Atlanta Public Schools/Relocation Sites

White Elementary School

Revised

School Assessment Report

November 10, 2020

ATLANTA PUBLIC SCHOOLS

PARSONS

Table of Contents

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):	78,524
Year Built:	1964
Last Renovation:	
Replacement Value:	$17,160,893
Repair Cost:	$7,690,403.00
Total FCI:	44.81 %
Total RSLI:	28.70 %
FCA Score:	55.19

Description:

The Kendezi School at White Elementary School campus consists of (1) main school buildings located at 1890 Detroit Avenue, Northwest, Atlanta. The original campus was constructed in 1964 and additions to the main school building were constructed in 1998. The one story, with partial basement has a combined total 78,524 gross square foot.

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. The building has a partial basement of cast in-place construction.

B. SUPERSTRUCTURE
Building 2010. The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is cast concrete. The

exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up application.
Building 2011. The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is cast concrete. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up application.
GYM. The superstructure is steel frame. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched with standing seam metal application.
Most building entrances appear to comply with ADA requirements. This building was designed prior to current ADA requirements. Additional efforts are required to meet the ADA legislation requirements. The ADA systems such as door hardware, stair railing, signage and restroom and wheelchair modifications are included in the effort to obtain ADA compliance prior to this schools re-opening.

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

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes no hydraulic elevators, and one wheelchair lifts. The wheelchair lift is abandoned in place and has not been certified sense prior to the school closing.
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. This school is abandoned, although the water remains turned on several deficiencies are recommended to help overcome issues such as damaged seals and gaskets.
HVAC: Heating is provided by gas fired boilers. Cooling is supplied by water cooled chillers. 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. This schools is abandoned and the systems have been in shut down mode for over a year. Several deficiencies are recommended in this report to overcome the known issues with restarting an abandoned system.
FIRE PROTECTION: The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. Normally the fire extinguishers and cabinets are distributed near fire exits and corridors. However, this school is abandoned and items such as fire extinguishers have been removed.
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 near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: The Edwards 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 normally 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. However this school is abandoned and most if not all of the above mentioned items have been removed. There are several deficiencies recommended in this report to support the re-newel of the above mentioned systems.

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

Attributes:

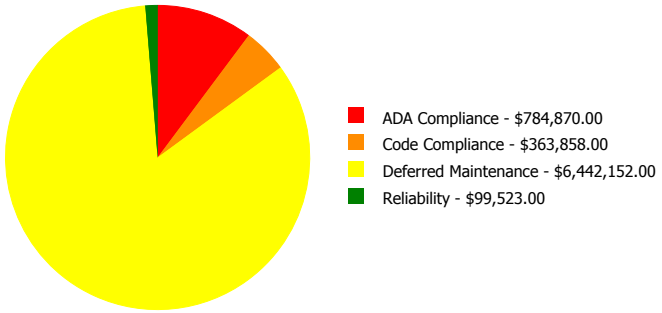
General Attributes:

Arch Condition Assessor:	Hayden Collins	MEP Condition Assessor:	Hayden Collins
School Grades:	-	DOE Drawing Total GSF:	78524
DOE Facility Number:	3069	Total # of Modular/Portables:	0
DOE Interior Site SF:	78524	Total GSF of Modular/Portables:	0
Approx. Acres:	8	Status:	Active

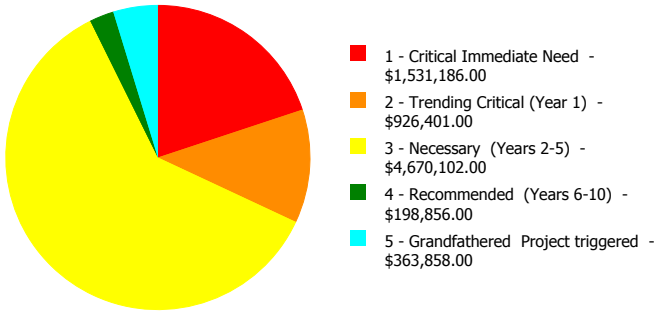
School Dashboard Summary

Gross Area:	78,524		
Year Built:	1964	Last Renovation:	
Repair Cost:	$7,690,403	Replacement Value:	$17,160,893
FCI:	44.81 %	RSLI%:	28.70 %

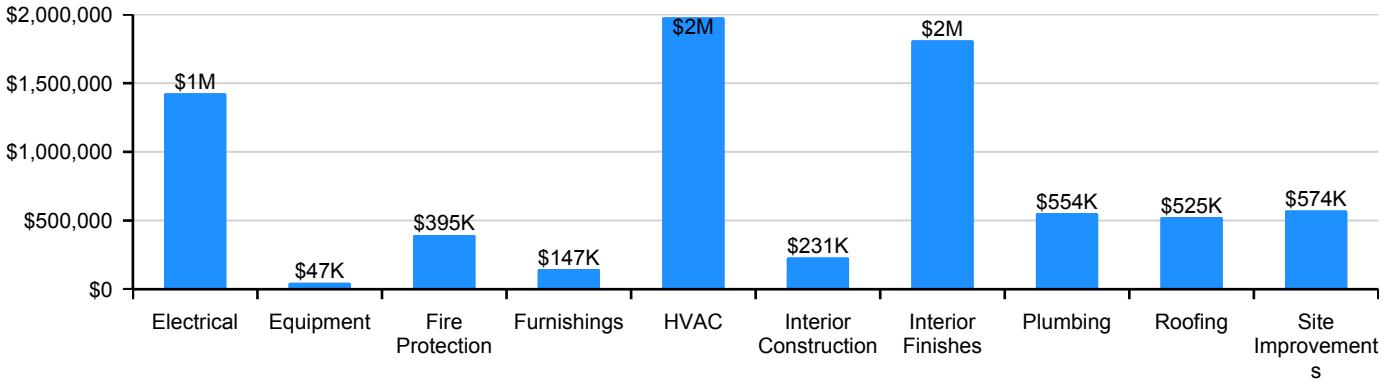
Deficiency By Category



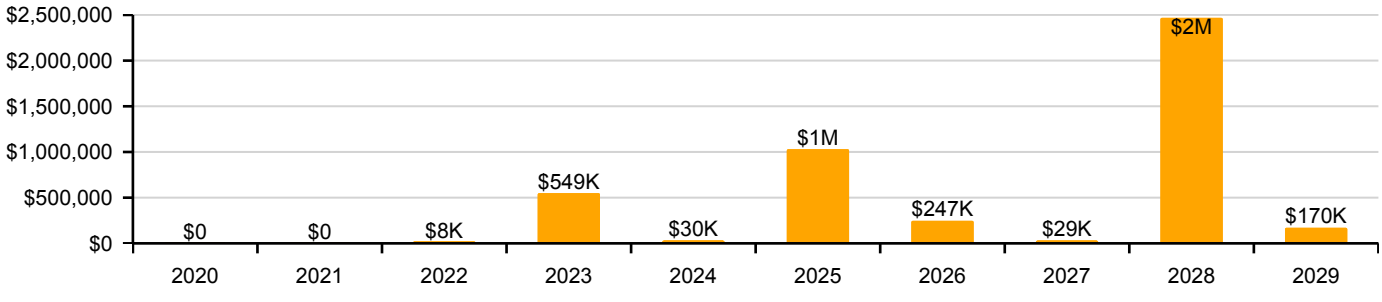
Deficiency By Priority



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.

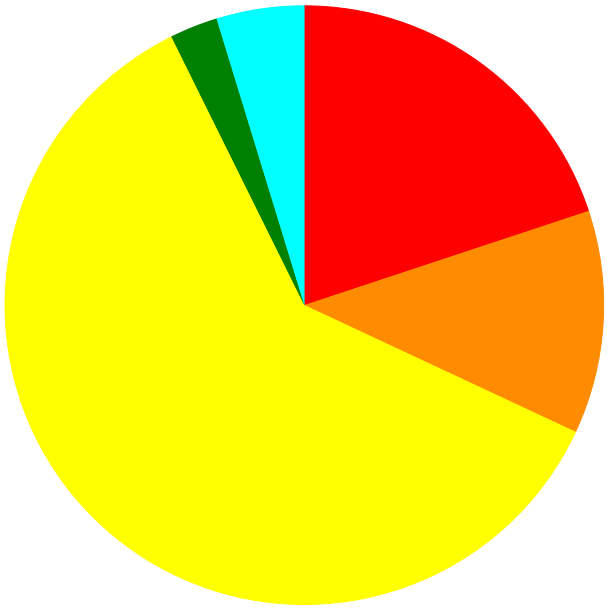
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	58.99 %	0.00 %	$0.00
B10 - Superstructure	52.71 %	0.00 %	$0.00
B20 - Exterior Enclosure	47.21 %	0.00 %	$0.00
B30 - Roofing	9.26 %	85.89 %	$525,443.00
C10 - Interior Construction	42.30 %	24.52 %	$231,107.00
C20 - Stairs	57.13 %	0.00 %	$0.00
C30 - Interior Finishes	7.75 %	103.36 %	$1,812,072.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	8.24 %	79.77 %	$553,763.00
D30 - HVAC	22.24 %	58.58 %	$1,979,290.00
D40 - Fire Protection	0.37 %	107.99 %	$394,751.00
D50 - Electrical	10.62 %	82.52 %	$1,426,537.00
E10 - Equipment	0.00 %	110.00 %	$47,102.00
E20 - Furnishings	0.00 %	110.00 %	$146,799.00
G20 - Site Improvements	25.04 %	33.26 %	$573,539.00
G30 - Site Mechanical Utilities	58.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	30.00 %	0.00 %	$0.00
Totals:	**28.70 %**	**44.81 %**	**$7,690,403.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1964 Bldg 2010	46,808	50.66	$1,342,827.00	$621,465.00	$2,367,646.00	$56,638.00	$209,045.00
1998 Bldg 2011	23,408	52.42	$163,319.00	$126,912.00	$1,637,490.00	$31,279.00	$113,323.00
1998 Bldg 2020	8,308	29.48	$25,040.00	$178,024.00	$190,760.00	$11,606.00	$41,490.00
Site	78,524	21.93	$0.00	$0.00	$474,206.00	$99,333.00	$0.00
Total:		**44.81**	**$1,531,186.00**	**$926,401.00**	**$4,670,102.00**	**$198,856.00**	**$363,858.00**

Deficiencies By Priority



1 - Critical Immediate Need - $1,531,186.00
2 - Trending Critical (Year 1) - $926,401.00
3 - Necessary (Years 2-5) - $4,670,102.00
4 - Recommended (Years 6-10) - $198,856.00
5 - Grandfathered Project triggered - $363,858.00

Budget Estimate Total: $7,690,403.00

Executive Summary

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Function:	Relocation Site
Gross Area (SF):	46,808
Year Built:	1964
Last Renovation:	
Replacement Value:	$9,075,663
Repair Cost:	$4,597,621.00
Total FCI:	50.66 %
Total RSLI:	25.08 %
FCA Score:	49.34

Description:

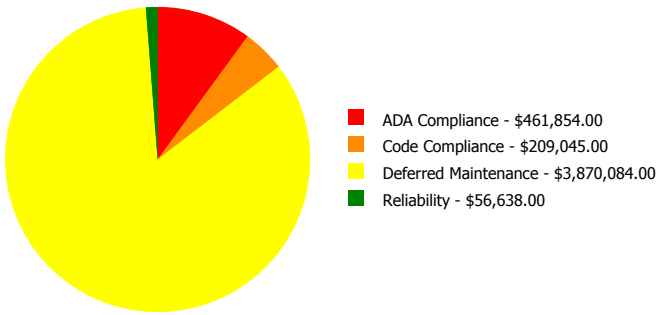
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

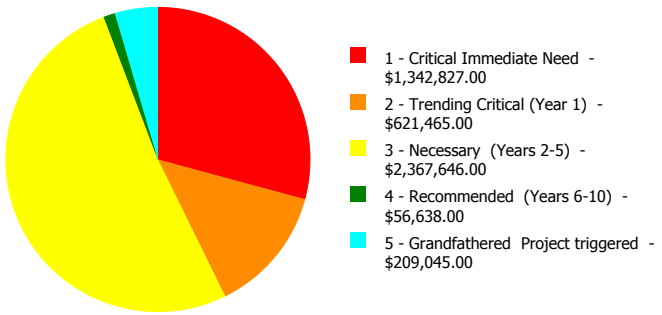
Dashboard Summary

Function:	Relocation Site	Gross Area:	46,808
Year Built:	1964	Last Renovation:	
Repair Cost:	$4,597,621	Replacement Value:	$9,075,663
FCI:	50.66 %	RSLI%:	25.08 %

Deficiency By Category



Deficiency By Priority



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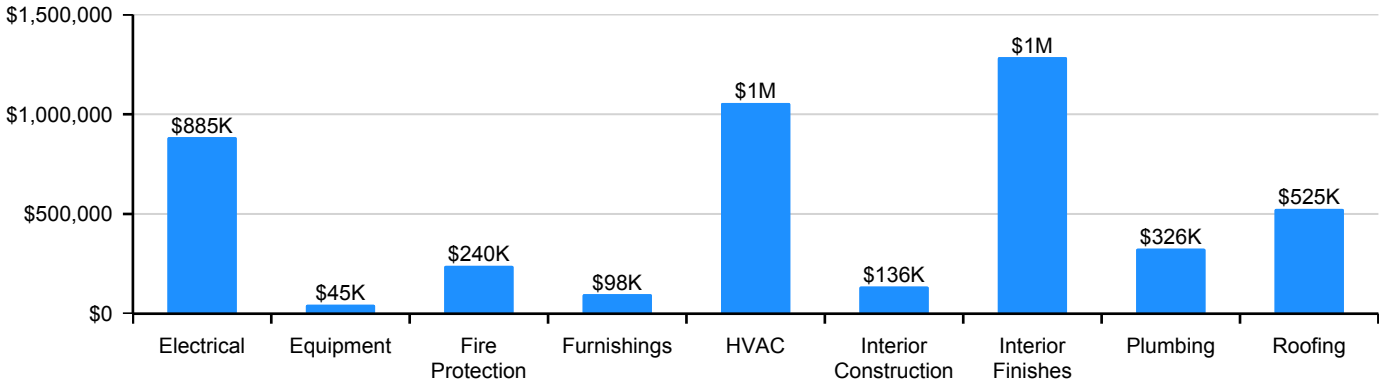
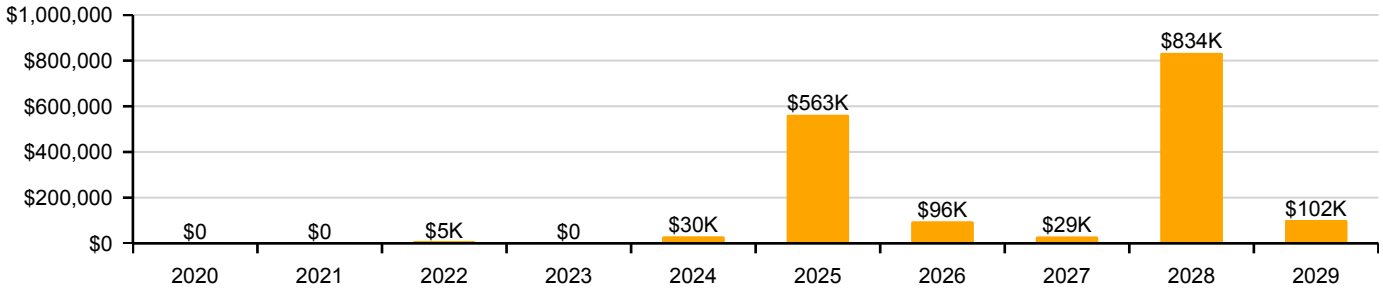


10 Year Investment Forecast



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	45.00 %	0.00 %	$0.00
B10 - Superstructure	45.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	38.90 %	0.00 %	$0.00
B30 - Roofing	1.09 %	146.74 %	$525,443.00
C10 - Interior Construction	35.75 %	24.49 %	$135,930.00
C20 - Stairs	45.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	123.19 %	$1,286,119.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	8.25 %	79.76 %	$325,924.00
D30 - HVAC	26.60 %	50.77 %	$1,056,550.00
D40 - Fire Protection	0.34 %	108.14 %	$239,938.00
D50 - Electrical	10.05 %	84.95 %	$885,093.00
E10 - Equipment	0.00 %	110.00 %	$44,795.00
E20 - Furnishings	0.00 %	110.00 %	$97,829.00
Totals:	**25.08 %**	**50.66 %**	**$4,597,621.00**

Photo Album

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

1). Northern Exterior Elevation - Dec 15, 2019

2). Eastern Exterior Elevation - Dec 15, 2019

3). Southern Exterior Elevation - Dec 15, 2019

4). Western Exterior Elevation - Dec 15, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.32	S.F.	46,808	100	1964	2064		45.00 %	0.00 %	45			$342,635
A1030	Slab on Grade	$6.20	S.F.	46,808	100	1964	2064		45.00 %	0.00 %	45			$290,210
B1010	Floor Construction	$16.70	S.F.	46,808	100	1964	2064		45.00 %	0.00 %	45			$781,694
B1020	Roof Construction	$12.01	S.F.	46,808	100	1964	2064		45.00 %	0.00 %	45			$562,164
B2010	Exterior Walls	$13.73	S.F.	46,808	100	1964	2064		45.00 %	0.00 %	45			$642,674
B2020	Exterior Windows	$8.56	S.F.	46,808	30	1998	2028		30.00 %	0.00 %	9			$400,676
B2030	Exterior Doors	$0.84	S.F.	46,808	30	1998	2028		30.00 %	0.00 %	9			$39,319
B3010105	Built-Up	$7.15	S.F.	46,808	25	1994	2019		0.00 %	157.00 %	0		$525,443.00	$334,677
B3020	Roof Openings	$0.50	S.F.	46,808	30	1994	2024		16.67 %	0.00 %	5			$23,404
C1010	Partitions	$5.58	S.F.	46,808	100	1964	2064		45.00 %	0.00 %	45			$261,189
C1020	Interior Doors	$3.64	S.F.	46,808	40	1998	2038		47.50 %	0.00 %	19			$170,381
C1030	Fittings	$2.64	S.F.	46,808	20	1998	2018		0.00 %	110.00 %	-1		$135,930.00	$123,573
C2010	Stair Construction	$2.54	S.F.	46,808	100	1964	2064		45.00 %	0.00 %	45			$118,892
C3010230	Paint & Covering	$1.47	S.F.	46,808	10	1964	1974		0.00 %	110.00 %	-45		$75,689.00	$68,808
C3020420	Ceramic Tile	$16.74	S.F.	8,000	50	1964	2014		0.00 %	150.00 %	-5		$200,880.00	$133,920
C3020430	Terrazzo	$21.62	S.F.	14,000	50	1964	2014		0.00 %	125.00 %	-5		$378,350.00	$302,680
C3020901	Carpet	$7.50	S.F.	2,808	8	1964	1972		0.00 %	110.00 %	-47		$23,166.00	$21,060
C3020903	VCT	$3.48	S.F.	20,000	15	1964	1979		0.00 %	155.00 %	-40		$107,880.00	$69,600
C3020999	Other - Wood	$13.79	S.F.	2,000	50	1964	2014		0.00 %	137.00 %	-5		$37,785.00	$27,580
C3030	Ceiling Finishes	$8.98	S.F.	46,808	20	1998	2018		0.00 %	110.00 %	-1		$462,369.00	$420,336
D1010	Elevators and Lifts	$1.22	S.F.	46,808	20	2005	2025		30.00 %	0.00 %	6			$57,106
D2010	Plumbing Fixtures	$6.33	S.F.	46,808	20	1998	2018		0.00 %	110.00 %	-1		$325,924.00	$296,295
D2020	Domestic Water Distribution	$0.72	S.F.	46,808	30	1998	2028		30.00 %	0.00 %	9			$33,702
D2030	Sanitary Waste	$1.68	S.F.	46,808	30	1998	2028		30.00 %	0.00 %	9			$78,637
D3010	Energy Supply	$0.61	S.F.	46,808	30	1998	2028		30.00 %	0.00 %	9			$28,553
D3020	Heat Generating Systems	$4.84	S.F.	59,565	20	2010	2030		55.00 %	0.00 %	11			$288,295
D3030	Cooling Generating Systems	$7.26	S.F.	59,565	20	2010	2030		55.00 %	0.00 %	11			$432,442
D3040	Distribution Systems	$17.01	S.F.	46,808	20	1998	2018		0.00 %	110.00 %	-1		$875,824.00	$796,204
D3050	Terminal & Package Units	$7.93	S.F.	46,808	15	2010	2025		40.00 %	0.00 %	6			$371,187
D3060	Controls & Instrumentation	$3.51	S.F.	46,808	15	1998	2013		0.00 %	110.00 %	-6		$180,726.00	$164,296
D4010	Sprinklers	$4.06	S.F.	46,808	30			2019	0.00 %	110.00 %	0		$209,045.00	$190,040
D4030	Fire Protection Specialties	$0.08	S.F.	46,808	15	2007	2022		20.00 %	0.00 %	3			$3,745

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 $
D4090	Other Fire Protection Systems	$0.60	S.F.	46,808	15	1998	2013		0.00 %	110.00 %	-6		$30,893.00	$28,085
D5010	Electrical Service/Distribution	$2.15	S.F.	46,808	20	1964	1984		0.00 %	110.00 %	-35		$110,701.00	$100,637
D5020	Branch Wiring	$4.37	S.F.	46,808	20	1998	2018		0.00 %	110.00 %	-1		$225,006.00	$204,551
D5020	Lighting	$6.83	S.F.	46,808	20	1998	2018		0.00 %	110.00 %	-1		$351,669.00	$319,699
D5030810	Security & Detection Systems	$1.51	S.F.	46,808	20	2006	2026		35.00 %	0.00 %	7			$70,680
D5030910	Fire Alarm Systems	$2.74	S.F.	46,808	20	1998	2018		0.00 %	110.00 %	-1		$141,079.00	$128,254
D5030920	Data Communication	$3.56	S.F.	46,808	25	2006	2031		48.00 %	0.00 %	12			$166,636
D5090	Other Electrical Systems	$1.10	S.F.	46,808	15			2019	0.00 %	110.00 %	0		$56,638.00	$51,489
E1020	Institutional Equipment	$0.08	S.F.	46,808	20	1998	2018		0.00 %	109.99 %	-1		$4,119.00	$3,745
E1090	Other Equipment	$0.79	S.F.	46,808	20	1998	2018		0.00 %	110.00 %	-1		$40,676.00	$36,978
E2010	Fixed Furnishings	$1.90	S.F.	46,808	20	1998	2018		0.00 %	110.00 %	-1		$97,829.00	$88,935
								Total	**25.08 %**	**50.66 %**			**$4,597,621.00**	**$9,075,663**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



