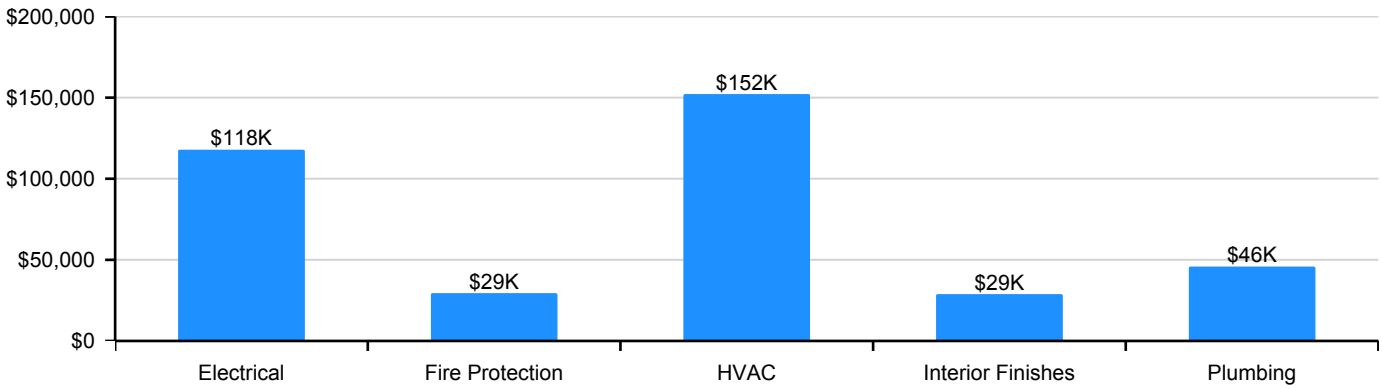
Deficiency By Category



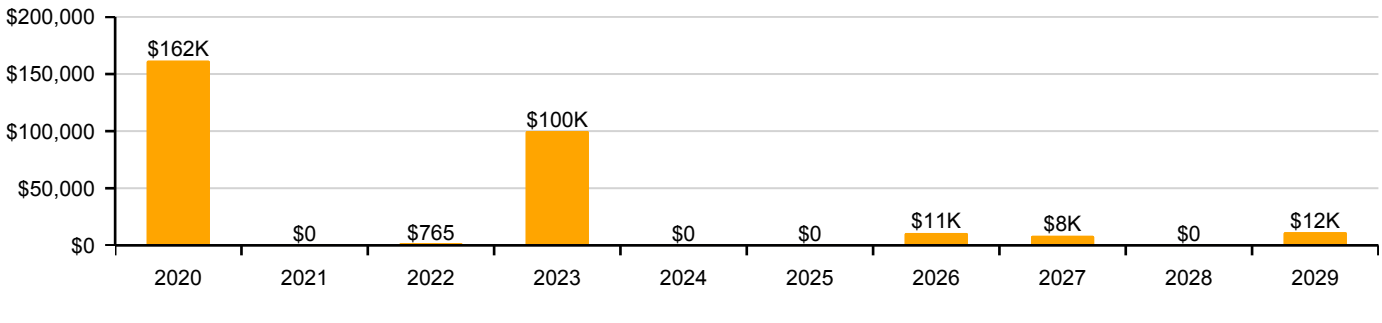
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	74.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	49.36 %	0.00 %	$0.00
B30 - Roofing	40.00 %	0.00 %	$0.00
C10 - Interior Construction	46.71 %	0.00 %	$0.00
C30 - Interior Finishes	10.60 %	27.76 %	$28,742.00
D20 - Plumbing	3.66 %	79.78 %	$45,750.00
D30 - HVAC	1.93 %	80.07 %	$152,074.00
D40 - Fire Protection	0.47 %	107.44 %	$29,353.00
D50 - Electrical	7.97 %	89.91 %	$117,819.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**29.09 %**	**38.38 %**	**$373,738.00**

Photo Album

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

1). South Elevation - Dec 04, 2019

2). Southeast Elevation - Dec 04, 2019

3). East Elevation - Dec 04, 2019

4). North Elevation - Dec 04, 2019

5). Northwest Elevation - Dec 04, 2019

6). South Arial View - Oct 16, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.08	S.F.	5,305	100	1993	2093		74.00 %	0.00 %	74			$48,169
A1030	Slab on Grade	$7.69	S.F.	5,305	100	1993	2093		74.00 %	0.00 %	74			$40,795
B1020	Roof Construction	$14.89	S.F.	5,305	100	1993	2093		74.00 %	0.00 %	74			$78,991
B2010	Exterior Walls	$17.03	S.F.	5,305	100	1993	2093		74.00 %	0.00 %	74			$90,344
B2020	Exterior Windows	$10.60	S.F.	5,305	30	1993	2023		13.33 %	0.00 %	4			$56,233
B2030	Exterior Doors	$1.05	S.F.	5,305	30	1993	2023		13.33 %	0.00 %	4			$5,570
B3010130	Preformed Metal Roofing	$8.50	S.F.	5,305	30	2001	2031		40.00 %	0.00 %	12			$45,093
B3020	Roof Openings	$0.63	S.F.	5,305	30	2001	2031		40.00 %	0.00 %	12			$3,342
C1010	Partitions	$6.91	S.F.	5,305	100	1993	2093		74.00 %	0.00 %	74			$36,658
C1020	Interior Doors	$4.49	S.F.	5,305	40	1993	2033		35.00 %	0.00 %	14			$23,819
C1030	Fittings	$3.26	S.F.	5,305	20	2000	2020		5.00 %	0.00 %	1			$17,294
C3010230	Paint & Covering	$1.47	S.F.	5,305	10	1993	2003		0.00 %	0.00 %	-16			$7,798
C3020420	Ceramic Tile	$16.74	S.F.	1,000	50	1993	2043		48.00 %	0.00 %	24			$16,740
C3020901	Carpet	$7.50	S.F.	800	8	2000	2008		0.00 %	110.00 %	-11		$6,600.00	$6,000
C3020903	VCT	$3.48	S.F.	4,105	15	1993	2008		0.00 %	155.00 %	-11		$22,142.00	$14,285
C3030	Ceiling Finishes	$11.07	S.F.	5,305	20	2000	2020		5.00 %	0.00 %	1			$58,726
D2010	Plumbing Fixtures	$7.84	S.F.	5,305	20	1993	2013		0.00 %	110.00 %	-6		$45,750.00	$41,591
D2020	Domestic Water Distribution	$0.89	S.F.	5,305	30	1993	2023		13.33 %	0.00 %	4			$4,721
D2030	Sanitary Waste	$2.08	S.F.	5,305	30	1993	2023		13.33 %	0.00 %	4			$11,034
D3010	Energy Supply	$0.61	S.F.	5,305	30	1993	2023		13.33 %	0.00 %	4			$3,236
D3040	Distribution Systems	$23.34	S.F.	5,305	20	1993	2013		0.00 %	110.00 %	-6		$136,201.00	$123,819
D3050	Terminal & Package Units	$9.13	S.F.	5,305	15	2005	2020		6.67 %	0.00 %	1			$48,435
D3060	Controls & Instrumentation	$2.72	S.F.	5,305	15	1993	2008		0.00 %	110.00 %	-11		$15,873.00	$14,430
D4010	Sprinklers	$5.03	S.F.	5,305	30			2019	0.00 %	110.00 %	0		$29,353.00	$26,684
D4030	Fire Protection Specialties	$0.12	S.F.	5,305	15	2000	2015	2022	20.00 %	0.00 %	3			$637
D5010	Electrical Service/Distribution	$2.83	S.F.	5,305	20	1993	2013		0.00 %	110.00 %	-6		$16,514.00	$15,013
D5020	Branch Wiring	$5.85	S.F.	5,305	20	1993	2013		0.00 %	110.00 %	-6		$34,138.00	$31,034
D5020	Lighting	$8.78	S.F.	5,305	20	1993	2013		0.00 %	110.00 %	-6		$51,236.00	$46,578
D5030810	Security & Detection Systems	$1.51	S.F.	5,305	20	2006	2026		35.00 %	0.00 %	7			$8,011
D5030910	Fire Alarm Systems	$2.32	S.F.	5,305	15	1993	2008		0.00 %	109.99 %	-11		$13,538.00	$12,308
D5030920	Data Communication	$3.00	S.F.	5,305	25	2006	2031		48.00 %	0.00 %	12			$15,915
D5090	Other Electrical Systems	$0.41	S.F.	5,305	15			2019	0.00 %	110.02 %	0		$2,393.00	$2,175
E1020	Institutional Equipment	$0.12	S.F.	5,305	20	2000	2020		5.00 %	0.00 %	1			$637
E1090	Other Equipment	$0.97	S.F.	5,305	20	2000	2020		5.00 %	0.00 %	1			$5,146
E2010	Fixed Furnishings	$2.35	S.F.	5,305	20	2000	2020		5.00 %	0.00 %	1			$12,467
								Total	**29.09 %**	**38.38 %**			**$373,738.00**	**$973,728**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing

Note:

