Atlanta Public Schools/Relocation Sites

East Lake Elementary School

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):	66,168
Year Built:	1949
Last Renovation:	
Replacement Value:	$14,572,054
Repair Cost:	$4,873,668.00
Total FCI:	33.45 %
Total RSLI:	34.24 %
FCA Score:	66.55

Description:

The East Lake Elementary School consists of (1) main school building located at 2440 Cottage Grove Ave. SE, in Atlanta, GA. The 66,168 square foot campus was constructed in 1949. Additions to the main building were constructed in 1994 and 1996.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The main building does not have a basement level.

B. SUPERSTRUCTURE
The 1994 constructed 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

panes. Exterior doors are mostly hollow metal without glazing. Roof covering on the 1949 original building consist of a built-up system. However, the 1994 building roof covering is comprised of sloped structure with standing seam metal, built-up system and single ply membrane coverings.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel 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. Stair construction are metal pan with concrete filled treads and landing. The interior wall finishes are typically painted CMU and painted drywall. Wall finishes in assignable areas are tile. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces are typically vinyl composition tile, carpet, and ceramic tile. Ceiling finishes in common areas are typically suspended acoustical tile and paint over exposed structure.

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes one hydraulic 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 gas fired hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains. Other plumbing systems is supplied by natural gas.
HVAC: Heating is provided by gas fired boilers. Cooling is supplied by combination chiller cooling tower system. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.
FIRE PROTECTION: The building does have a very limited coverage fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical protection. Fire extinguishers and cabinets are distributed near fire exits and corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does have a separately derived emergency power system. There is no single natural gas emergency generator onsite.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, theater and stage, audio-visual, fixed casework, and window treatment.

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

CODE REVIEW
ACCESSIBILITY: The building is in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.
LIFE SAFETY SYSTEMS: The building is not fully covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFCI 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.

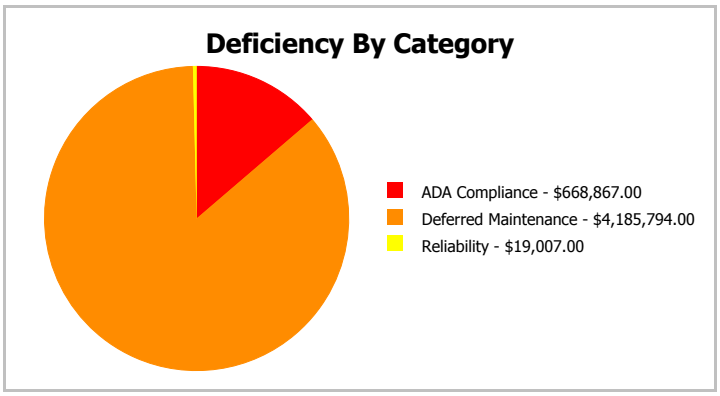
Attributes:

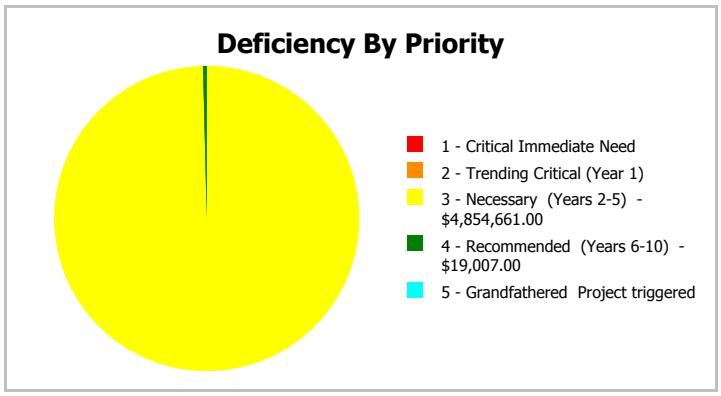
General Attributes:

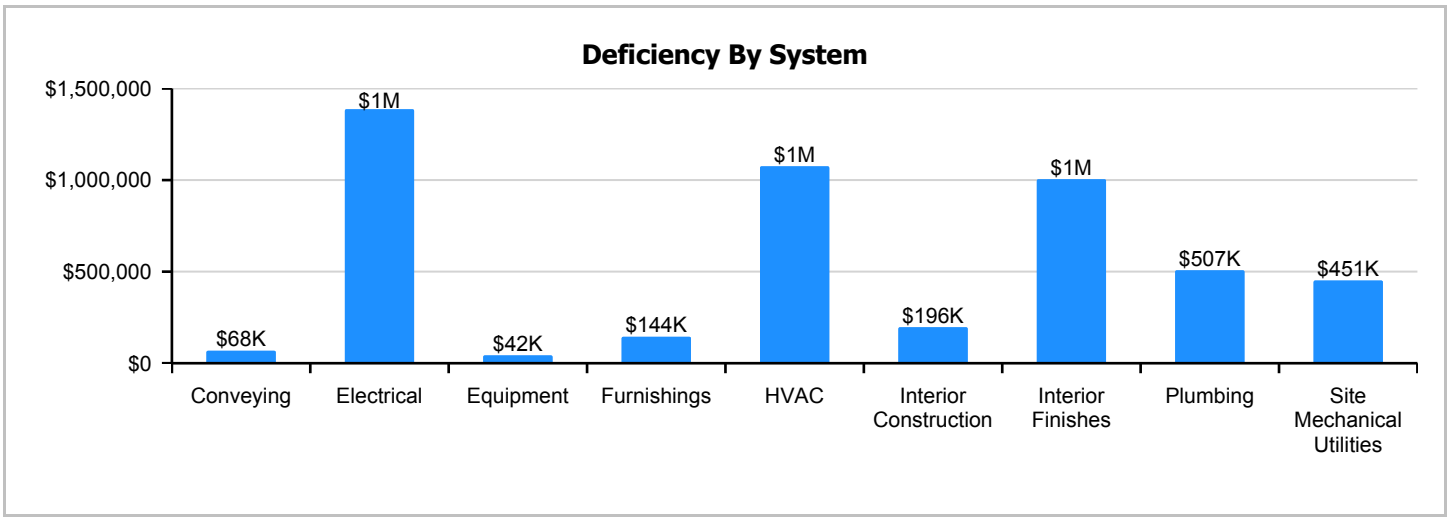
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Jejuan Hall
School Grades:	-	DOE Drawing Total GSF:	-
DOE Facility Number:	2059	Total # of Modular/Portables:	-
DOE Interior Site SF:	-	Total GSF of Modular/Portables:	-
Approx. Acres:	2.7	Status:	Abandoned