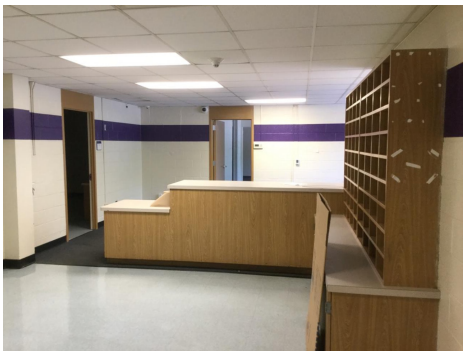
Note:

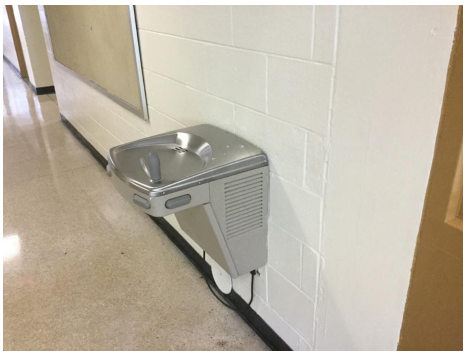
System: B3020 - Roof Openings



Note:

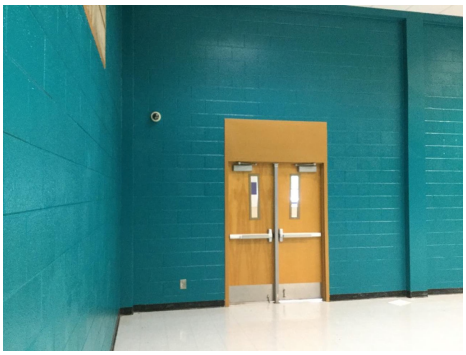
System: C1010 - Partitions





Note:

System: C1020 - Interior Doors

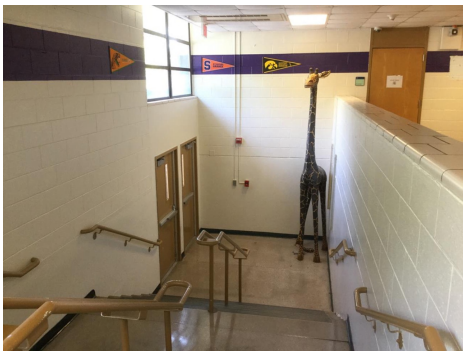
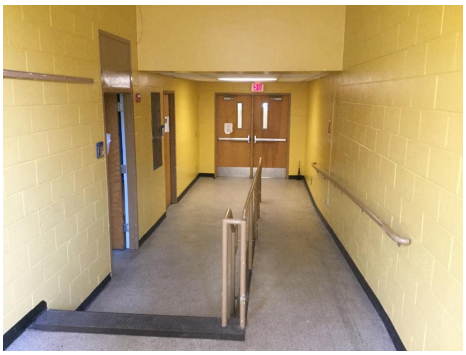


Note:

System: C1030 - Fittings

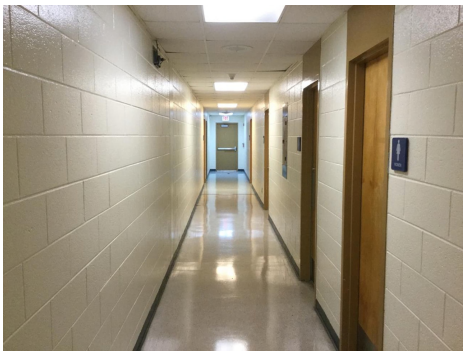
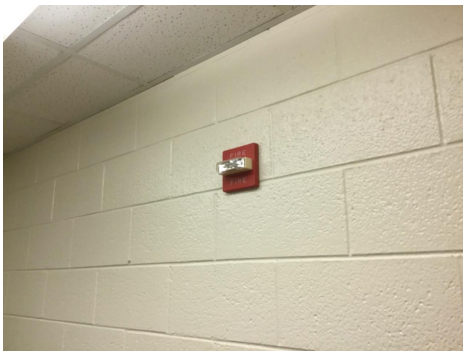
Note:

System: C2010 - Stair Construction


Note:

System: C3010230 - Paint & Covering


Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020430 - Terrazzo



Note:

System: C3020901 - Carpet



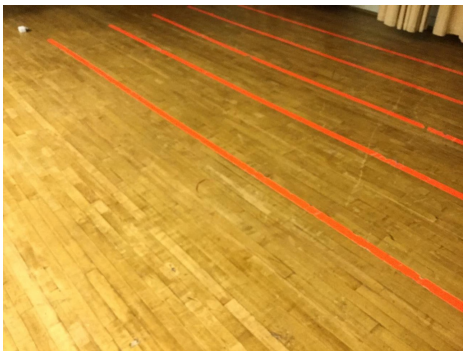
Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Wood




Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3010 - Energy Supply



Note:

System: D3020 - Heat Generating Systems



Note: Heating Hot Water Boilers located in mechanical room in Bldg 2010 serve Bldg 2010 as wel as Bldg 2011.

System: D3030 - Cooling Generating Systems

Note: Water-cooled chiller and associated pumps located in mechanical room in Bldg 2010 serve Bldg 2010 as well as Bldg 2011.

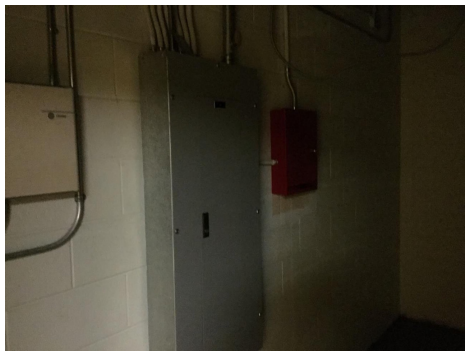
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

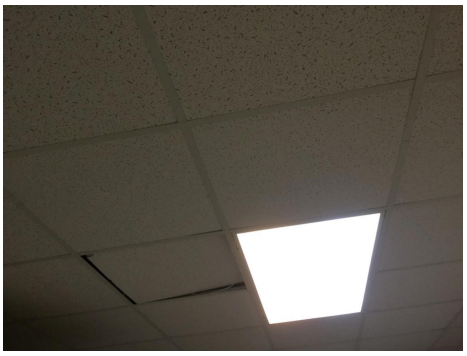
System: D5010 - Electrical Service/Distribution

Note: Transformers are located in the main mechanical room and on the roof. Due to existing power issues photos are limited.

System: D5020 - Branch Wiring

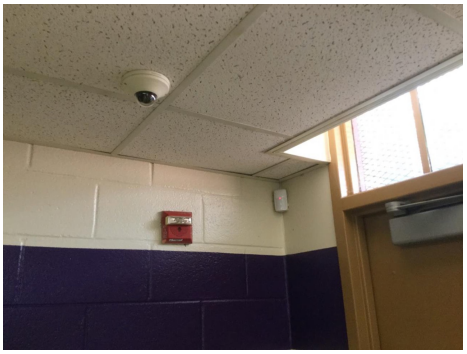
Note:

System: D5020 - Lighting



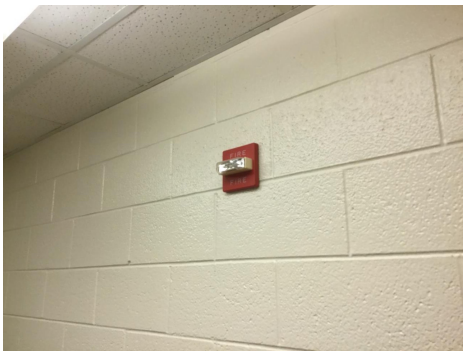
Note: New lighting fixtures have been installed in the classrooms as well as the Administration area, Cafeteria, and Auditorium in 2010. These fixtures do not alone make up 70% of the Lighting and Branch Wiring system so the latest intstalled date was left at 1998.

System: D5030810 - Security & Detection Systems



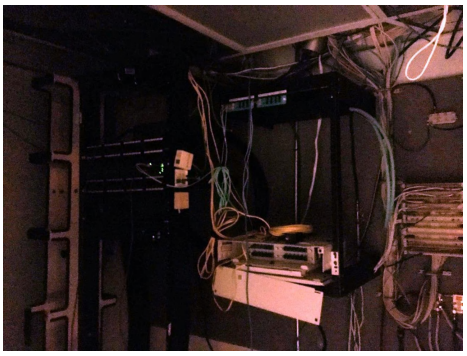
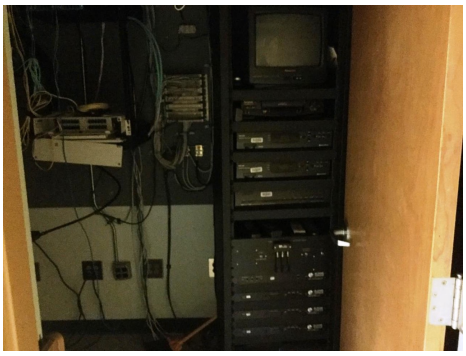
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication


Note:

System: E1020 - Institutional Equipment



Note: This school is abandoned in place. The normal library equipment, theater and stage equipment, instrumental equipment, audio-visual equipment has been removed.

System: E1090 - Other Equipment



Note: This school is abandoned in place. The normal food service equipment, athletic, recreational, and therapeutic equipment (Nurses Office) has been removed.

System: E2010 - Fixed Furnishings This system contains no images

Note: This school is abandoned and the fixed artwork and fixed casework has been removed.

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:	**$4,597,621**	**$0**	**$0**	**$4,501**	**$0**	**$29,844**	**$562,544**	**$95,620**	**$29,346**	**$833,719**	**$101,720**	**$6,254,915**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$575,071	$0	**$575,071**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$56,433	$0	**$56,433**
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	$525,443	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$525,443**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$29,844	$0	$0	$0	$0	$0	**$29,844**
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	$135,930	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$135,930**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

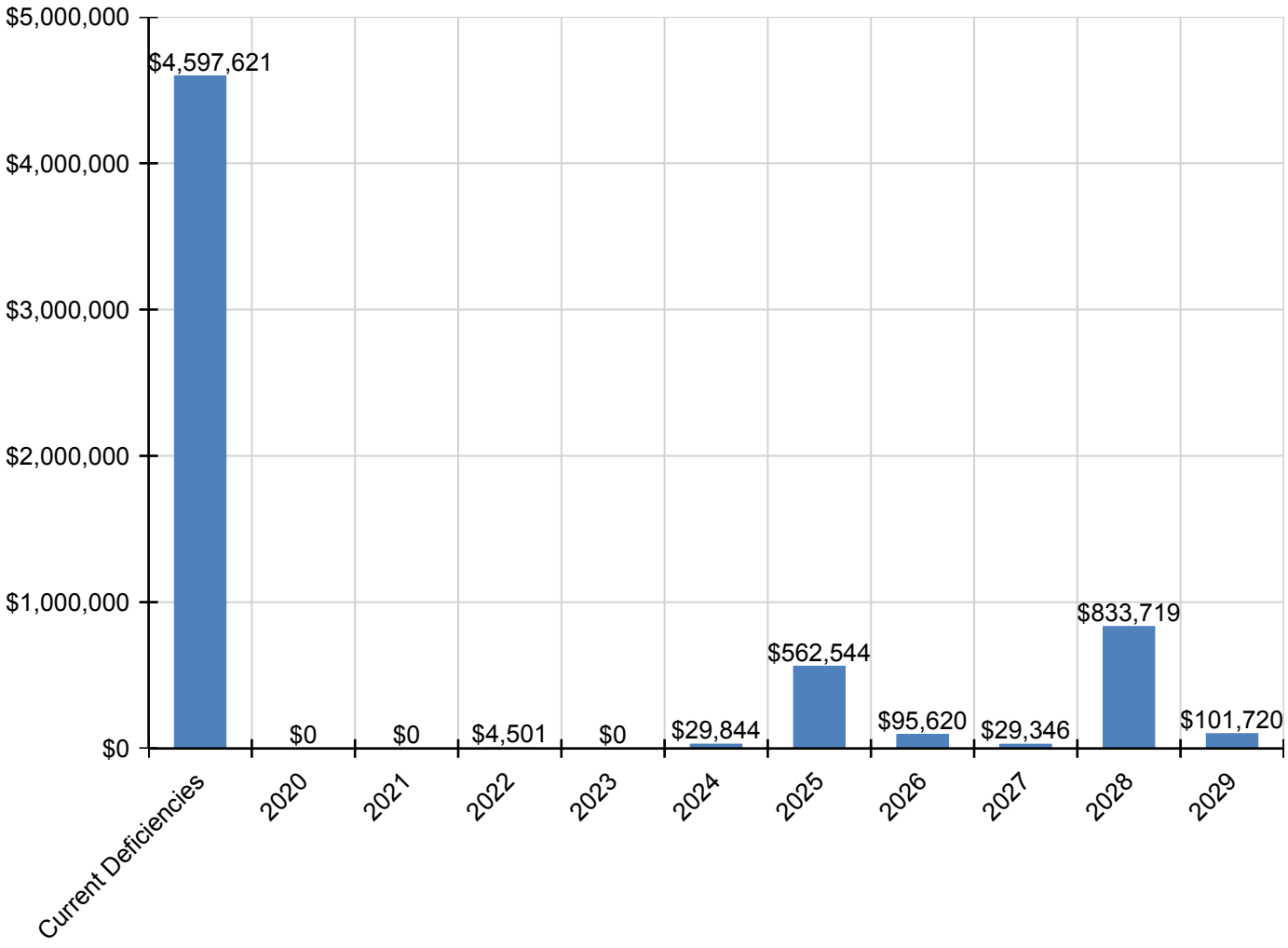
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010230 - Paint & Covering	$75,689	$0	$0	$0	$0	$0	$0	$0	$0	$0	$101,720	**$177,409**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$200,880	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$200,880**
C3020430 - Terrazzo	$378,350	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$378,350**
C3020901 - Carpet	$23,166	$0	$0	$0	$0	$0	$0	$0	$29,346	$0	$0	**$52,512**
C3020903 - VCT	$107,880	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$107,880**
C3020999 - Other - Wood	$37,785	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,785**
C3030 - Ceiling Finishes	$462,369	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$462,369**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$75,006	$0	$0	$0	$0	**$75,006**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$325,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$325,924**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,371	$0	**$48,371**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$112,864	$0	**$112,864**
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	$40,980	$0	**$40,980**
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	$875,824	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$875,824**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$487,539	$0	$0	$0	$0	**$487,539**
D3060 - Controls & Instrumentation	$180,726	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$180,726**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$209,045	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$209,045**
D4030 - Fire Protection Specialties	$0	$0	$0	$4,501	$0	$0	$0	$0	$0	$0	$0	**$4,501**
D4090 - Other Fire Protection Systems	$30,893	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,893**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$110,701	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$110,701**
D5020 - Branch Wiring	$225,006	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$225,006**
D5020 - Lighting	$351,669	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$351,669**
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	$95,620	$0	$0	$0	**$95,620**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030910 - Fire Alarm Systems	$141,079	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$141,079**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$56,638	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,638**
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	$4,119	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,119**
E1090 - Other Equipment	$40,676	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,676**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$97,829	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$97,829**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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

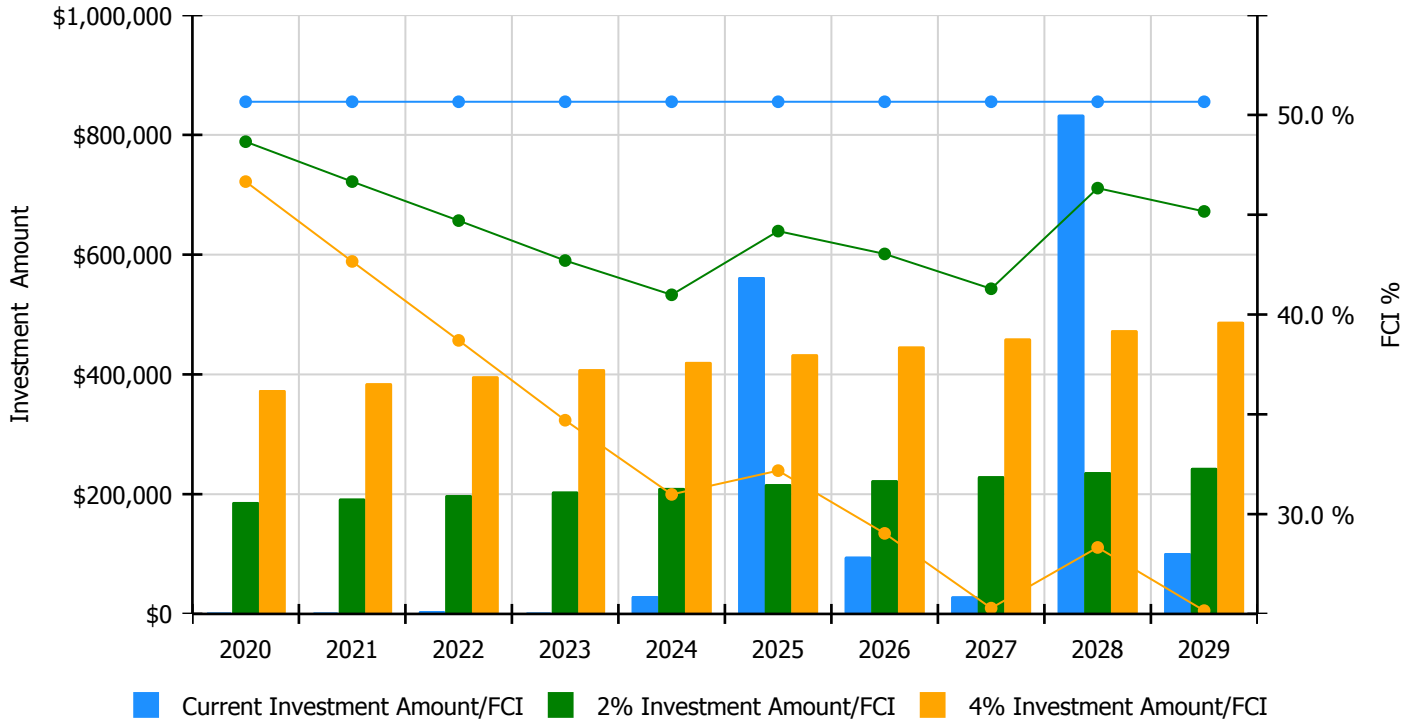


Condition Index Forecast by Investment Scenario

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

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

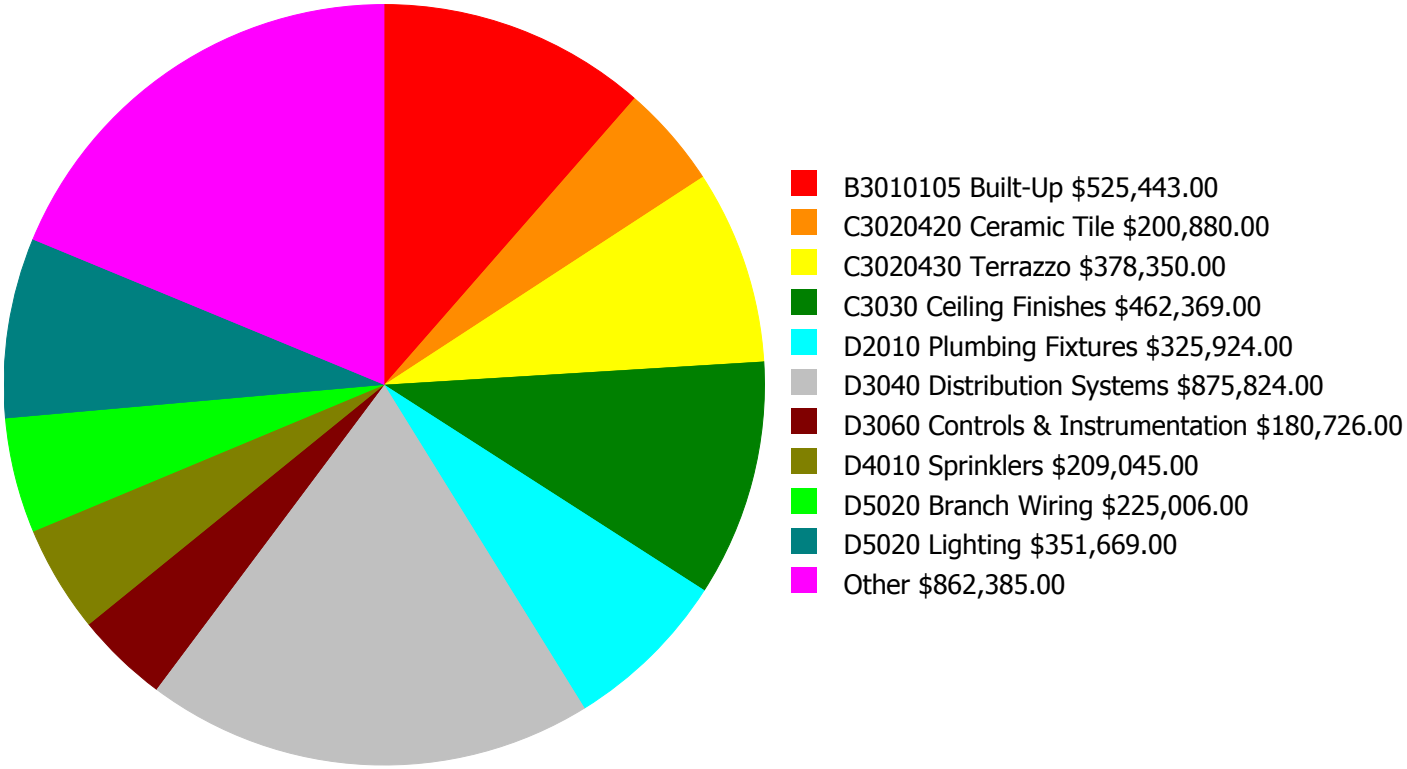
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 50.66%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$186,959.00	48.66 %	$373,917.00	46.66 %
2021	$0	$192,567.00	46.66 %	$385,135.00	42.66 %
2022	$4,501	$198,344.00	44.70 %	$396,689.00	38.70 %
2023	$0	$204,295.00	42.70 %	$408,590.00	34.70 %
2024	$29,844	$210,424.00	40.99 %	$420,847.00	30.99 %
2025	$562,544	$216,736.00	44.18 %	$433,473.00	32.18 %
2026	$95,620	$223,238.00	43.04 %	$446,477.00	29.04 %
2027	$29,346	$229,936.00	41.29 %	$459,871.00	25.29 %
2028	$833,719	$236,834.00	46.33 %	$473,667.00	28.33 %
2029	$101,720	$243,939.00	45.17 %	$487,877.00	25.17 %
Total:	**$1,657,294**	**$2,143,272.00**		**$4,286,543.00**	