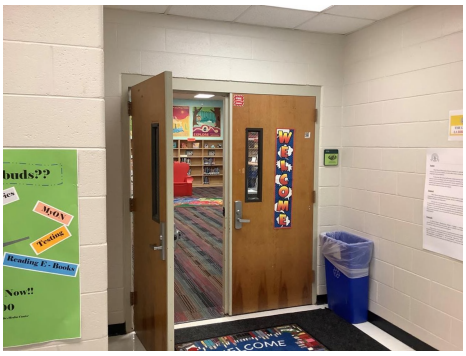
System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

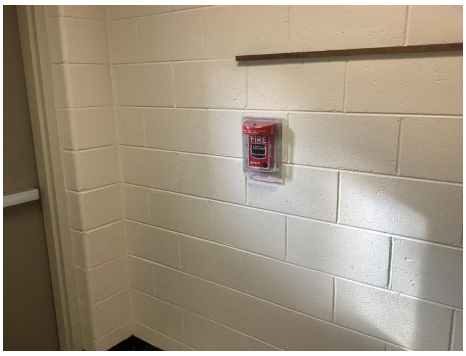


Note:

System: C1030 - Fittings

Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile


Note:

System: C3020901 - Carpet


Note:

System: C3020903 - VCT

Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution



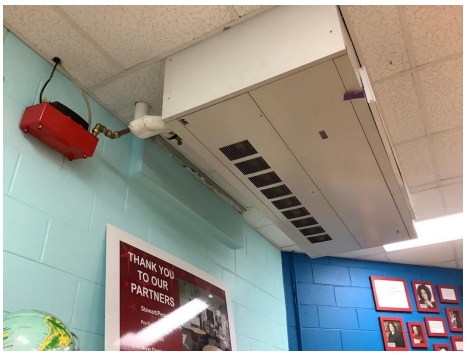
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems




Note:

System: D3050 - Terminal & Package Units This system contains no images

Note: Termial and Package Units located in 1956 Bldg 2010

System: D5010 - Electrical Service/Distribution

Note: Main Power located in 1956 Bldg 2010

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment

Note:

Renewal Schedule

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

Inflation Rate: 3%

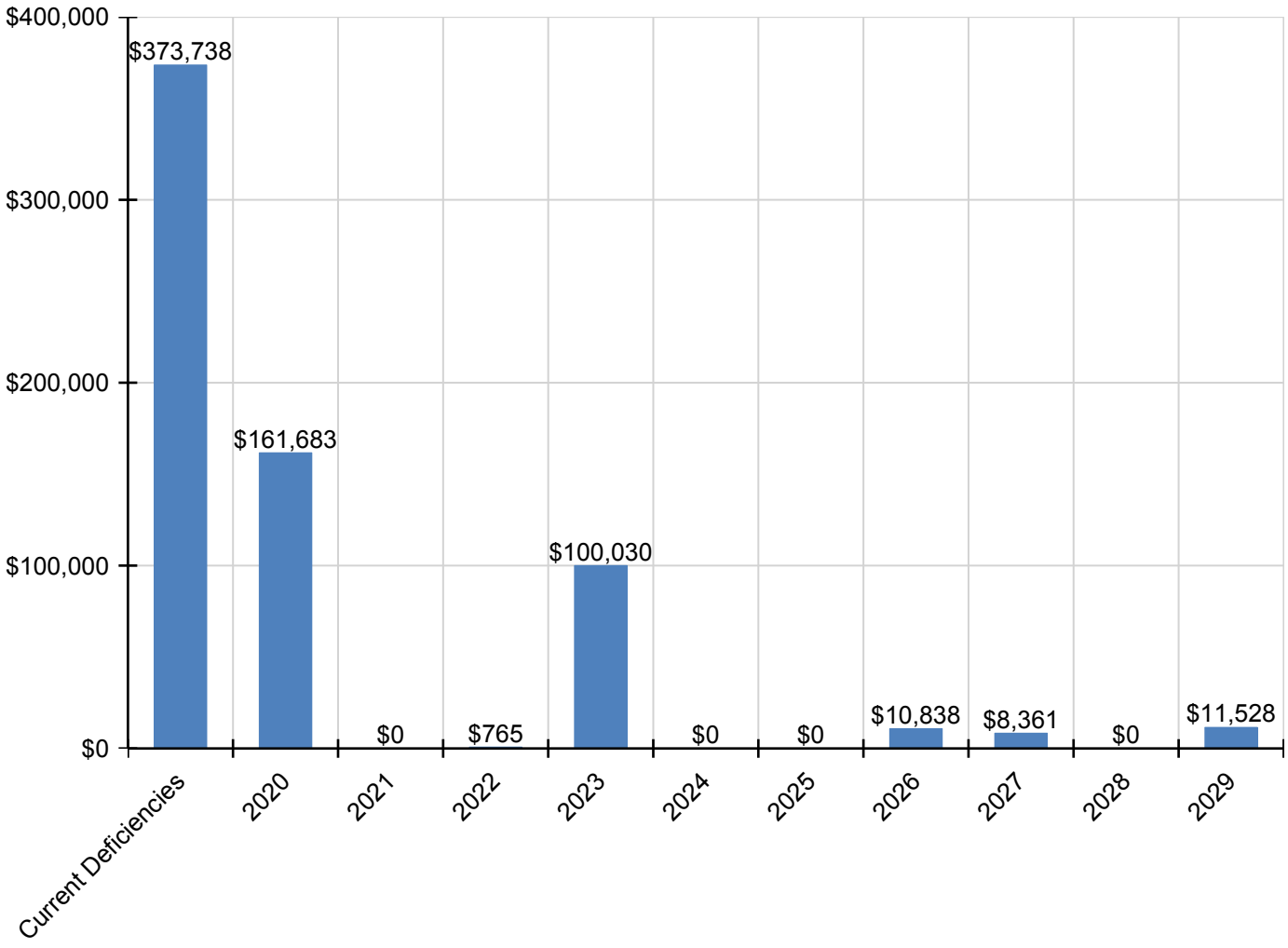
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$373,738**	**$161,683**	**$0**	**$765**	**$100,030**	**$0**	**$0**	**$10,838**	**$8,361**	**$0**	**$11,528**	**$666,942**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$69,619	$0	$0	$0	$0	$0	$0	**$69,619**
B2030 - Exterior Doors	$0	$0	$0	$0	$6,896	$0	$0	$0	$0	$0	$0	**$6,896**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$19,595	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,595**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,528	**$11,528**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020901 - Carpet	$6,600	$0	$0	$0	$0	$0	$0	$0	$8,361	$0	$0	**$14,961**
C3020903 - VCT	$22,142	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,142**
C3030 - Ceiling Finishes	$0	$66,537	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,537**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$45,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,750**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$5,846	$0	$0	$0	$0	$0	$0	**$5,846**
D2030 - Sanitary Waste	$0	$0	$0	$0	$13,661	$0	$0	$0	$0	$0	$0	**$13,661**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$4,007	$0	$0	$0	$0	$0	$0	**$4,007**
D3040 - Distribution Systems	$136,201	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$136,201**
D3050 - Terminal & Package Units	$0	$54,876	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,876**
D3060 - Controls & Instrumentation	$15,873	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,873**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$29,353	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,353**
D4030 - Fire Protection Specialties	$0	$0	$0	$765	$0	$0	$0	$0	$0	$0	$0	**$765**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$16,514	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,514**
D5020 - Branch Wiring	$34,138	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,138**
D5020 - Lighting	$51,236	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,236**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$10,838	$0	$0	$0	**$10,838**
D5030910 - Fire Alarm Systems	$13,538	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,538**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$2,393	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,393**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$721	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$721**
E1090 - Other Equipment	$0	$5,830	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,830**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$14,124	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,124**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

