Atlanta Public Schools/ Jackson Cluster

Whitefoord Early Learning Center

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	59,438
Year Built:	1928
Last Renovation:	
Replacement Value:	$12,499,838
Repair Cost:	$3,229,905.68
Total FCI:	25.84 %
Total RSLI:	27.92 %
FCA Score:	74.16

Description:

The Whitefoord Early Learning Center, formerly an elementary school, consists of (1) main school buildings located at 35 Whitefoord Avenue, in Atlanta, GA. The 59,438 SF original campus was constructed in 1928 through 1952. An addition to the main building was constructed in 1995.

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

SUBSTRUCTURE

The buildings rest on slab-on grade and are assumed to have standard cast-in-place concrete foundations. The main building does have a basement level.

SUPERSTRUCTURE

1928_1952 Building 2010_2011_2012_2013 The superstructure is wood framed with load bearing solid masonry walls. Floor construction is slab on-grade and wood framed. Roof construction is mostly wood framed. The exterior enclosure is comprised of solid brick masonry walls. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are mostly hollow metal, and some have glazing. Roofing is comprised of low slope with modified bitumen coverings.

1995 Building 2020 The superstructure is steel frame with load bearing CMU. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of walls with brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are hollow metal and aluminum with glazing. Roofing is comprised sloped standing seam metal.

Roof openings include a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

INTERIORS

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

SERVICES CONVEYING:

The 1928_1952 Building at the school has an elevator.

PLUMBING:

Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system on the 1928_1952 Building is a combination of internal and external roof drains; Scuppers are used on the 1995 Building.

HVAC:

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

FIRE PROTECTION:

The buildings do have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:

This school does not have a natural gas emergency generator.

EQUIPMENT & FURNISHINGS

This school includes the following items and equipment: fixed food service, library equipment, audio-visual, fixed casework, and computers.

SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flagpole, landscaping, fencing, retaining walls, a play yard and an equipment yard with masonry screen wall. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

CODE REVIEW

ACCESSIBILITY:

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

LIFE-SAFETY SYSTEMS:

The buildings are covered with a wet sprinkler system. Fire extinguishers are located throughout the buildings. 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.

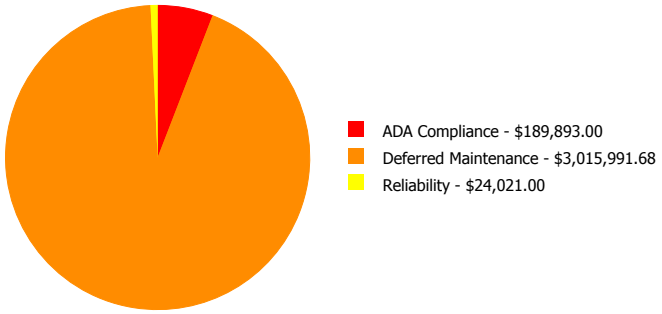
Attributes:

General Attributes:			
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Jejuan Hall
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	62712
DOE Facility Number:	41811	Total # of Modular/Portables:	0
DOE Interior Site SF:	55344	Total GSF of Modular/Portables:	0
Approx. Acres:	2.3	Status:	Active

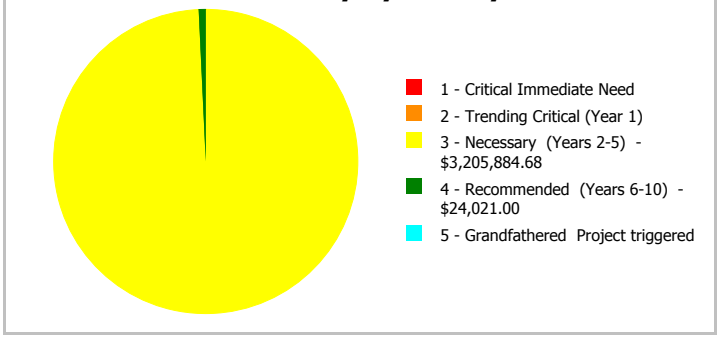
School Dashboard Summary

Gross Area:	59,438		
Year Built:	1928	Last Renovation:	
Repair Cost:	$3,229,906	Replacement Value:	$12,499,838
FCI:	25.84 %	RSLI%:	27.92 %

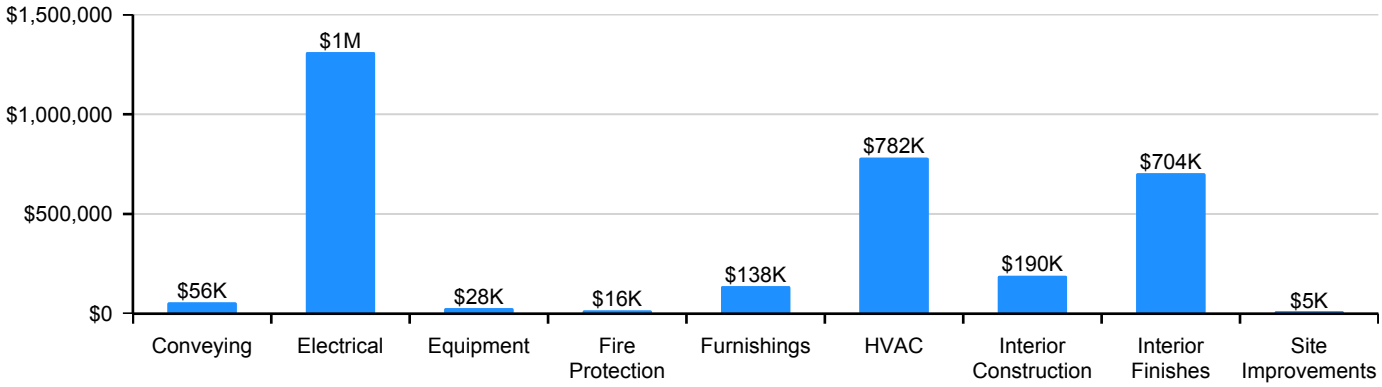
Deficiency By Category



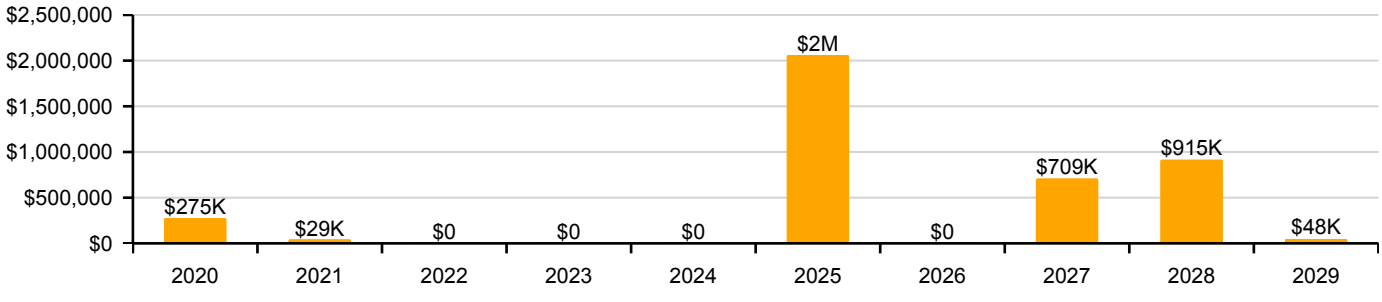
Deficiency By Priority



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.

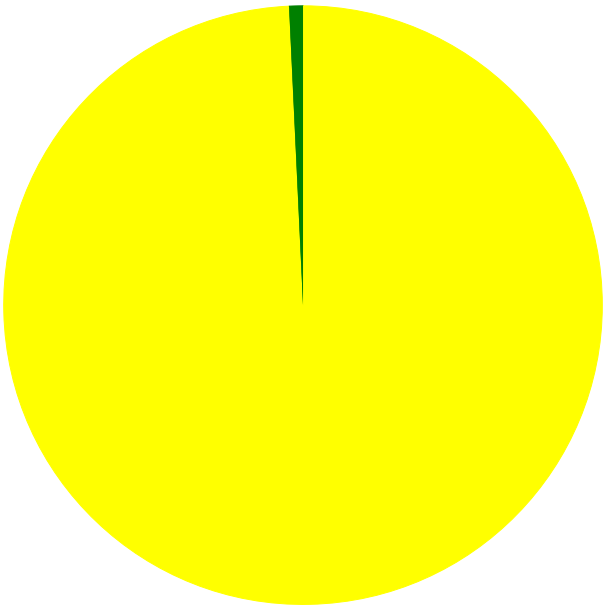
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	34.28 %	0.00 %	$0.00
A20 - Basement Construction	9.00 %	0.00 %	$0.00
B10 - Superstructure	21.86 %	0.00 %	$0.00
B20 - Exterior Enclosure	28.47 %	0.00 %	$0.00
B30 - Roofing	38.61 %	0.00 %	$0.00
C10 - Interior Construction	28.34 %	24.60 %	$189,893.00
C20 - Stairs	9.00 %	0.00 %	$0.00
C30 - Interior Finishes	18.27 %	72.79 %	$703,809.00
D10 - Conveying	0.00 %	110.00 %	$56,449.00
D20 - Plumbing	50.90 %	0.00 %	$0.00
D30 - HVAC	38.63 %	42.39 %	$782,048.00
D40 - Fire Protection	18.75 %	5.21 %	$15,957.00
D50 - Electrical	0.60 %	93.42 %	$1,311,055.00
E10 - Equipment	2.78 %	48.77 %	$27,573.00
E20 - Furnishings	0.00 %	110.00 %	$137,687.00
G20 - Site Improvements	46.80 %	0.44 %	$5,434.68
G30 - Site Mechanical Utilities	52.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	20.00 %	0.00 %	$0.00
Totals:	**27.92 %**	**25.84 %**	**$3,229,905.68**

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
1928_1952 Bldg 2010_2011_2012_2013	37,458	35.83	$0.00	$0.00	$2,452,627.00	$14,833.00	$0.00
1995 Bldg 2020	21,980	20.49	$0.00	$0.00	$747,823.00	$9,188.00	$0.00
Site	59,438	0.28	$0.00	$0.00	$5,434.68	$0.00	$0.00
Total:		**25.84**	**$0.00**	**$0.00**	**$3,205,884.68**	**$24,021.00**	**$0.00**

Deficiencies By Priority



1 - Critical Immediate Need
2 - Trending Critical (Year 1)
3 - Necessary (Years 2-5) - $3,205,884.68
4 - Recommended (Years 6-10) - $24,021.00
5 - Grandfathered Project triggered

Budget Estimate Total: $3,229,905.68

Executive Summary

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Function:	Elementary/Support
Gross Area (SF):	37,458
Year Built:	1928
Last Renovation:	
Replacement Value:	$6,886,503
Repair Cost:	$2,467,460.00
Total FCI:	35.83 %
Total RSLI:	15.16 %
FCA Score:	64.17

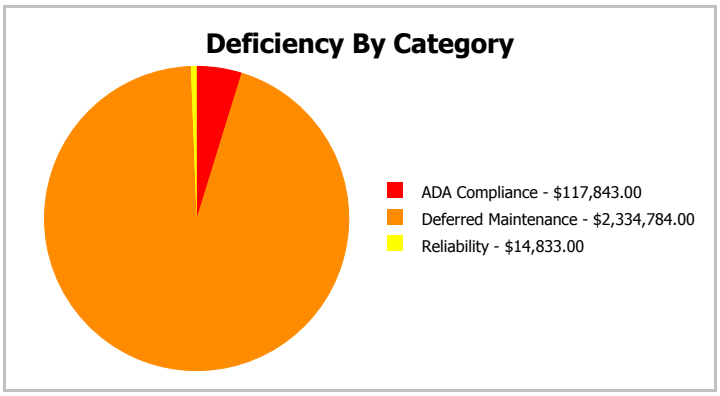
Description:

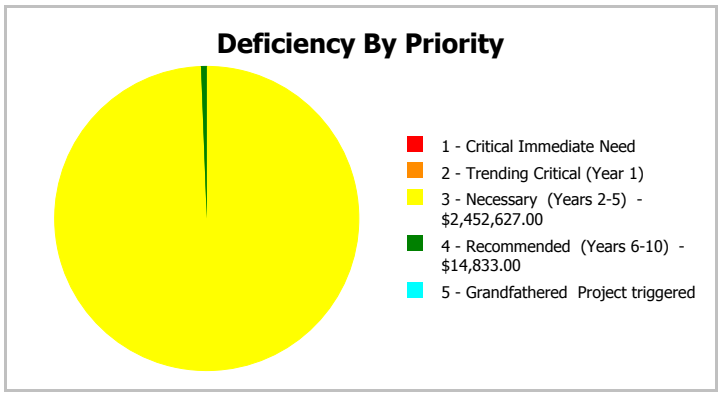
The narrative for this building is included in the Executive Summary Description at the front of this report.

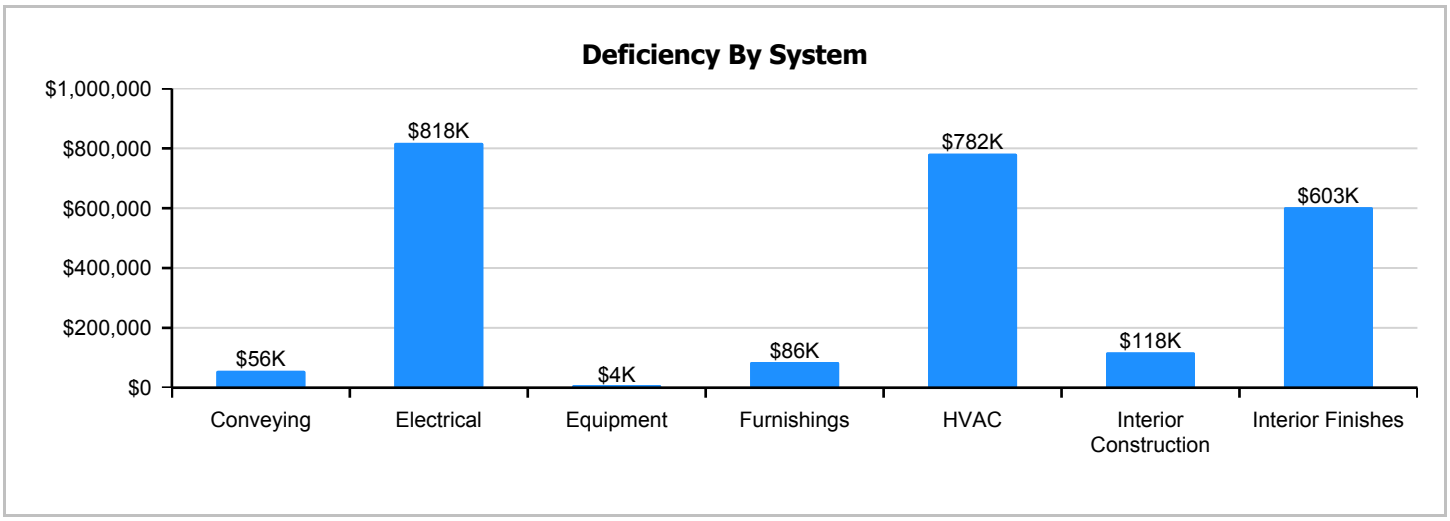
Attributes: This asset has no attributes.