Deficiency Summary by System

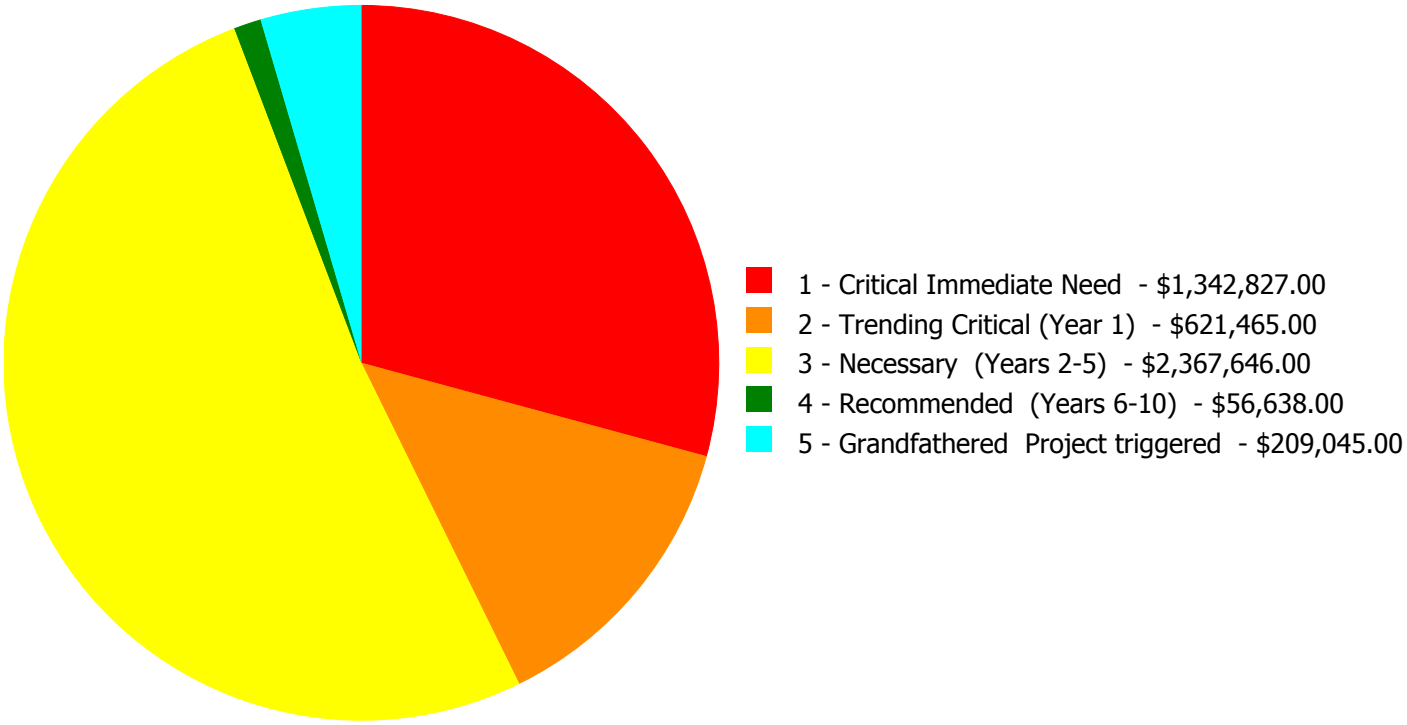
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $4,597,621.00

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: $4,597,621.00

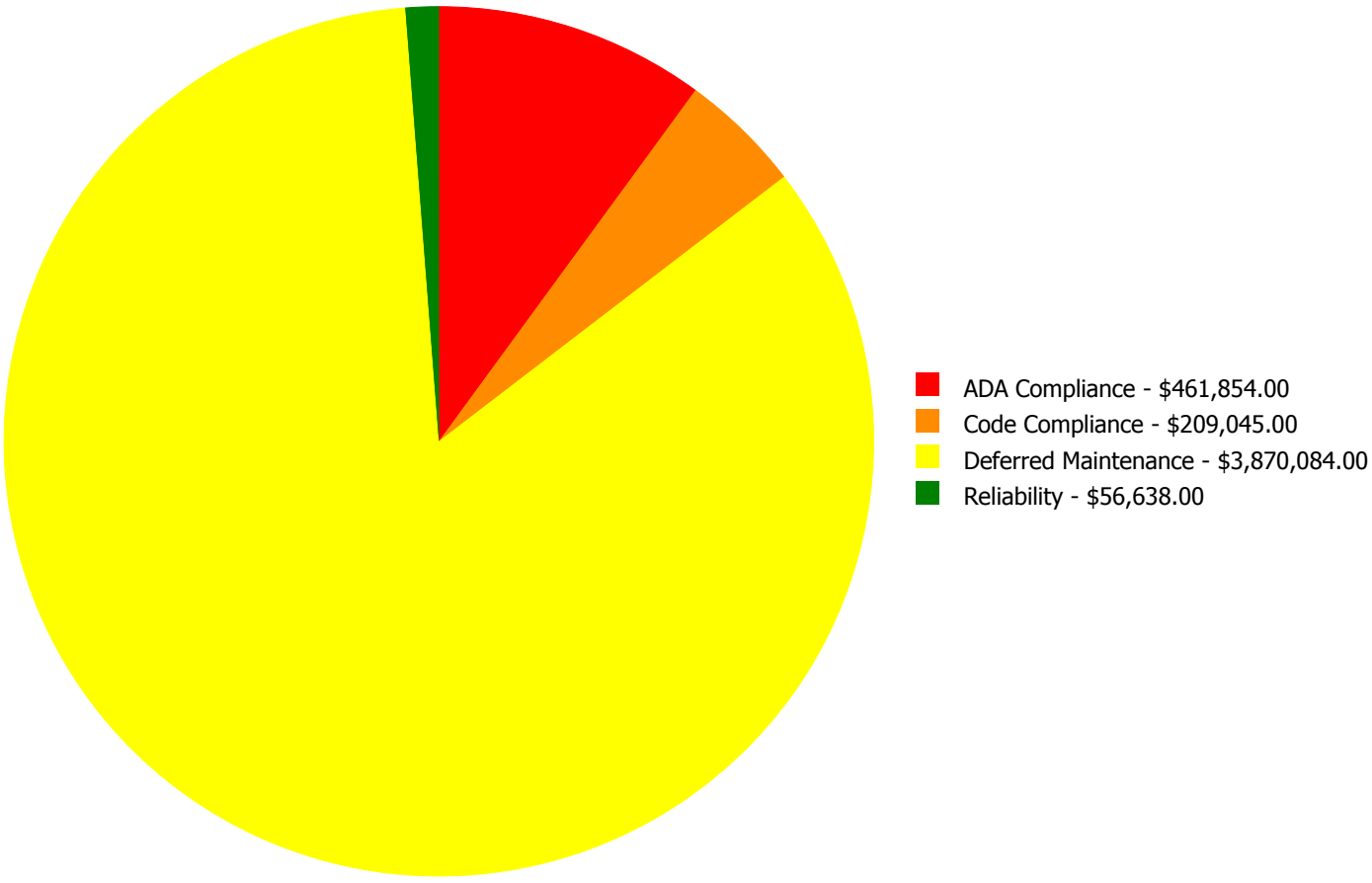
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B3010105	Built-Up	$0.00	$0.00	$525,443.00	$0.00	$0.00	$525,443.00
C1030	Fittings	$0.00	$135,930.00	$0.00	$0.00	$0.00	$135,930.00
C3010230	Paint & Covering	$0.00	$0.00	$75,689.00	$0.00	$0.00	$75,689.00
C3020420	Ceramic Tile	$0.00	$0.00	$200,880.00	$0.00	$0.00	$200,880.00
C3020430	Terrazzo	$0.00	$0.00	$378,350.00	$0.00	$0.00	$378,350.00
C3020901	Carpet	$0.00	$23,166.00	$0.00	$0.00	$0.00	$23,166.00
C3020903	VCT	$0.00	$0.00	$107,880.00	$0.00	$0.00	$107,880.00
C3020999	Other - Wood	$0.00	$0.00	$37,785.00	$0.00	$0.00	$37,785.00
C3030	Ceiling Finishes	$0.00	$462,369.00	$0.00	$0.00	$0.00	$462,369.00
D2010	Plumbing Fixtures	$325,924.00	$0.00	$0.00	$0.00	$0.00	$325,924.00
D3040	Distribution Systems	$875,824.00	$0.00	$0.00	$0.00	$0.00	$875,824.00
D3060	Controls & Instrumentation	$0.00	$0.00	$180,726.00	$0.00	$0.00	$180,726.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$209,045.00	$209,045.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$30,893.00	$0.00	$0.00	$30,893.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$110,701.00	$0.00	$0.00	$110,701.00
D5020	Branch Wiring	$0.00	$0.00	$225,006.00	$0.00	$0.00	$225,006.00
D5020	Lighting	$0.00	$0.00	$351,669.00	$0.00	$0.00	$351,669.00
D5030910	Fire Alarm Systems	$141,079.00	$0.00	$0.00	$0.00	$0.00	$141,079.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$56,638.00	$0.00	$56,638.00
E1020	Institutional Equipment	$0.00	$0.00	$4,119.00	$0.00	$0.00	$4,119.00
E1090	Other Equipment	$0.00	$0.00	$40,676.00	$0.00	$0.00	$40,676.00
E2010	Fixed Furnishings	$0.00	$0.00	$97,829.00	$0.00	$0.00	$97,829.00
	Total:	$1,342,827.00	$621,465.00	$2,367,646.00	$56,638.00	$209,045.00	$4,597,621.00

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: $4,597,621.00

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

System: D2010 - Plumbing Fixtures

Location: Restrooms
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 1 - Critical Immediate Need
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $325,924.00
Assessor Name: Jejuan Hall
Date Created: 09/30/2019

Notes: Plumbing fixtures are beyond their expected service life and should be replaced and upgraded for ADA compliance. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

System: D3040 - Distribution Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 1 - Critical Immediate Need
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $875,824.00
Assessor Name: Hayden Collins
Date Created: 09/30/2019

Notes: Most of the exhaust fans are out of service or not functioning as designed. Fan Coil units are no longer functioning and several sections of ducting have been out of service and will require either cleaning or replacement. Considering the current status of the school this deficiency provides a budgetary consideration for a general distribution system renewal prior to the school reopening.

System: D5030910 - Fire Alarm Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 1 - Critical Immediate Need
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $141,079.00
Assessor Name: Hayden Collins
Date Created: 12/15/2019

Notes: The Edwards fire alarm system appears to be from the 1998 installation. There are components such as push stations, lights and alarm bells installed to support the fire life safety for this building. This system is no longer supported and is nearing the end of its expected life and upgrades are warranted. This deficiency provides a budgetary consideration for universal upgrades to the fire alarm system.

Priority 2 - Trending Critical (Year 1):

System: C1030 - Fittings

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $135,930.00
Assessor Name: Jejuan Hall
Date Created: 09/30/2019

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

System: C3020901 - Carpet

Location: Administration Area
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 2,808.00
Unit of Measure: S.F.
Estimate: $23,166.00
Assessor Name: Hayden Collins
Date Created: 12/15/2019

Notes: The carpet finish is damaged and has exceeded its expected life cycle and is recommended for replacement in conjunction with other recommended renovations.

System: C3030 - Ceiling Finishes

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $462,369.00
Assessor Name: Hayden Collins
Date Created: 09/30/2019

Notes: The acoustical ceiling tile finish is beyond its expected service life and is recommended for replacement in conjunction with other recommended renovations.

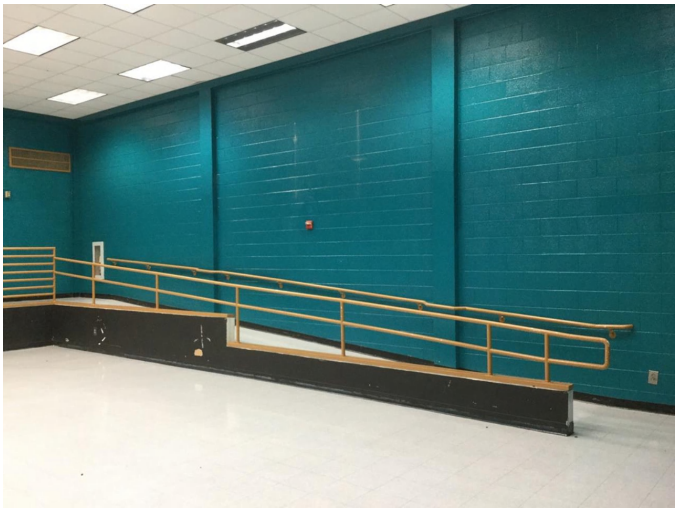
Priority 3 - Necessary (Years 2-5):

System: B3010105 - Built-Up

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $525,443.00
Assessor Name: Hayden Collins
Date Created: 12/15/2019

Notes: The built-up roof covering is from the 1998 installation. The school is abandoned and several issues were observed during the time of the inspection. The roof covering is beyond its service life and should be scheduled for replacement.

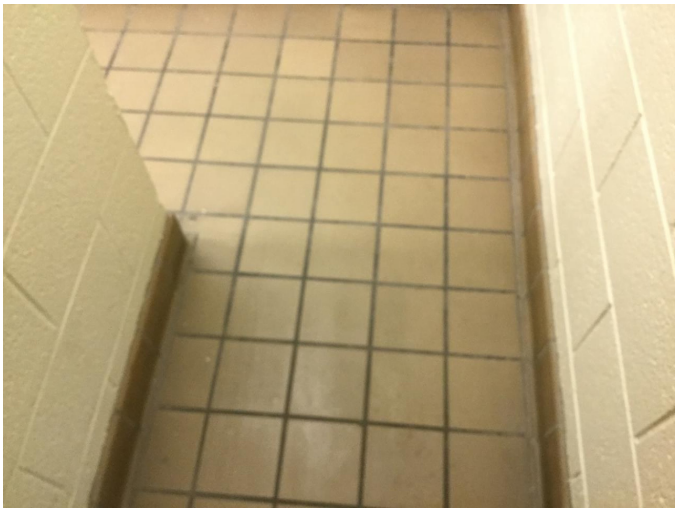
System: C3010230 - Paint & Covering



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $75,689.00
Assessor Name: Hayden Collins
Date Created: 12/15/2019

Notes: The applied interior finish is beyond its expected service life and damaged in areas and should be replaced with a more resilient finish.

System: C3020420 - Ceramic Tile



Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 8,000.00
Unit of Measure: S.F.
Estimate: $200,880.00
Assessor Name: Hayden Collins
Date Created: 12/15/2019

Notes: The ceramic tile floor finish is beyond its expected service life and should be replaced in conjunction with other recommended renovations.

System: C3020430 - Terrazzo

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 14,000.00
Unit of Measure: S.F.
Estimate: $378,350.00
Assessor Name: Hayden Collins
Date Created: 01/31/2020

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

System: C3020903 - VCT

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 20,000.00
Unit of Measure: S.F.
Estimate: $107,880.00
Assessor Name: Hayden Collins
Date Created: 12/15/2019

Notes: The VCT floor finish has exceeded its expected life cycle and is recommended for upgrade.

System: C3020999 - Other - Wood

Location: Stage
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $37,785.00
Assessor Name: Hayden Collins
Date Created: 12/15/2019

Notes: The wood floor finish has exceeded its expected life cycle and is recommended for upgrade.

System: D3060 - Controls & Instrumentation

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $180,726.00
Assessor Name: Hayden Collins
Date Created: 08/13/2014

Notes: The heating generation systems, exhaust and ventilation systems, energy monitoring and controls as well as the building automation systems are a mix of the original and 1998 upgraded system. Several issues have surfaced and are expected to surface as a result of the abandonment of the school. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

System: D4090 - Other Fire Protection Systems

This deficiency has no image.

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $30,893.00
Assessor Name: Hayden Collins
Date Created: 08/09/2013

Notes: The Kitchen Exhaust system are beyond their expected service life and should be replaced.

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: 46,808.00
Unit of Measure: S.F.
Estimate: $110,701.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes: The electrical services and distribution systems consist of a service disconnect, primary main, breaker system, switch box and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded, however a majority of the system is original from original construction. Upgrades are recommended. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

System: D5020 - Branch Wiring

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $225,006.00
Assessor Name: Hayden Collins
Date Created: 12/15/2019

Notes: Most of the lighting and branch wiring 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 in conjunction with other recommended renovations.

System: D5020 - Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $351,669.00
Assessor Name: Hayden Collins
Date Created: 09/30/2019

Notes: New lighting fixtures have been installed in the classrooms as well as the Administration area, Cafeteria, and Auditorium in 2010. However, most of the remaining 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 in conjunction with other recommended renovations.

System: E1020 - Institutional Equipment

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $4,119.00
Assessor Name: Hayden Collins
Date Created: 12/15/2019

Notes: This school is abandoned in place. The normal food service equipment, athletic, recreational, and therapeutic equipment (Nurses Office) are not present. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

System: E1090 - Other Equipment

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $40,676.00
Assessor Name: Hayden Collins
Date Created: 09/30/2019

Notes: This school is abandoned in place. The normal food service equipment, athletic, recreational, and therapeutic equipment (Nurses Office) has been removed. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

System: E2010 - Fixed Furnishings

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $97,829.00
Assessor Name: Hayden Collins
Date Created: 09/30/2019

Notes: This school is abandoned and the fixed artwork and fixed casework has been removed. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 46,808.00
Unit of Measure: S.F.
Estimate: $56,638.00
Assessor Name: Hayden Collins
Date Created: 08/09/2013

Notes: No Emergency Generator installed, client requested standard.

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: 46,808.00
Unit of Measure: S.F.
Estimate: $209,045.00
Assessor Name: Hayden Collins
Date Created: 08/09/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	Relocation Site
Gross Area (SF):	23,408
Year Built:	1998
Last Renovation:	
Replacement Value:	$3,953,550
Repair Cost:	$2,072,323.00
Total FCI:	52.42 %
Total RSLI:	30.95 %
FCA Score:	47.58

Description:

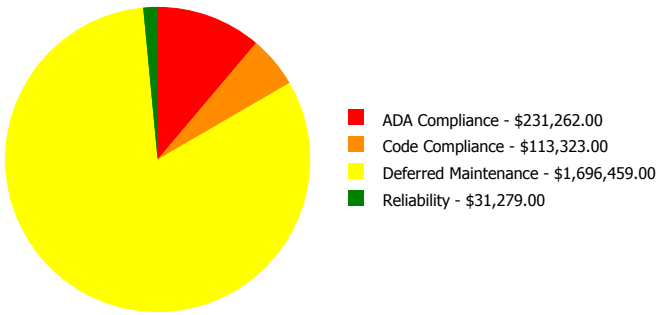
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

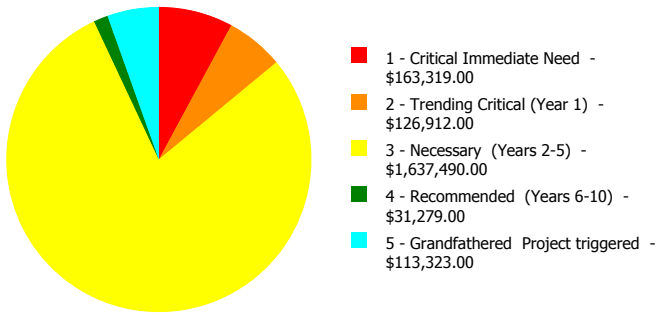
Dashboard Summary

Function:	Relocation Site	Gross Area:	23,408
Year Built:	1998	Last Renovation:	
Repair Cost:	$2,072,323	Replacement Value:	$3,953,550
FCI:	52.42 %	RSLI%:	30.95 %

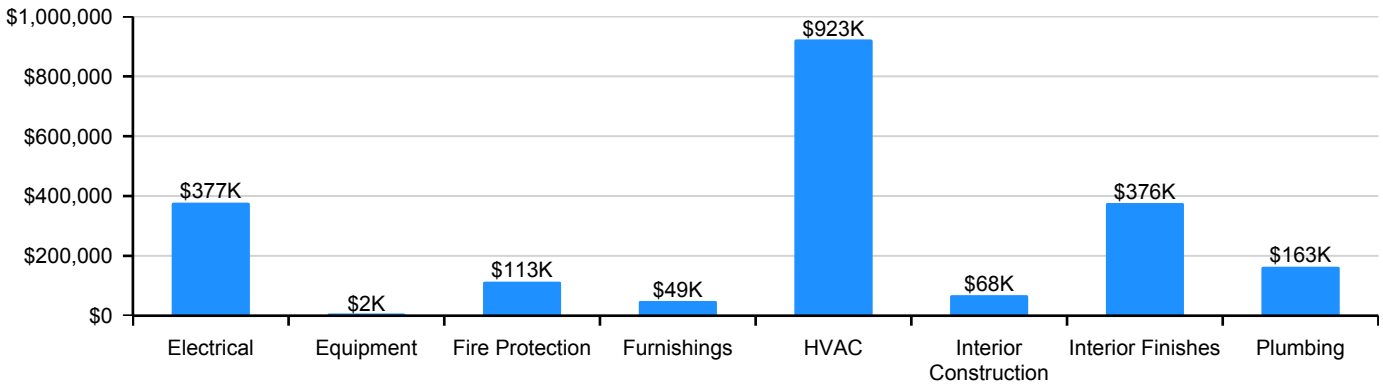
Deficiency By Category



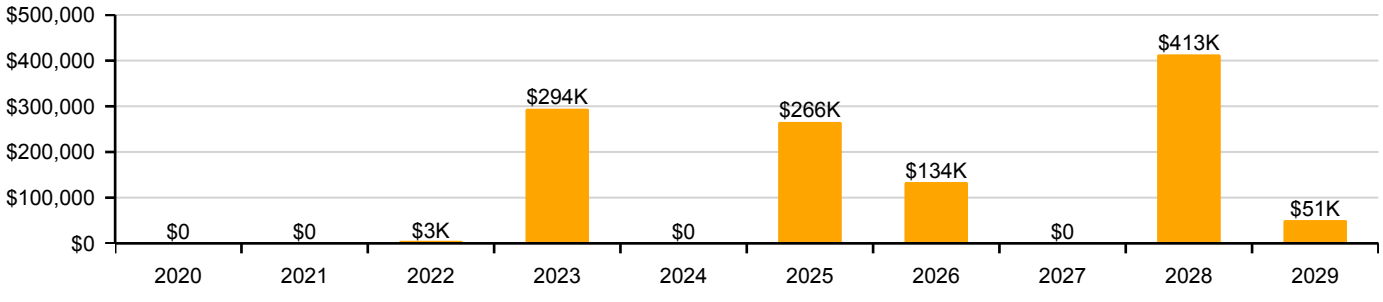
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	59.10 %	0.00 %	$0.00
B30 - Roofing	16.92 %	0.00 %	$0.00
C10 - Interior Construction	51.72 %	24.52 %	$67,943.00
C20 - Stairs	79.00 %	0.00 %	$0.00
C30 - Interior Finishes	8.70 %	101.98 %	$376,318.00
D20 - Plumbing	8.23 %	79.81 %	$163,319.00
D30 - HVAC	7.77 %	88.63 %	$922,740.00
D40 - Fire Protection	0.40 %	107.80 %	$113,323.00
D50 - Electrical	14.19 %	71.87 %	$377,403.00
E10 - Equipment	0.00 %	109.96 %	$2,307.00
E20 - Furnishings	0.00 %	110.00 %	$48,970.00
Totals:	**30.95 %**	**52.42 %**	**$2,072,323.00**