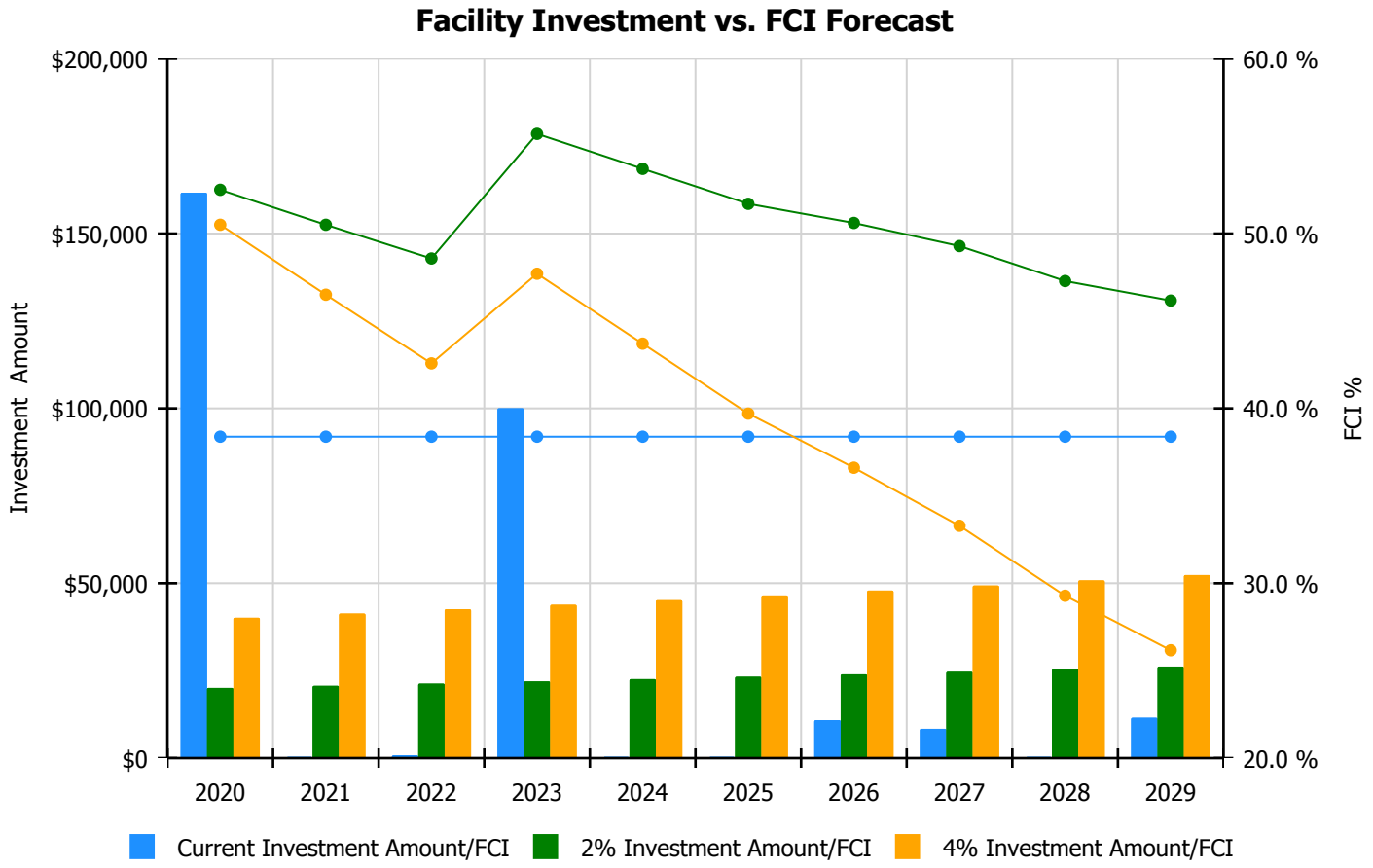
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

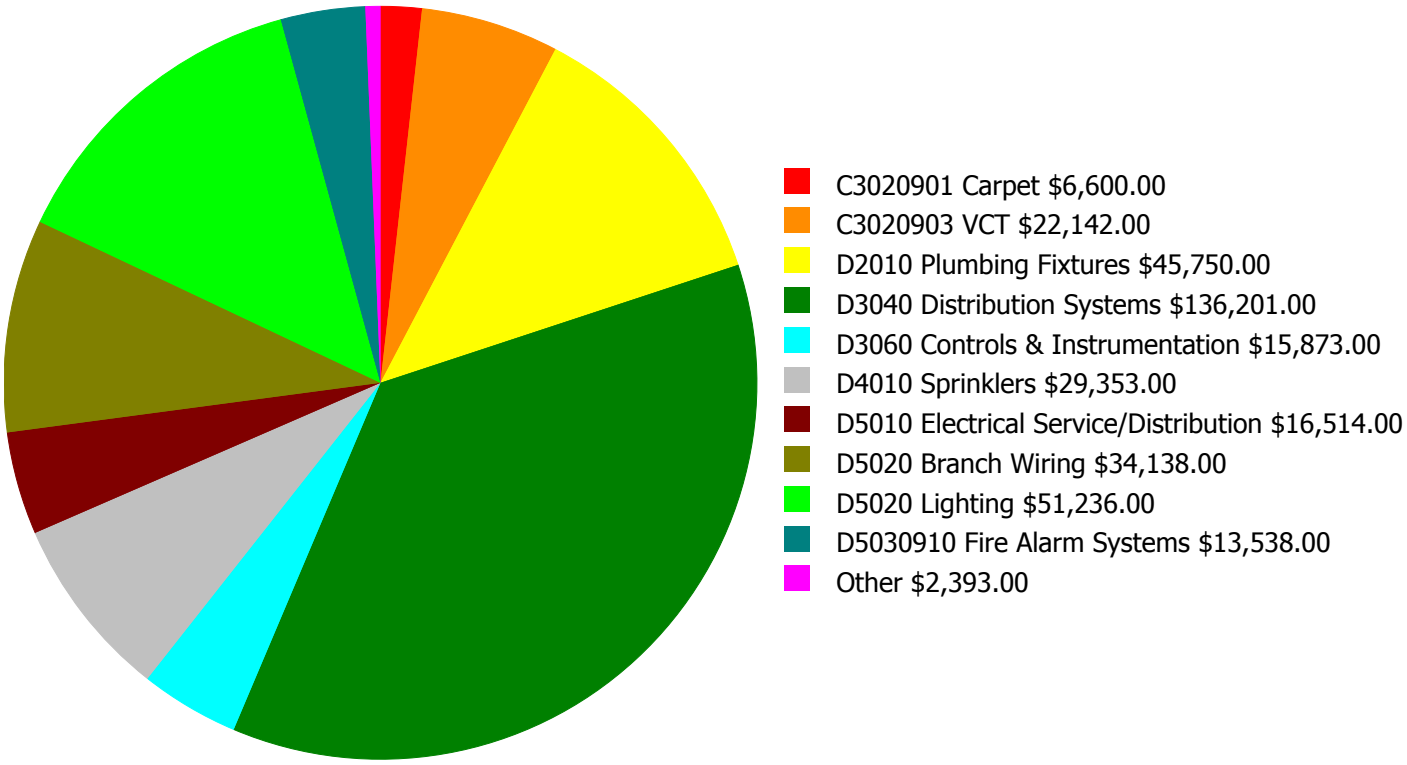
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 38.38%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$161,683	$20,059.00	52.50 %	$40,118.00	50.50 %
2021	$0	$20,661.00	50.50 %	$41,321.00	46.50 %
2022	$765	$21,280.00	48.57 %	$42,561.00	42.57 %
2023	$100,030	$21,919.00	55.70 %	$43,838.00	47.70 %
2024	$0	$22,576.00	53.70 %	$45,153.00	43.70 %
2025	$0	$23,254.00	51.70 %	$46,507.00	39.70 %
2026	$10,838	$23,951.00	50.61 %	$47,903.00	36.61 %
2027	$8,361	$24,670.00	49.29 %	$49,340.00	33.29 %
2028	$0	$25,410.00	47.29 %	$50,820.00	29.29 %
2029	$11,528	$26,172.00	46.17 %	$52,344.00	26.17 %
Total:	**$293,204**	**$229,952.00**		**$459,905.00**	

Deficiency Summary by System

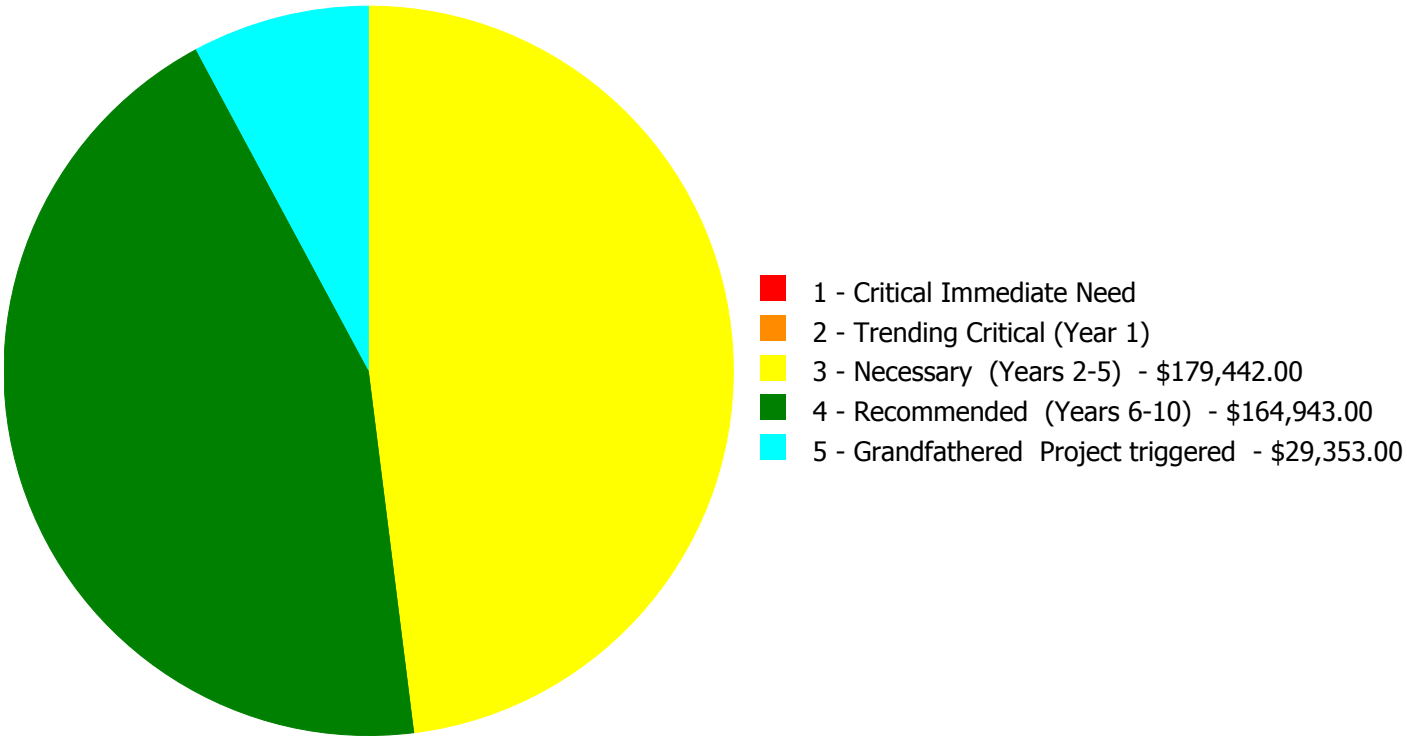
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $373,738.00