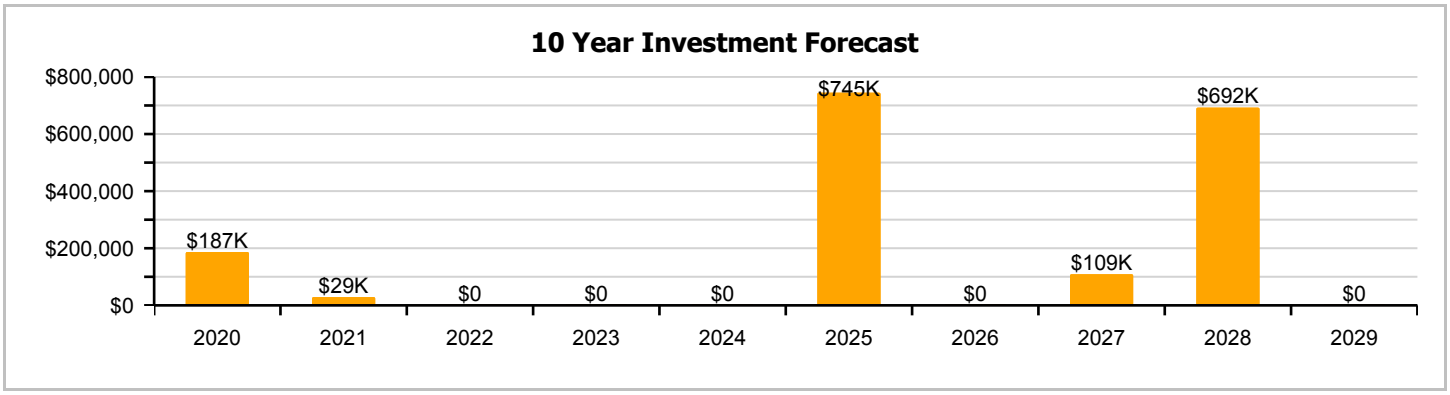
Dashboard Summary

Function:	Elementary/Support	Gross Area:	37,458
Year Built:	1928	Last Renovation:	
Repair Cost:	$2,467,460	Replacement Value:	$6,886,503
FCI:	35.83 %	RSLI%:	15.16 %









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	9.00 %	0.00 %	$0.00
A20 - Basement Construction	9.00 %	0.00 %	$0.00
B10 - Superstructure	9.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	13.47 %	0.00 %	$0.00
B30 - Roofing	71.81 %	0.00 %	$0.00
C10 - Interior Construction	16.49 %	24.52 %	$117,843.00
C20 - Stairs	9.00 %	0.00 %	$0.00
C30 - Interior Finishes	10.27 %	100.69 %	$602,990.00
D10 - Conveying	0.00 %	110.00 %	$56,449.00
D20 - Plumbing	51.39 %	0.00 %	$0.00
D30 - HVAC	24.46 %	68.61 %	$782,048.00
D40 - Fire Protection	19.13 %	0.00 %	$0.00
D50 - Electrical	0.61 %	93.28 %	$818,306.00
E10 - Equipment	4.47 %	11.70 %	$4,120.00
E20 - Furnishings	0.00 %	110.00 %	$85,704.00
Totals:	**15.16 %**	**35.83 %**	**$2,467,460.00**

Photo Album

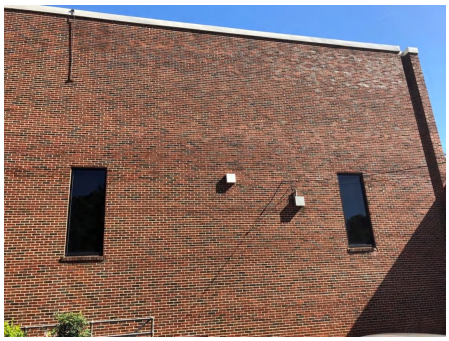
The photo album consists of the various cardinal compass directions of the building..

1). north elevation - Feb 04, 2020

2). east elevation - Feb 04, 2020

3). west elevation - Feb 04, 2020

4). south elevation - Feb 04, 2020



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.92	S.F.	37,458	100	1928	2028		9.00 %	0.00 %	9			$296,667
A1030	Slab on Grade	$6.71	S.F.	37,458	100	1928	2028		9.00 %	0.00 %	9			$251,343
A2010	Basement Excavation	$0.21	S.F.	37,458	100	1928	2028		9.00 %	0.00 %	9			$7,866
A2020	Basement Walls	$2.50	S.F.	37,458	100	1928	2028		9.00 %	0.00 %	9			$93,645
B1010	Floor Construction	$20.17	S.F.	37,458	100	1928	2028		9.00 %	0.00 %	9			$755,528
B1020	Roof Construction	$13.07	S.F.	37,458	100	1928	2028		9.00 %	0.00 %	9			$489,576
B2010	Exterior Walls	$14.88	S.F.	37,458	100	1928	2028		9.00 %	0.00 %	9			$557,375
B2020	Exterior Windows	$9.26	S.F.	37,458	30	1995	2025		20.00 %	0.00 %	6			$346,861
B2030	Exterior Doors	$0.92	S.F.	37,458	30	1995	2025		20.00 %	0.00 %	6			$34,461
B3010120	Single Ply Membrane	$5.37	S.F.	17,711	20	2013	2033		70.00 %	0.00 %	14			$95,108
B3020	Roof Openings	$0.56	S.F.	37,458	30	2013	2043		80.00 %	0.00 %	24			$20,976
C1010	Partitions	$6.04	S.F.	37,458	100	1928	2028		9.00 %	0.00 %	9			$226,246
C1020	Interior Doors	$3.93	S.F.	37,458	40	1995	2035		40.00 %	0.00 %	16			$147,210
C1030	Fittings	$2.86	S.F.	37,458	20	1995	2015		0.00 %	110.00 %	-4		$117,843.00	$107,130
C2010	Stair Construction	$3.08	S.F.	37,458	100	1928	2028		9.00 %	0.00 %	9			$115,371
C3010220	Tile	$9.25	S.F.	1,627	30	1995	2025		20.00 %	0.00 %	6			$15,050
C3010230	Paint & Covering	$1.47	S.F.	37,714	10	2017	2027		80.00 %	0.00 %	8			$55,440
C3020420	Ceramic Tile	$16.74	S.F.	1,627	50	1995	2045		52.00 %	0.00 %	26			$27,236
C3020901	Carpet	$7.50	S.F.	3,032	8	1995	2003		0.00 %	110.00 %	-16		$25,014.00	$22,740
C3020903	VCT	$3.48	S.F.	33,055	15	1995	2010		0.00 %	155.00 %	-9		$178,299.00	$115,031
C3030	Ceiling Finishes	$9.70	S.F.	37,458	20	1995	2015		0.00 %	110.00 %	-4		$399,677.00	$363,343
D1010	Elevators and Lifts	$1.37	S.F.	37,458	20	1995	2015		0.00 %	110.00 %	-4		$56,449.00	$51,317
D2010	Plumbing Fixtures	$6.84	S.F.	37,458	20	2008	2028		45.00 %	0.00 %	9			$256,213
D2020	Domestic Water Distribution	$0.78	S.F.	37,458	30	2008	2038		63.33 %	0.00 %	19			$29,217
D2030	Sanitary Waste	$1.85	S.F.	37,458	30	2008	2038		63.33 %	0.00 %	19			$69,297
D2040	Rain Water Drainage	$0.43	S.F.	37,458	20	2015	2035		80.00 %	0.00 %	16			$16,107
D3040	Distribution Systems	$11.45	S.F.	37,458	20	2012	2032		65.00 %	0.00 %	13			$428,894
D3050	Terminal & Package Units	$16.60	S.F.	37,458	15	1995	2010		0.00 %	110.00 %	-9		$683,983.00	$621,803
D3060	Controls & Instrumentation	$2.38	S.F.	37,458	15	1995	2010		0.00 %	110.00 %	-9		$98,065.00	$89,150
D4010	Sprinklers	$4.41	S.F.	37,458	30	1995	2025		20.00 %	0.00 %	6			$165,190
D4030	Fire Protection Specialties	$0.66	S.F.	37,458	15	2006	2021		13.33 %	0.00 %	2			$24,722
D5010	Electrical Service/Distribution	$2.48	S.F.	37,458	20	1995	2015		0.00 %	110.00 %	-4		$102,185.00	$92,896

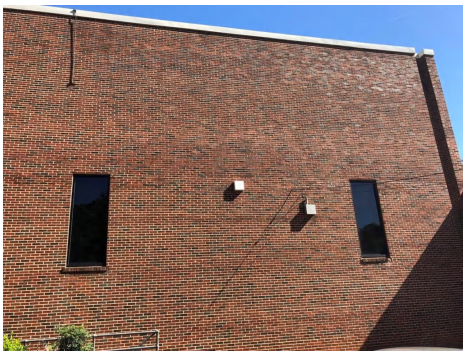
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D5020	Branch Wiring	$5.11	S.F.	37,458	20	1952	1972		0.00 %	110.00 %	-47		$210,551.00	$191,410
D5020	Lighting	$7.66	S.F.	37,458	20	1952	1972		0.00 %	110.00 %	-47		$315,621.00	$286,928
D5030810	Security & Detection Systems	$1.51	S.F.	37,458	20	1995	2015		0.00 %	110.00 %	-4		$62,218.00	$56,562
D5030910	Fire Alarm Systems	$2.74	S.F.	37,458	20	1995	2015		0.00 %	110.00 %	-4		$112,898.00	$102,635
D5030920	Data Communication	$3.56	S.F.	37,458	25	1995	2020		4.00 %	0.00 %	1			$133,350
D5090	Other Electrical Systems	$0.36	S.F.	37,458	15	1995	2010		0.00 %	110.00 %	-9		$14,833.00	$13,485
E1020	Institutional Equipment	$0.10	S.F.	37,458	20	1995	2015		0.00 %	109.98 %	-4		$4,120.00	$3,746
E1090	Other Equipment	$0.84	S.F.	37,458	20	2000	2020		5.00 %	0.00 %	1			$31,465
E2010	Fixed Furnishings	$2.08	S.F.	37,458	20	1995	2015		0.00 %	110.00 %	-4		$85,704.00	$77,913
								Total	**15.16 %**	**35.83 %**			**$2,467,460.00**	**$6,886,503**

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: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings



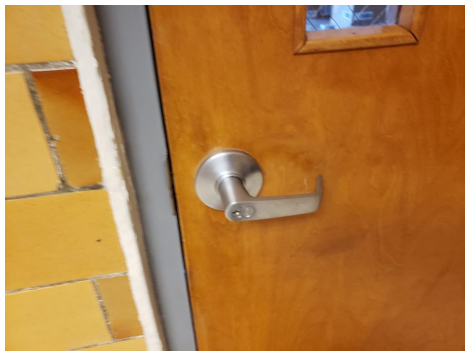
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

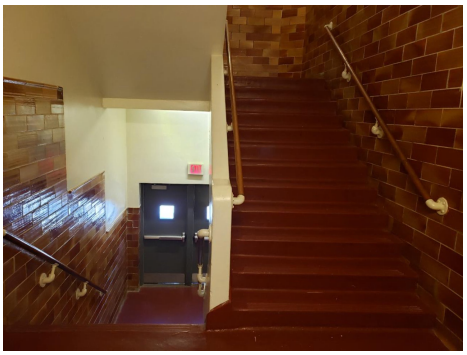




Note:

System: C1030 - Fittings


Note:

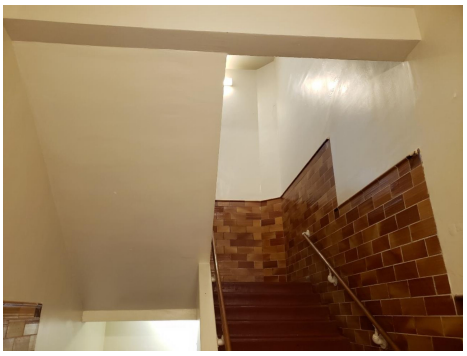
System: C2010 - Stair Construction



Note:

System: C3010220 - Tile





Note:

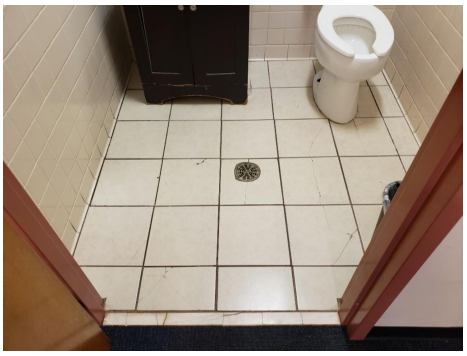
System: C3010230 - Paint & Covering



Note:

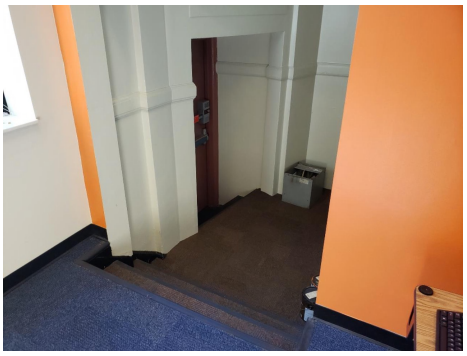
System: C3020420 - Ceramic Tile





Note:

System: C3020901 - Carpet



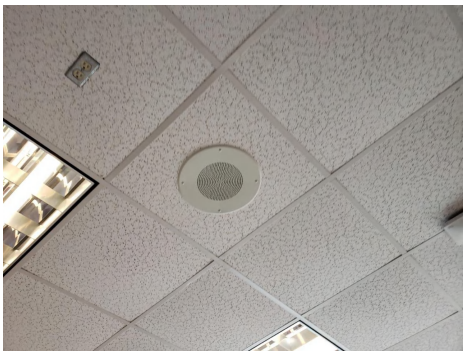
Note:

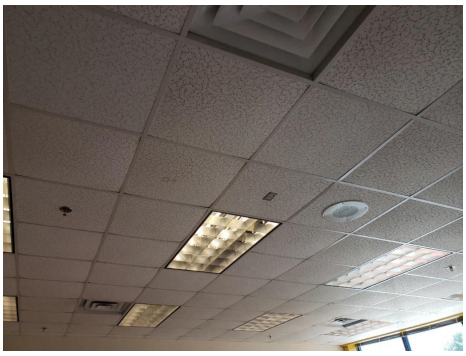
System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes





Note:

System: D1010 - Elevators and Lifts



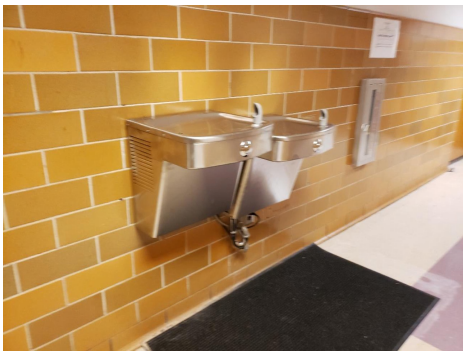
Note:

System: D2010 - Plumbing Fixtures



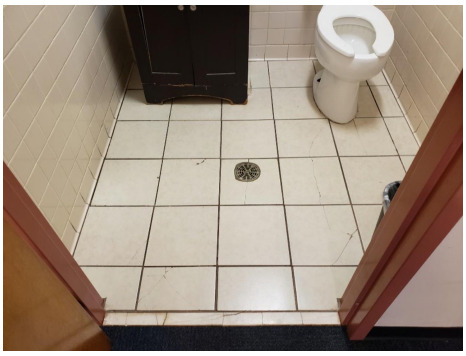
Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste


Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

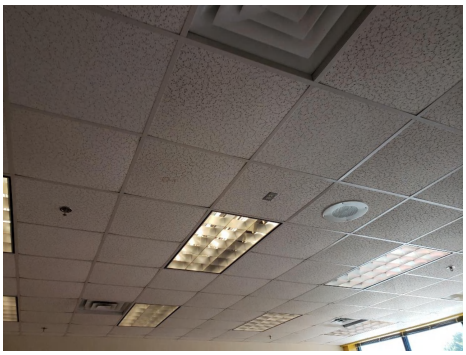


Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers


Note:

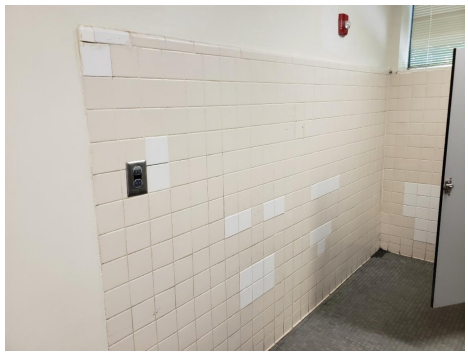
System: D4030 - Fire Protection Specialties

Note:

System: D5010 - Electrical Service/Distribution

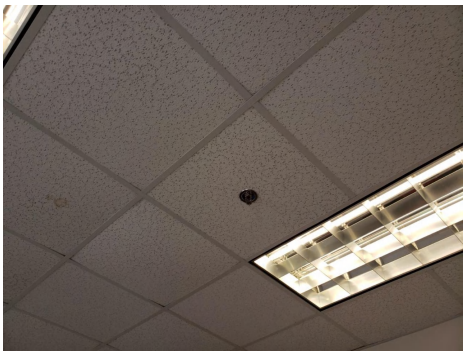
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems

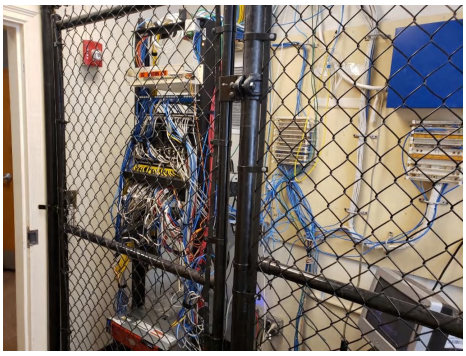


Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication


Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,467,460**	**$186,736**	**$28,851**	**$0**	**$0**	**$0**	**$744,776**	**$0**	**$108,940**	**$692,450**	**$0**	**$4,229,212**
*** 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**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$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	$455,587	$0	$0	$0	$0	**$455,587**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$45,263	$0	$0	$0	$0	**$45,263**
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**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$324,720	$0	**$324,720**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$117,843	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$117,843**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

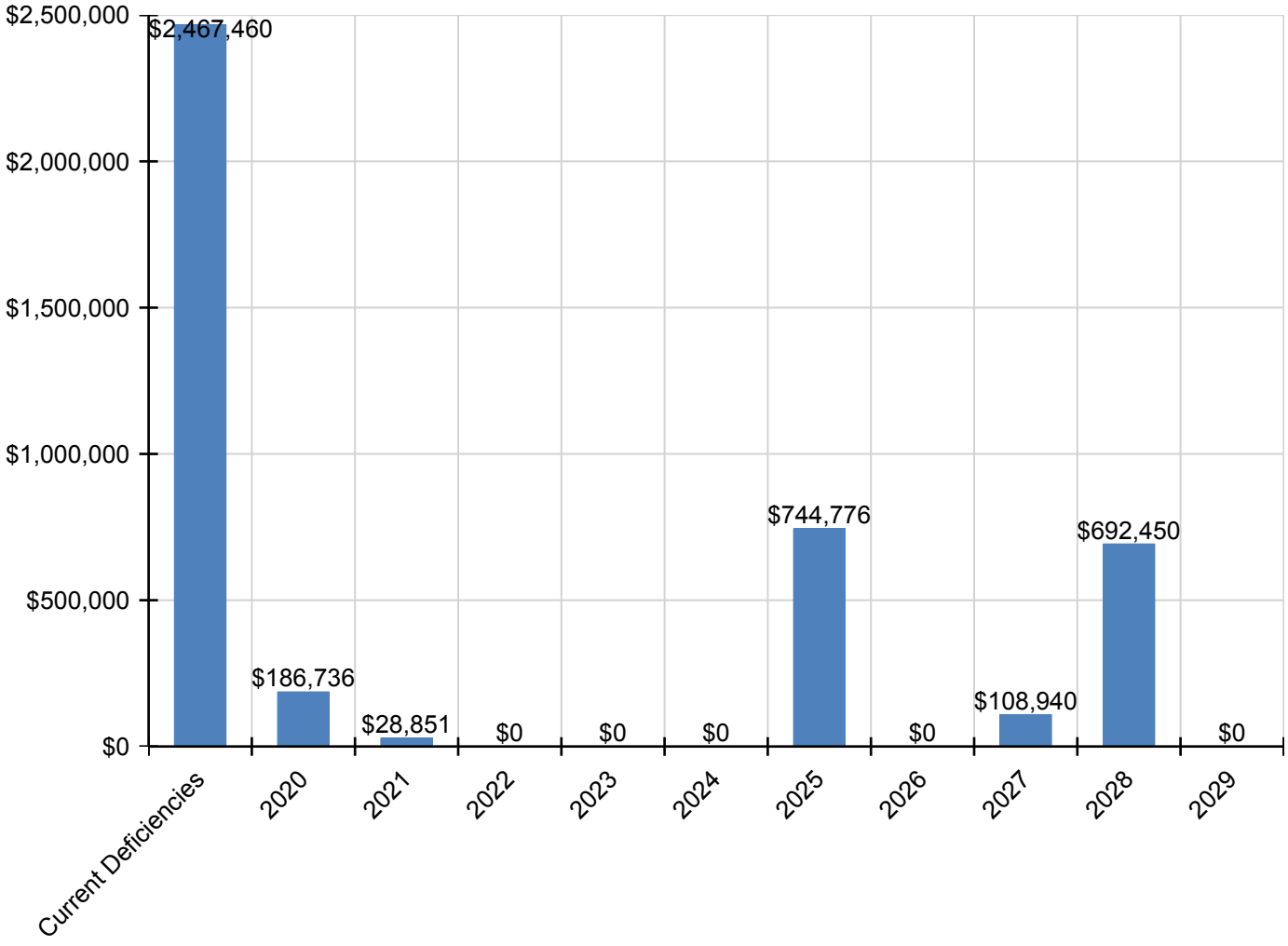
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$26,956	$0	$0	$0	$0	**$26,956**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$77,253	$0	$0	**$77,253**
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**
C3020901 - Carpet	$25,014	$0	$0	$0	$0	$0	$0	$0	$31,687	$0	$0	**$56,701**
C3020903 - VCT	$178,299	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$178,299**
C3030 - Ceiling Finishes	$399,677	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$399,677**
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	$56,449	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,449**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$367,729	$0	**$367,729**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$683,983	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$683,983**
D3060 - Controls & Instrumentation	$98,065	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,065**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$216,970	$0	$0	$0	$0	**$216,970**
D4030 - Fire Protection Specialties	$0	$0	$28,851	$0	$0	$0	$0	$0	$0	$0	$0	**$28,851**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$102,185	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$102,185**
D5020 - Branch Wiring	$210,551	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$210,551**
D5020 - Lighting	$315,621	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$315,621**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$62,218	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,218**
D5030910 - Fire Alarm Systems	$112,898	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$112,898**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$151,087	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$151,087**
D5090 - Other Electrical Systems	$14,833	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,833**
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	$4,120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,120**
E1090 - Other Equipment	$0	$35,649	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,649**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$85,704	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,704**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

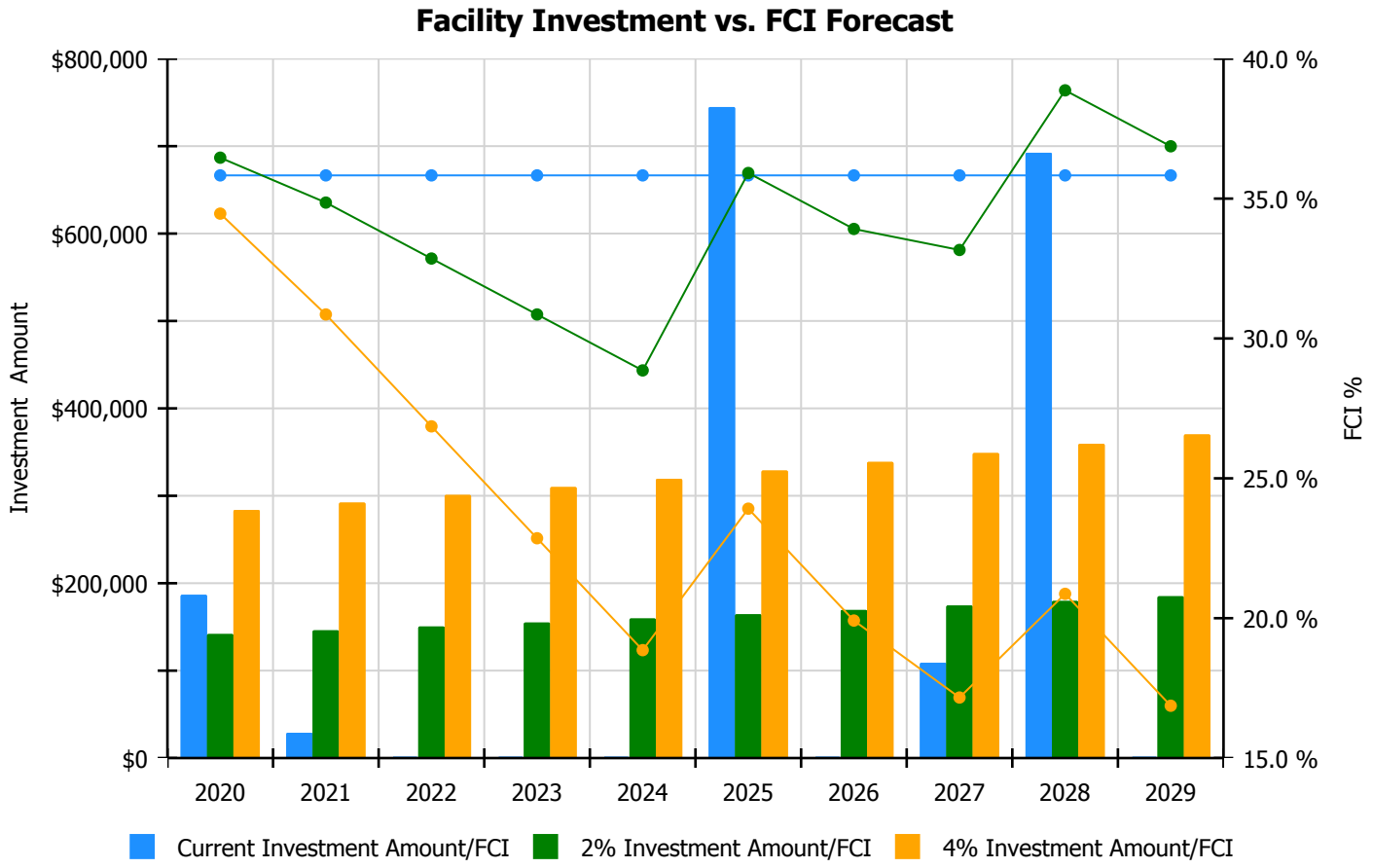
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

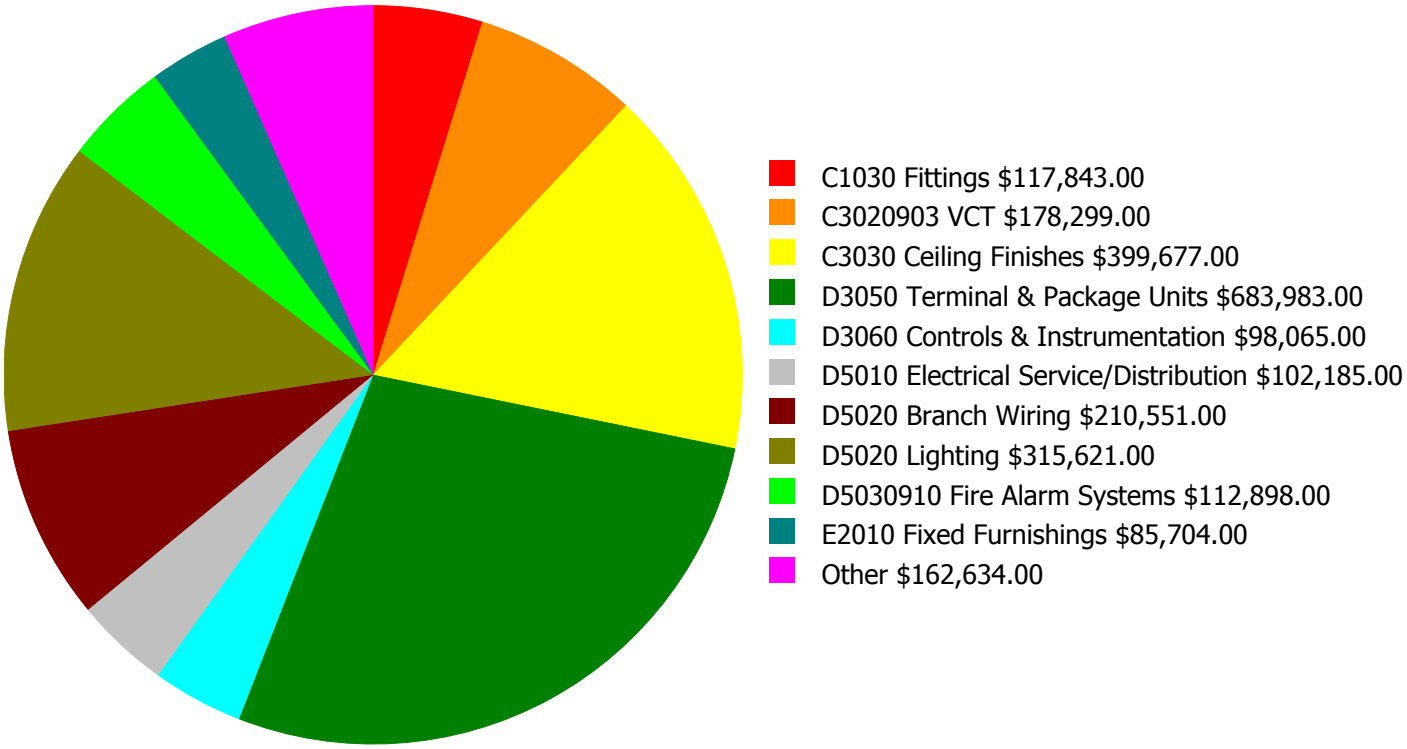
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 35.83%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$186,736	$141,862.00	36.46 %	$283,724.00	34.46 %
2021	$28,851	$146,118.00	34.86 %	$292,236.00	30.86 %
2022	$0	$150,501.00	32.86 %	$301,003.00	26.86 %
2023	$0	$155,016.00	30.86 %	$310,033.00	22.86 %
2024	$0	$159,667.00	28.86 %	$319,334.00	18.86 %
2025	$744,776	$164,457.00	35.92 %	$328,914.00	23.92 %
2026	$0	$169,391.00	33.92 %	$338,781.00	19.92 %
2027	$108,940	$174,472.00	33.16 %	$348,945.00	17.16 %
2028	$692,450	$179,706.00	38.87 %	$359,413.00	20.87 %
2029	$0	$185,098.00	36.87 %	$370,195.00	16.87 %
Total:	**$1,761,752**	**$1,626,288.00**		**$3,252,578.00**	

Deficiency Summary by System

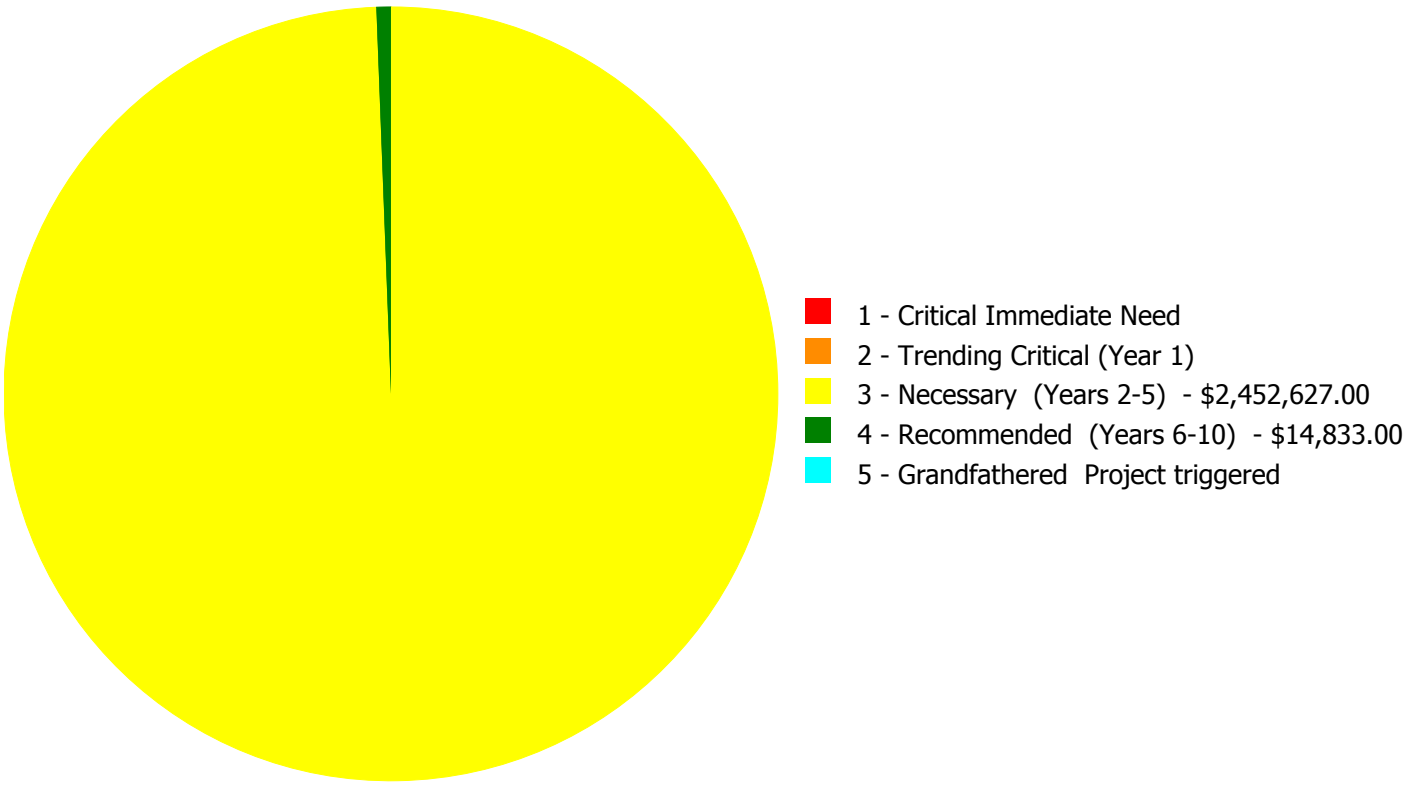
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,467,460.00