Photo Album

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

1). Southern Exterior Elevation - Dec 15, 2019

2). Western Exterior Elevation - Dec 15, 2019

3). Eastern Exterior Elevation - Dec 15, 2019

4). Northern Exterior Elevation - Dec 15, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.37	S.F.	23,308	100	1998	2098		79.00 %	0.00 %	79			$171,780
A1030	Slab on Grade	$6.22	S.F.	23,308	100	1998	2098		79.00 %	0.00 %	79			$144,976
B1020	Roof Construction	$12.10	S.F.	23,308	100	1998	2098		79.00 %	0.00 %	79			$282,027
B2010	Exterior Walls	$13.80	S.F.	23,308	100	1998	2098		79.00 %	0.00 %	79			$321,650
B2020	Exterior Windows	$8.60	S.F.	23,308	30	1998	2028		30.00 %	0.00 %	9			$200,449
B2030	Exterior Doors	$0.84	S.F.	23,308	30	1998	2028		30.00 %	0.00 %	9			$19,579
B3010105	Built-Up	$7.15	S.F.	23,308	25	1998	2023		16.00 %	0.00 %	4			$166,652
B3020	Roof Openings	$0.50	S.F.	23,308	30	1998	2028		30.00 %	0.00 %	9			$11,654
C1010	Partitions	$5.59	S.F.	23,308	100	1998	2098		79.00 %	0.00 %	79			$130,292
C1020	Interior Doors	$3.65	S.F.	23,308	40	1998	2038		47.50 %	0.00 %	19			$85,074
C1030	Fittings	$2.65	S.F.	23,308	20	1998	2018		0.00 %	110.00 %	-1		$67,943.00	$61,766
C2010	Stair Construction	$2.83	S.F.	23,308	100	1998	2098		79.00 %	0.00 %	79			$65,962
C3010230	Paint & Covering	$1.47	S.F.	23,308	10	1998	2008		0.00 %	110.00 %	-11		$37,689.00	$34,263
C3020420	Ceramic Tile	$16.74	S.F.	3,308	50	1998	2048		58.00 %	0.00 %	29			$55,376
C3020903	VCT	$3.48	S.F.	20,000	15	1998	2013		0.00 %	155.00 %	-6		$107,880.00	$69,600
C3030	Ceiling Finishes	$9.00	S.F.	23,308	20	1998	2018		0.00 %	110.00 %	-1		$230,749.00	$209,772
D2010	Plumbing Fixtures	$6.37	S.F.	23,308	20	1998	2018		0.00 %	110.00 %	-1		$163,319.00	$148,472
D2020	Domestic Water Distribution	$0.72	S.F.	23,308	30	1998	2028		30.00 %	0.00 %	9			$16,782
D2030	Sanitary Waste	$1.69	S.F.	23,308	30	1998	2028		30.00 %	0.00 %	9			$39,391
D3040	Distribution Systems	$32.35	S.F.	23,308	20	1998	2018		0.00 %	110.00 %	-1		$829,415.00	$754,014
D3050	Terminal & Package Units	$8.68	S.F.	23,308	15	2010	2025		40.00 %	0.00 %	6			$202,313
D3060	Controls & Instrumentation	$3.64	S.F.	23,308	15	1998	2013		0.00 %	110.00 %	-6		$93,325.00	$84,841
D4010	Sprinklers	$4.08	S.F.	23,308	30			2019	0.00 %	110.00 %	0		$104,606.00	$95,097
D4020	Standpipes	$0.34	S.F.	23,308	30			2019	0.00 %	109.99 %	0		$8,717.00	$7,925
D4030	Fire Protection Specialties	$0.09	S.F.	23,308	15	2007	2022		20.00 %	0.00 %	3			$2,098
D5010	Electrical Service/Distribution	$2.30	S.F.	23,308	20	1998	2018		0.00 %	110.00 %	-1		$58,969.00	$53,608
D5020	Branch Wiring	$4.37	S.F.	23,308	20	1998	2018		0.00 %	110.00 %	-1		$112,042.00	$101,856
D5020	Lighting	$6.83	S.F.	23,308	20	1998	2018		0.00 %	110.00 %	-1		$175,113.00	$159,194
D5030810	Security & Detection Systems	$1.51	S.F.	23,308	20	2006	2026		35.00 %	0.00 %	7			$35,195
D5030910	Fire Alarm Systems	$2.74	S.F.	23,308	20	2006	2026		35.00 %	0.00 %	7			$63,864
D5030920	Data Communication	$3.56	S.F.	23,308	25	2006	2031		48.00 %	0.00 %	12			$82,976
D5090	Other Electrical Systems	$1.22	S.F.	23,308	15			2019	0.00 %	110.00 %	0		$31,279.00	$28,436
E1020	Institutional Equipment	$0.09	S.F.	23,308	20	1998	2018		0.00 %	109.96 %	-1		$2,307.00	$2,098
E2010	Fixed Furnishings	$1.91	S.F.	23,308	20	1998	2018		0.00 %	110.00 %	-1		$48,970.00	$44,518
								Total	**30.95 %**	**52.42 %**			**$2,072,323.00**	**$3,953,550**

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:

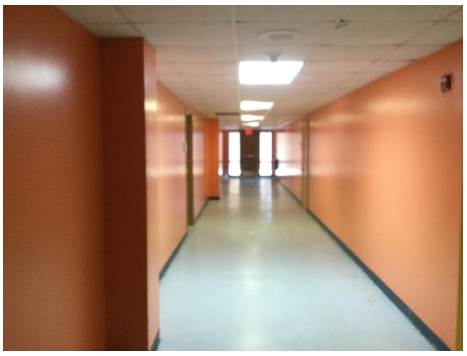
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors





Note:

System: C1030 - Fittings

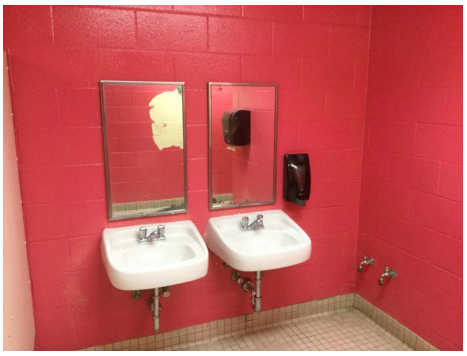
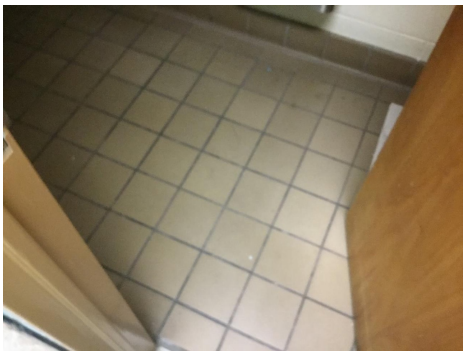
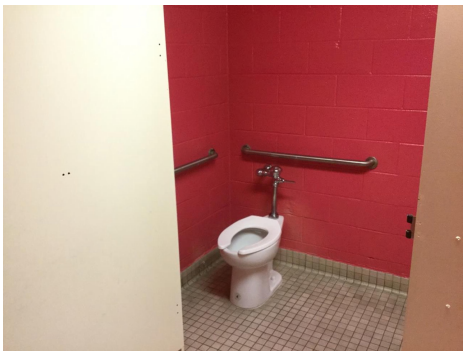
Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020903 - VCT



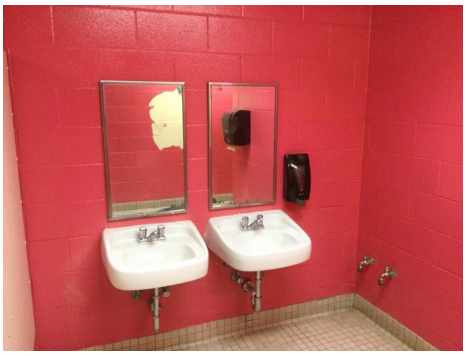
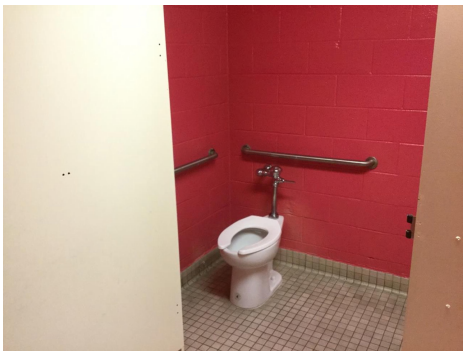
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures


Note:

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

Note: Domestic water feed from the main mechanical room located in BLDG 2010.

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems

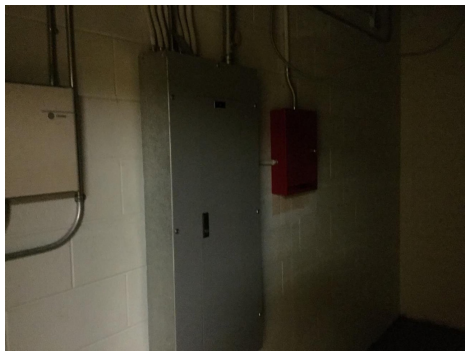


Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note: Building is controlled by BLDG 2010.

System: D4030 - Fire Protection Specialties This system contains no images

Note: This school is abandoned and the fire extinguishers are not present.

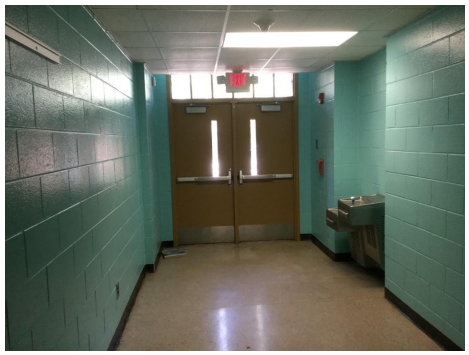
System: D5010 - Electrical Service/Distribution This system contains no images

Note: Main electrical service provided by BLDG 2010.

System: D5020 - Branch Wiring

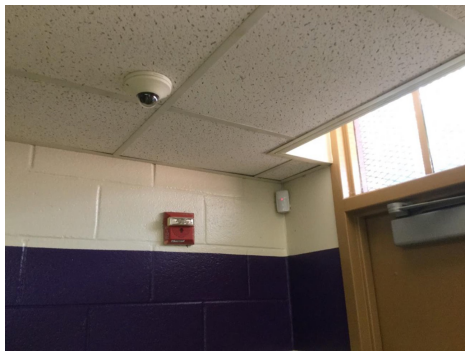
Note:

System: D5020 - Lighting

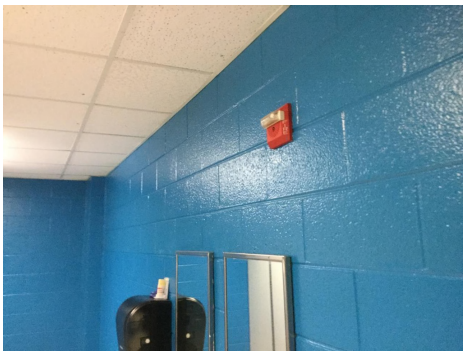
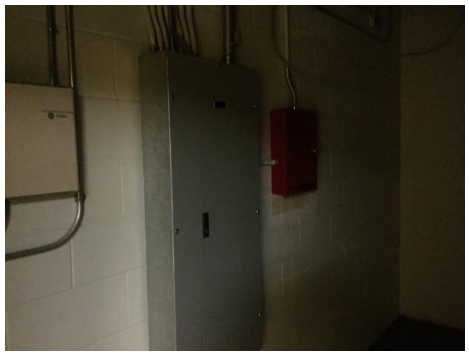

Note:

System: D5030810 - Security & Detection Systems


Note: Security System is provided by BLDG 2010.

System: D5030910 - Fire Alarm Systems


Note: Fire Alarms service is provided by BLDG 2010.

System: D5030920 - Data Communication — This system contains no images

Note: Data Communications is provided by BLDG 2010.

System: E1020 - Institutional Equipment — This system contains no images

Note: This school is abandoned in place. The normal instrumental equipment, audio-visual equipment has been removed.

System: E2010 - Fixed Furnishings — This system contains no images

Note: This school is abandoned and the fixed artwork and fixed casework has been removed.

Renewal Schedule

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

Inflation Rate: 3%

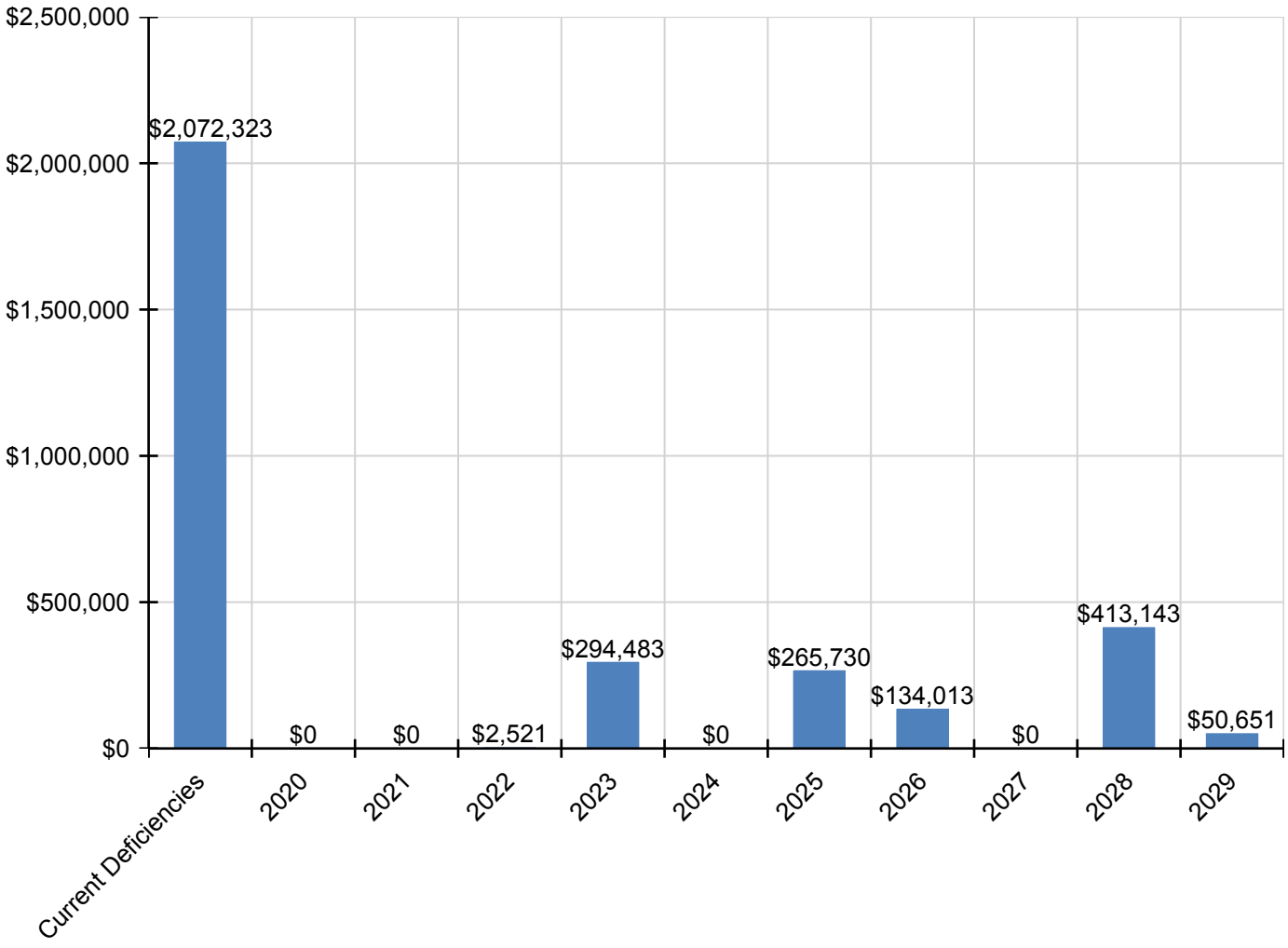
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,072,323**	**$0**	**$0**	**$2,521**	**$294,483**	**$0**	**$265,730**	**$134,013**	**$0**	**$413,143**	**$50,651**	**$3,232,864**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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	$287,695	$0	**$287,695**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,101	$0	**$28,101**
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	$294,483	$0	$0	$0	$0	$0	$0	**$294,483**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,726	$0	**$16,726**
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	$67,943	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$67,943**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$37,689	$0	$0	$0	$0	$0	$0	$0	$0	$0	$50,651	**$88,340**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020903 - VCT	$107,880	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$107,880
C3030 - Ceiling Finishes	$230,749	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$230,749
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	$163,319	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$163,319
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,086	$0	$24,086
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$56,536	$0	$56,536
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 - Distribution Systems	$829,415	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$829,415
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$265,730	$0	$0	$0	$0	$265,730
D3060 - Controls & Instrumentation	$93,325	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$93,325
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4010 - Sprinklers	$104,606	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$104,606
D4020 - Standpipes	$8,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,717
D4030 - Fire Protection Specialties	$0	$0	$0	$2,521	$0	$0	$0	$0	$0	$0	$0	$2,521
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$58,969	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$58,969
D5020 - Branch Wiring	$112,042	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$112,042
D5020 - Lighting	$175,113	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175,113
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	$47,615	$0	$0	$0	$47,615
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$86,399	$0	$0	$0	$86,399
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5090 - Other Electrical Systems	$31,279	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$31,279
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	$2,307	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,307
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E2010 - Fixed Furnishings	$48,970	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,970

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

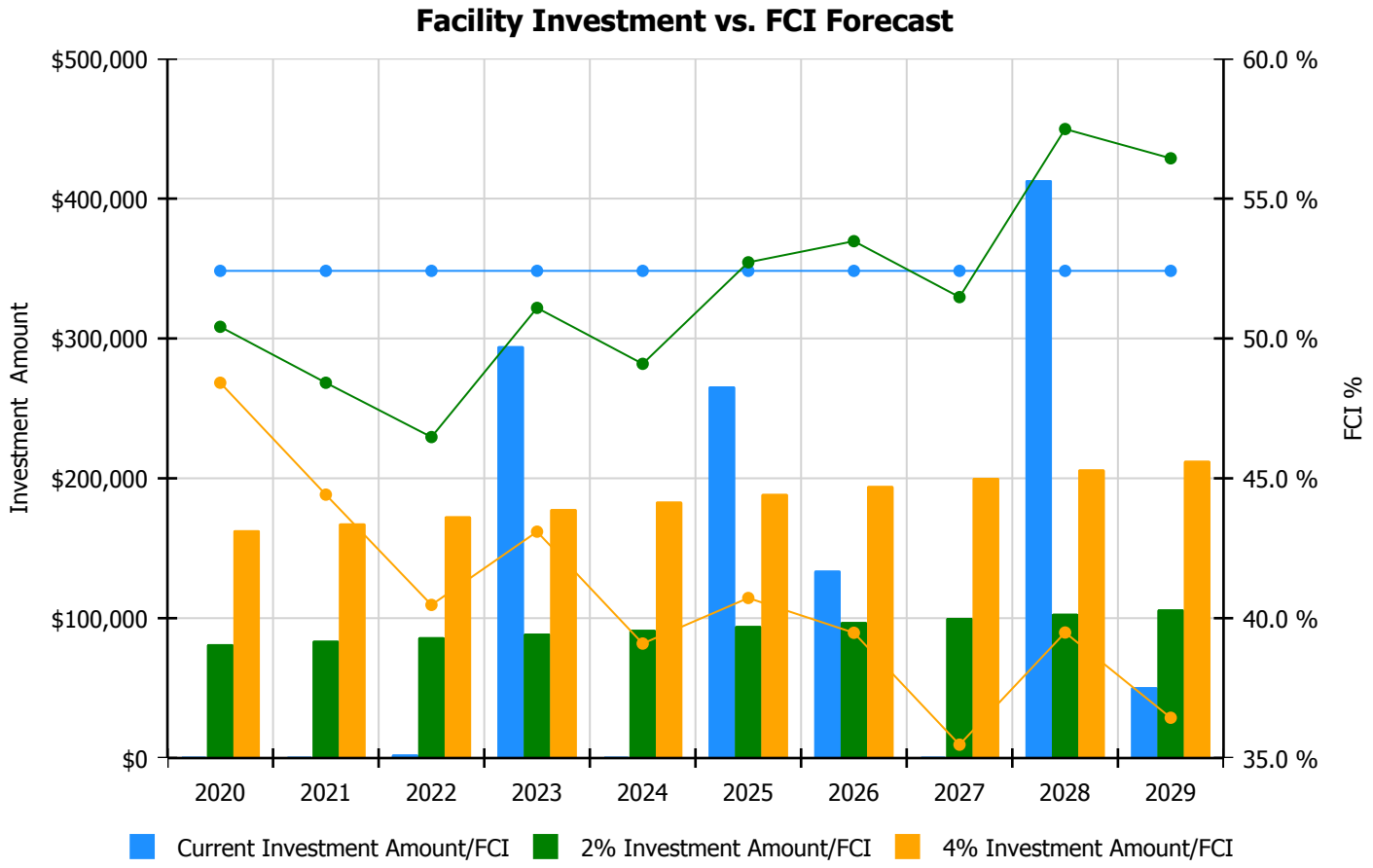
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