Deficiency Summary by Priority

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



Budget Estimate Total: $373,738.00

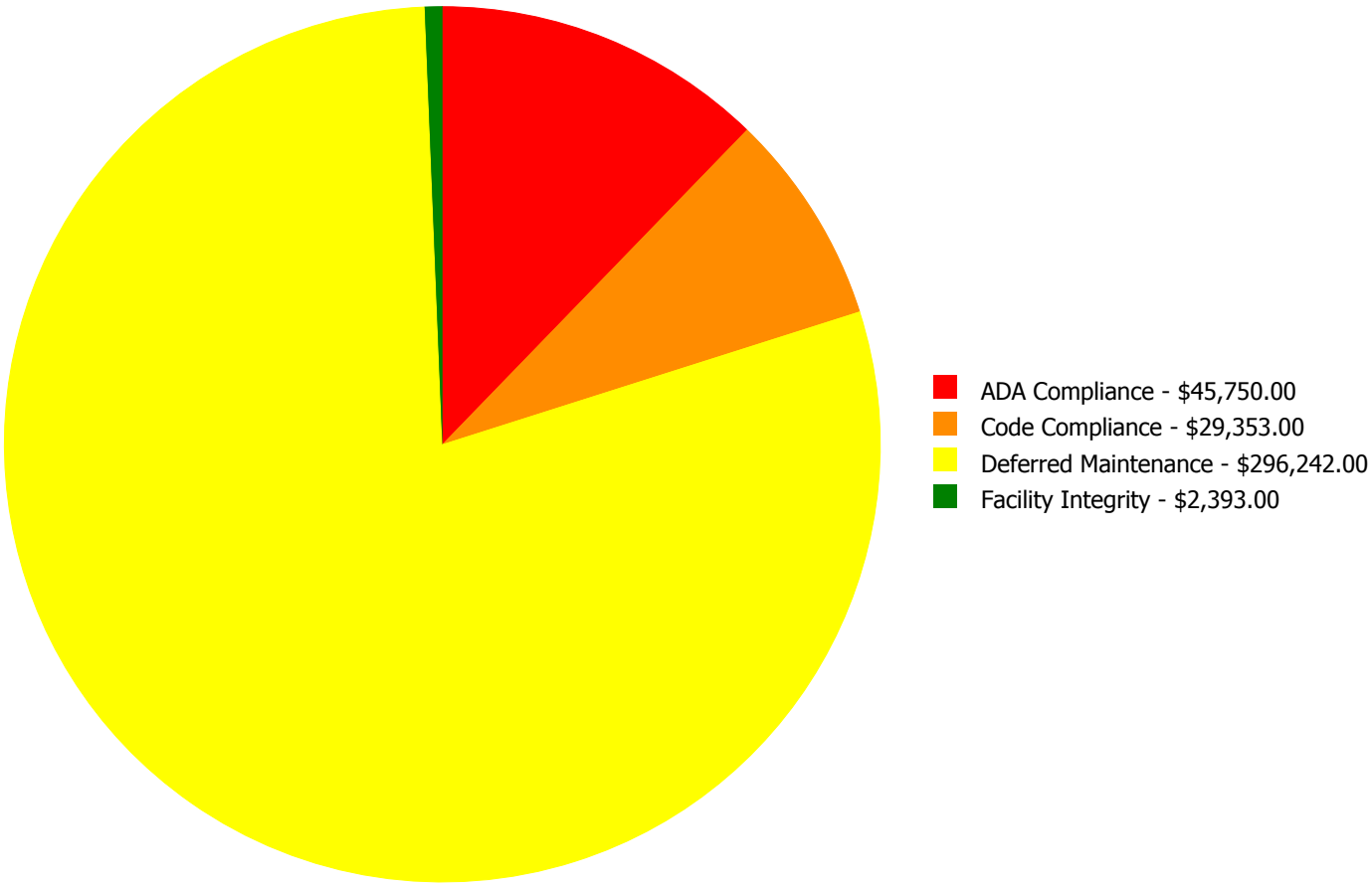
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020901	Carpet	$0.00	$0.00	$0.00	$6,600.00	$0.00	$6,600.00
C3020903	VCT	$0.00	$0.00	$0.00	$22,142.00	$0.00	$22,142.00
D2010	Plumbing Fixtures	$0.00	$0.00	$45,750.00	$0.00	$0.00	$45,750.00
D3040	Distribution Systems	$0.00	$0.00	$0.00	$136,201.00	$0.00	$136,201.00
D3060	Controls & Instrumentation	$0.00	$0.00	$15,873.00	$0.00	$0.00	$15,873.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$29,353.00	$29,353.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$16,514.00	$0.00	$0.00	$16,514.00
D5020	Branch Wiring	$0.00	$0.00	$34,138.00	$0.00	$0.00	$34,138.00
D5020	Lighting	$0.00	$0.00	$51,236.00	$0.00	$0.00	$51,236.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$13,538.00	$0.00	$0.00	$13,538.00
D5090	Other Electrical Systems	$0.00	$0.00	$2,393.00	$0.00	$0.00	$2,393.00
	Total:	$0.00	$0.00	$179,442.00	$164,943.00	$29,353.00	$373,738.00

Deficiency Summary by Category

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



Budget Estimate Total: $373,738.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: D2010 - Plumbing Fixtures

Location: Restroom
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,305.00
Unit of Measure: S.F.
Estimate: $45,750.00
Assessor Name: Jejuan Hall
Date Created: 08/13/2014

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

System: D3060 - Controls & Instrumentation

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,305.00
Unit of Measure: S.F.
Estimate: $15,873.00
Assessor Name: Jejuan Hall
Date Created: 08/05/2013

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

System: D5010 - Electrical Service/Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,305.00
Unit of Measure: S.F.
Estimate: $16,514.00
Assessor Name: Jejuan Hall
Date Created: 08/13/2014

Notes: Main Power located in 1956 Bldg 2010. Most of the Electrical service and distribution system appears to be from the original construction. The system is showing signs of age and environmental damage and should be scheduled for replacement and upgrade.

System: D5020 - Branch Wiring

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,305.00
Unit of Measure: S.F.
Estimate: $34,138.00
Assessor Name: Jejuan Hall
Date Created: 08/13/2014

Notes: Most of the branch wiring system appears to be from the original construction. The system is showing signs of age and and should be scheduled for replacement and upgrade.

System: D5020 - Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,305.00
Unit of Measure: S.F.
Estimate: $51,236.00
Assessor Name: Jejuan Hall
Date Created: 10/16/2019

Notes: Most of the lighting system appears to be from the original construction. The system is showing signs of age and environmental damage and should be scheduled for replacement and upgrade.

System: D5030910 - Fire Alarm Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,305.00
Unit of Measure: S.F.
Estimate: $13,538.00
Assessor Name: Jejuan Hall
Date Created: 10/16/2019

Notes:
This facility is protected by a central fire alarm system. The point addressable fire alarm control panel was Manufactured by Honeywell. The devices that serve this system include manual pull stations, audible/visible devices, and smoke detectors. Although the main board was upgraded the components and systems are beyond the expected life for this application. The system is recommended for upgrade.

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Facility Integrity
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,305.00
Unit of Measure: S.F.
Estimate: $2,393.00
Assessor Name: Jejuan Hall
Date Created: 08/05/2013

Notes: No emergency generator system installed.

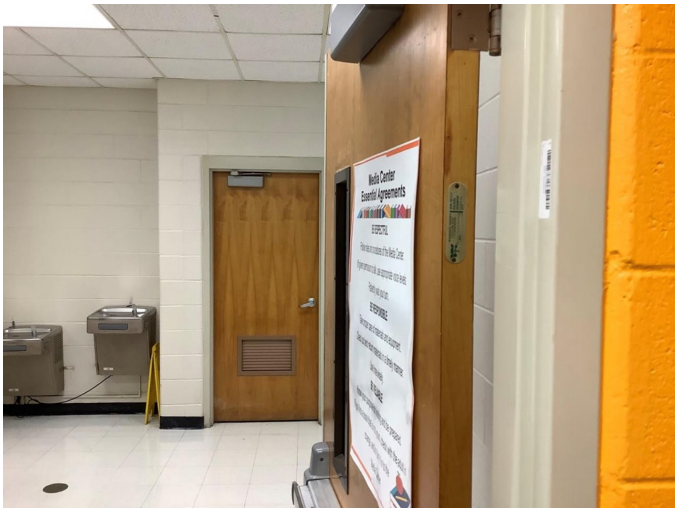
Priority 4 - Recommended (Years 6-10):

System: C3020901 - Carpet

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 800.00
Unit of Measure: S.F.
Estimate: $6,600.00
Assessor Name: Jejuan Hall
Date Created: 10/16/2019

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

System: C3020903 - VCT



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,105.00
Unit of Measure: S.F.
Estimate: $22,142.00
Assessor Name: Jejuan Hall
Date Created: 10/16/2019

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

System: D3040 - Distribution Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 5,305.00
Unit of Measure: S.F.
Estimate: $136,201.00
Assessor Name: Jejuan Hall
Date Created: 08/13/2014

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

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 5,305.00
Unit of Measure: S.F.
Estimate: $29,353.00
Assessor Name: Jejuan Hall
Date Created: 08/05/2013

Notes: No sprinkler system installed.