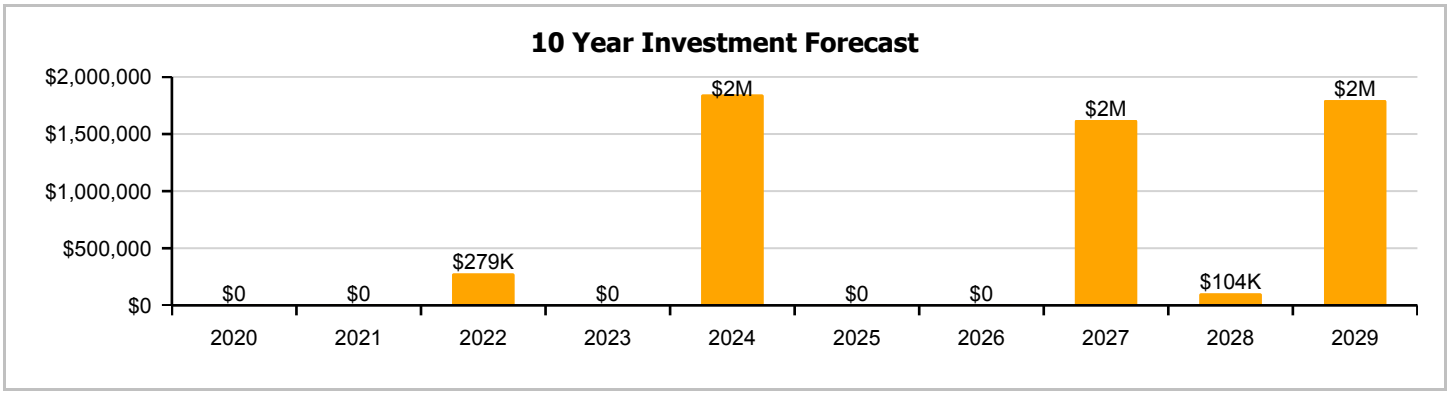
School Dashboard Summary

Gross Area:	66,168		
Year Built:	1949	Last Renovation:	
Repair Cost:	$4,873,668	Replacement Value:	$14,572,054
FCI:	33.45 %	RSLI%:	34.24 %









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.

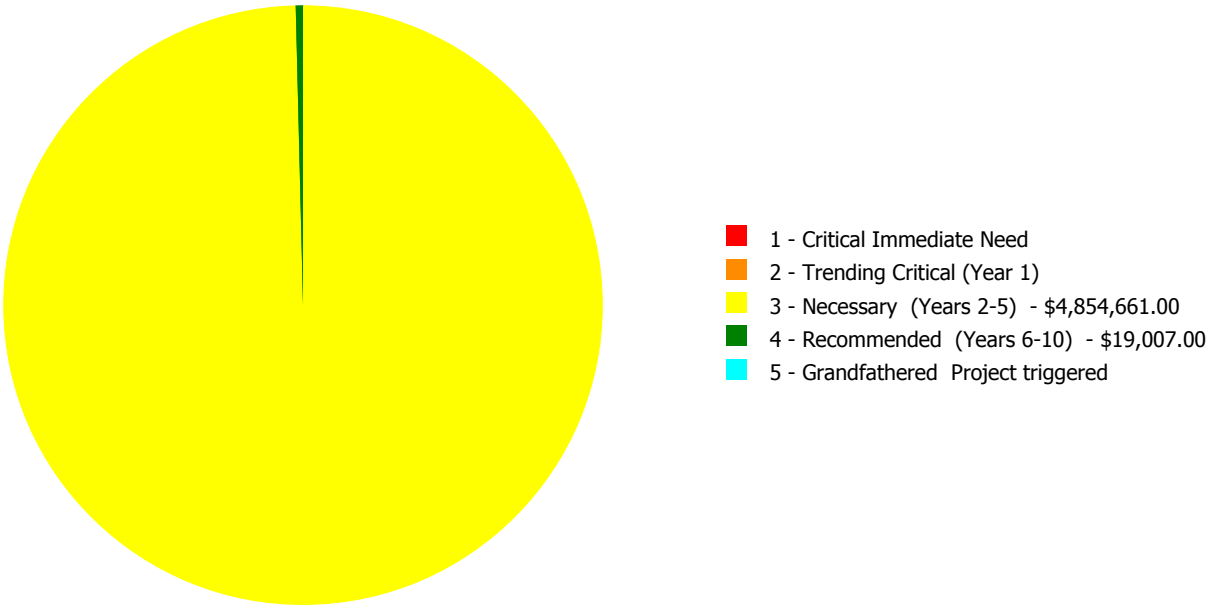
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	63.06 %	0.00 %	$0.00
B10 - Superstructure	63.05 %	0.00 %	$0.00
B20 - Exterior Enclosure	49.78 %	0.00 %	$0.00
B30 - Roofing	30.38 %	0.00 %	$0.00
C10 - Interior Construction	41.17 %	24.50 %	$196,022.00
C20 - Stairs	63.10 %	0.00 %	$0.00
C30 - Interior Finishes	4.35 %	97.84 %	$1,003,950.00
D10 - Conveying	0.00 %	110.00 %	$67,882.00
D20 - Plumbing	4.73 %	84.30 %	$506,846.00
D30 - HVAC	34.86 %	41.83 %	$1,074,829.00
D40 - Fire Protection	15.89 %	0.00 %	$0.00
D50 - Electrical	6.65 %	97.81 %	$1,386,355.00
E10 - Equipment	0.00 %	110.00 %	$42,359.00
E20 - Furnishings	0.00 %	110.00 %	$144,159.00
G20 - Site Improvements	30.78 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$451,266.00
G40 - Site Electrical Utilities	37.82 %	0.00 %	$0.00
Totals:	**34.24 %**	**33.45 %**	**$4,873,668.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1949 Bldg 2016	16,799	34.86	$0.00	$0.00	$1,008,494.00	$0.00	$0.00
1994_1996 Bldg 2037_2040_2050	49,369	37.75	$0.00	$0.00	$3,394,901.00	$19,007.00	$0.00
Site	66,168	17.11	$0.00	$0.00	$451,266.00	$0.00	$0.00
Total:		**33.45**	**$0.00**	**$0.00**	**$4,854,661.00**	**$19,007.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,873,668.00