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: $2,467,460.00

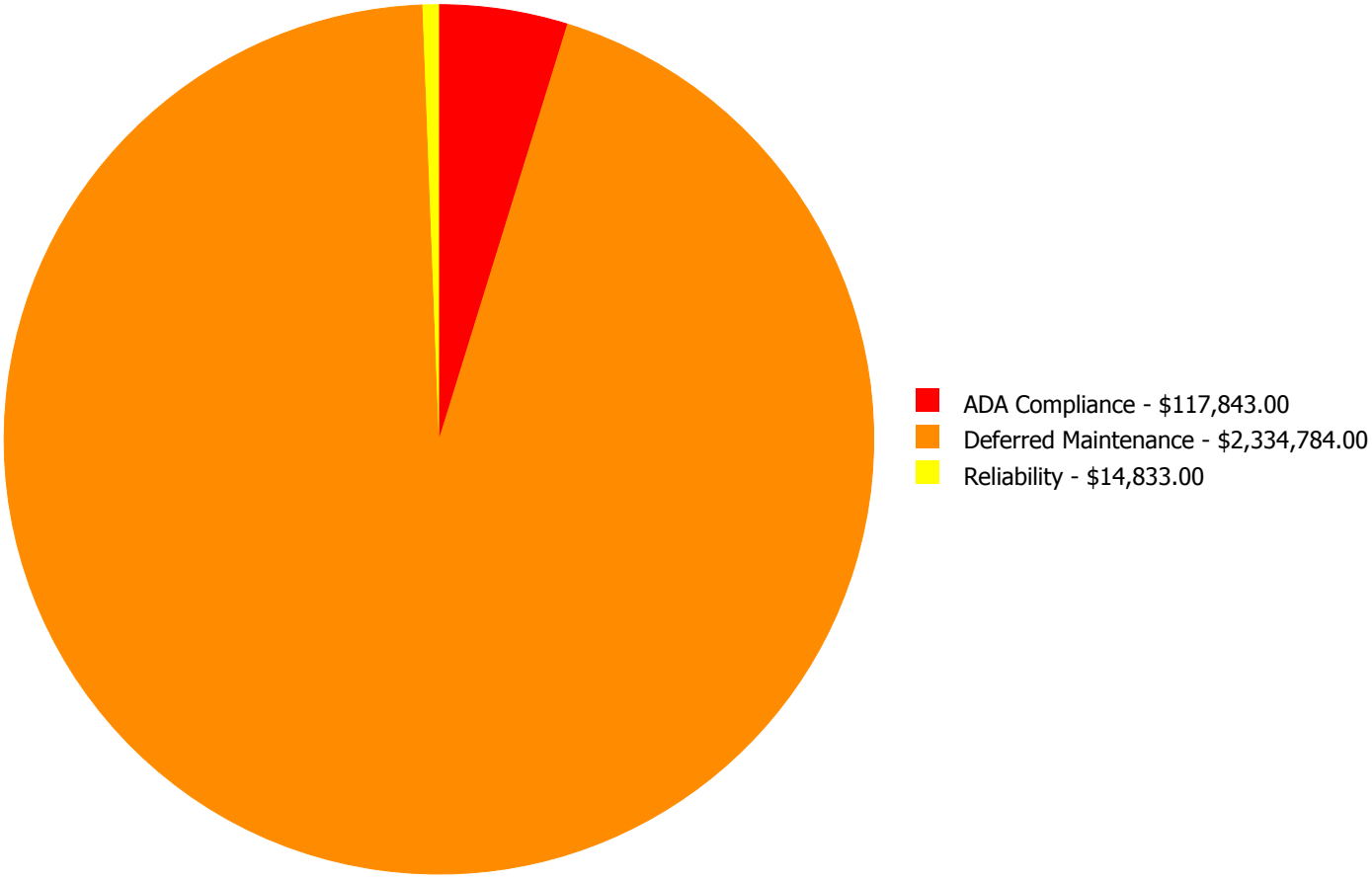
Deficiency By Priority Investment Table

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	$117,843.00	$0.00	$0.00	$117,843.00
C3020901	Carpet	$0.00	$0.00	$25,014.00	$0.00	$0.00	$25,014.00
C3020903	VCT	$0.00	$0.00	$178,299.00	$0.00	$0.00	$178,299.00
C3030	Ceiling Finishes	$0.00	$0.00	$399,677.00	$0.00	$0.00	$399,677.00
D1010	Elevators and Lifts	$0.00	$0.00	$56,449.00	$0.00	$0.00	$56,449.00
D3050	Terminal & Package Units	$0.00	$0.00	$683,983.00	$0.00	$0.00	$683,983.00
D3060	Controls & Instrumentation	$0.00	$0.00	$98,065.00	$0.00	$0.00	$98,065.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$102,185.00	$0.00	$0.00	$102,185.00
D5020	Branch Wiring	$0.00	$0.00	$210,551.00	$0.00	$0.00	$210,551.00
D5020	Lighting	$0.00	$0.00	$315,621.00	$0.00	$0.00	$315,621.00
D5030810	Security & Detection Systems	$0.00	$0.00	$62,218.00	$0.00	$0.00	$62,218.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$112,898.00	$0.00	$0.00	$112,898.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$14,833.00	$0.00	$14,833.00
E1020	Institutional Equipment	$0.00	$0.00	$4,120.00	$0.00	$0.00	$4,120.00
E2010	Fixed Furnishings	$0.00	$0.00	$85,704.00	$0.00	$0.00	$85,704.00
	Total:	$0.00	$0.00	$2,452,627.00	$14,833.00	$0.00	$2,467,460.00

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: $2,467,460.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,458.00
Unit of Measure: S.F.
Estimate: $117,843.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: Fittings, such as signage and railing, are beyond their expected service life, should be replaced and upgraded for compliance with ADA standards.

System: C3020901 - Carpet

Location: Media Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,032.00
Unit of Measure: S.F.
Estimate: $25,014.00
Assessor Name: Joanne Romanelli
Date Created: 01/27/2020

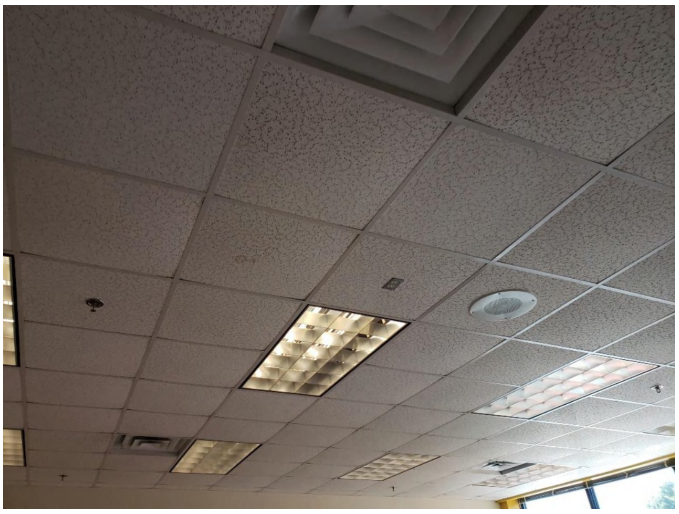
Notes: The carpet is aged, worn and stained, and should be replaced.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,055.00
Unit of Measure: S.F.
Estimate: $178,299.00
Assessor Name: Joanne Romanelli
Date Created: 01/27/2020

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

System: C3030 - Ceiling Finishes



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,458.00
Unit of Measure: S.F.
Estimate: $399,677.00
Assessor Name: Joanne Romanelli
Date Created: 01/27/2020

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

System: D1010 - Elevators and Lifts

Location: main corridor
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,458.00
Unit of Measure: S.F.
Estimate: $56,449.00
Assessor Name: Joanne Romanelli
Date Created: 09/17/2015

Notes: The elevator system has exceeded its life cycle and recommended for upgrade.

System: D3050 - Terminal & Package Units

Location: Rooftop and around building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,458.00
Unit of Measure: S.F.
Estimate: $683,983.00
Assessor Name: Joanne Romanelli
Date Created: 08/13/2013

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

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,458.00
Unit of Measure: S.F.
Estimate: $98,065.00
Assessor Name: Joanne Romanelli
Date Created: 08/13/2013

Notes: The heating generation systems, exhaust and ventilation systems, energy monitoring and controls as well as the building automation systems 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: 37,458.00
Unit of Measure: S.F.
Estimate: $102,185.00
Assessor Name: Joanne Romanelli
Date Created: 09/17/2015

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

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,458.00
Unit of Measure: S.F.
Estimate: $210,551.00
Assessor Name: Joanne Romanelli
Date Created: 08/13/2013

Notes: The branch wiring system is beyond its expected life cycle. Replacement or upgrades are recommended.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,458.00
Unit of Measure: S.F.
Estimate: $315,621.00
Assessor Name: Joanne Romanelli
Date Created: 01/27/2020

Notes: The lighting system is beyond its expected service life and upgrades are warranted.

System: D5030810 - Security & Detection Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,458.00
Unit of Measure: S.F.
Estimate: $62,218.00
Assessor Name: Joanne Romanelli
Date Created: 01/27/2020

Notes: The security alarm system is beyond its expected service life and upgrades are warranted.

System: D5030910 - Fire Alarm Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,458.00
Unit of Measure: S.F.
Estimate: $112,898.00
Assessor Name: Joanne Romanelli
Date Created: 01/27/2020

Notes: The fire alarm system is beyond its expected service life and upgrades are warranted.

System: E1020 - Institutional Equipment

Location: Media Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,458.00
Unit of Measure: S.F.
Estimate: $4,120.00
Assessor Name: Joanne Romanelli
Date Created: 09/17/2015

Notes: The institutional equipment are beyond their expected service life and upgrades are warranted.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,458.00
Unit of Measure: S.F.
Estimate: $85,704.00
Assessor Name: Joanne Romanelli
Date Created: 09/17/2015

Notes: The fixed furnishings are beyond their expected service life and upgrades are warranted.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location:	1928_1952 Bldg 2010_2011_2012_2013
Distress:	Missing
Category:	Reliability
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	37,458.00
Unit of Measure:	S.F.
Estimate:	$14,833.00
Assessor Name:	Joanne Romanelli
Date Created:	08/13/2013

Notes: No emergency generator, client standard required.

Executive Summary

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

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

Function:	Elementary/Support
Gross Area (SF):	21,980
Year Built:	1995
Last Renovation:	
Replacement Value:	$3,693,823
Repair Cost:	$757,011.00
Total FCI:	20.49 %
Total RSLI:	44.44 %
FCA Score:	79.51

Description:

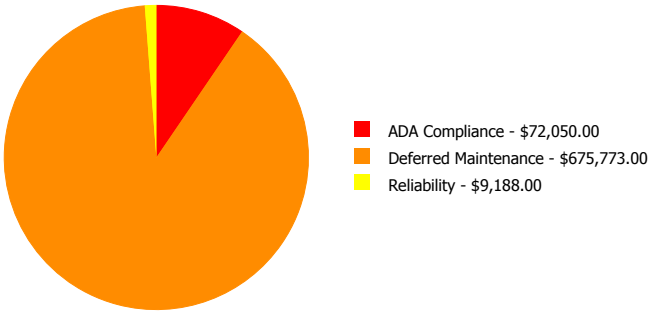
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

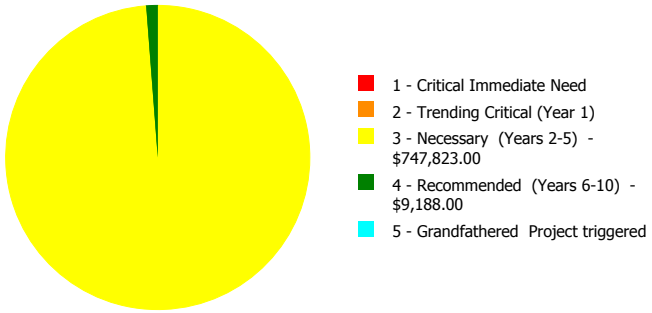
Dashboard Summary

Function:	Elementary/Support	Gross Area:	21,980
Year Built:	1995	Last Renovation:	
Repair Cost:	$757,011	Replacement Value:	$3,693,823
FCI:	20.49 %	RSLI%:	44.44 %

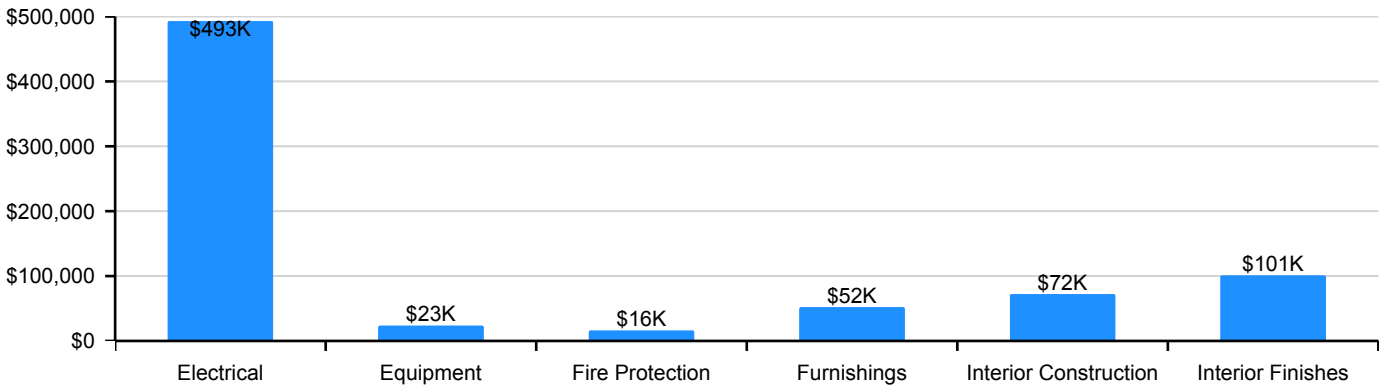
Deficiency By Category



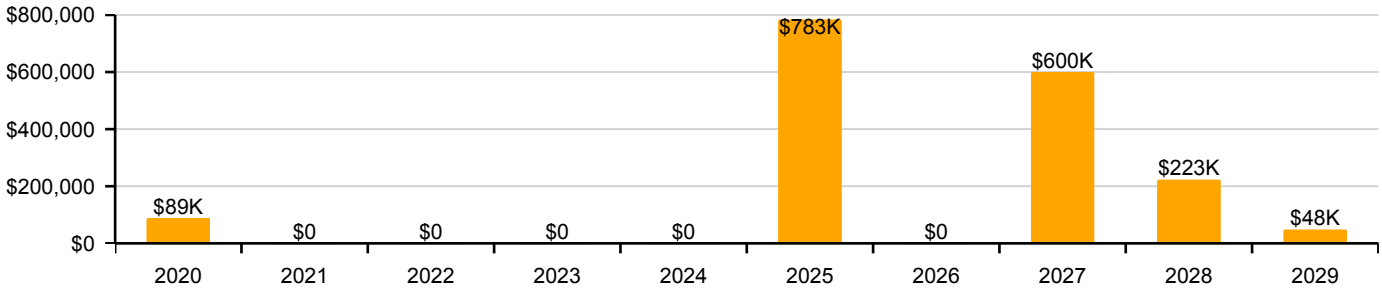
Deficiency By Priority



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	76.00 %	0.00 %	$0.00
B10 - Superstructure	76.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.22 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	47.90 %	24.74 %	$72,050.00
C30 - Interior Finishes	31.27 %	27.39 %	$100,819.00
D20 - Plumbing	50.04 %	0.00 %	$0.00
D30 - HVAC	61.55 %	0.00 %	$0.00
D40 - Fire Protection	18.14 %	13.70 %	$15,957.00
D50 - Electrical	0.59 %	93.64 %	$492,749.00
E10 - Equipment	0.00 %	110.00 %	$23,453.00
E20 - Furnishings	0.00 %	110.00 %	$51,983.00
Totals:	**44.44 %**	**20.49 %**	**$757,011.00**