Executive Summary

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

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

Function:	
Gross Area (SF):	37,150
Year Built:	1956
Last Renovation:	
Replacement Value:	$1,139,022
Repair Cost:	$166,352.64
Total FCI:	14.60 %
Total RSLI:	23.30 %
FCA Score:	85.40

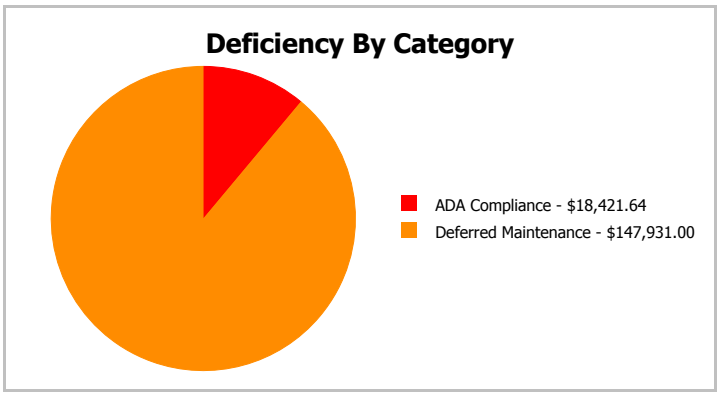
Description:

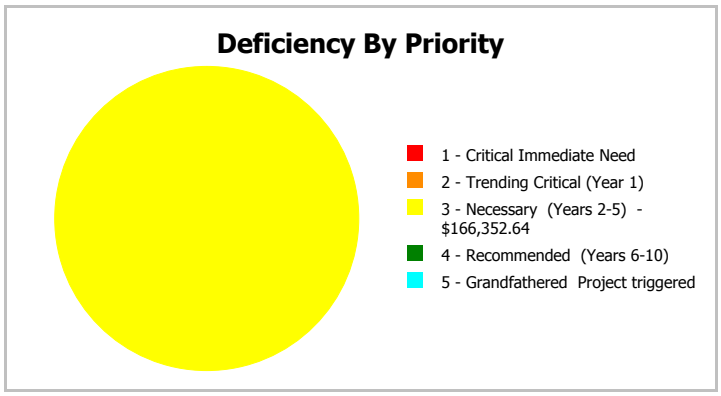
The narrative for this site is included in the Executive Summary Description at the front of this report.

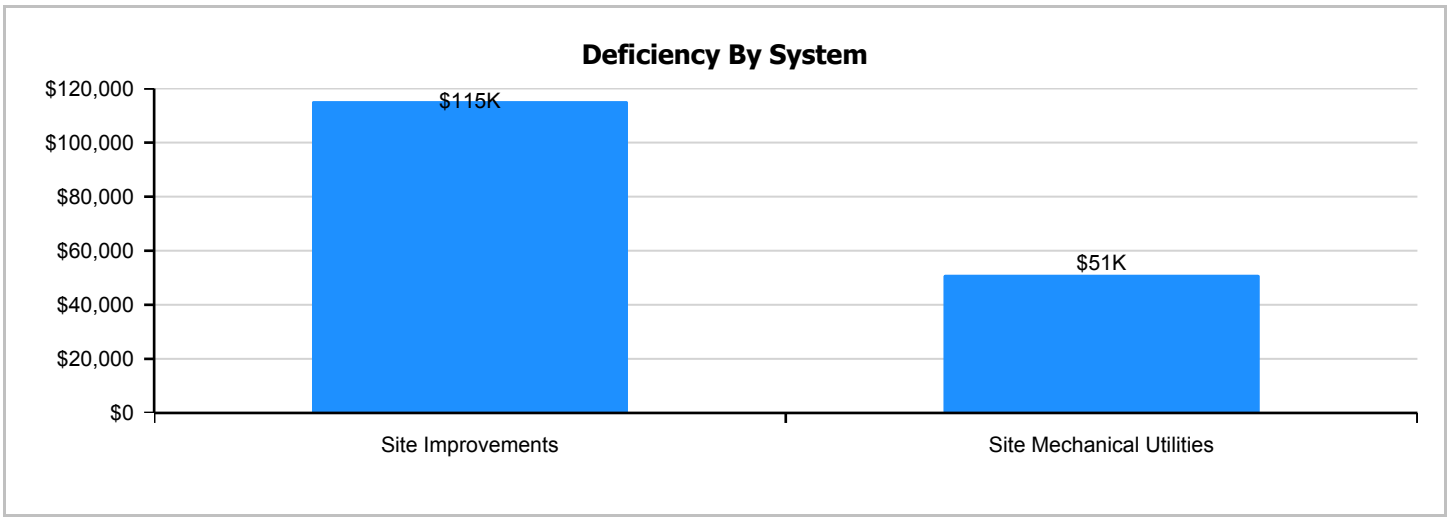
Attributes: This asset has no attributes.

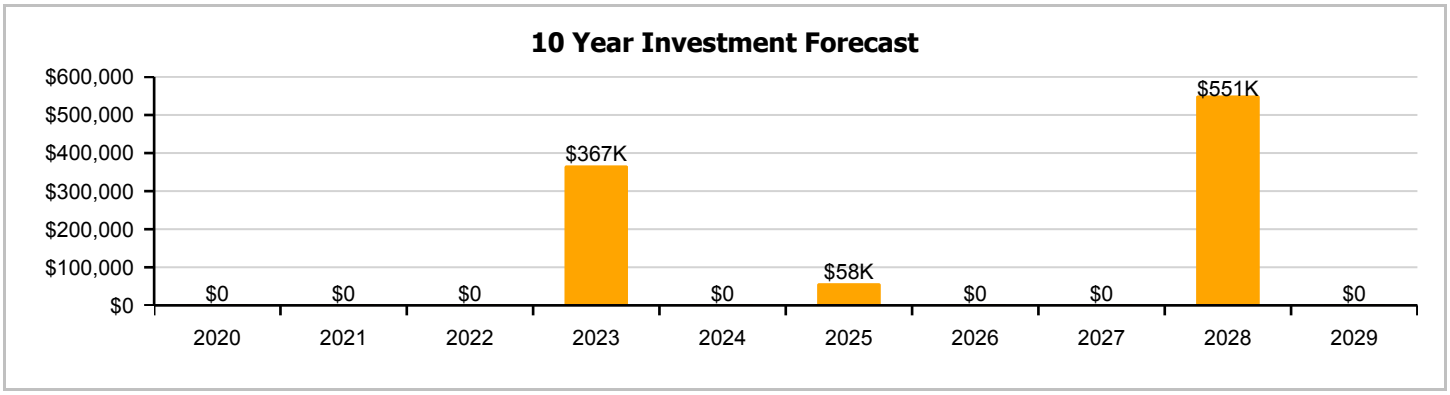
Dashboard Summary

Function:		Gross Area:	37,150
Year Built:	1956	Last Renovation:	
Repair Cost:	$166,353	Replacement Value:	$1,139,022
FCI:	14.60 %	RSLI%:	23.30 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	18.97 %	16.07 %	$115,271.64
G30 - Site Mechanical Utilities	34.78 %	30.29 %	$51,081.00
G40 - Site Electrical Utilities	27.93 %	0.00 %	$0.00
Totals:	**23.30 %**	**14.60 %**	**$166,352.64**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	37,150	35	1993	2028	2019	0.00 %	110.00 %	0		$96,850.00	$88,046
G2020	Parking Lots	$8.00	S.F.	37,150	35	1993	2028		25.71 %	6.20 %	9		$18,421.64	$297,200
G2030	Pedestrian Paving	$2.33	S.F.	37,150	35	1993	2028		25.71 %	0.00 %	9			$86,560
G2040105	Fence & Guardrails	$1.15	S.F.	37,150	30	1993	2023		13.33 %	0.00 %	4			$42,723
G2040950	Playing Fields	$4.28	S.F.	37,150	30	1993	2023		13.33 %	0.00 %	4			$159,002
G2050	Landscaping	$1.18	S.F.	37,150	25	2000	2025		24.00 %	0.00 %	6			$43,837
G3010	Water Supply	$1.09	S.F.	37,150	50	1993	2043		48.00 %	0.00 %	24			$40,494
G3020	Sanitary Sewer	$2.20	S.F.	37,150	50	1993	2043		48.00 %	0.00 %	24			$81,730
G3030	Storm Sewer	$1.25	S.F.	37,150	50	1956	2006		0.00 %	110.00 %	-13		$51,081.00	$46,438
G4010	Electrical Distribution	$2.55	S.F.	37,150	30	1993	2023		13.33 %	0.00 %	4			$94,733
G4020	Site Lighting	$2.98	S.F.	37,150	30	2000	2030		36.67 %	0.00 %	11			$110,707
G4030	Site Communication and Security	$1.28	S.F.	37,150	30	2000	2030		36.67 %	0.00 %	11			$47,552
								Total	**23.30 %**	**14.60 %**			**$166,352.64**	**$1,139,022**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Playing Fields