Executive Summary

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Function:	Relocation Site
Gross Area (SF):	16,799
Year Built:	1949
Last Renovation:	
Replacement Value:	$2,892,708
Repair Cost:	$1,008,494.00
Total FCI:	34.86 %
Total RSLI:	25.18 %
FCA Score:	65.14

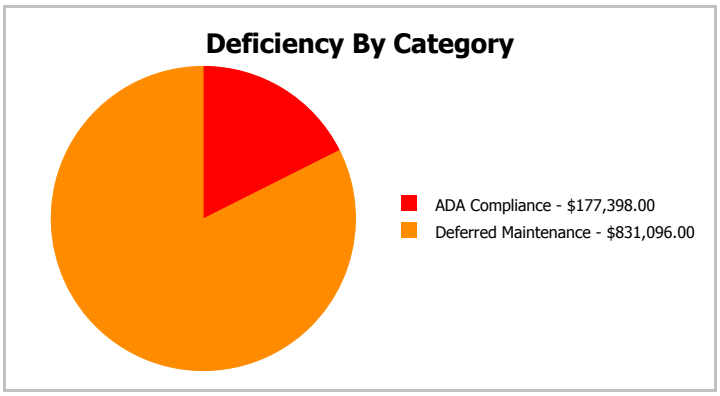
Description:

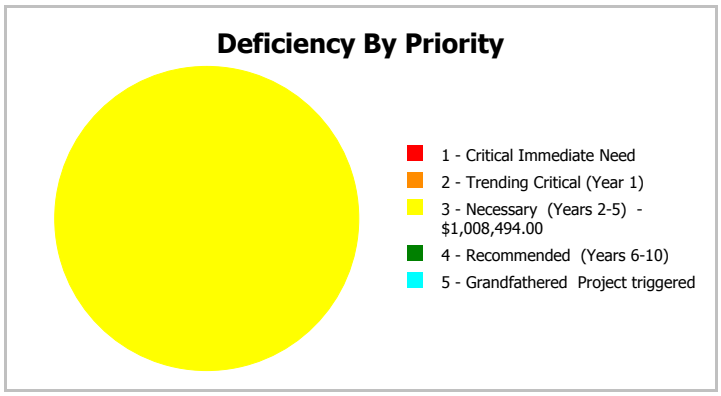
The narrative for this building is included in the Executive Summary Description at the front of this report.