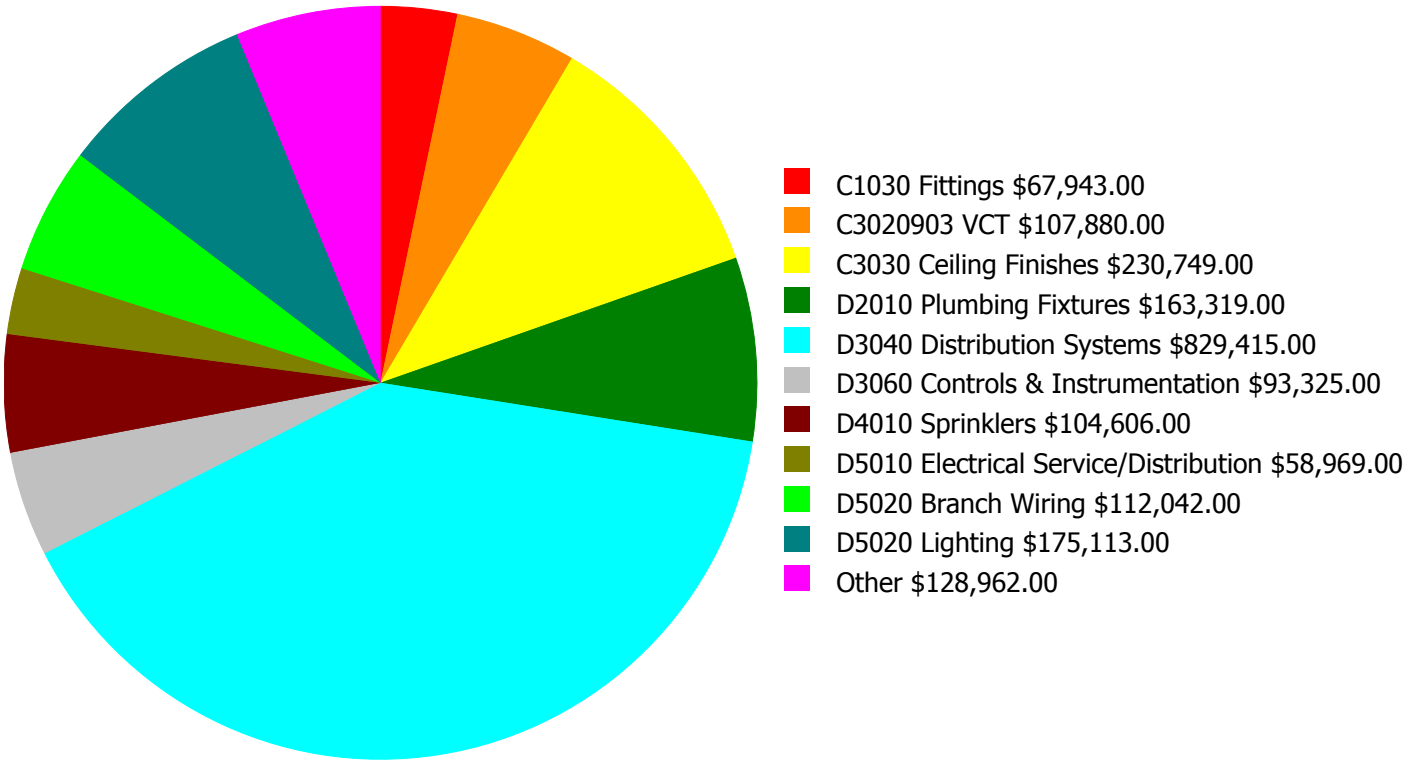
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 52.42%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$81,443.00	50.42 %	$162,886.00	48.42 %
2021	$0	$83,886.00	48.42 %	$167,773.00	44.42 %
2022	$2,521	$86,403.00	46.48 %	$172,806.00	40.48 %
2023	$294,483	$88,995.00	51.09 %	$177,990.00	43.09 %
2024	$0	$91,665.00	49.09 %	$183,330.00	39.09 %
2025	$265,730	$94,415.00	52.72 %	$188,830.00	40.72 %
2026	$134,013	$97,247.00	53.48 %	$194,495.00	39.48 %
2027	$0	$100,165.00	51.48 %	$200,330.00	35.48 %
2028	$413,143	$103,170.00	57.49 %	$206,339.00	39.49 %
2029	$50,651	$106,265.00	56.44 %	$212,530.00	36.44 %
Total:	**$1,160,541**	**$933,654.00**		**$1,867,309.00**	

Deficiency Summary by System

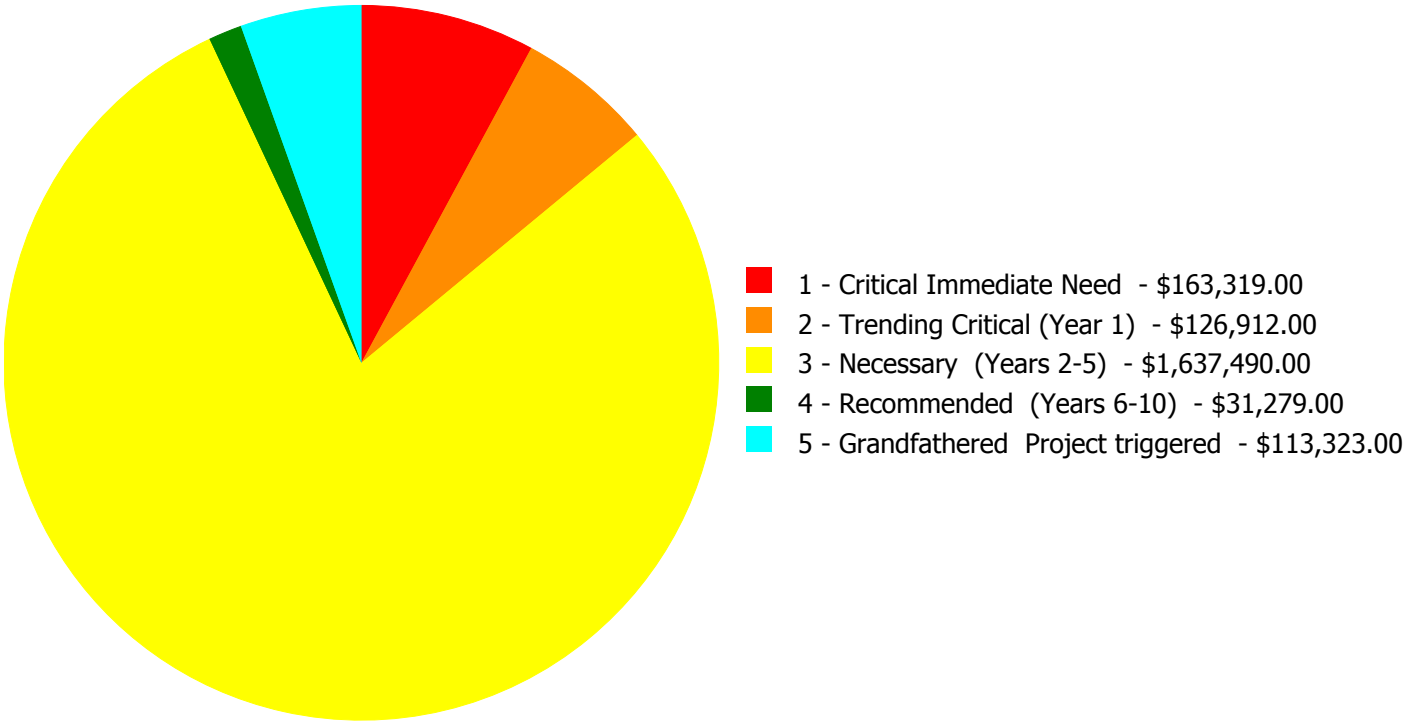
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,072,323.00

Deficiency Summary by Priority

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



Budget Estimate Total: $2,072,323.00

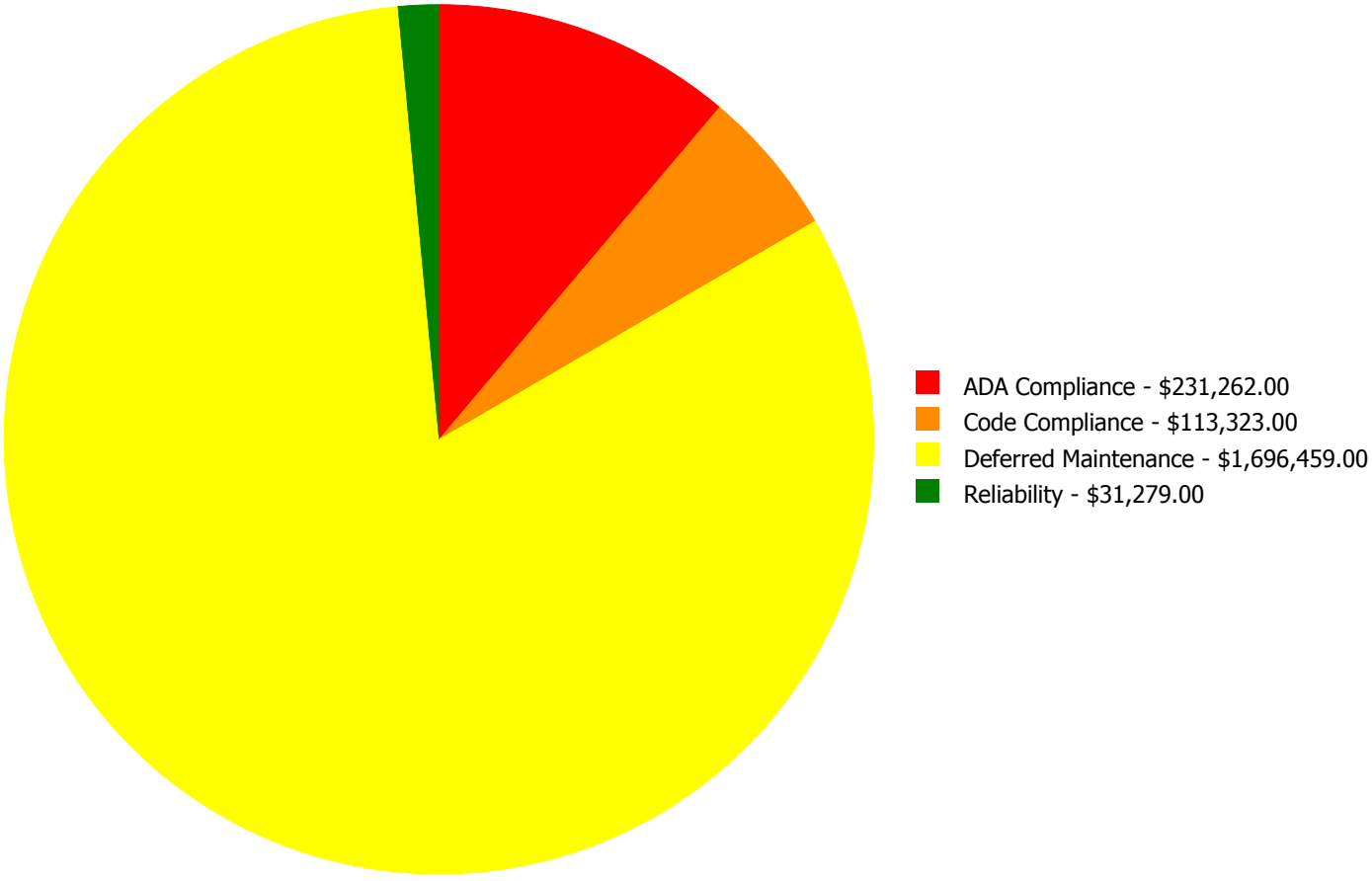
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1030	Fittings	$0.00	$67,943.00	$0.00	$0.00	$0.00	$67,943.00
C3010230	Paint & Covering	$0.00	$0.00	$37,689.00	$0.00	$0.00	$37,689.00
C3020903	VCT	$0.00	$0.00	$107,880.00	$0.00	$0.00	$107,880.00
C3030	Ceiling Finishes	$0.00	$0.00	$230,749.00	$0.00	$0.00	$230,749.00
D2010	Plumbing Fixtures	$163,319.00	$0.00	$0.00	$0.00	$0.00	$163,319.00
D3040	Distribution Systems	$0.00	$0.00	$829,415.00	$0.00	$0.00	$829,415.00
D3060	Controls & Instrumentation	$0.00	$0.00	$93,325.00	$0.00	$0.00	$93,325.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$104,606.00	$104,606.00
D4020	Standpipes	$0.00	$0.00	$0.00	$0.00	$8,717.00	$8,717.00
D5010	Electrical Service/Distribution	$0.00	$58,969.00	$0.00	$0.00	$0.00	$58,969.00
D5020	Branch Wiring	$0.00	$0.00	$112,042.00	$0.00	$0.00	$112,042.00
D5020	Lighting	$0.00	$0.00	$175,113.00	$0.00	$0.00	$175,113.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$31,279.00	$0.00	$31,279.00
E1020	Institutional Equipment	$0.00	$0.00	$2,307.00	$0.00	$0.00	$2,307.00
E2010	Fixed Furnishings	$0.00	$0.00	$48,970.00	$0.00	$0.00	$48,970.00
	Total:	$163,319.00	$126,912.00	$1,637,490.00	$31,279.00	$113,323.00	$2,072,323.00

Deficiency Summary by Category

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



Budget Estimate Total: $2,072,323.00

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

System: D2010 - Plumbing Fixtures

Location:	Restrooms
Distress:	Beyond Expected Life
Category:	ADA Compliance
Priority:	1 - Critical Immediate Need
Correction:	Renew System
Qty:	23,308.00
Unit of Measure:	S.F.
Estimate:	$163,319.00
Assessor Name:	Jejuan Hall
Date Created:	09/30/2019

Notes:

Plumbing fixtures are beyond their expected service life and should be replaced and upgraded for ADA compliance. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

Priority 2 - Trending Critical (Year 1):

System: C1030 - Fittings

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 23,308.00
Unit of Measure: S.F.
Estimate: $67,943.00
Assessor Name: Jejuan Hall
Date Created: 09/30/2019

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

System: D5010 - Electrical Service/Distribution

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 23,308.00
Unit of Measure: S.F.
Estimate: $58,969.00
Assessor Name: Homero Guerrero
Date Created: 09/30/2019

Notes: Main electrical service provided by BLDG 2010. The electrical services and distribution systems consist of a service disconnect, primary main, breaker system, switch box and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded, however a majority of the system is original from original construction. Upgrades are recommended. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

Priority 3 - Necessary (Years 2-5):

System: C3010230 - Paint & Covering

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: 23,308.00
Unit of Measure: S.F.
Estimate: $37,689.00
Assessor Name: Homero Guerrero
Date Created: 12/15/2019

Notes: The applied interior finish is beyond its expected service life and damaged in areas and should be replaced with a more resilient finish.

System: C3020903 - VCT

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 20,000.00
Unit of Measure: S.F.
Estimate: $107,880.00
Assessor Name: Homero Guerrero
Date Created: 12/15/2019

Notes:
The VCT floor finish has exceeded its expected life cycle and is recommended for upgrade.

System: C3030 - Ceiling Finishes

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,308.00
Unit of Measure: S.F.
Estimate: $230,749.00
Assessor Name: Homero Guerrero
Date Created: 09/30/2019

Notes:
The acoustical ceiling tile finish is beyond its expected service life and is recommended for replacement in conjunction with other recommended renovations.

System: D3040 - Distribution Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,308.00
Unit of Measure: S.F.
Estimate: $829,415.00
Assessor Name: Homero Guerrero
Date Created: 09/30/2019

Notes:
Most of the exhaust fans are out of service or not functioning as designed. Fan Coil units are no longer functioning and several sections of ducting have been out of service and will require either cleaning or replacement. Considering the current status of the school this deficiency provides a budgetary consideration for a general distribution system renewal prior to the school reopening.

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: 23,308.00
Unit of Measure: S.F.
Estimate: $93,325.00
Assessor Name: Homero Guerrero
Date Created: 08/13/2014

Notes: Building is controlled by BLDG 2010. The heating generation systems, exhaust and ventilation systems, energy monitoring and controls as well as the building automation systems are a mix of the original and 1998 upgraded system. Several issues have surfaced and are expected to surface as a result of the abandonment of the school. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

System: D5020 - Branch Wiring

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,308.00
Unit of Measure: S.F.
Estimate: $112,042.00
Assessor Name: Homero Guerrero
Date Created: 09/30/2019

Notes: Most of the lighting and branch wiring 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 in conjunction with other recommended renovations.

System: D5020 - Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,308.00
Unit of Measure: S.F.
Estimate: $175,113.00
Assessor Name: Homero Guerrero
Date Created: 12/15/2019

Notes: Most of the remaining 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 in conjunction with other recommended renovations.

System: E1020 - Institutional Equipment

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,308.00
Unit of Measure: S.F.
Estimate: $2,307.00
Assessor Name: Homero Guerrero
Date Created: 09/30/2019

Notes: This school is abandoned in place. The normal instrumental equipment, audio-visual equipment has been removed. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

System: E2010 - Fixed Furnishings

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,308.00
Unit of Measure: S.F.
Estimate: $48,970.00
Assessor Name: Homero Guerrero
Date Created: 09/30/2019

Notes: This school is abandoned and the fixed artwork and fixed casework has been removed. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 23,308.00
Unit of Measure: S.F.
Estimate: $31,279.00
Assessor Name: Homero Guerrero
Date Created: 08/09/2013

Notes: No Emergency Generator installed, client requested standard.

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: 23,308.00
Unit of Measure: S.F.
Estimate: $104,606.00
Assessor Name: Homero Guerrero
Date Created: 08/09/2013

Notes: No sprinkler system installed, client requested standard.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 23,308.00
Unit of Measure: S.F.
Estimate: $8,717.00
Assessor Name: Homero Guerrero
Date Created: 08/09/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	Relocation Site
Gross Area (SF):	8,308
Year Built:	1998
Last Renovation:	
Replacement Value:	$1,516,044
Repair Cost:	$446,920.00
Total FCI:	29.48 %
Total RSLI:	41.29 %
FCA Score:	70.52

Description:

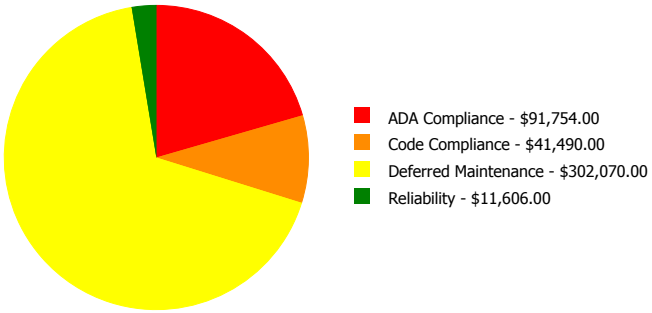
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

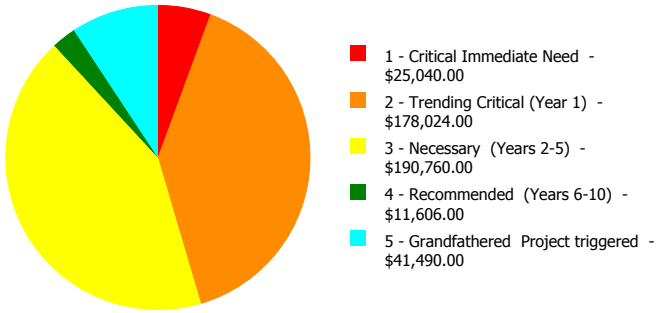
Dashboard Summary

Function:	Relocation Site	Gross Area:	8,308
Year Built:	1998	Last Renovation:	
Repair Cost:	$446,920	Replacement Value:	$1,516,044
FCI:	29.48 %	RSLI%:	41.29 %

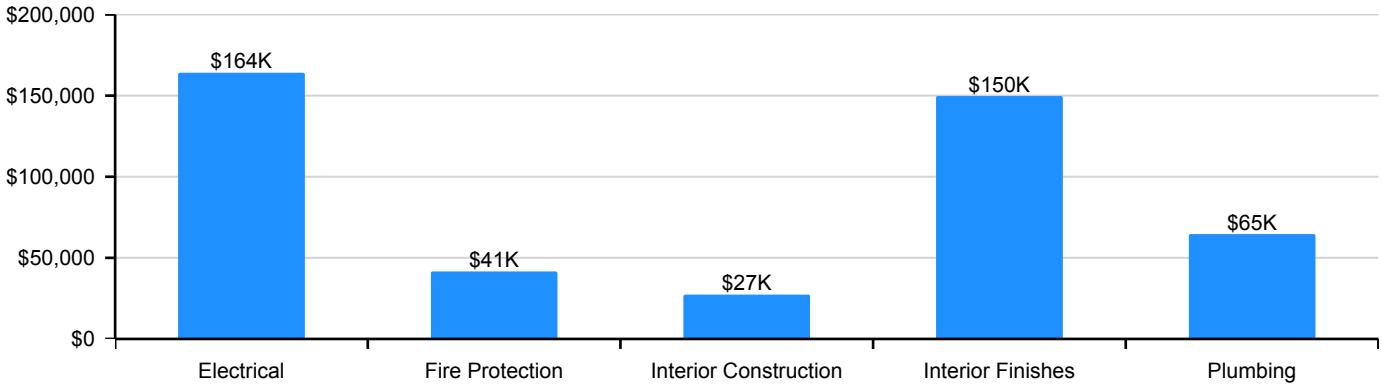
Deficiency By Category



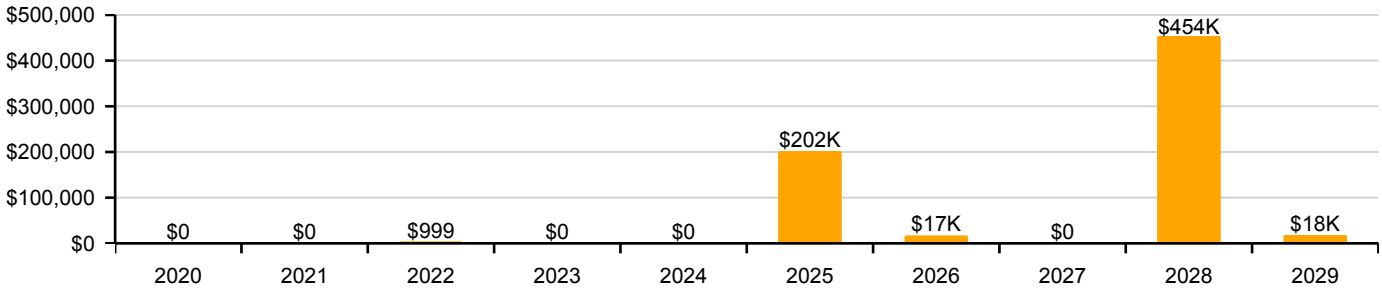
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	59.07 %	0.00 %	$0.00
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	51.60 %	24.74 %	$27,234.00
C30 - Interior Finishes	30.49 %	43.99 %	$149,635.00
D20 - Plumbing	8.25 %	79.73 %	$64,520.00
D30 - HVAC	45.53 %	0.00 %	$0.00
D40 - Fire Protection	0.43 %	107.63 %	$41,490.00
D50 - Electrical	2.72 %	101.46 %	$164,041.00
Totals:	**41.29 %**	**29.48 %**	**$446,920.00**