Photo Album

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

1). west elevation - Feb 04, 2020

2). east elevation - Feb 04, 2020

3). north elevation - Feb 04, 2020

4). south elevation - Feb 04, 2020

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$8.19	S.F.	21,980	100	1995	2095		76.00 %	0.00 %	76			$180,016
A1030	Slab on Grade	$6.92	S.F.	21,980	100	1995	2095		76.00 %	0.00 %	76			$152,102
B1020	Roof Construction	$13.46	S.F.	21,980	100	1995	2095		76.00 %	0.00 %	76			$295,851
B2010	Exterior Walls	$15.36	S.F.	21,980	100	1995	2095		76.00 %	0.00 %	76			$337,613
B2020	Exterior Windows	$9.57	S.F.	21,980	30	1995	2025		20.00 %	0.00 %	6			$210,349
B2030	Exterior Doors	$0.96	S.F.	21,980	30	1995	2025		20.00 %	0.00 %	6			$21,101
B3010130	Preformed Metal Roofing	$8.50	S.F.	22,827	30	1995	2025		20.00 %	0.00 %	6			$194,030
B3020	Roof Openings	$0.57	S.F.	22,827	30	1995	2025		20.00 %	0.00 %	6			$13,011
C1010	Partitions	$6.22	S.F.	21,980	100	1995	2095		76.00 %	0.00 %	76			$136,716
C1020	Interior Doors	$4.05	S.F.	21,980	40	1995	2035		40.00 %	0.00 %	16			$89,019
C1030	Fittings	$2.98	S.F.	21,980	20	1995	2015		0.00 %	110.00 %	-4		$72,050.00	$65,500
C3010230	Paint & Covering	$1.47	S.F.	21,980	10	1995	2005		0.00 %	0.00 %	-14			$32,311
C3020420	Ceramic Tile	$16.74	S.F.	2,866	50	1995	2045		52.00 %	0.00 %	26			$47,977
C3020903	VCT	$3.48	S.F.	18,691	15	1995	2010		0.00 %	155.00 %	-9		$100,819.00	$65,045
C3020999	Other - Concrete Finish	$6.87	S.F.	423	100	1995	2095		76.00 %	0.00 %	76			$2,906
C3030	Ceiling Finishes	$10.00	S.F.	21,980	20	2007	2027		40.00 %	0.00 %	8			$219,800
D2010	Plumbing Fixtures	$7.06	S.F.	21,980	20	2008	2028		45.00 %	0.00 %	9			$155,179
D2020	Domestic Water Distribution	$0.79	S.F.	21,980	30	2008	2038		63.33 %	0.00 %	19			$17,364
D2030	Sanitary Waste	$1.89	S.F.	21,980	30	2008	2038		63.33 %	0.00 %	19			$41,542
D3020	Heat Generating Systems	$4.00	S.F.	21,980	20	2012	2032		65.00 %	0.00 %	13			$87,920
D3030	Cooling Generating Systems	$6.78	S.F.	21,980	20	2012	2032		65.00 %	0.00 %	13			$149,024
D3040	Distribution Systems	$11.81	S.F.	21,980	20	2012	2032		65.00 %	0.00 %	13			$259,584
D3050	Terminal & Package Units	$7.03	S.F.	21,980	15	2012	2027		53.33 %	0.00 %	8			$154,519
D3060	Controls & Instrumentation	$2.46	S.F.	21,980	15	2012	2027		53.33 %	0.00 %	8			$54,071
D4010	Sprinklers	$4.54	S.F.	21,980	30	1995	2025		20.00 %	0.00 %	6			$99,789
D4030	Fire Protection Specialties	$0.10	S.F.	21,980	15	2012	2027		53.33 %	0.00 %	8			$2,198
D4090	Other Fire Protection Systems	$0.66	S.F.	21,980	15	1995	2010		0.00 %	110.00 %	-9		$15,957.00	$14,507
D5010	Electrical Service/Distribution	$2.55	S.F.	21,980	20	1995	2015		0.00 %	110.00 %	-4		$61,654.00	$56,049
D5020	Branch Wiring	$4.75	S.F.	21,980	20	1995	2015		0.00 %	110.00 %	-4		$114,846.00	$104,405
D5020	Lighting	$8.45	S.F.	21,980	20	1995	2015		0.00 %	110.00 %	-4		$204,304.00	$185,731
D5030810	Security & Detection Systems	$1.51	S.F.	21,980	20	1995	2015		0.00 %	110.00 %	-4		$36,509.00	$33,190
D5030910	Fire Alarm Systems	$2.74	S.F.	21,980	20	1995	2015		0.00 %	110.00 %	-4		$66,248.00	$60,225
D5030920	Data Communication	$3.56	S.F.	21,980	25	1995	2020		4.00 %	0.00 %	1			$78,249
D5090	Other Electrical Systems	$0.38	S.F.	21,980	15	1995	2010		0.00 %	110.01 %	-9		$9,188.00	$8,352
E1020	Institutional Equipment	$0.10	S.F.	21,980	20	1995	2015		0.00 %	110.01 %	-4		$2,418.00	$2,198
E1090	Other Equipment	$0.87	S.F.	21,980	20	1995	2015		0.00 %	110.00 %	-4		$21,035.00	$19,123
E2010	Fixed Furnishings	$2.15	S.F.	21,980	20	1995	2015		0.00 %	110.00 %	-4		$51,983.00	$47,257
								Total	**44.44 %**	**20.49 %**			**$757,011.00**	**$3,693,823**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



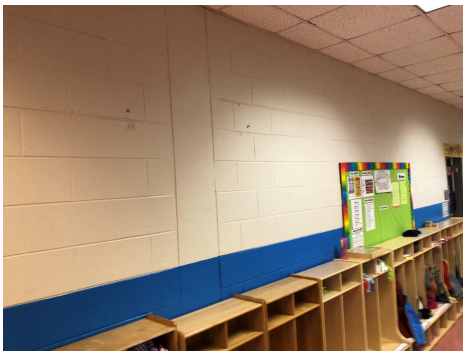
Note:

System: B3020 - Roof Openings


Note:

System: C1010 - Partitions





Note:

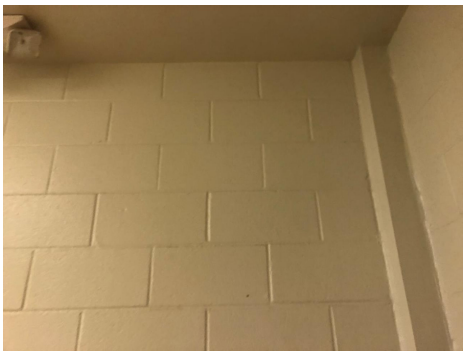
System: C1020 - Interior Doors


Note:

System: C1030 - Fittings

Note:

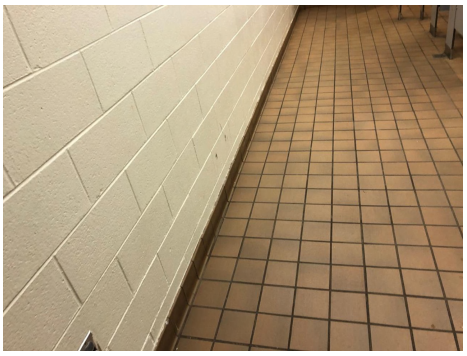
System: C3010230 - Paint & Covering



Note:

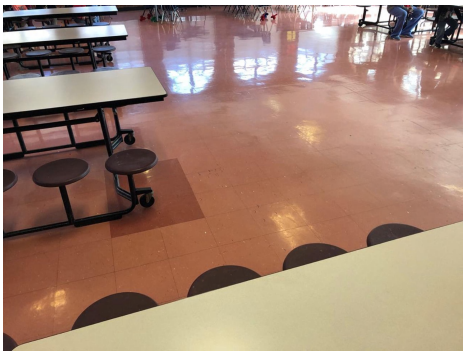
System: C3020420 - Ceramic Tile





Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Concrete Finish


Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

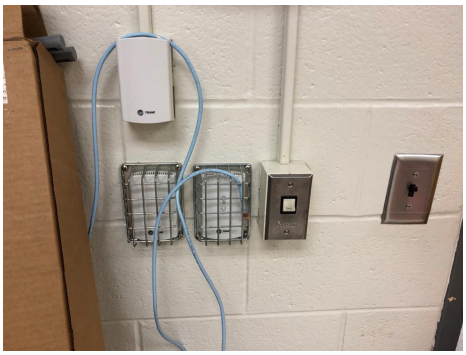
System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation





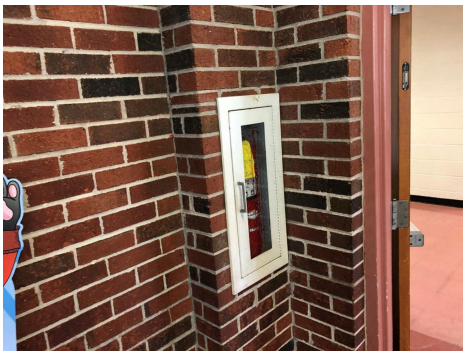
Note:

System: D4010 - Sprinklers



Note:

System: D4030 - Fire Protection Specialties




Note:

System: D4090 - Other Fire Protection Systems

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems


Note:

System: E1020 - Institutional Equipment


Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$757,011**	**$88,656**	**$0**	**$0**	**$0**	**$0**	**$783,462**	**$0**	**$600,002**	**$222,721**	**$47,765**	**$2,499,617**
*** 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	$276,283	$0	$0	$0	$0	**$276,283**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$27,715	$0	$0	$0	$0	**$27,715**
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	$331,304	$0	$0	$0	$0	**$331,304**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$17,090	$0	$0	$0	$0	**$17,090**
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	$72,050	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,050**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$47,765	**$47,765**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

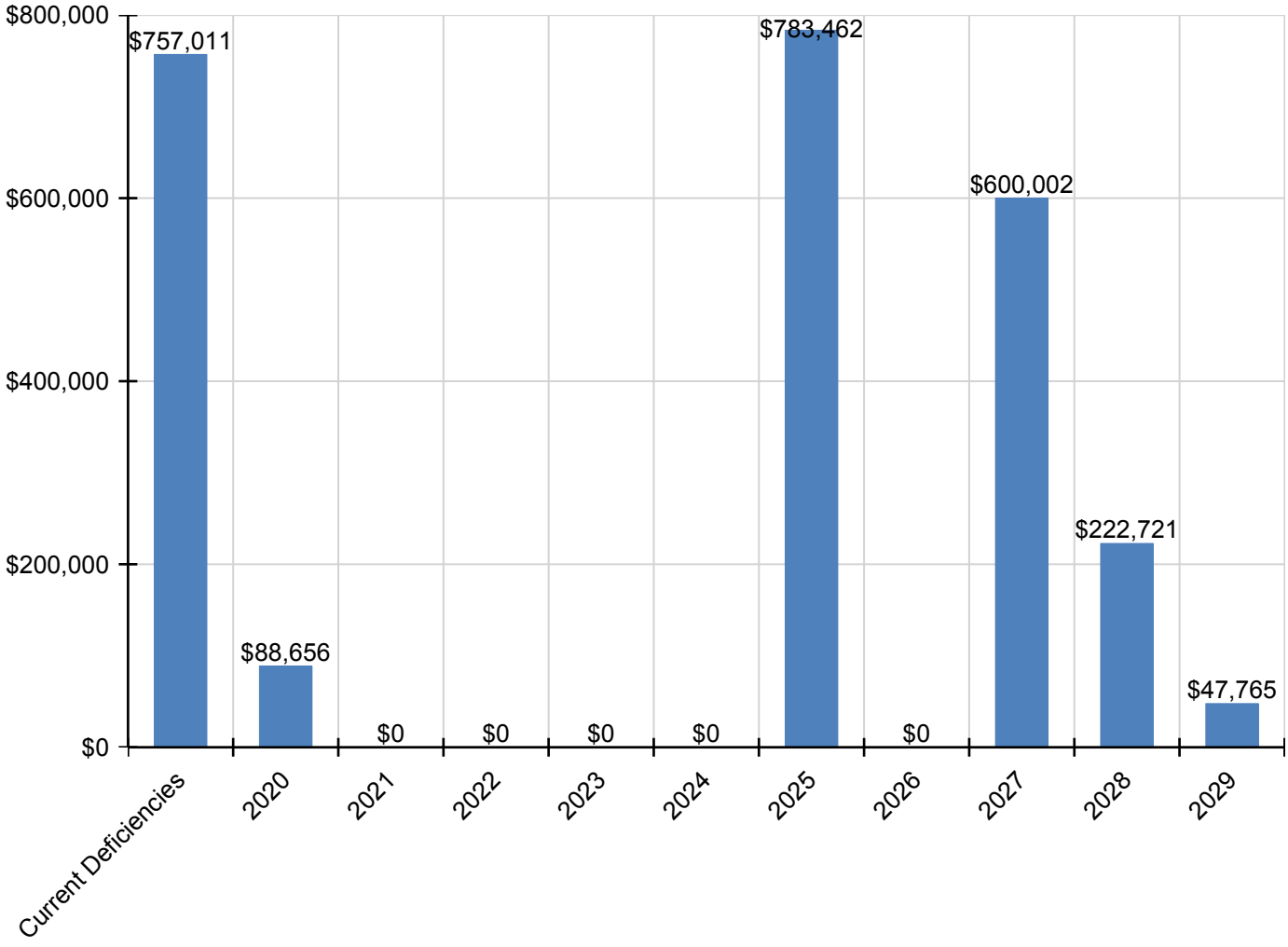
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020903 - VCT	$100,819	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$100,819**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$306,280	$0	$0	**$306,280**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$222,721	$0	**$222,721**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$215,314	$0	$0	**$215,314**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$75,345	$0	$0	**$75,345**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$131,069	$0	$0	$0	$0	**$131,069**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$3,063	$0	$0	**$3,063**
D4090 - Other Fire Protection Systems	$15,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,957**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$61,654	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,654**
D5020 - Branch Wiring	$114,846	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$114,846**
D5020 - Lighting	$204,304	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$204,304**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$36,509	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,509**
D5030910 - Fire Alarm Systems	$66,248	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,248**
D5030920 - Data Communication	$0	$88,656	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$88,656**
D5090 - Other Electrical Systems	$9,188	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,188**
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	$2,418	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,418**
E1090 - Other Equipment	$21,035	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,035**
E20 - Furnishings	$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
E2010 - Fixed Furnishings	$51,983	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,983**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