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply


Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communication and Security

Note:

Renewal Schedule

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

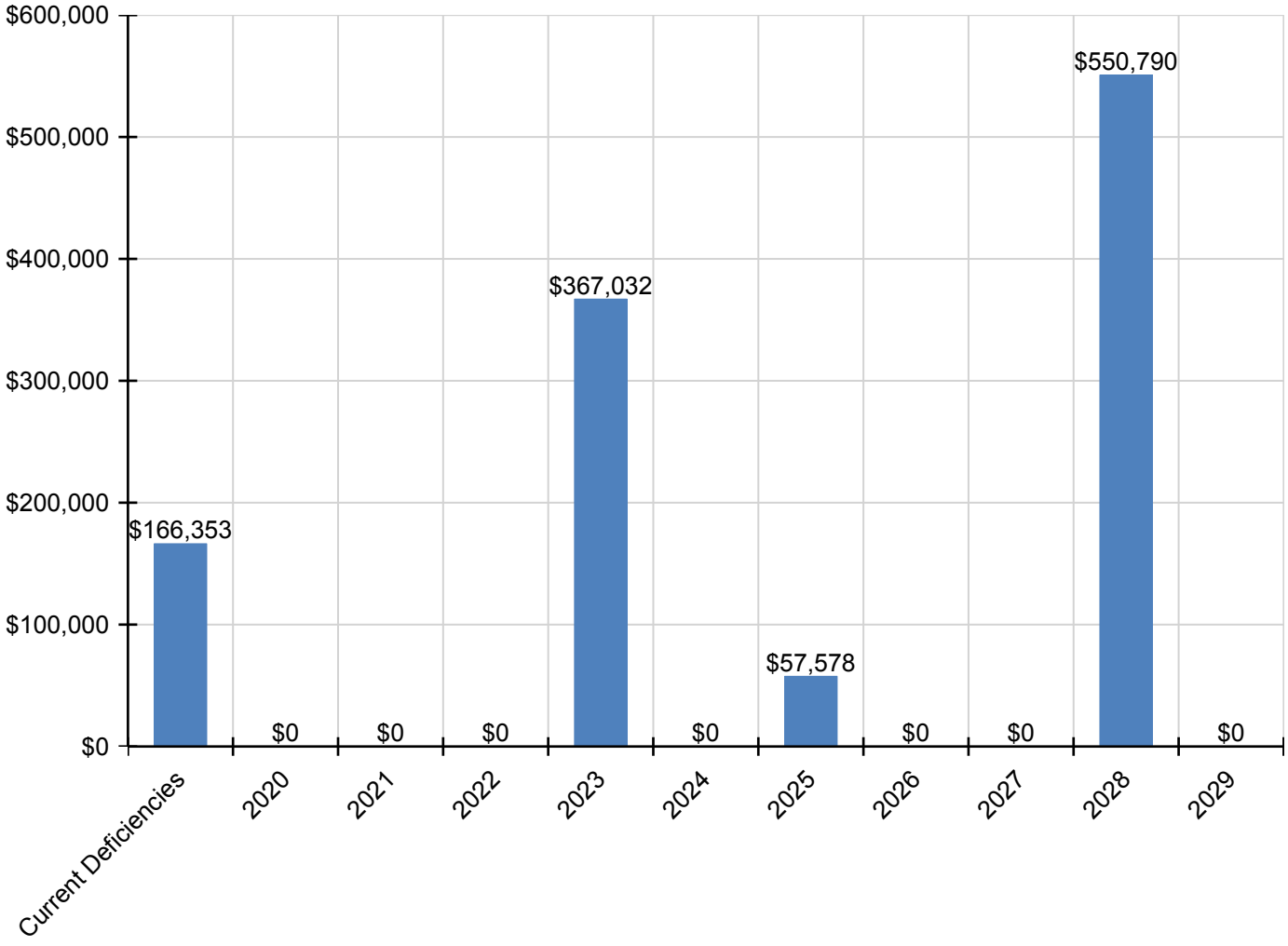
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$166,353**	**$0**	**$0**	**$0**	**$367,032**	**$0**	**$57,578**	**$0**	**$0**	**$550,790**	**$0**	**$1,141,753**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$96,850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,850**
G2020 - Parking Lots	$18,422	$0	$0	$0	$0	$0	$0	$0	$0	$426,556	$0	**$444,978**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$124,234	$0	**$124,234**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$52,893	$0	$0	$0	$0	$0	$0	**$52,893**
G2040950 - Playing Fields	$0	$0	$0	$0	$196,854	$0	$0	$0	$0	$0	$0	**$196,854**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$57,578	$0	$0	$0	$0	**$57,578**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$51,081	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,081**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$117,285	$0	$0	$0	$0	$0	$0	**$117,285**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

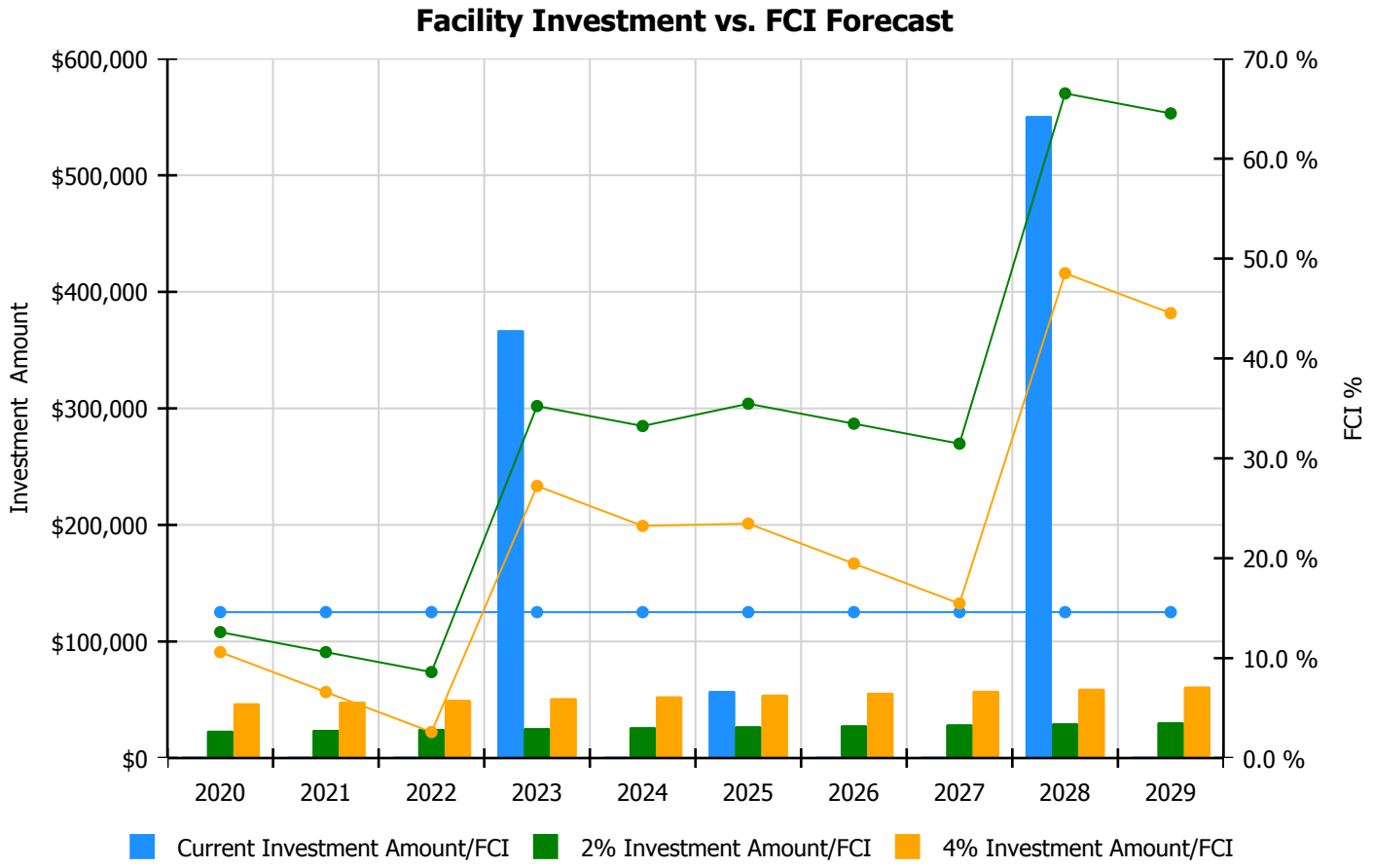
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