Photo Album

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

1). Western Exterior Elevation - Dec 12, 2019

2). Northern Exterior Elevation - Dec 12, 2019

3). Eastern Exterior Elevation - Dec 12, 2019

4). Southern Exterior Elevation - Dec 12, 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	$8.19	S.F.	8,308	100	1998	2098		79.00 %	0.00 %	79			$68,043
A1030	Slab on Grade	$6.92	S.F.	8,308	100	1998	2098		79.00 %	0.00 %	79			$57,491
B1020	Roof Construction	$13.46	S.F.	8,308	100	1998	2098		79.00 %	0.00 %	79			$111,826
B2010	Exterior Walls	$15.36	S.F.	8,308	100	1998	2098		79.00 %	0.00 %	79			$127,611
B2020	Exterior Windows	$9.57	S.F.	8,308	30	1998	2028		30.00 %	0.00 %	9			$79,508
B2030	Exterior Doors	$0.96	S.F.	8,308	30	1998	2028		30.00 %	0.00 %	9			$7,976
B3010130	Preformed Metal Roofing	$8.50	S.F.	8,308	30	1998	2028		30.00 %	0.00 %	9			$70,618
B3020	Roof Openings	$0.57	S.F.	8,308	30	1998	2028		30.00 %	0.00 %	9			$4,736
C1010	Partitions	$6.22	S.F.	8,308	100	1998	2098		79.00 %	0.00 %	79			$51,676
C1020	Interior Doors	$4.05	S.F.	8,308	40	1998	2038		47.50 %	0.00 %	19			$33,647
C1030	Fittings	$2.98	S.F.	8,308	20	1998	2018		0.00 %	110.00 %	-1		$27,234.00	$24,758
C3010220	Tile	$9.25	S.F.	8,308	30	1998	2028		30.00 %	0.00 %	9			$76,849
C3010230	Paint & Covering	$1.47	S.F.	8,308	10	1998	2008		0.00 %	110.00 %	-11		$13,434.00	$12,213
C3020420	Ceramic Tile	$16.74	S.F.	8,308	50	1998	2048		58.00 %	0.00 %	29			$139,076
C3020903	VCT	$3.48	S.F.	8,308	15	1998	2013		0.00 %	155.00 %	-6		$44,813.00	$28,912
C3030	Ceiling Finishes	$10.00	S.F.	8,308	20	1998	2018		0.00 %	110.00 %	-1		$91,388.00	$83,080
D2010	Plumbing Fixtures	$7.06	S.F.	8,308	20	1998	2018		0.00 %	110.00 %	-1		$64,520.00	$58,654
D2020	Domestic Water Distribution	$0.79	S.F.	8,308	30	1998	2028		30.00 %	0.00 %	9			$6,563
D2030	Sanitary Waste	$1.89	S.F.	8,308	30	1998	2028		30.00 %	0.00 %	9			$15,702
D3010	Energy Supply	$0.61	S.F.	8,308	30	1998	2028		30.00 %	0.00 %	9			$5,068
D3040	Distribution Systems	$11.81	S.F.	8,308	20	2010	2030		55.00 %	0.00 %	11			$98,117
D3050	Terminal & Package Units	$18.50	S.F.	8,308	15	2010	2025		40.00 %	0.00 %	6			$153,698
D4010	Sprinklers	$4.54	S.F.	8,308	30			2019	0.00 %	110.00 %	0		$41,490.00	$37,718
D4030	Fire Protection Specialties	$0.10	S.F.	8,308	15	2007	2022		20.00 %	0.00 %	3			$831
D5010	Electrical Service/Distribution	$2.42	S.F.	8,308	20	1998	2018		0.00 %	110.00 %	-1		$22,116.00	$20,105
D5020	Branch Wiring	$3.39	S.F.	8,308	20	1998	2018		0.00 %	110.00 %	-1		$30,981.00	$28,164
D5020	Lighting	$8.13	S.F.	8,308	20	1998	2018		0.00 %	110.00 %	-1		$74,298.00	$67,544
D5030810	Security & Detection Systems	$1.51	S.F.	8,308	20	2006	2026		35.00 %	0.00 %	7			$12,545
D5030910	Fire Alarm Systems	$2.74	S.F.	8,308	20	1998	2018		0.00 %	110.00 %	-1		$25,040.00	$22,764
D5090	Other Electrical Systems	$1.27	S.F.	8,308	15			2019	0.00 %	110.00 %	0		$11,606.00	$10,551
								Total	**41.29 %**	**29.48 %**			**$446,920.00**	**$1,516,044**

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



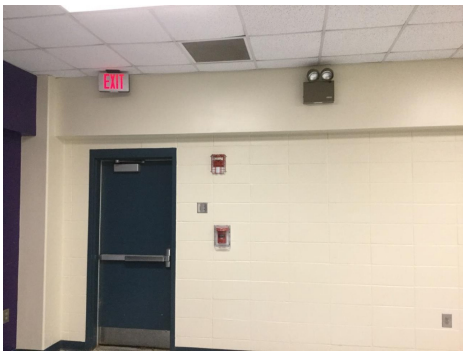
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors




Note:

System: C1030 - Fittings

Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering



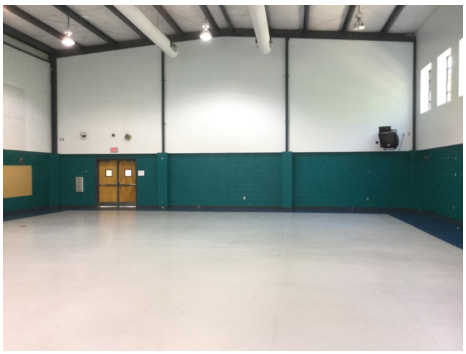
Note:

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



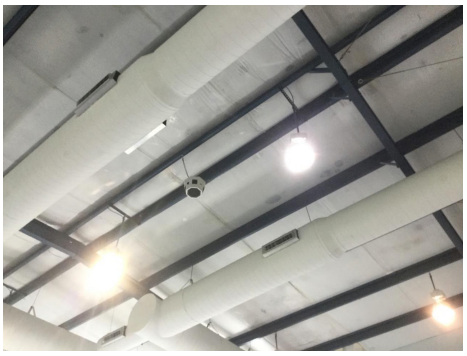
Note:

System: D3010 - Energy Supply



Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units

Note:

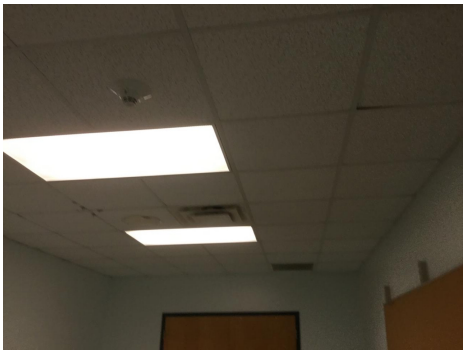
System: D5010 - Electrical Service/Distribution — This system contains no images

Note: Electrical service provided by Bldg 2010.

System: D5020 - Branch Wiring — This system contains no images

Note: Electrical service located in Bldg 2010

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

Renewal Schedule

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

Inflation Rate: 3%

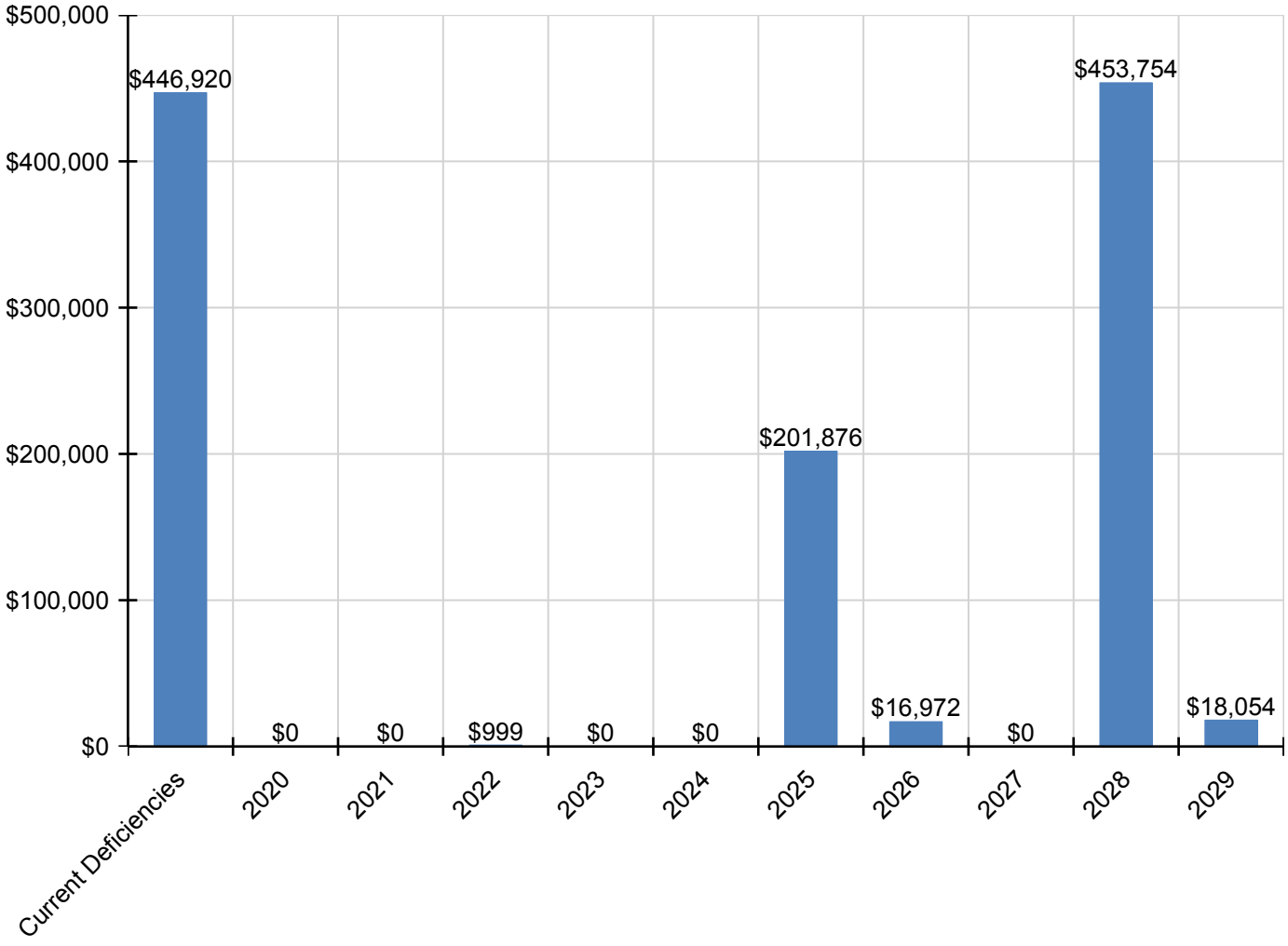
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$446,920**	**$0**	**$0**	**$999**	**$0**	**$0**	**$201,876**	**$16,972**	**$0**	**$453,754**	**$18,054**	**$1,138,576**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$114,113	$0	**$114,113**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,447	$0	**$11,447**
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	$131,761	$0	**$131,761**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,797	$0	**$6,797**
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	$27,234	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,234**
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	$150,406	$0	**$150,406**
C3010230 - Paint & Covering	$13,434	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,054	**$31,488**
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	$44,813	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,813**
C3030 - Ceiling Finishes	$91,388	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,388**
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	$64,520	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,520**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,420	$0	**$9,420**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,536	$0	**$22,536**
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	$7,274	$0	**$7,274**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$201,876	$0	$0	$0	$0	**$201,876**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$41,490	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,490**
D4030 - Fire Protection Specialties	$0	$0	$0	$999	$0	$0	$0	$0	$0	$0	$0	**$999**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$22,116	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,116**
D5020 - Branch Wiring	$30,981	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,981**
D5020 - Lighting	$74,298	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,298**
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	$16,972	$0	$0	$0	**$16,972**
D5030910 - Fire Alarm Systems	$25,040	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,040**
D5090 - Other Electrical Systems	$11,606	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,606**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

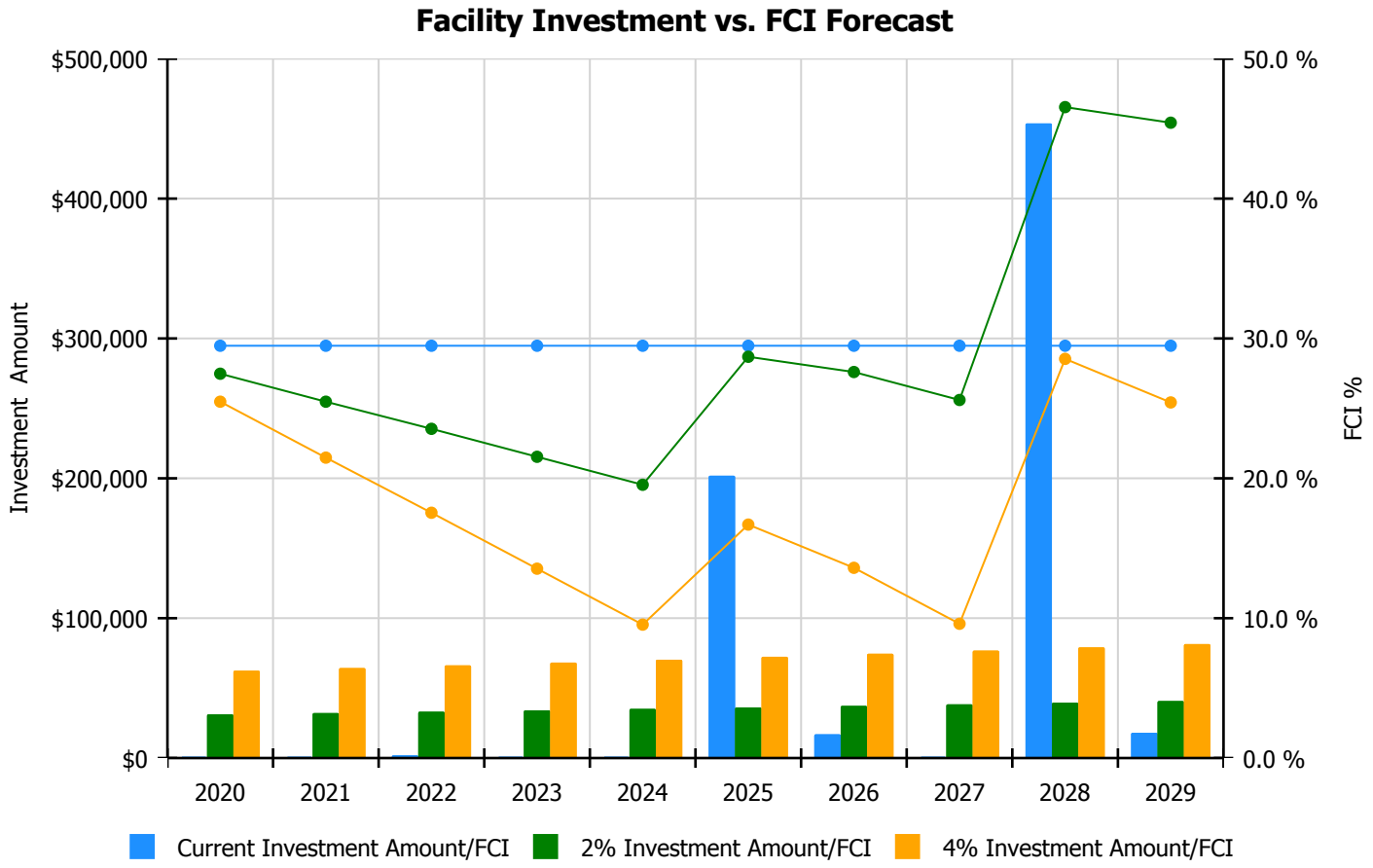
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

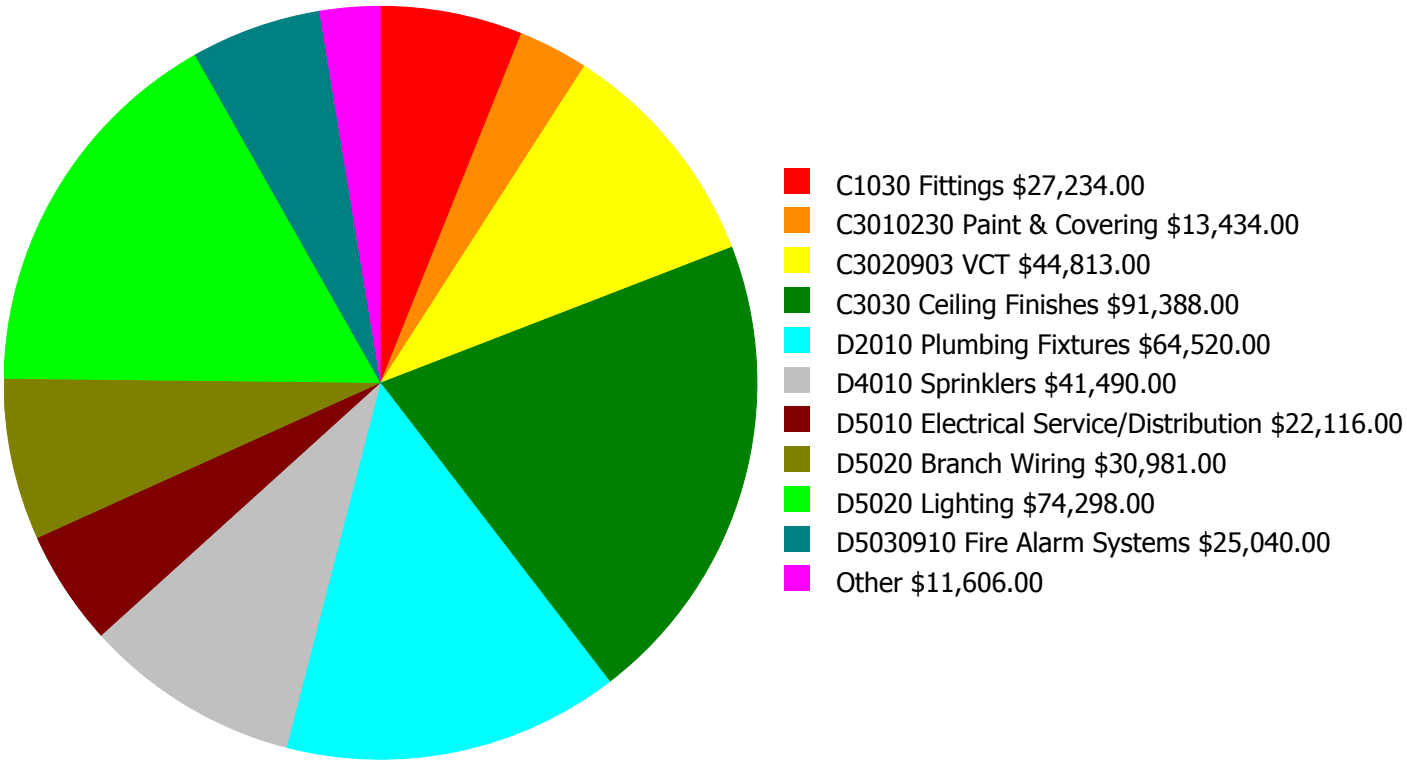
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 29.48%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$31,231.00	27.48 %	$62,461.00	25.48 %
2021	$0	$32,167.00	25.48 %	$64,335.00	21.48 %
2022	$999	$33,132.00	23.54 %	$66,265.00	17.54 %
2023	$0	$34,126.00	21.54 %	$68,253.00	13.54 %
2024	$0	$35,150.00	19.54 %	$70,300.00	9.54 %
2025	$201,876	$36,205.00	28.69 %	$72,409.00	16.69 %
2026	$16,972	$37,291.00	27.60 %	$74,582.00	13.60 %
2027	$0	$38,410.00	25.60 %	$76,819.00	9.60 %
2028	$453,754	$39,562.00	46.54 %	$79,124.00	28.54 %
2029	$18,054	$40,749.00	45.43 %	$81,497.00	25.43 %
Total:	**$691,656**	**$358,023.00**		**$716,045.00**	

Deficiency Summary by System

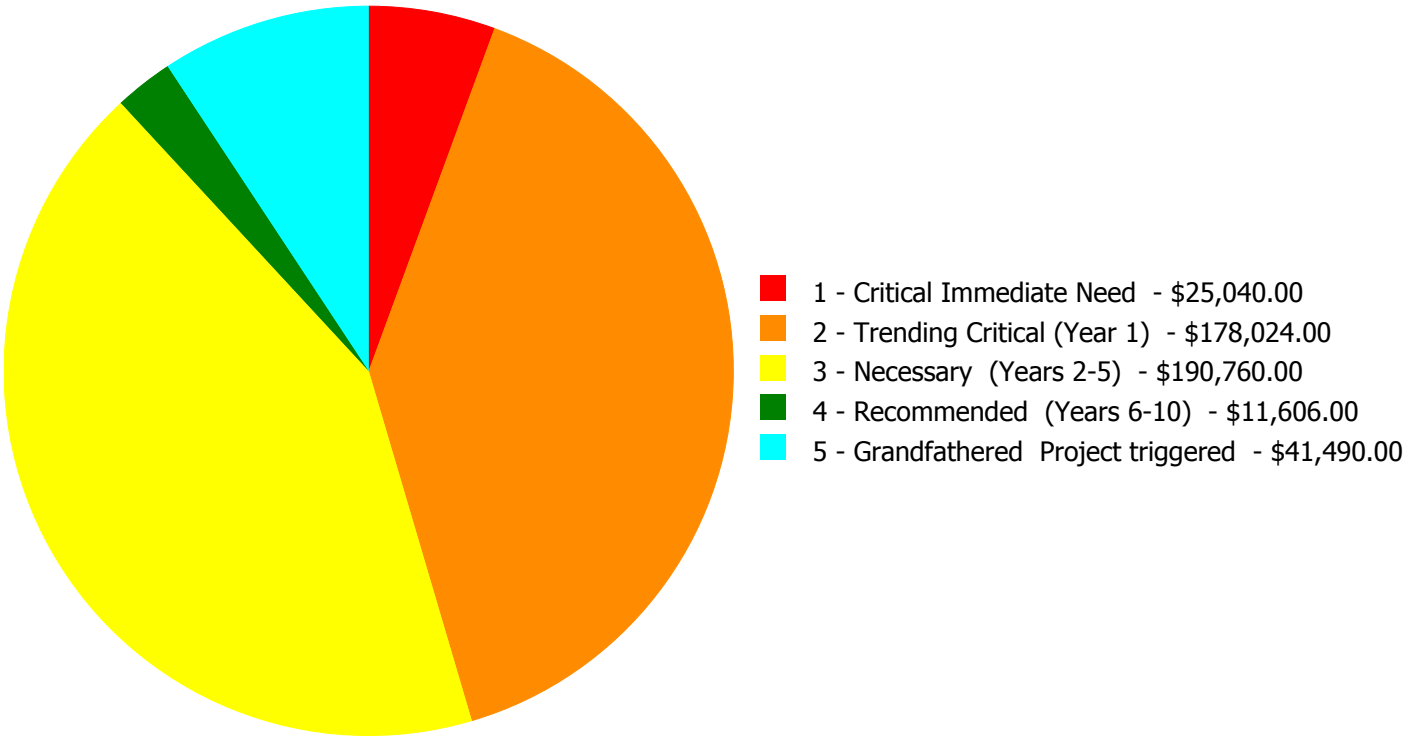
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $446,920.00