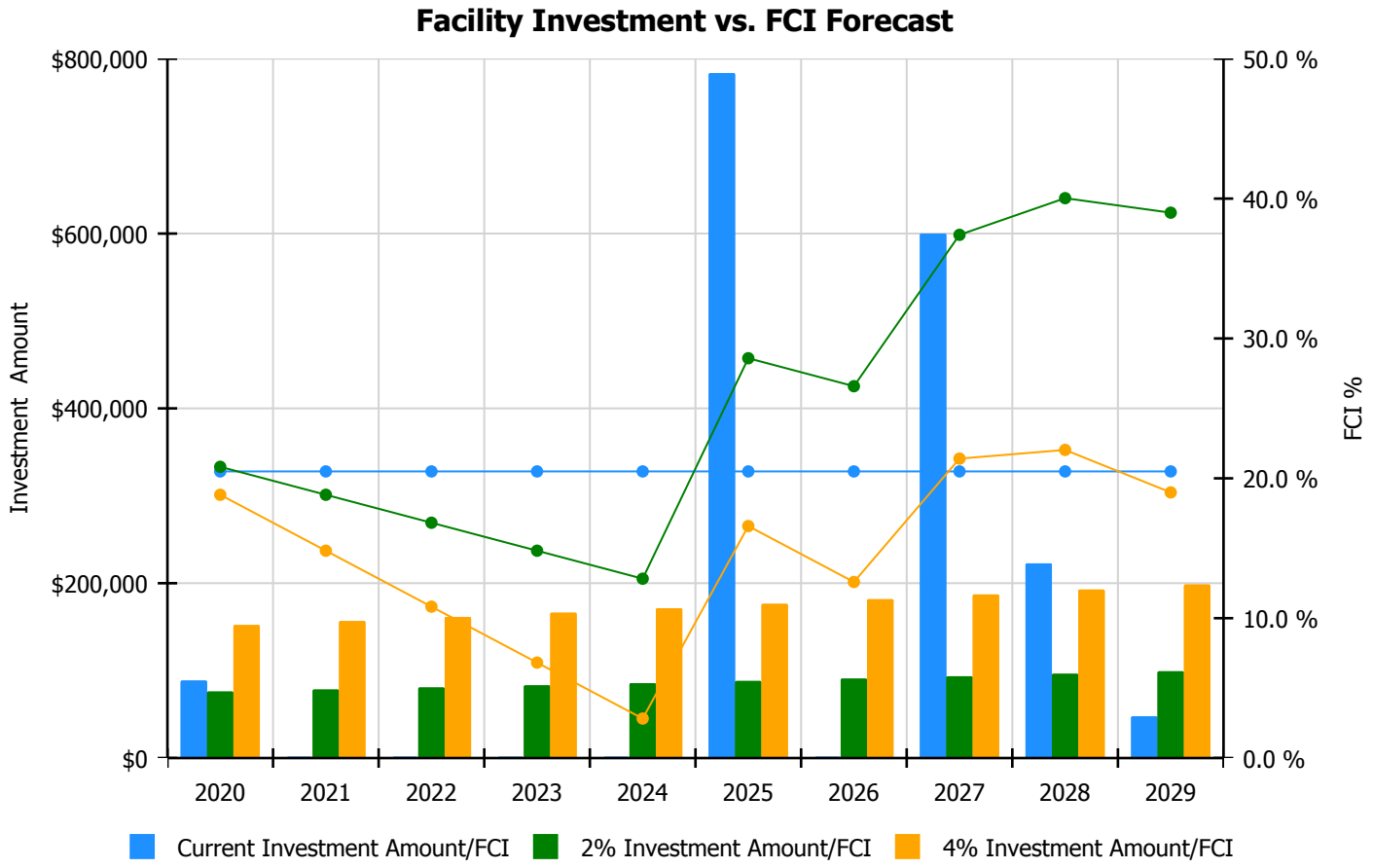
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

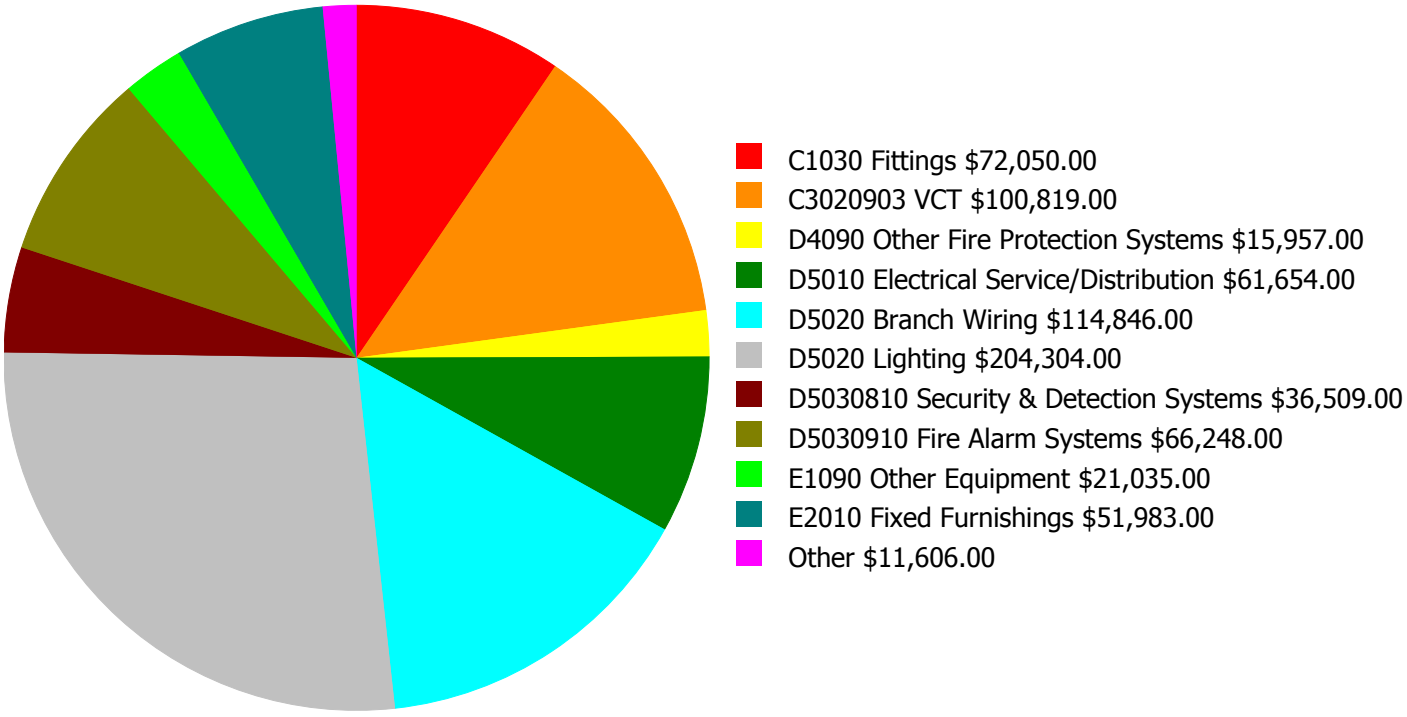
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 20.49%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$88,656	$76,093.00	20.82 %	$152,186.00	18.82 %
2021	$0	$78,376.00	18.82 %	$156,751.00	14.82 %
2022	$0	$80,727.00	16.82 %	$161,454.00	10.82 %
2023	$0	$83,149.00	14.82 %	$166,297.00	6.82 %
2024	$0	$85,643.00	12.82 %	$171,286.00	2.82 %
2025	$783,462	$88,212.00	28.59 %	$176,425.00	16.59 %
2026	$0	$90,859.00	26.59 %	$181,717.00	12.59 %
2027	$600,002	$93,584.00	37.41 %	$187,169.00	21.41 %
2028	$222,721	$96,392.00	40.03 %	$192,784.00	22.03 %
2029	$47,765	$99,284.00	38.99 %	$198,568.00	18.99 %
Total:	**$1,742,606**	**$872,319.00**		**$1,744,637.00**	

Deficiency Summary by System

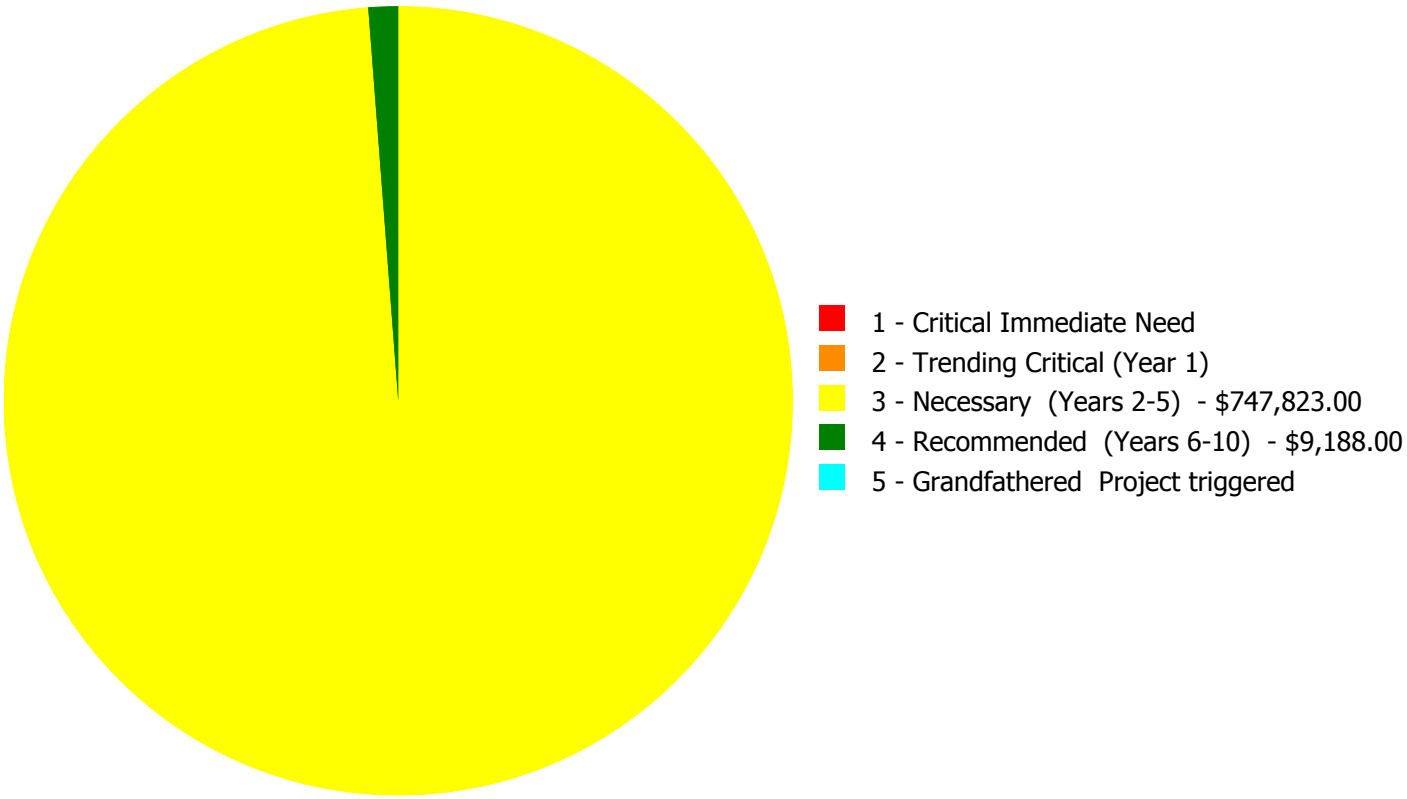
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $757,011.00

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: $757,011.00

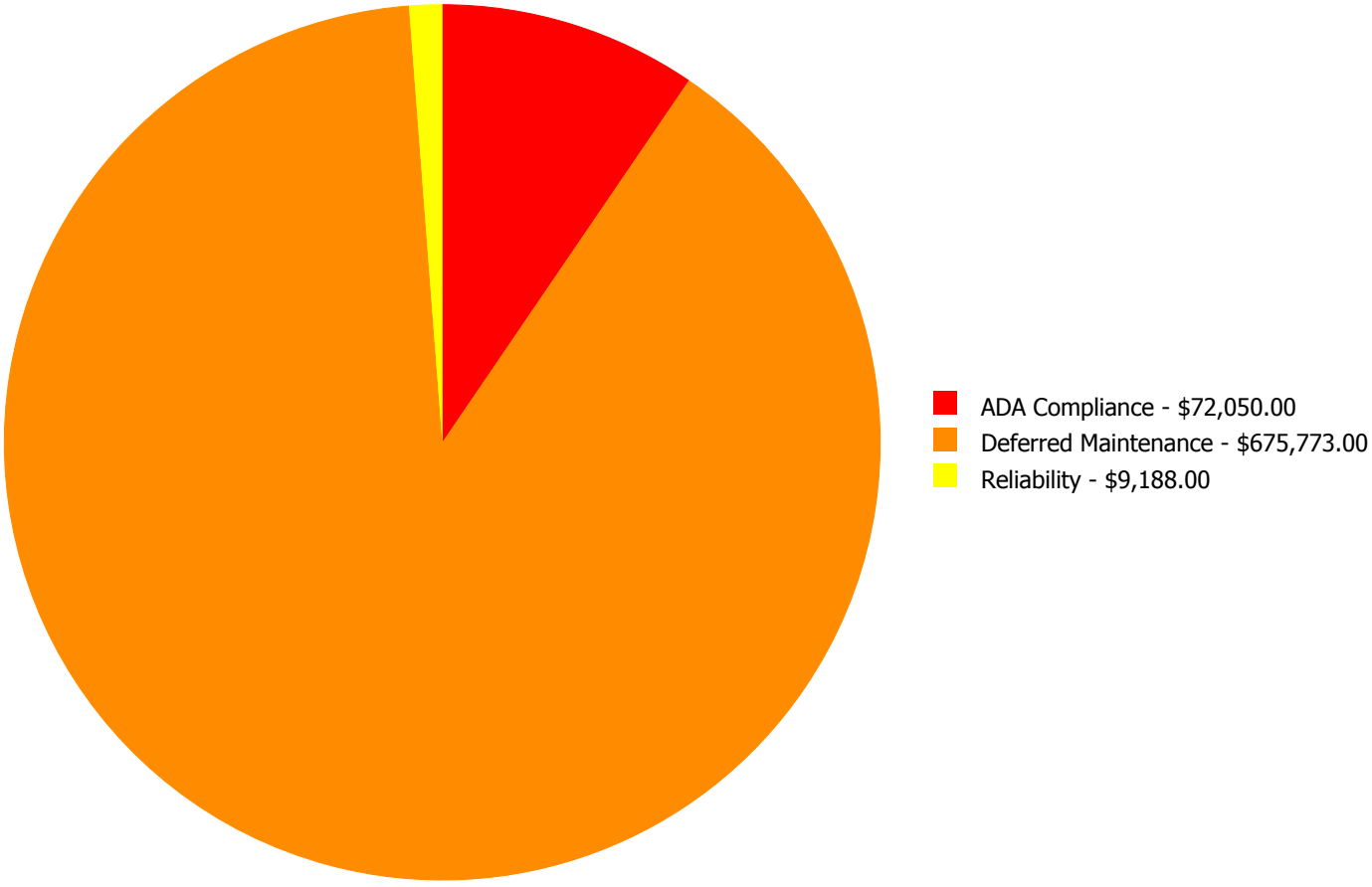
Deficiency By Priority Investment Table

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	$72,050.00	$0.00	$0.00	$72,050.00
C3020903	VCT	$0.00	$0.00	$100,819.00	$0.00	$0.00	$100,819.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$15,957.00	$0.00	$0.00	$15,957.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$61,654.00	$0.00	$0.00	$61,654.00
D5020	Branch Wiring	$0.00	$0.00	$114,846.00	$0.00	$0.00	$114,846.00
D5020	Lighting	$0.00	$0.00	$204,304.00	$0.00	$0.00	$204,304.00
D5030810	Security & Detection Systems	$0.00	$0.00	$36,509.00	$0.00	$0.00	$36,509.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$66,248.00	$0.00	$0.00	$66,248.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$9,188.00	$0.00	$9,188.00
E1020	Institutional Equipment	$0.00	$0.00	$2,418.00	$0.00	$0.00	$2,418.00
E1090	Other Equipment	$0.00	$0.00	$21,035.00	$0.00	$0.00	$21,035.00
E2010	Fixed Furnishings	$0.00	$0.00	$51,983.00	$0.00	$0.00	$51,983.00
	Total:	$0.00	$0.00	$747,823.00	$9,188.00	$0.00	$757,011.00

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: $757,011.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C1030 - Fittings

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 21,980.00
Unit of Measure: S.F.
Estimate: $72,050.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: Fittings, such as signage and railing, are beyond their expected service life, should be replaced and upgraded for compliance with ADA standards.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,691.00
Unit of Measure: S.F.
Estimate: $100,819.00
Assessor Name: Homero Guerrero
Date Created: 01/27/2020

Notes: for replacement.
The VCT floor finish is beyond its expected service life, faded and stained, and should be replaced.

System: D4090 - Other Fire Protection Systems

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 21,980.00
Unit of Measure: S.F.
Estimate: $15,957.00
Assessor Name: Homero Guerrero
Date Created: 08/13/2013

Notes: ANSUL directional extinguisher system is located in the kitchen area and is beyond its expected life cycle. upgrades are warranted at this time.

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: 21,980.00
Unit of Measure: S.F.
Estimate: $61,654.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

Notes: Most of the electrical distribution appears to be from the original construction a. Universal upgrades are recommended.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 21,980.00
Unit of Measure: S.F.
Estimate: $114,846.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

Notes: Most of the lighting and branch wire system appears to be from the original construction and beyond its expected life . Universal upgrades are recommended

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 21,980.00
Unit of Measure: S.F.
Estimate: $204,304.00
Assessor Name: Homero Guerrero
Date Created: 01/27/2020

Notes:
The lighting system is beyond its expected service life and upgrades are warranted.

System: D5030810 - Security & Detection Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 21,980.00
Unit of Measure: S.F.
Estimate: $36,509.00
Assessor Name: Homero Guerrero
Date Created: 01/27/2020

Notes:
The security system is beyond its expected service life and upgrades are warranted.