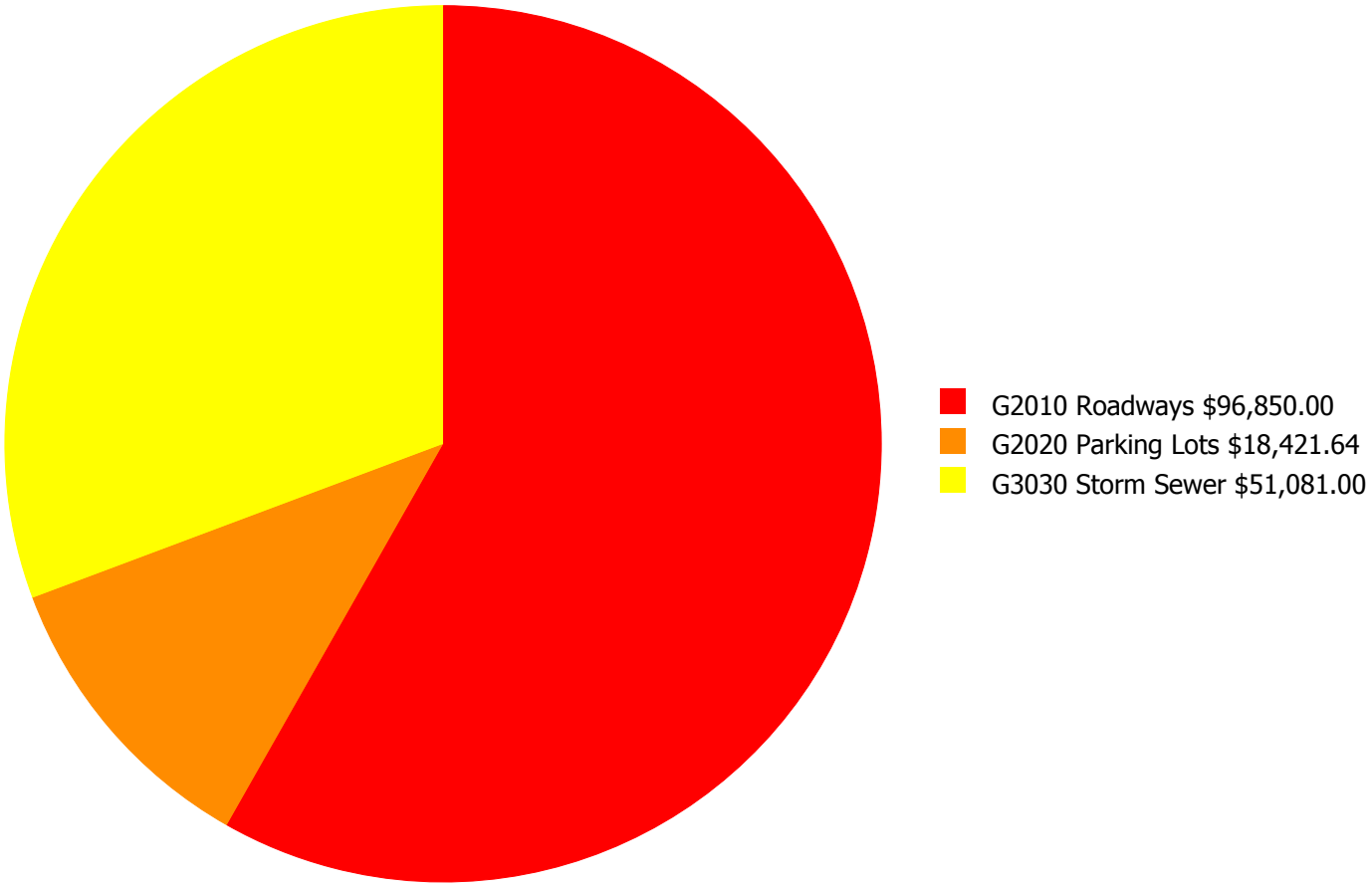
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 14.6%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$23,464.00	12.60 %	$46,928.00	10.60 %
2021	$0	$24,168.00	10.60 %	$48,336.00	6.60 %
2022	$0	$24,893.00	8.60 %	$49,786.00	2.60 %
2023	$367,032	$25,640.00	35.23 %	$51,279.00	27.23 %
2024	$0	$26,409.00	33.23 %	$52,818.00	23.23 %
2025	$57,578	$27,201.00	35.47 %	$54,402.00	23.47 %
2026	$0	$28,017.00	33.47 %	$56,034.00	19.47 %
2027	$0	$28,858.00	31.47 %	$57,715.00	15.47 %
2028	$550,790	$29,723.00	66.53 %	$59,447.00	48.53 %
2029	$0	$30,615.00	64.53 %	$61,230.00	44.53 %
Total:	**$975,401**	**$268,988.00**		**$537,975.00**	

Deficiency Summary by System

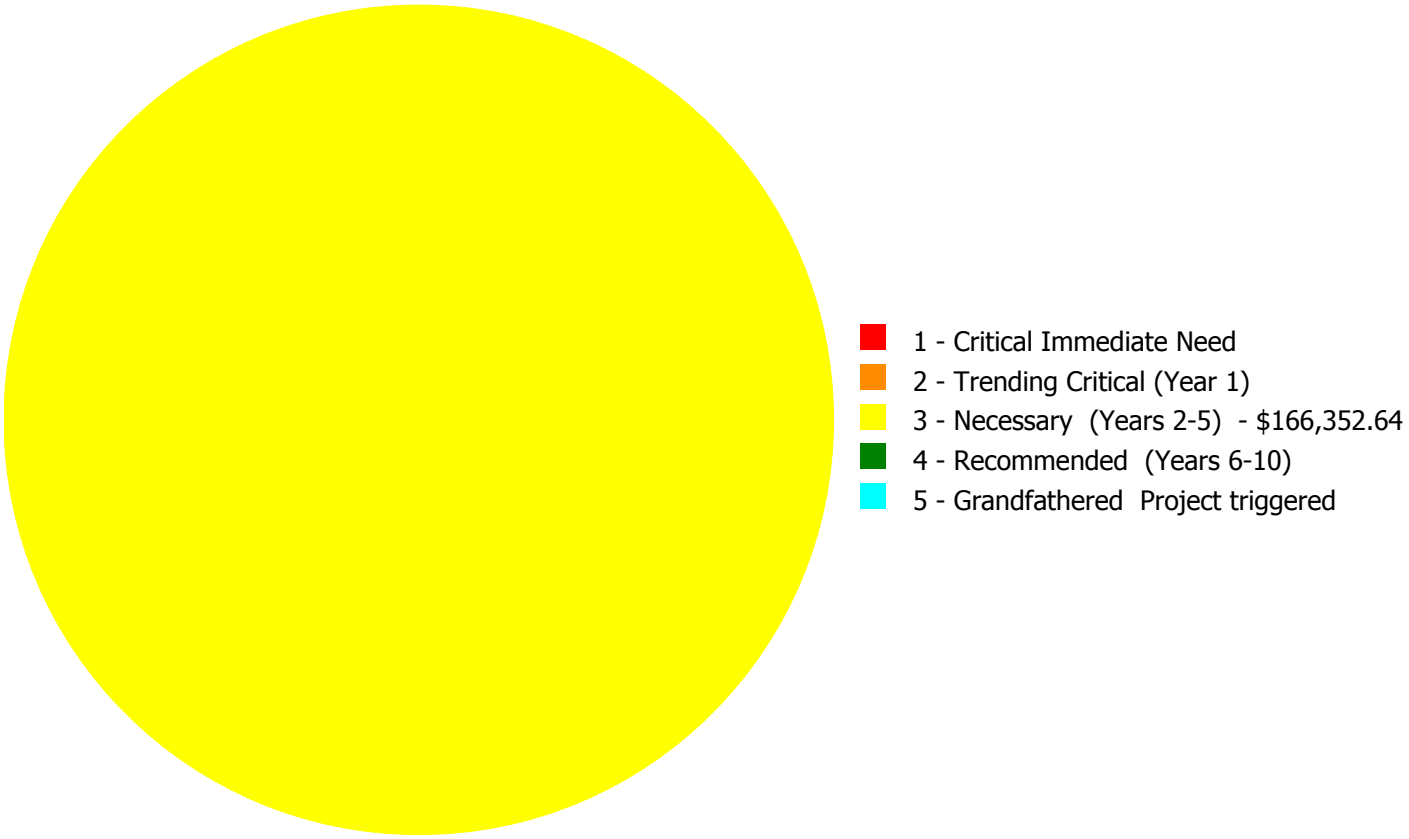
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $166,352.64