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: $446,920.00

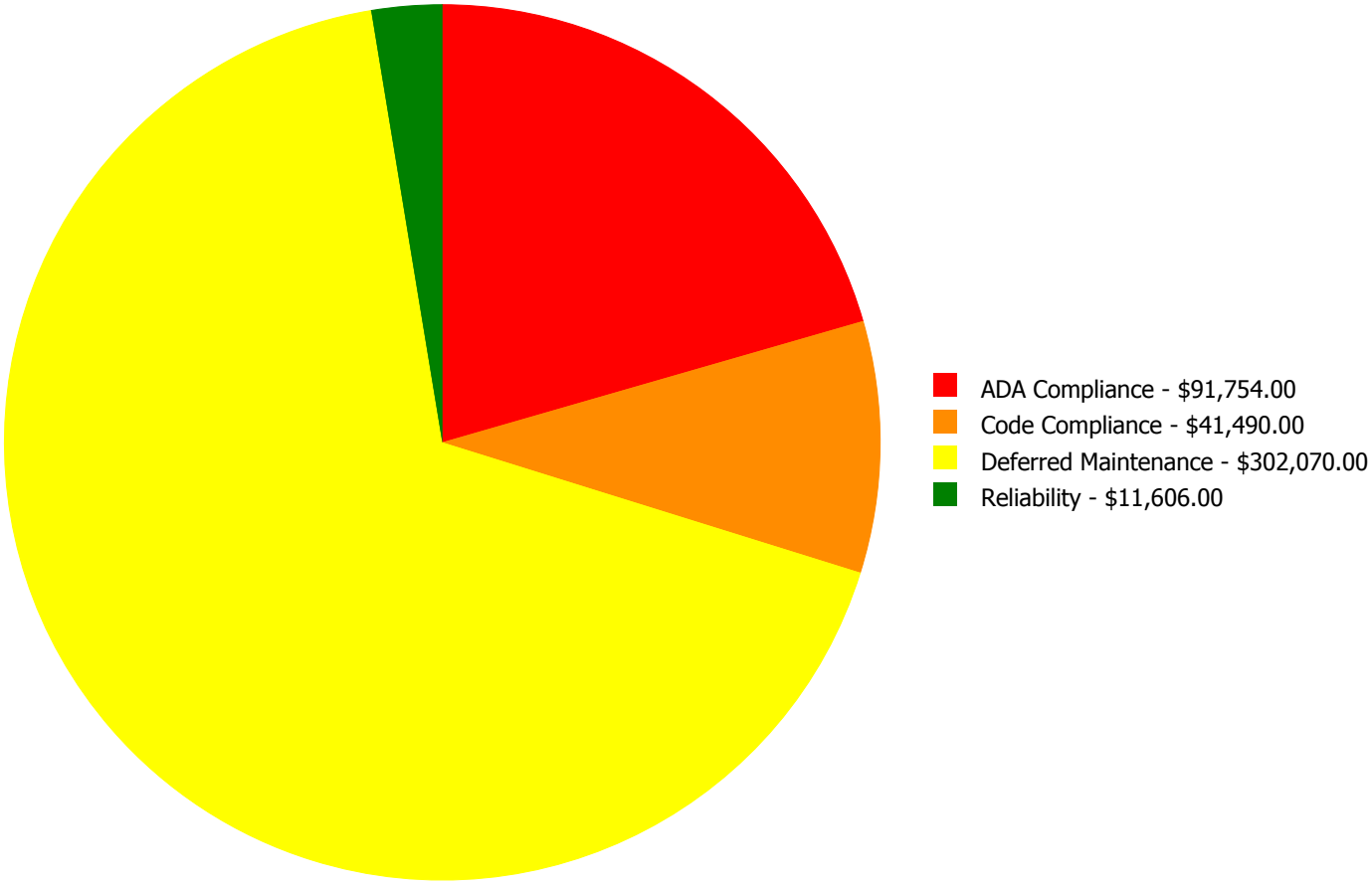
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1030	Fittings	$0.00	$0.00	$27,234.00	$0.00	$0.00	$27,234.00
C3010230	Paint & Covering	$0.00	$0.00	$13,434.00	$0.00	$0.00	$13,434.00
C3020903	VCT	$0.00	$0.00	$44,813.00	$0.00	$0.00	$44,813.00
C3030	Ceiling Finishes	$0.00	$91,388.00	$0.00	$0.00	$0.00	$91,388.00
D2010	Plumbing Fixtures	$0.00	$64,520.00	$0.00	$0.00	$0.00	$64,520.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$41,490.00	$41,490.00
D5010	Electrical Service/Distribution	$0.00	$22,116.00	$0.00	$0.00	$0.00	$22,116.00
D5020	Branch Wiring	$0.00	$0.00	$30,981.00	$0.00	$0.00	$30,981.00
D5020	Lighting	$0.00	$0.00	$74,298.00	$0.00	$0.00	$74,298.00
D5030910	Fire Alarm Systems	$25,040.00	$0.00	$0.00	$0.00	$0.00	$25,040.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$11,606.00	$0.00	$11,606.00
	Total:	$25,040.00	$178,024.00	$190,760.00	$11,606.00	$41,490.00	$446,920.00

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: $446,920.00

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

System: D5030910 - Fire Alarm Systems

Location:	Throughout building
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	1 - Critical Immediate Need
Correction:	Renew System
Qty:	8,308.00
Unit of Measure:	S.F.
Estimate:	$25,040.00
Assessor Name:	Homero Guerrero
Date Created:	12/15/2019

Notes:

The Edwards fire alarm system located in the main building appears to be from the 1998 installation. There are components such as push stations, lights and alarm bells installed to support the fire life safety for this building. This system is no longer supported and is nearing the end of its expected life and upgrades are warranted. This deficiency provides a budgetary consideration for universal upgrades to the fire alarm system.

Priority 2 - Trending Critical (Year 1):

System: C3030 - Ceiling Finishes

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 8,308.00
Unit of Measure: S.F.
Estimate: $91,388.00
Assessor Name: Homero Guerrero
Date Created: 09/30/2019

Notes: The acoustical ceiling tile finish is beyond its expected service life and is recommended for replacement in conjunction with other recommended renovations.

System: D2010 - Plumbing Fixtures

Location: Restrooms
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 8,308.00
Unit of Measure: S.F.
Estimate: $64,520.00
Assessor Name: Jejuan Hall
Date Created: 09/30/2019

Notes:
Plumbing fixtures are beyond their expected service life and should be replaced and upgraded for ADA compliance. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

System: D5010 - Electrical Service/Distribution

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 8,308.00
Unit of Measure: S.F.
Estimate: $22,116.00
Assessor Name: Homero Guerrero
Date Created: 09/30/2019

Notes: Electrical service provided by Bldg 2010. The electrical services and distribution systems consist of a service disconnect, primary main, breaker system, switch box and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded, however a majority of the system is original from original construction. Upgrades are recommended. This deficiency provides a budgetary consideration for repairs and modifications that should take place in conjunction with other recommended renovations.

Priority 3 - Necessary (Years 2-5):

System: C1030 - Fittings

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 8,308.00
Unit of Measure: S.F.
Estimate: $27,234.00
Assessor Name: Jejuan Hall
Date Created: 09/30/2019

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

System: C3010230 - Paint & Covering

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 8,308.00
Unit of Measure: S.F.
Estimate: $13,434.00
Assessor Name: Homero Guerrero
Date Created: 12/14/2019

Notes: The applied interior finish is beyond its expected service life and damaged in areas and should be replaced with a more resilient finish.

System: C3020903 - VCT

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 8,308.00
Unit of Measure: S.F.
Estimate: $44,813.00
Assessor Name: Homero Guerrero
Date Created: 12/14/2019

Notes: The VCT floor finish has exceeded its expected life cycle and is recommended for upgrade.

System: D5020 - Branch Wiring

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 8,308.00
Unit of Measure: S.F.
Estimate: $30,981.00
Assessor Name: Homero Guerrero
Date Created: 09/30/2019

Notes: Electrical service located in Bldg 2010 Most of the lighting and branch wiring 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 in conjunction with other recommended renovations.

System: D5020 - Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 8,308.00
Unit of Measure: S.F.
Estimate: $74,298.00
Assessor Name: Homero Guerrero
Date Created: 12/14/2019

Notes: Most of the remaining 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 in conjunction with other recommended renovations.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: 1998 Bldg 2020
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 8,308.00
Unit of Measure: S.F.
Estimate: $11,606.00
Assessor Name: Homero Guerrero
Date Created: 08/09/2013

Notes: No Emergency Generator installed, client requested standard.

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: 8,308.00
Unit of Measure: S.F.
Estimate: $41,490.00
Assessor Name: Hayden Collins
Date Created: 08/09/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	
Gross Area (SF):	78,524
Year Built:	1964
Last Renovation:	
Replacement Value:	$2,615,636
Repair Cost:	$573,539.00
Total FCI:	21.93 %
Total RSLI:	30.55 %
FCA Score:	78.07

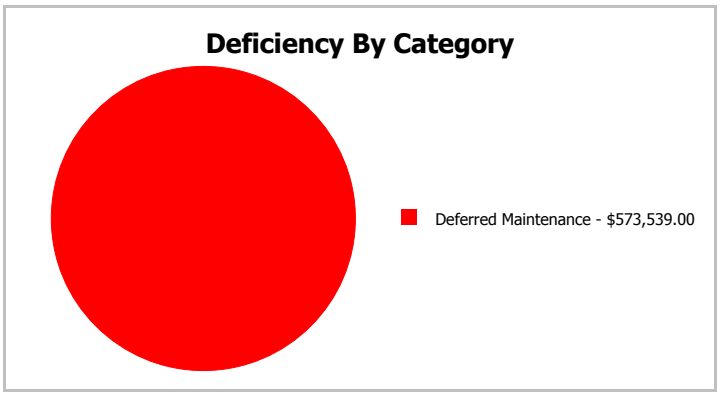
Description:

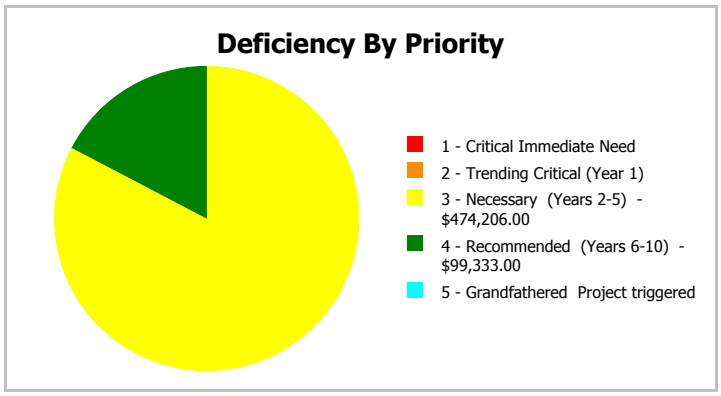
The narrative for this site is included in the Executive Summary Description at the front of this report.

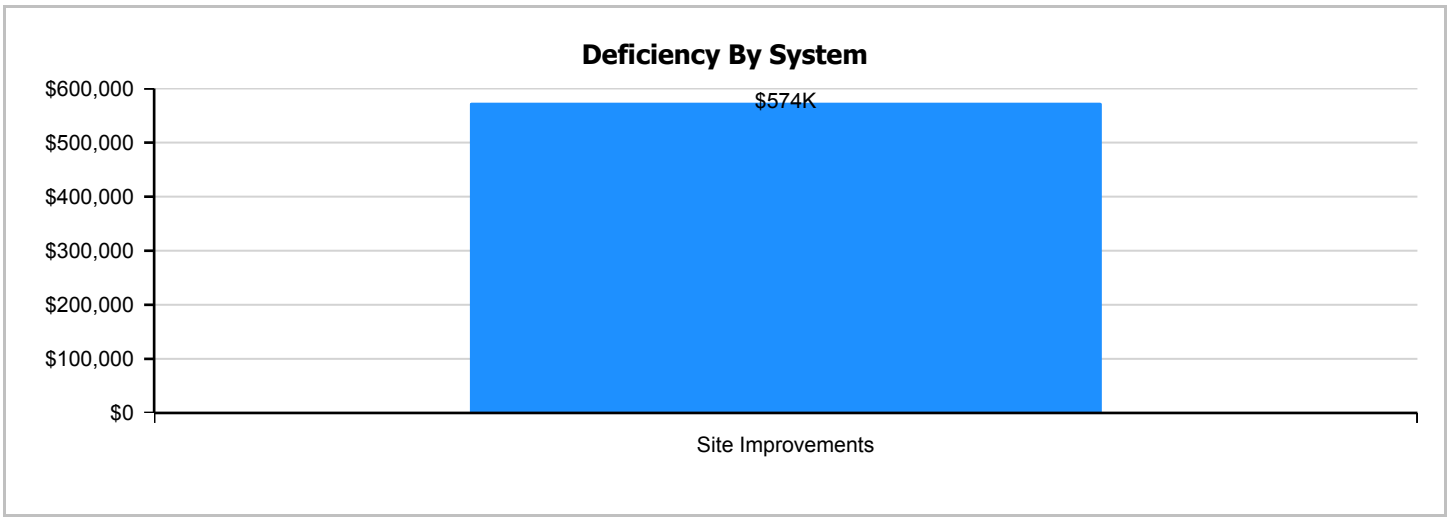
Attributes: This asset has no attributes.

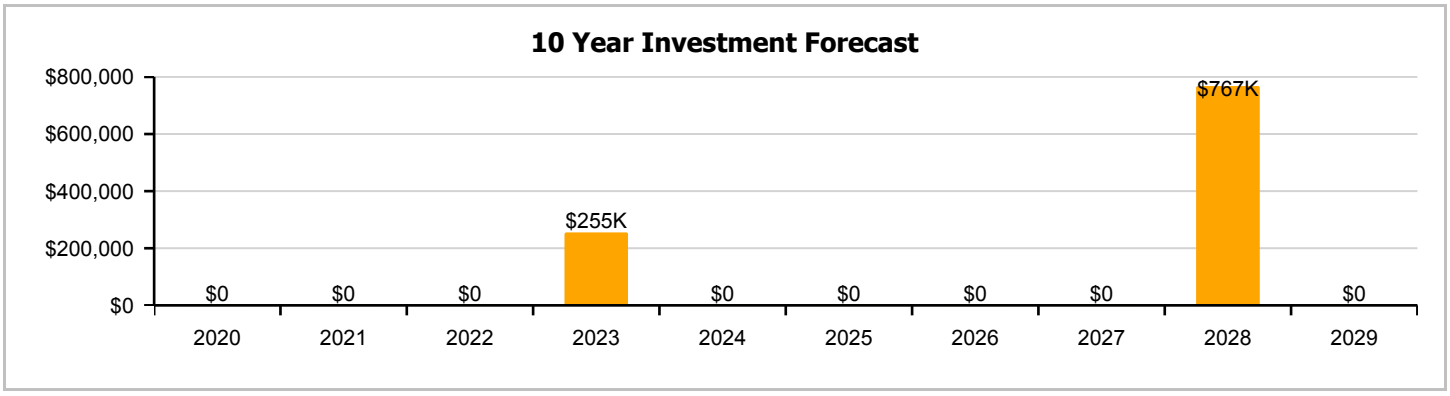
Dashboard Summary

Function:		Gross Area:	78,524
Year Built:	1964	Last Renovation:	
Repair Cost:	$573,539	Replacement Value:	$2,615,636
FCI:	21.93 %	RSLI%:	30.55 %









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	25.04 %	33.26 %	$573,539.00
G30 - Site Mechanical Utilities	58.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	30.00 %	0.00 %	$0.00
Totals:	**30.55 %**	**21.93 %**	**$573,539.00**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	78,524	35	1998	2033		40.00 %	0.00 %	14			$186,102
G2020	Parking Lots	$8.00	S.F.	78,524	35	1998	2033		40.00 %	0.00 %	14			$628,192
G2030	Pedestrian Paving	$2.33	S.F.	78,524	35	1998	2033		40.00 %	0.00 %	14			$182,961
G2040105	Fence & Guardrails	$1.15	S.F.	78,524	30	1998	2028	2019	0.00 %	110.00 %	0		$99,333.00	$90,303
G2040950	Other Site Development, Covered Walkway	$1.44	S.F.	78,524	25	1998	2023		16.00 %	0.00 %	4			$113,075
G2040950	Other Site Development, Play Field	$5.49	S.F.	78,524	20	1998	2018		0.00 %	110.00 %	-1		$474,206.00	$431,097
G2050	Landscaping	$1.18	S.F.	78,524	25	1998	2023		16.00 %	0.00 %	4			$92,658
G3010	Water Supply	$1.09	S.F.	78,524	50	1998	2048		58.00 %	0.00 %	29			$85,591
G3020	Sanitary Sewer	$2.20	S.F.	78,524	50	1998	2048		58.00 %	0.00 %	29			$172,753
G3030	Storm Sewer	$1.25	S.F.	78,524	50	1998	2048		58.00 %	0.00 %	29			$98,155
G4010	Electrical Distribution	$2.55	S.F.	78,524	30	1998	2028		30.00 %	0.00 %	9			$200,236
G4020	Site Lighting	$2.98	S.F.	78,524	30	1998	2028		30.00 %	0.00 %	9			$234,002
G4030	Site Communication and Security	$1.28	S.F.	78,524	30	1998	2028		30.00 %	0.00 %	9			$100,511
								Total	**30.55 %**	**21.93 %**			**$573,539.00**	**$2,615,636**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Other Site Development, Covered Walkway



Note:

System: G2040950 - Other Site Development, Play Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communication and Security This system contains no images

Note: Site security is not as extensive as at other elementary schools.

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.

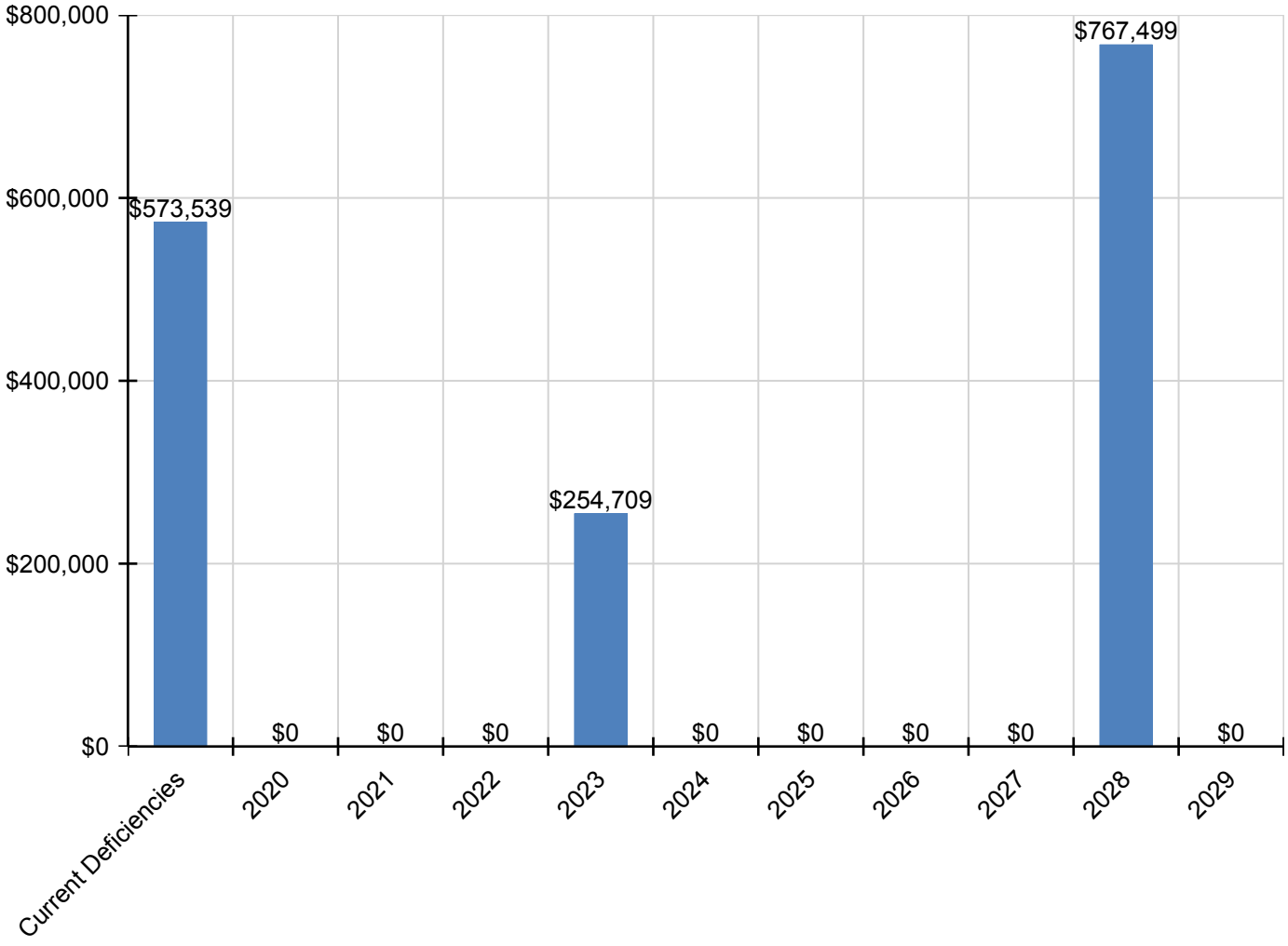
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$573,539**	**$0**	**$0**	**$0**	**$254,709**	**$0**	**$0**	**$0**	**$0**	**$767,499**	**$0**	**$1,595,747**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$99,333	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$99,333**
G2040950 - Other Site Development, Covered Walkway	$0	$0	$0	$0	$139,993	$0	$0	$0	$0	$0	$0	**$139,993**
G2040950 - Other Site Development, Play Field	$474,206	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$474,206**
G2050 - Landscaping	$0	$0	$0	$0	$114,716	$0	$0	$0	$0	$0	$0	**$114,716**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$287,389	$0	**$287,389**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$335,851	$0	**$335,851**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$144,258	$0	**$144,258**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