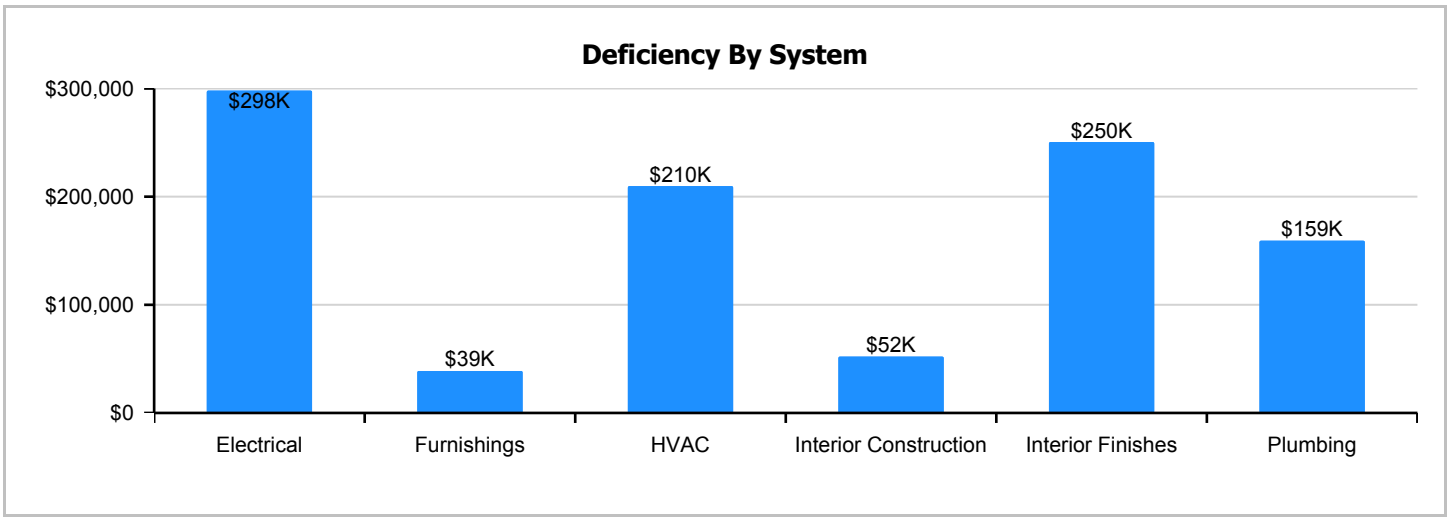
Attributes: This asset has no attributes.

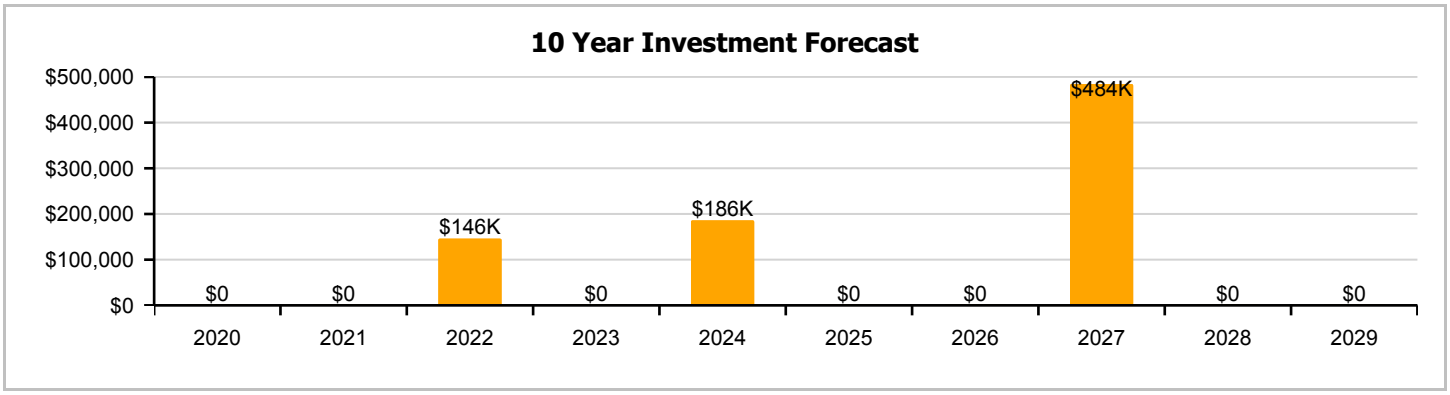
Dashboard Summary

Function:	Relocation Site	Gross Area:	16,799
Year Built:	1949	Last Renovation:	
Repair Cost:	$1,008,494	Replacement Value:	$2,892,708
FCI:	34.86 %	RSLI%:	25.18 %