System: D5030910 - Fire Alarm Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 21,980.00
Unit of Measure: S.F.
Estimate: $66,248.00
Assessor Name: Homero Guerrero
Date Created: 01/27/2020

Notes:
The fire alarm system is beyond its expected service life and upgrades are warranted.

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 21,980.00
Unit of Measure: S.F.
Estimate: $2,418.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

Notes:
The institutional equipment is beyond its expected service life and upgrades are warranted.

System: E1090 - Other Equipment

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 21,980.00
Unit of Measure: S.F.
Estimate: $21,035.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

Notes:
The kitchen equipment is beyond its expected service life and upgrades are warranted.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 21,980.00
Unit of Measure: S.F.
Estimate: $51,983.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

Notes:
The fixed furnishings are beyond their expected service life and upgrades are warranted.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: 1995 Bldg 2020
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 21,980.00
Unit of Measure: S.F.
Estimate: $9,188.00
Assessor Name: Homero Guerrero
Date Created: 08/13/2013

Notes: No emergency generator, client standard required.

Executive Summary

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

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

Function:	
Gross Area (SF):	59,438
Year Built:	1928
Last Renovation:	
Replacement Value:	$1,919,512
Repair Cost:	$5,434.68
Total FCI:	0.28 %
Total RSLI:	41.88 %
FCA Score:	99.72

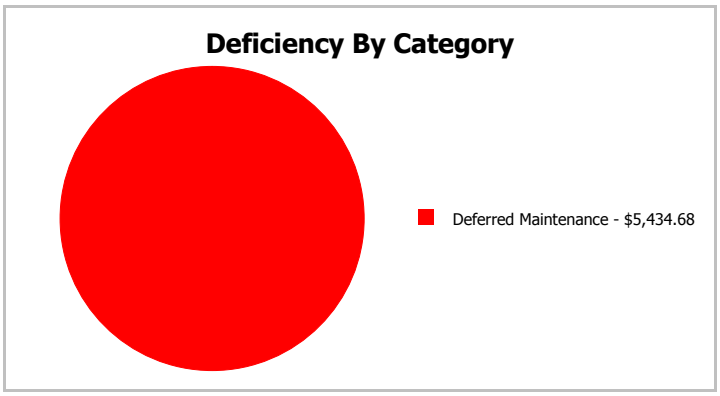
Description:

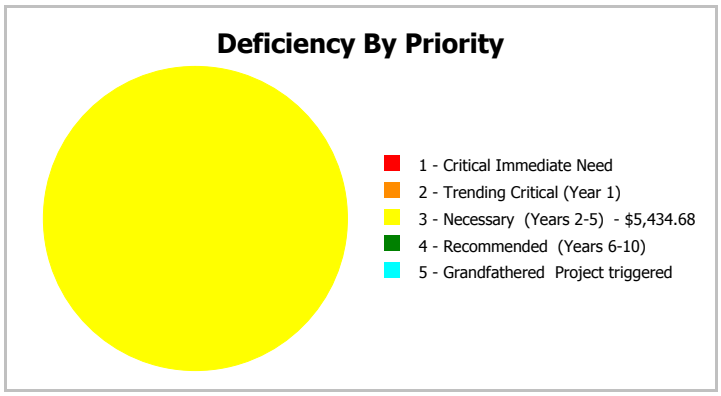
The narrative for this site is included in the Executive Summary Description at the front of this report.

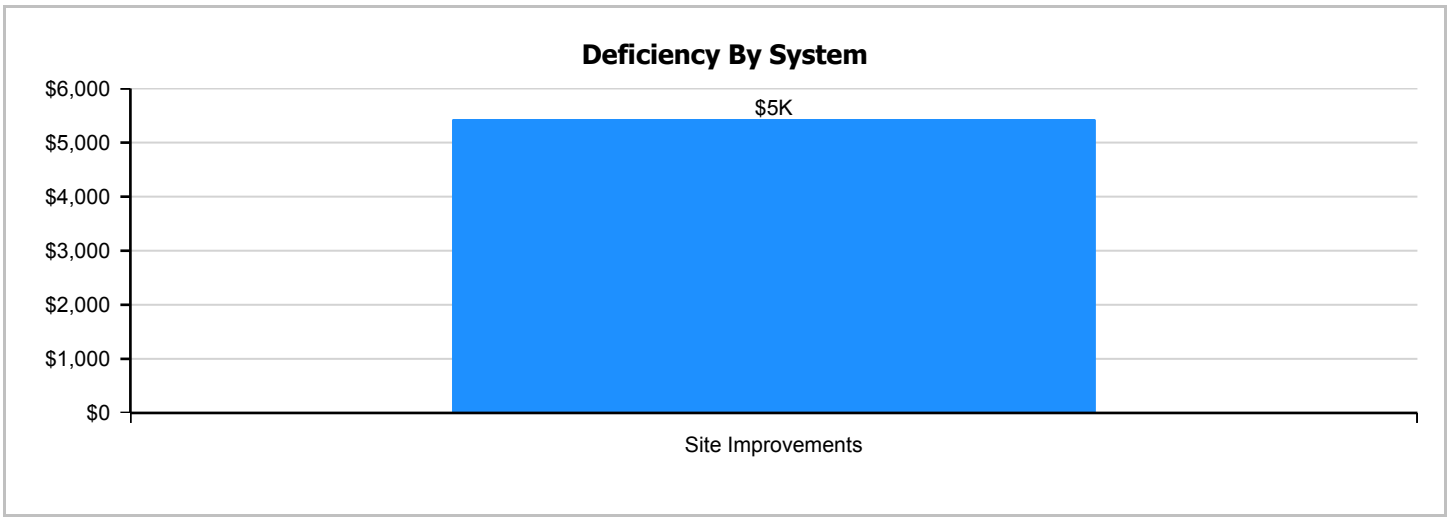
Attributes: This asset has no attributes.

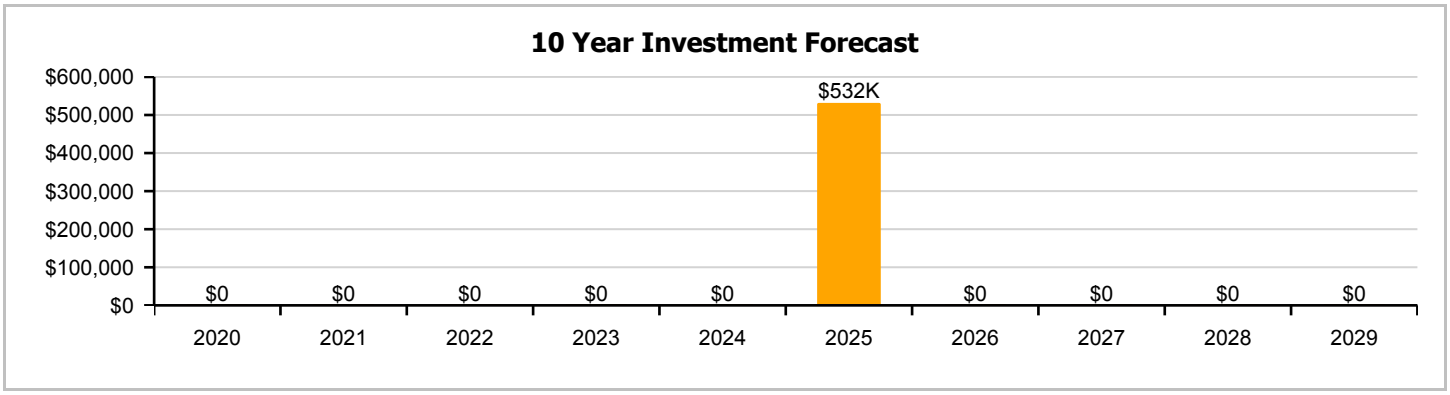
Dashboard Summary

Function:		Gross Area:	59,438
Year Built:	1928	Last Renovation:	
Repair Cost:	$5,435	Replacement Value:	$1,919,512
FCI:	0.28 %	RSLI%:	41.88 %









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	46.80 %	0.44 %	$5,434.68
G30 - Site Mechanical Utilities	52.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	20.00 %	0.00 %	$0.00
Totals:	**41.88 %**	**0.28 %**	**$5,434.68**

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.	59,438	35	1995	2030		31.43 %	0.00 %	11			$140,868
G2020	Parking Lots	$8.00	S.F.	59,438	35	1995	2030		31.43 %	1.14 %	11		$5,434.68	$475,504
G2030	Pedestrian Paving	$2.33	S.F.	59,438	35	1995	2030		31.43 %	0.00 %	11			$138,491
G2040105	Fence & Guardrails	$1.15	S.F.	5,500	30	2012	2042		76.67 %	0.00 %	23			$6,325
G2040210	Concrete Retaining Walls	$51.33	S.F.	1,804	50	2012	2062		86.00 %	0.00 %	43			$92,599
G2040950	Canopies	$0.41	S.F.	59,438	25	2012	2037		72.00 %	0.00 %	18			$24,370
G2040950	Hard Surface Play Area	$0.71	S.F.	59,438	20	2012	2032		65.00 %	0.00 %	13			$42,201
G2040950	Playing Field	$4.28	S.F.	59,438	20	2012	2032		65.00 %	0.00 %	13			$254,395
G2050	Landscaping	$1.18	S.F.	59,438	25	2012	2037		72.00 %	0.00 %	18			$70,137
G3010	Water Supply	$1.09	S.F.	59,438	50	1995	2045		52.00 %	0.00 %	26			$64,787
G3020	Sanitary Sewer	$2.20	S.F.	59,438	50	1995	2045		52.00 %	0.00 %	26			$130,764
G3030	Storm Sewer	$1.25	S.F.	59,438	50	1995	2045		52.00 %	0.00 %	26			$74,298
G4010	Electrical Distribution	$2.55	S.F.	59,438	30	1995	2025		20.00 %	0.00 %	6			$151,567
G4020	Site Lighting	$2.98	S.F.	59,438	30	1995	2025		20.00 %	0.00 %	6			$177,125
G4030	Site Communication and Security	$1.28	S.F.	59,438	30	1995	2025		20.00 %	0.00 %	6			$76,081
								Total	**41.88 %**	**0.28 %**			**$5,434.68**	**$1,919,512**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040210 - Concrete Retaining Walls

Note:

System: G2040950 - Canopies

Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communication and Security

Note:

Renewal Schedule

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

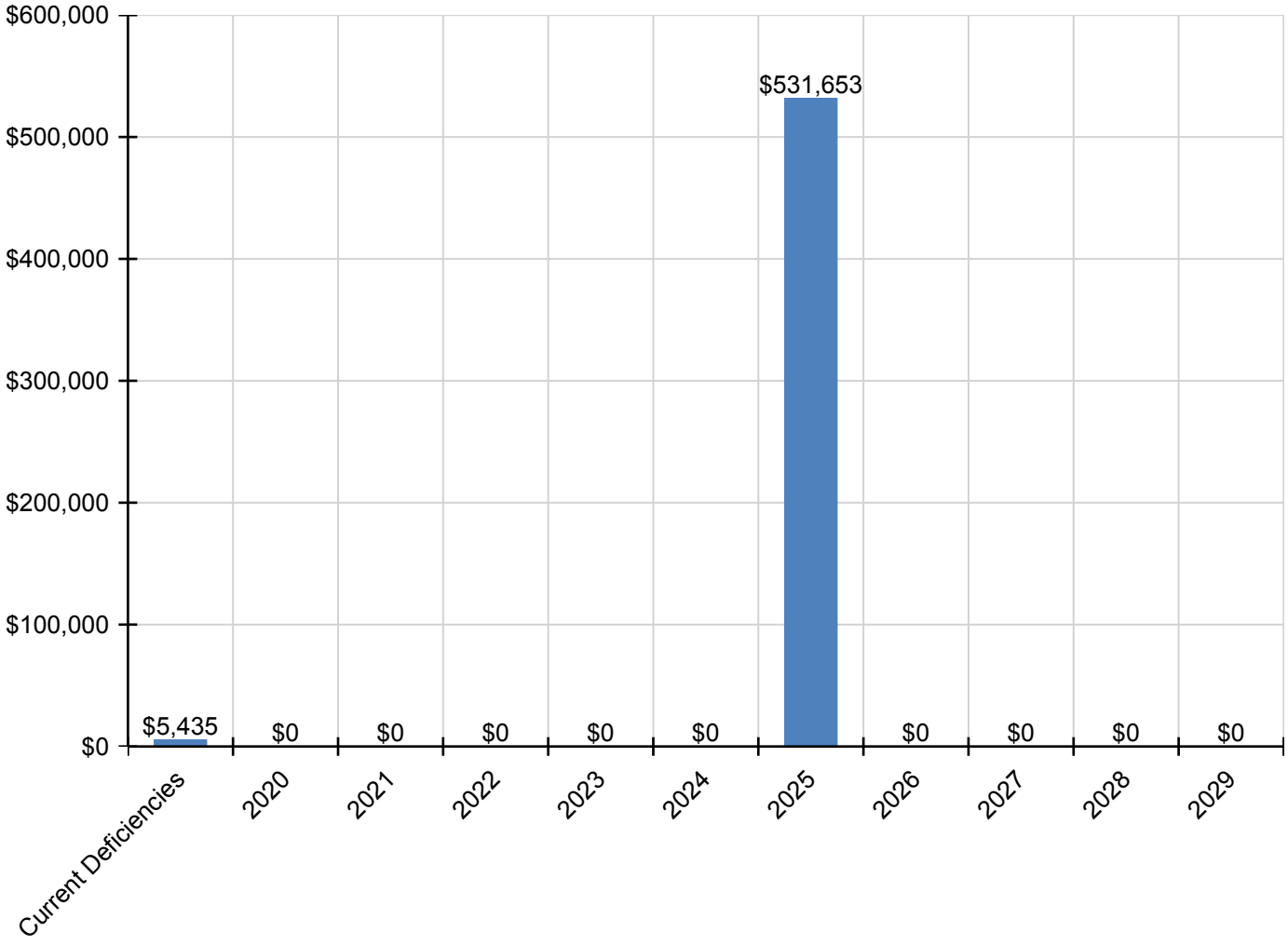
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$5,435**	**$0**	**$0**	**$0**	**$0**	**$0**	**$531,653**	**$0**	**$0**	**$0**	**$0**	**$537,088**
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	$5,435	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,435**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040210 - Concrete Retaining Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$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	$199,077	$0	$0	$0	$0	**$199,077**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$232,647	$0	$0	$0	$0	**$232,647**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$99,929	$0	$0	$0	$0	**$99,929**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