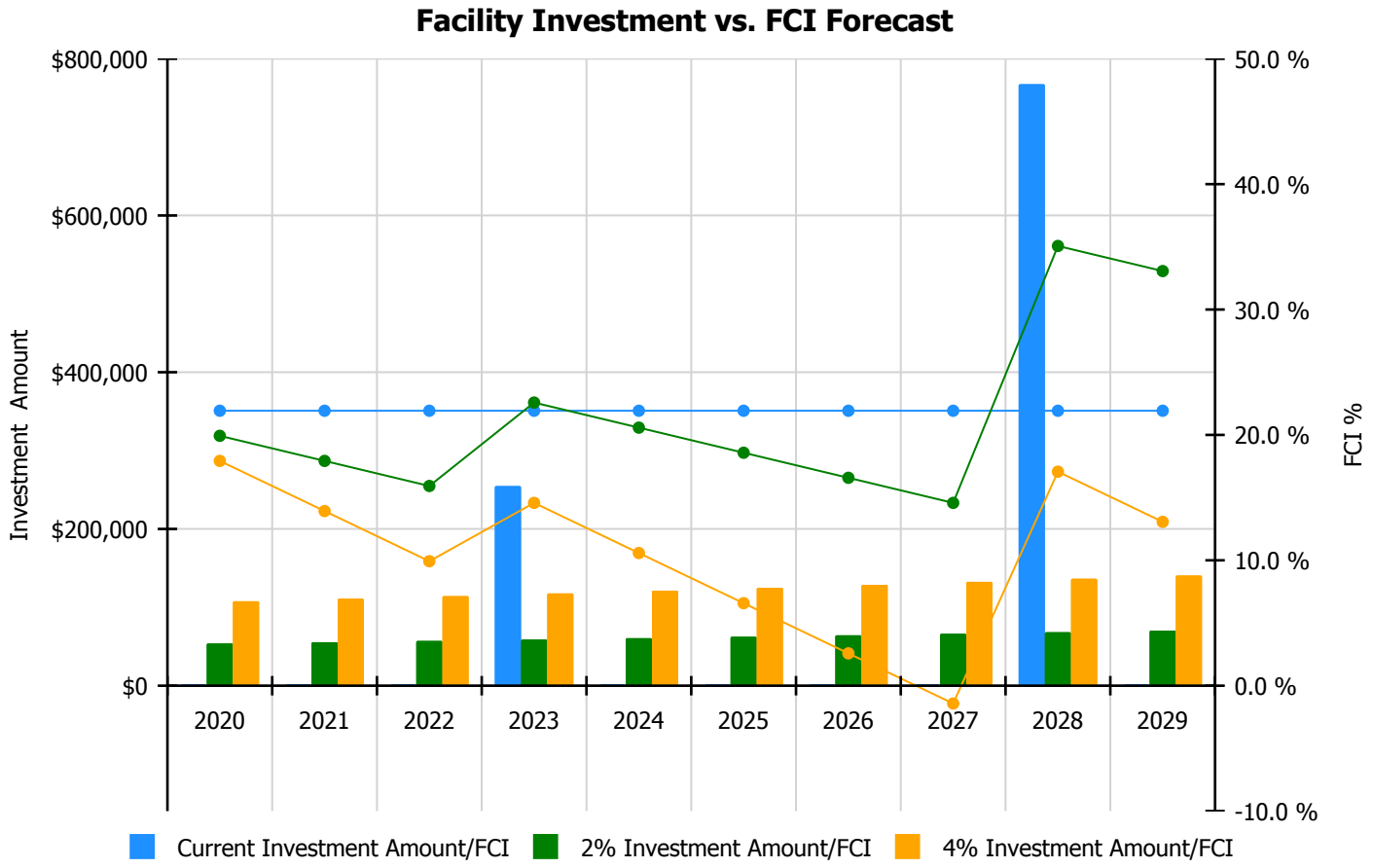
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

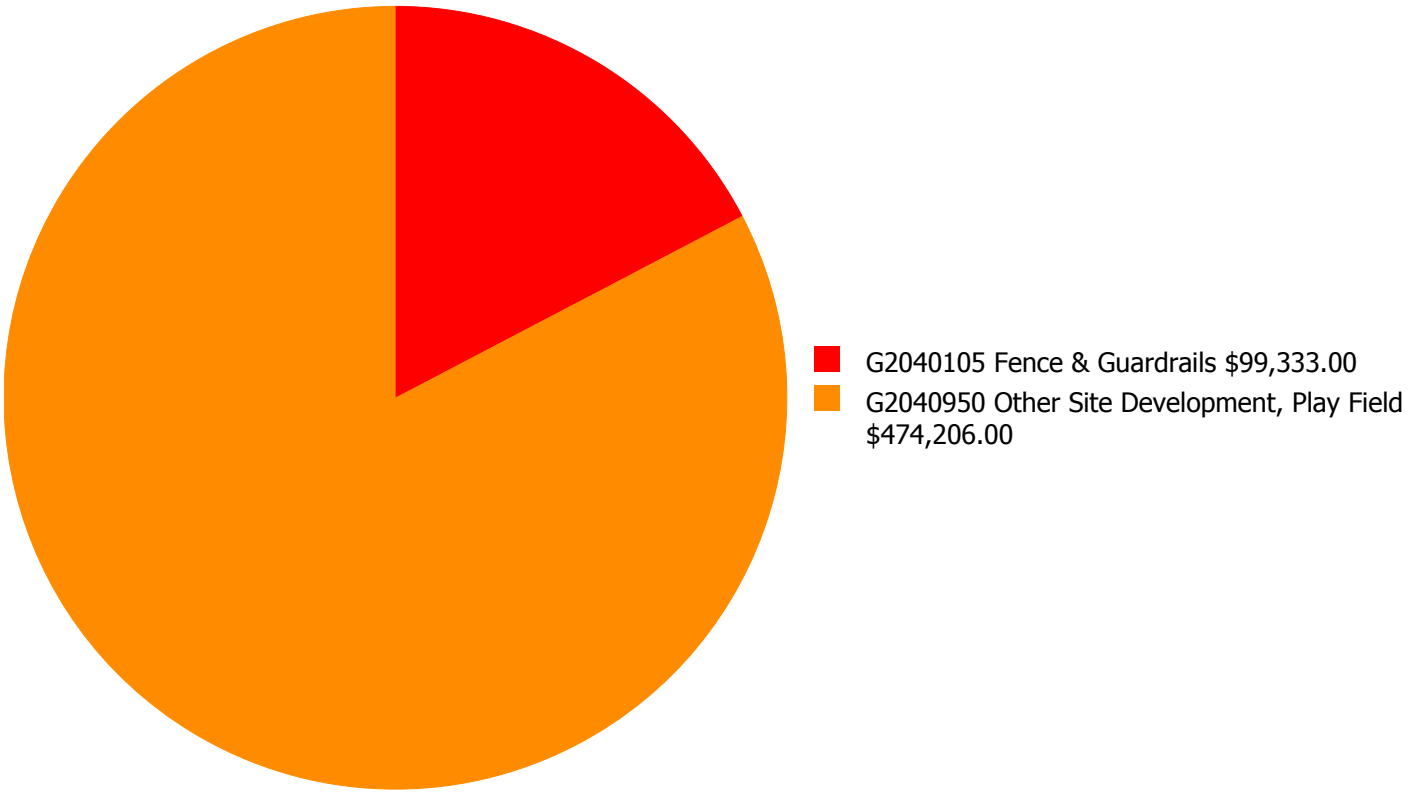
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 21.93%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$53,882.00	19.93 %	$107,764.00	17.93 %
2021	$0	$55,499.00	17.93 %	$110,997.00	13.93 %
2022	$0	$57,164.00	15.93 %	$114,327.00	9.93 %
2023	$254,709	$58,878.00	22.58 %	$117,757.00	14.58 %
2024	$0	$60,645.00	20.58 %	$121,290.00	10.58 %
2025	$0	$62,464.00	18.58 %	$124,928.00	6.58 %
2026	$0	$64,338.00	16.58 %	$128,676.00	2.58 %
2027	$0	$66,268.00	14.58 %	$132,536.00	-1.42 %
2028	$767,499	$68,256.00	35.07 %	$136,512.00	17.07 %
2029	$0	$70,304.00	33.07 %	$140,608.00	13.07 %
Total:	**$1,022,208**	**$617,698.00**		**$1,235,395.00**	

Deficiency Summary by System

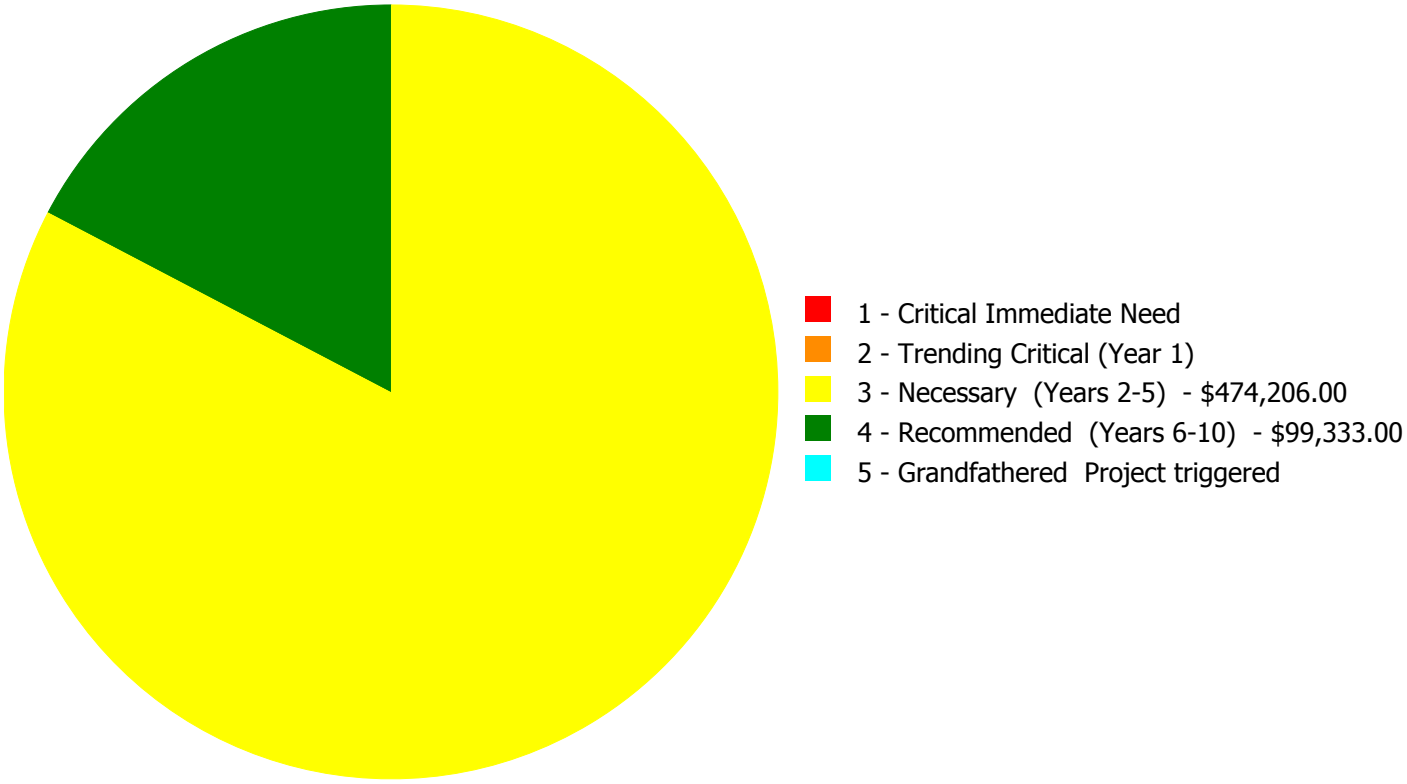
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $573,539.00

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: $573,539.00

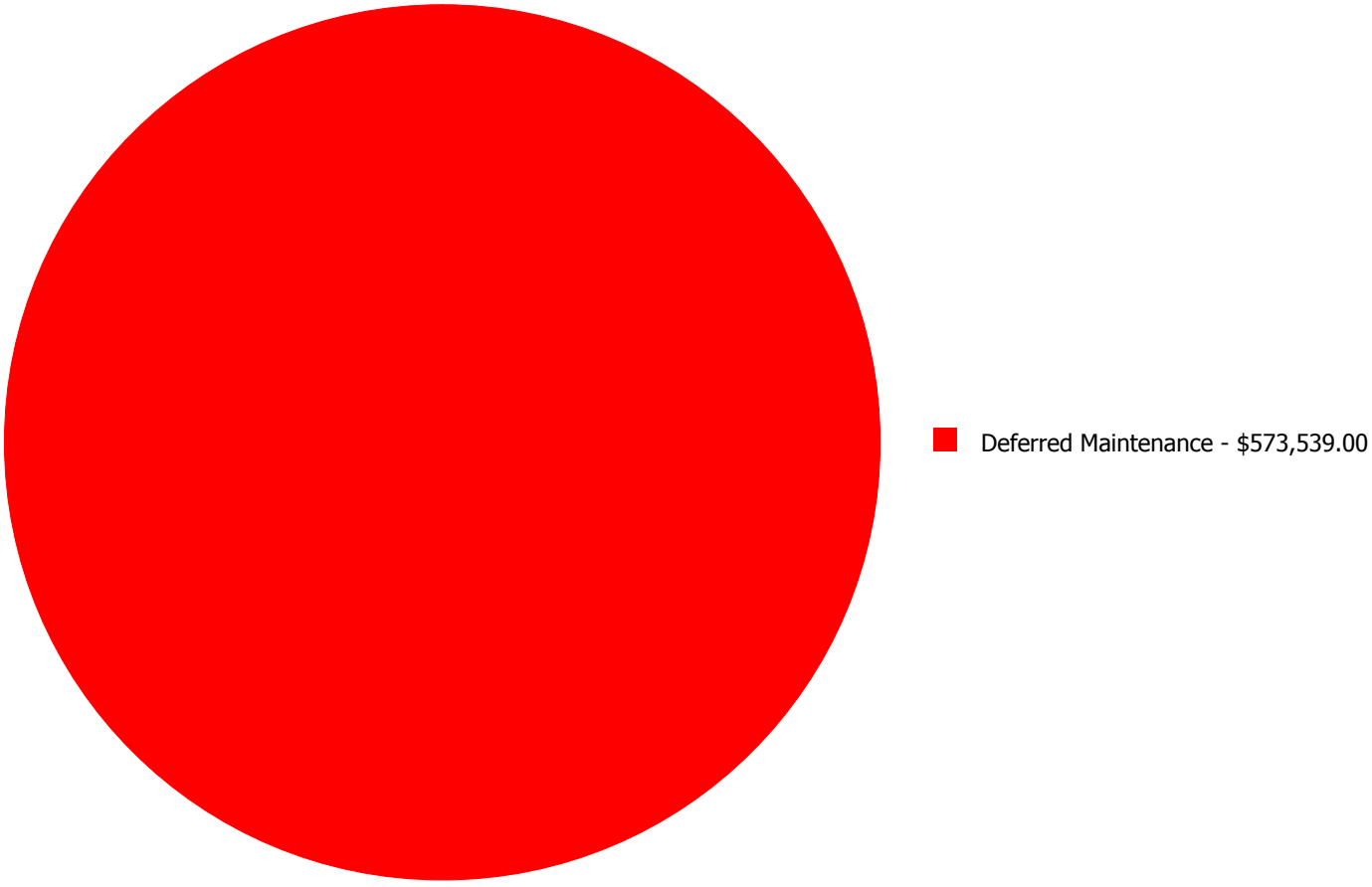
Deficiency By Priority Investment Table

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
G2040105	Fence & Guardrails	$0.00	$0.00	$0.00	$99,333.00	$0.00	$99,333.00
G2040950	Other Site Development, Play Field	$0.00	$0.00	$474,206.00	$0.00	$0.00	$474,206.00
	Total:	$0.00	$0.00	$474,206.00	$99,333.00	$0.00	$573,539.00

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: $573,539.00

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: G2040950 - Other Site Development, Play Field

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 78,524.00
Unit of Measure: S.F.
Estimate: $474,206.00
Assessor Name: Hayden Collins
Date Created: 12/14/2019

Notes: This school has an area for sports activities that include a playing field and play ground equipment for the playing fields. This deficiency provides a budgetary consideration for the universal upgrades to the play field and play ground equipment upgrades for compliance with ADA standards.

Priority 4 - Recommended (Years 6-10):

System: G2040105 - Fence & Guardrails

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 78,524.00
Unit of Measure: S.F.
Estimate: $99,333.00
Assessor Name: Hayden Collins
Date Created: 12/15/2019

Notes: The fences and gates are beyond their service life and rusting and should be replaced and upgraded for compliance with ADA standards.

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 #:	3069
Project:	APS Assessments 2019	Region:	761	Site:	White ES
Grade Config:	ES	Site Type:	Relocation Site	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Excel	1.50	1.50	100.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Excel	1.25	1.25	100.00
Location	Excel	0.37	0.37	100.00
Storage/Fixed Equip	Good	0.30	0.37	80.00
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	Good	0.43	0.54	80.00
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 #:	3069
Project:	APS Assessments 2019	Region:	761	Site:	White ES
Grade Config:	ES	Site Type:	Relocation Site	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Excel	1.17	1.17	100.00
Location	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	Good	0.27	0.34	80.00
Size	Fair	0.55	0.85	65.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Good	1.54	1.92	80.00
Size	Good	3.84	4.80	80.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Good	0.48	0.60	80.00
Size	Good	1.21	1.51	80.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Good	0.36	0.45	80.00
Media Center				
Environment	Fair	0.63	0.97	65.00
Size	Poor	1.22	2.44	50.00
Location	Poor	0.37	0.73	50.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Fair	0.58	0.89	65.00
Administration	Good	2.05	2.56	80.00
Counseling	Good	0.23	0.29	80.00
Clinic	Good	0.47	0.58	80.00
Staff WkRm/Toilets	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	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Fair	1.30	2.00	65.00
Pedestrian Traffic	Fair	0.63	0.97	65.00
Parking	Poor	0.41	0.81	50.00
Play Areas	Unsat	0.00	2.34	0.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	3069
Project:	APS Assessments 2019	Region:	761	Site:	White ES
Grade Config:	ES	Site Type:	Relocation Site	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Unsat	0.00	0.75	0.00
Signage & Way Finding	Unsat	0.00	1.00	0.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		**76.55**	**95.85**	**79.87**

Comments

Suitability - ES

White Elementary was built in 1964 and was in continuous service until the school closed in 2013.

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

The school has been closed for at least a year, which has negatively impacted the air quality, e.g., it is stagnant due to poor/no air circulation.

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

The building is currently closed, so the vegetation in the outdoor learning spaces is overgrown, and needs clearing.

Suitability - ES->General Classrooms-->Environment

The school has been closed for at least a year, which has negatively impacted the air quality, e.g., it is stagnant due to poor/no air circulation.

Suitability - ES->Kindergarten-->Environment

The school has been closed for at least a year, which has negatively impacted the air quality, e.g., it is stagnant due to poor/no air circulation.

Suitability - ES->ECE-->Environment

The school has been closed for at least a year, which has negatively impacted the air quality, e.g., it is stagnant due to poor/no air circulation.

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

The school has been closed for at least a year, which has negatively impacted the air quality, e.g., it is stagnant due to poor/no air circulation.

Suitability - ES->Science-->Environment

There is no science space in the building.

Suitability - ES->Science-->Size

There is no science space in the building.

Suitability - ES->Science-->Location

There is no science space in the building.

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

There is no science space in the building.

Suitability - ES->Music-->Environment

The school has been closed for at least a year, which has negatively impacted the air quality, e.g., it is stagnant due to poor/no air circulation.

Suitability - ES->Art-->Environment

The school has been closed for at least a year, which has negatively impacted the air quality, e.g., it is stagnant due to poor/no air circulation.

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Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Computer Labs-->Environment
The school has been closed for at least a year, which has negatively impacted the air quality, e.g., it is stagnant due to poor/no air circulation.

Suitability - ES->Computer Labs-->Size
Computer labs meet about 75% of the size standard.

Suitability - ES->Performing Arts-->Environment
The school has been closed for at least a year, which has negatively impacted the air quality, e.g., it is stagnant due to poor/no air circulation.

Suitability - ES->Media Center-->Environment
The school has been closed for at least a year, which has negatively impacted the air quality, e.g., it is stagnant due to poor/no air circulation. Also, the media center is in the basement which significantly diminishes its natural light.

Suitability - ES->Media Center-->Size
The media center meets less than 60% of the size standard.

Suitability - ES->Media Center-->Location
The media center is located in the basement and can only be reached by stair (there is no elevator).

Suitability - ES->Restrooms (Student)
None of the boys bathrooms has urinal privacy partitions and neither boys or girls restrooms have an ADA compliance bathroom stall.

Suitability - ES->Clinic
Although all fixtures had been removed from the space, the space configuration and power sources were sufficient to support the inclusion of all required elements.

Suitability - ES->Outside-->Vehicular Traffic
There is no space for vehicles and buses to both have separate loading zones.

Suitability - ES->Outside-->Pedestrian Traffic
Students do not have good separation from the vehicular traffic.

Suitability - ES->Outside-->Parking
The school does not have an adequate number of parking spaces to accommodate the school staff.

Suitability - ES->Outside-->Play Areas
The school's playground is across a public street from the school and is not ADA accessible (there are stairs leading down to the play field).

Suitability - ES->Safety and Security-->Fencing
There is no fencing on the school grounds.

Suitability - ES->Safety and Security-->Signage & Way Finding
The school does not have way-finding signage on the exterior or interior of the building. Only the "under surveillance" and "subject to search" notifications are posted.

Suitability - ES->Safety and Security-->Controlled Entrances
The school does not have a security vestibule.