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	30.00 %	0.00 %	$0.00
B10 - Superstructure	30.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	43.96 %	0.00 %	$0.00
B30 - Roofing	13.50 %	0.00 %	$0.00
C10 - Interior Construction	25.62 %	24.50 %	$52,111.00
C20 - Stairs	30.00 %	0.00 %	$0.00
C30 - Interior Finishes	5.15 %	94.85 %	$250,488.00
D20 - Plumbing	5.07 %	96.66 %	$159,288.00
D30 - HVAC	33.56 %	40.79 %	$209,736.00
D40 - Fire Protection	17.43 %	0.00 %	$0.00
D50 - Electrical	7.97 %	95.39 %	$298,065.00
E20 - Furnishings	0.00 %	110.00 %	$38,806.00
Totals:	**25.18 %**	**34.86 %**	**$1,008,494.00**

Photo Album

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

1). East Elevation - Nov 23, 2019

2). Northwest Elevation - Nov 23, 2019

3). Southwest Elevation - Nov 23, 2019

4). Northeast Elevation - Nov 23, 2019

Condition Detail

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

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

System Listing

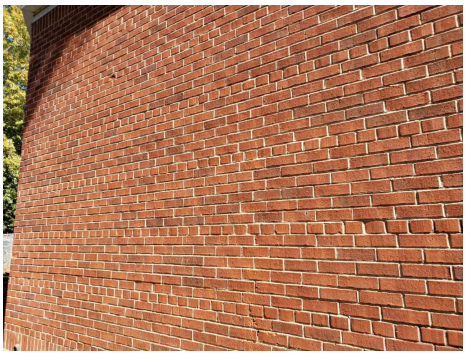
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	16,799	100	1949	2049		30.00 %	0.00 %	30			$109,026
A1030	Slab on Grade	$6.65	S.F.	16,799	100	1949	2049		30.00 %	0.00 %	30			$111,713
B1010	Floor Construction	$19.16	S.F.	16,799	100	1949	2049		30.00 %	0.00 %	30			$321,869
B1020	Roof Construction	$12.94	S.F.	16,799	100	1949	2049		30.00 %	0.00 %	30			$217,379
B2010	Exterior Walls	$15.38	S.F.	16,799	100	1949	2049		30.00 %	0.00 %	30			$258,369
B2020	Exterior Windows	$9.17	S.F.	16,799	30	2010	2040		70.00 %	0.00 %	21			$154,047
B2030	Exterior Doors	$0.88	S.F.	16,799	30	1994	2024		16.67 %	0.00 %	5			$14,783
B3010105	Built-Up	$7.15	S.F.	8,870	25	1997	2022		12.00 %	0.00 %	3			$63,421
B3020	Roof Openings	$0.43	S.F.	16,799	30	1997	2027		26.67 %	0.00 %	8			$7,224
C1010	Partitions	$5.95	S.F.	16,799	100	1949	2049		30.00 %	0.00 %	30			$99,954
C1020	Interior Doors	$3.89	S.F.	16,799	40	1994	2034		37.50 %	0.00 %	15			$65,348
C1030	Fittings	$2.82	S.F.	16,799	20	1994	2014		0.00 %	110.00 %	-5		$52,111.00	$47,373
C2010	Stair Construction	$3.01	S.F.	16,799	100	1949	2049		30.00 %	0.00 %	30			$50,565
C3010220	Tile	$9.25	S.F.	654	30	1994	2024		16.67 %	0.00 %	5			$6,050