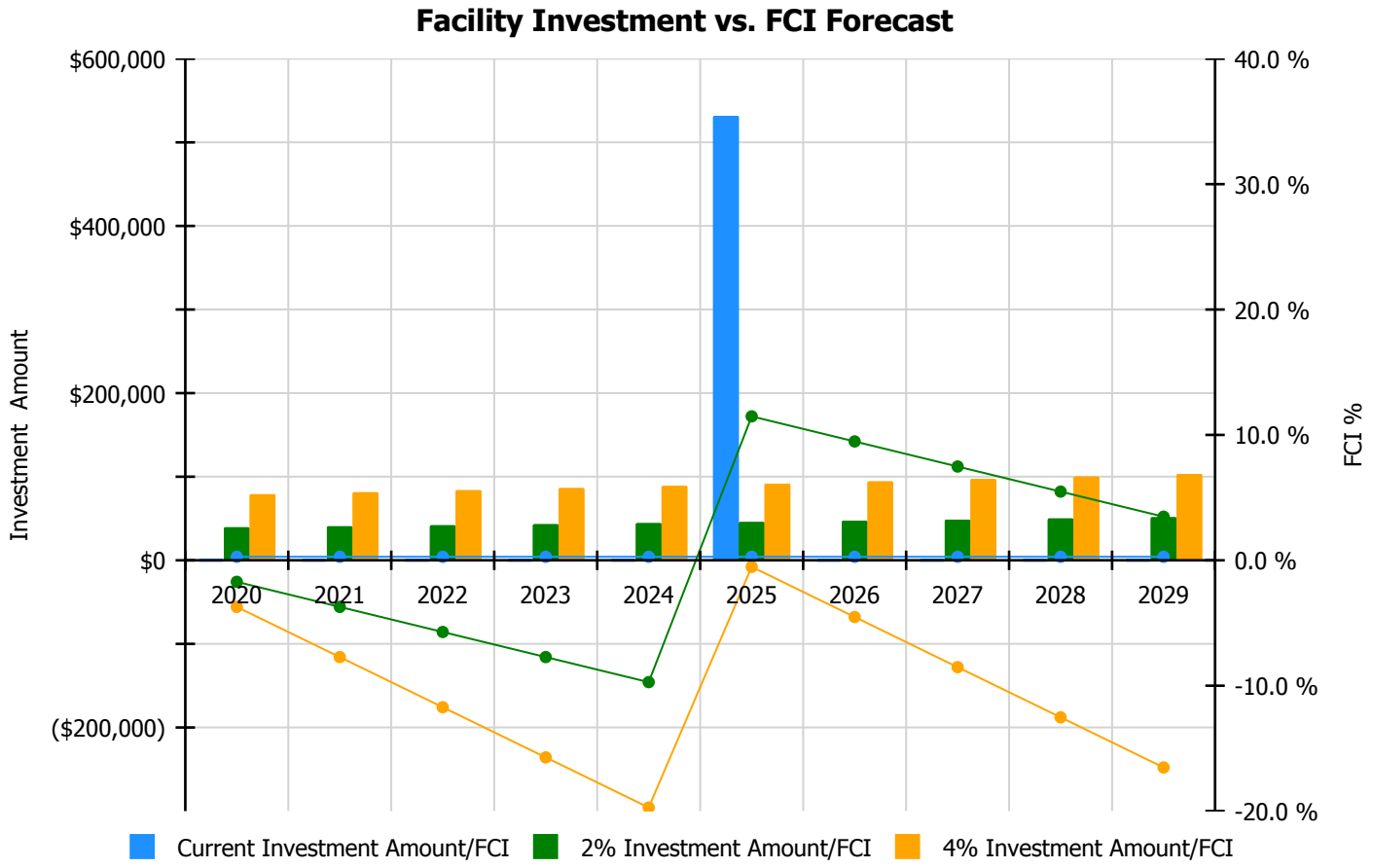
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

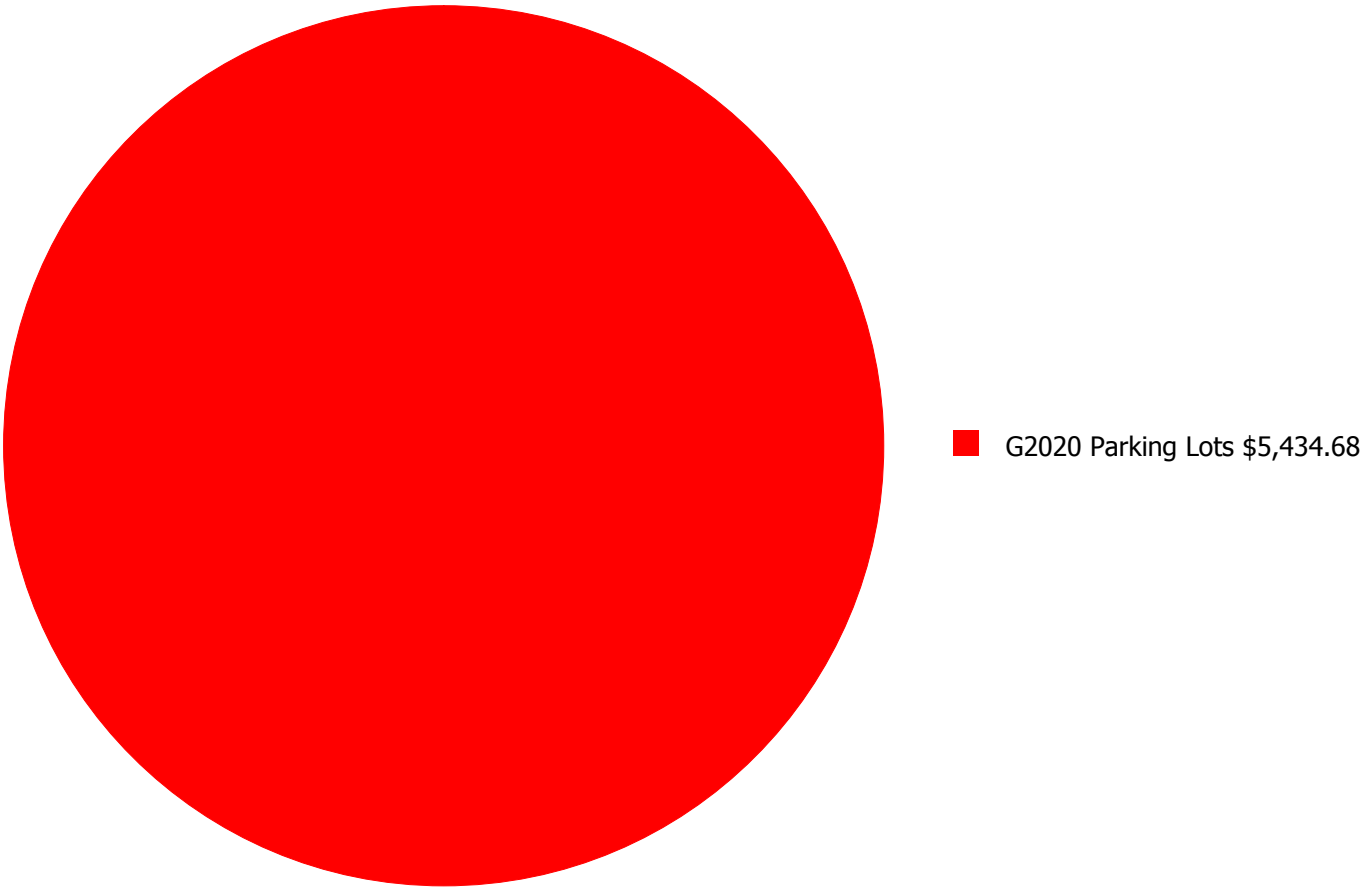
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 0.28%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$39,542.00	-1.72 %	$79,084.00	-3.72 %
2021	$0	$40,728.00	-3.72 %	$81,456.00	-7.72 %
2022	$0	$41,950.00	-5.72 %	$83,900.00	-11.72 %
2023	$0	$43,209.00	-7.72 %	$86,417.00	-15.72 %
2024	$0	$44,505.00	-9.72 %	$89,010.00	-19.72 %
2025	$531,653	$45,840.00	11.48 %	$91,680.00	-0.52 %
2026	$0	$47,215.00	9.48 %	$94,430.00	-4.52 %
2027	$0	$48,632.00	7.48 %	$97,263.00	-8.52 %
2028	$0	$50,091.00	5.48 %	$100,181.00	-12.52 %
2029	$0	$51,593.00	3.48 %	$103,187.00	-16.52 %
Total:	**$531,653**	**$453,305.00**		**$906,608.00**	

Deficiency Summary by System

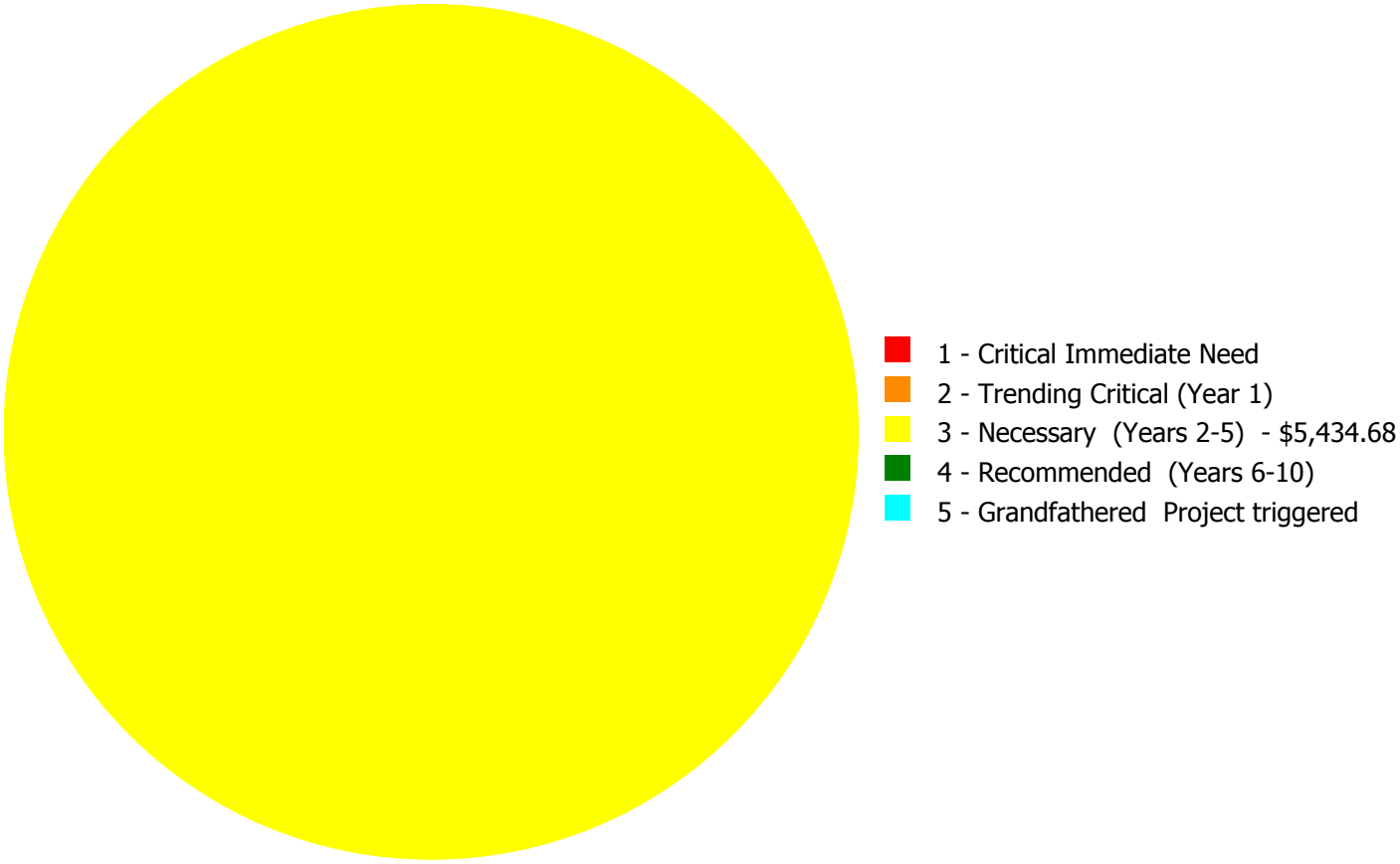
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $5,434.68

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: $5,434.68

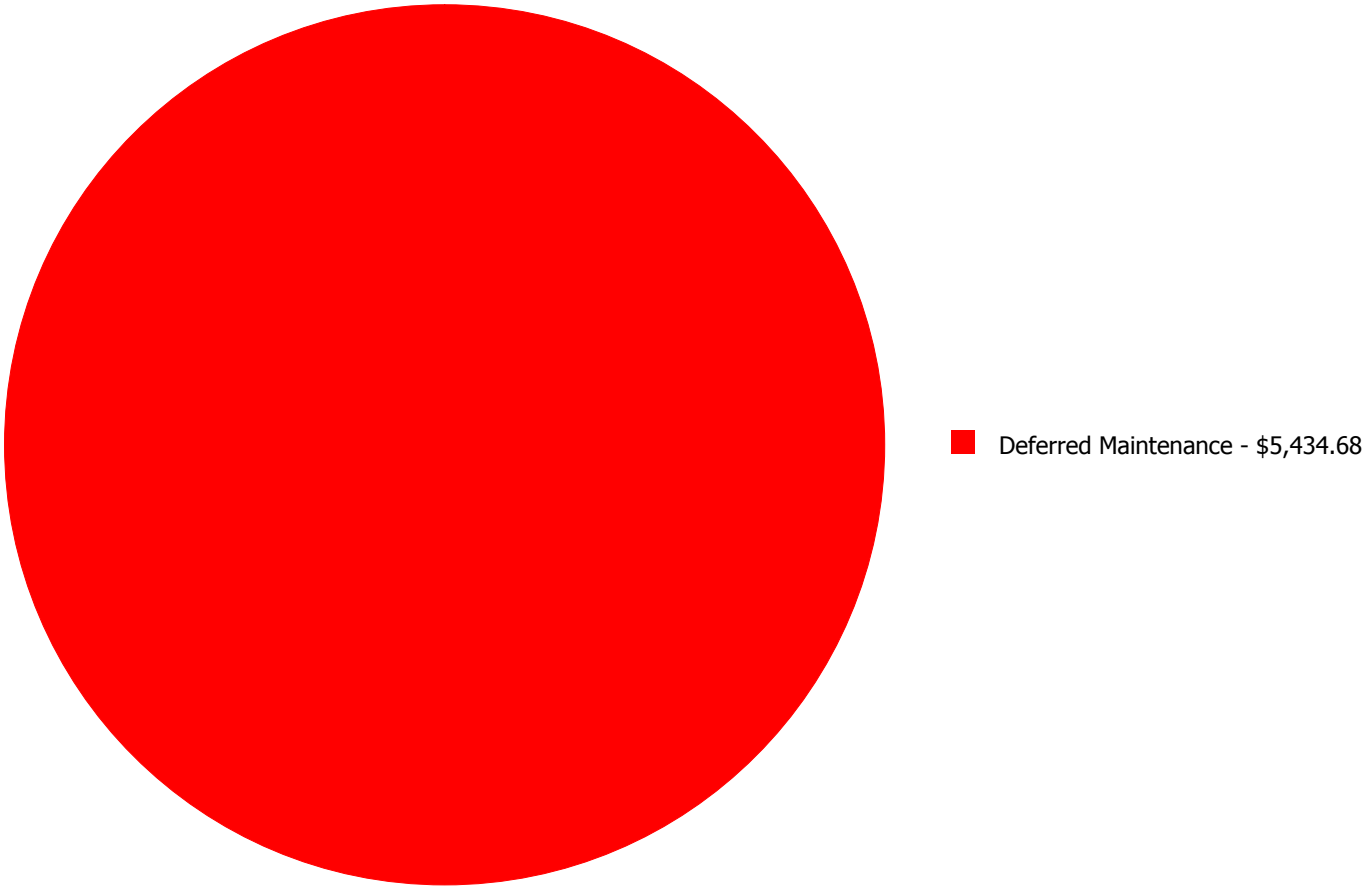
Deficiency By Priority Investment Table

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
G2020	Parking Lots	$0.00	$0.00	$5,434.68	$0.00	$0.00	$5,434.68
	Total:	$0.00	$0.00	$5,434.68	$0.00	$0.00	$5,434.68

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: $5,434.68

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: G2020 - Parking Lots

Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Replace parking lot stripping and curb markings
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: $5,434.68
Assessor Name: Hayden Collins
Date Created: 08/05/2013

Notes: Asphalt pavement is worn and parking stripes wearing.

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 #:	3569
Project:	APS Assessments 2019	Region:	761	Site:	Whitefoord ES
Grade Config:	PK-5	Site Type:	Other Facilities	Site Size:	2.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Excel	2.00	2.00	100.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Good	9.30	11.63	80.00
Location	Good	2.79	3.49	80.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Good	0.83	1.04	80.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Good	1.00	1.25	80.00
Location	Good	0.30	0.37	80.00
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	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
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
Music				
Environment	(N/A)	0.00	0.00	0.00

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Suitability	Rating	Score	Possible Score	Percent Score
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
Art				
Environment	Good	0.37	0.47	80.00
Size	Good	0.94	1.17	80.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	Good	0.28	0.35	80.00
Size	Excel	0.88	0.88	100.00
Location	Good	0.21	0.26	80.00
Storage/Fixed Equip	Good	0.21	0.26	80.00
Computer Labs				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	(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
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Excel	0.73	0.73	100.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Excel	2.56	2.56	100.00
Counseling	Excel	0.29	0.29	100.00
Clinic	Excel	0.58	0.58	100.00
Staff WkRm/Toilets	Excel	1.27	1.27	100.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Good	4.96	6.20	80.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Good	1.60	2.00	80.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Poor	0.41	0.81	50.00
Play Areas	Good	1.87	2.34	80.00

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Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Good	0.40	0.50	80.00
Total For Site:		**74.21**	**87.17**	**85.13**

Comments

Suitability - ES

Whitefoord Elementary School is a multi-story, community-based school that serves children in grades pre-kindergarten through grade three.

Suitability - ES->Outside-->Parking

There is not enough on-site parking and off-street parking is not available.