Deficiency Summary by Priority

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



Budget Estimate Total: $166,352.64

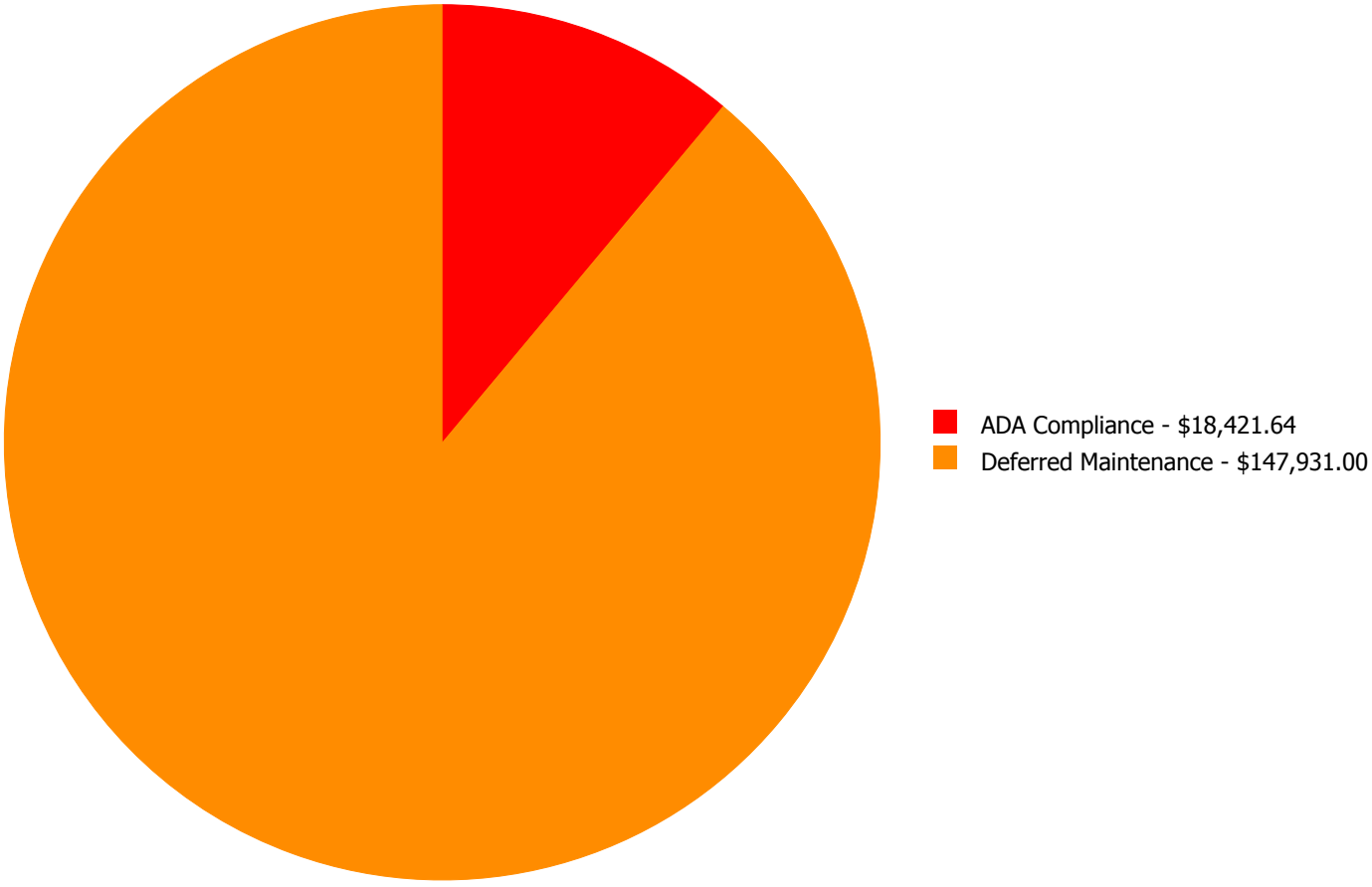
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
G2010	Roadways	$0.00	$0.00	$96,850.00	$0.00	$0.00	$96,850.00
G2020	Parking Lots	$0.00	$0.00	$18,421.64	$0.00	$0.00	$18,421.64
G3030	Storm Sewer	$0.00	$0.00	$51,081.00	$0.00	$0.00	$51,081.00
	Total:	$0.00	$0.00	$166,352.64	$0.00	$0.00	$166,352.64

Deficiency Summary by Category

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



Budget Estimate Total: $166,352.64

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: G2010 - Roadways

Location: Roadways
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,150.00
Unit of Measure: S.F.
Estimate: $96,850.00
Assessor Name: Hayden Collins
Date Created: 08/05/2013

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

System: G2020 - Parking Lots

Location: Parking lot
Distress: Failing
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Resurface asphalt paving and restripe.
Qty: 8,000.00
Unit of Measure: S.Y.
Estimate: $18,421.64
Assessor Name: Hayden Collins
Date Created: 08/05/2013

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

System: G3030 - Storm Sewer

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,150.00
Unit of Measure: S.F.
Estimate: $51,081.00
Assessor Name: Hayden Collins
Date Created: 08/05/2013

Notes: Front parking lot flooded every time it rains.

Glossary

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

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

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

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

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

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	2569
Project:	APS Assessments 2019	Region:	761	Site:	West Manor ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	11.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Fair	3.25	5.00	65.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Poor	0.75	1.50	50.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Good	9.30	11.63	80.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Fair	2.27	3.49	65.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Good	0.83	1.04	80.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
ECE				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	Good	0.58	0.72	80.00
Size	Excel	1.80	1.80	100.00
Location	Excel	0.54	0.54	100.00
Storage/Fixed Equip	Fair	0.35	0.54	65.00
Science				
Environment	Unsat	0.00	0.40	0.00
Size	Unsat	0.00	1.00	0.00
Location	Unsat	0.00	0.30	0.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
Music				
Environment	Good	0.59	0.74	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2569
Project:	APS Assessments 2019	Region:	761	Site:	West Manor ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	11.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Fair	1.20	1.85	65.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Fair	0.36	0.56	65.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
P.E.				
Environment	Fair	1.25	1.92	65.00
Size	Fair	3.12	4.80	65.00
Location	Good	1.15	1.44	80.00
Storage/Fixed Equip	Poor	0.72	1.44	50.00
Performing Arts				
Environment	Fair	0.39	0.60	65.00
Size	Excel	1.51	1.51	100.00
Location	Fair	0.29	0.45	65.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
Media Center				
Environment	Good	0.78	0.97	80.00
Size	Excel	2.44	2.44	100.00
Location	Fair	0.48	0.73	65.00
Storage/Fixed Equip	Fair	0.48	0.73	65.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Fair	1.66	2.56	65.00
Counseling	Unsat	0.00	0.29	0.00
Clinic	Fair	0.38	0.58	65.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Poor	1.00	2.00	50.00
Pedestrian Traffic	Fair	0.63	0.97	65.00
Parking	Poor	0.41	0.81	50.00
Play Areas	Good	1.87	2.34	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2569
Project:	APS Assessments 2019	Region:	761	Site:	West Manor ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	11.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Excel	0.75	0.75	100.00
Signage & Way Finding	Fair	0.65	1.00	65.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		**69.15**	**91.65**	**75.46**

Comments

Suitability - ES

West Manor Elementary School was built in 1956 with an addition to include the media center added in 1993. West Manor serves students in grades K through 5. This is a neighborhood, IB candidate school. The west side of the West Manor property abuts a church with no shared space or parking. The building is preparing for another addition in the 2020-2021 school year.

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

The size of the building does not allow for a variety of workspaces.

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

The exterior learning space is adjacent to the parking lot, and the grass space used for parking.

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

There is little permanent storage in the classrooms.

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

There is little permanent storage in classrooms.

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

There is little permanent storage in this classroom.

Suitability - ES->Science-->Environment

There is no science room in this building.

Suitability - ES->Science-->Size

There is no science room in this building.

Suitability - ES->Science-->Location

There is no science room in this building.

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

There is no science room in this building.

Suitability - ES->Music-->Environment

There are no sound enhancements to this space, such as panels or higher ceilings.

Suitability - ES->Music-->Size

There is only one space designed for music.

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

The storage does not accommodate instruments or equipment.

Suitability - ES->P.E.-->Environment

This space is cold year round. It is loud, with noise transfer from the cafeteria and other spaces.

Suitability - ES->P.E.-->Size

The gym is 71% of the standard.

Project #:	12382	County:	Atlanta Public Schools	Site #:	2569
Project:	APS Assessments 2019	Region:	761	Site:	West Manor ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	11.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->P.E.-->Storage/Fixed Equip
There is little storage in the gym.

Suitability - ES->Performing Arts-->Environment
This space is very cold year round. There is significant noise transfer from other rooms.

Suitability - ES->Performing Arts-->Location
The performing arts area is centrally located with noise transfer to and from other parts of the building.

Suitability - ES->Performing Arts-->Storage/Fixed Equip
The stage in not ADA accessible. There is no storage. The stage is semi-permanent. There is no stage lighting or acoustical alterations to accommodate the performing arts part of this space.

Suitability - ES->Media Center-->Location
The media center is at the back of the building and not easily accessible to all students.

Suitability - ES->Media Center-->Storage/Fixed Equip
There is inadequate storage for technology and books in this space.

Suitability - ES->Administration
The administrative offices are small.

Suitability - ES->Counseling
There is no counselors office or suite in this building.

Suitability - ES->Clinic
The clinic has only one bed and has little space for supply or medicine storage.

Suitability - ES->Outside-->Vehicular Traffic
The cars and the buses share a drop off - pick up lane. It is a narrow, single-lane path. Deliveries to the kitchen back out through parked cars that overflow to the grass area near the delivery door.

Suitability - ES->Outside-->Pedestrian Traffic
There is no entryway to the building that does not require crossing moving traffic.

Suitability - ES->Outside-->Parking
There is inadequate parking for staff. Parking spaces are created in non-spaces in the parking lot and on the grass. There is no visitor parking.

Suitability - ES->Safety and Security-->Signage & Way Finding
Signs within the building are inconsistently posted. None of the required signs were present.

Suitability - ES->Safety and Security-->Ease of Supervision
The layout of the campus with multiple buildings creates many blind spots and nooks to supervise. The cameras have some blind spots in stairwells and in outside spaces.

Suitability - ES->Safety and Security-->Controlled Entrances
There is no security vestibule. The outside of the building has camera and sight line blind spots. Directly in front of the building is a city bus stop with transient adults in front of the building while children are present.