C3010230	Paint & Covering	$1.47	S.F.	16,145	10	2012	2022		30.00 %	0.00 %	3			$23,733
C3020420	Ceramic Tile	$16.74	S.F.	654	50	1994	2044		50.00 %	0.00 %	25			$10,948
C3020901	Carpet	$7.50	S.F.	1,424	8	1994	2002		0.00 %	155.00 %	-17		$16,554.00	$10,680
C3020903	VCT	$3.48	S.F.	14,721	15	1994	2009		0.00 %	110.00 %	-10		$56,352.00	$51,229
C3030	Ceiling Finishes	$9.61	S.F.	16,799	20	1994	2014		0.00 %	110.00 %	-5		$177,582.00	$161,438
D2010	Plumbing Fixtures	$6.78	S.F.	16,799	20	1994	2014		0.00 %	110.00 %	-5		$125,287.00	$113,897
D2020	Domestic Water Distribution	$0.76	S.F.	16,799	30	1994	2024		16.67 %	0.00 %	5			$12,767
D2030	Sanitary Waste	$1.84	S.F.	16,799	30	1994	2024		16.67 %	110.00 %	5		$34,001.00	$30,910
D2040	Rain Water Drainage	$0.43	S.F.	16,799	20	1997	2017	2022	15.00 %	0.00 %	3			$7,224
D3040	Distribution Systems	$11.35	S.F.	16,799	20	1994	2014		0.00 %	110.00 %	-5		$209,736.00	$190,669
D3050	Terminal & Package Units	$16.91	S.F.	16,799	15	2012	2027		53.33 %	0.00 %	8			$284,071
D3060	Controls & Instrumentation	$2.35	S.F.	16,799	15	2012	2027		53.33 %	0.00 %	8			$39,478
D4010	Sprinklers	$4.36	S.F.	16,799	30	1994	2024		16.67 %	0.00 %	5			$73,244
D4020	Standpipes	$0.35	S.F.	16,799	30	1994	2024		16.67 %	0.00 %	5			$5,880
D4030	Fire Protection Specialties	$0.10	S.F.	16,799	15	2012	2027		53.33 %	0.00 %	8			$1,680
D5010	Electrical Service/Distribution	$2.47	S.F.	16,799	20	2011	2031		60.00 %	0.00 %	12			$41,494
D5020	Branch Wiring	$4.75	S.F.	16,799	20	1994	2014		0.00 %	110.00 %	-5		$87,775.00	$79,795
D5020	Lighting	$7.13	S.F.	16,799	20	1994	2014		0.00 %	110.00 %	-5		$131,755.00	$119,777
D5030810	Security & Detection Systems	$1.51	S.F.	16,799	20	1994	2014		0.00 %	110.00 %	-5		$27,903.00	$25,366
D5030910	Fire Alarm Systems	$2.74	S.F.	16,799	20	1994	2014		0.00 %	110.00 %	-5		$50,632.00	$46,029
E2010	Fixed Furnishings	$2.10	S.F.	16,799	20	1994	2014		0.00 %	110.00 %	-5		$38,806.00	$35,278
								Total	**25.18 %**	**34.86 %**			**$1,008,494.00**	**$2,892,708**

System Notes

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

System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows



Note:

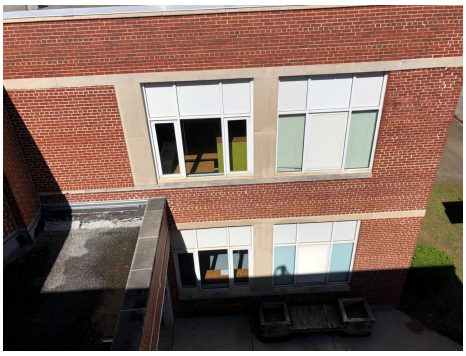
System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up





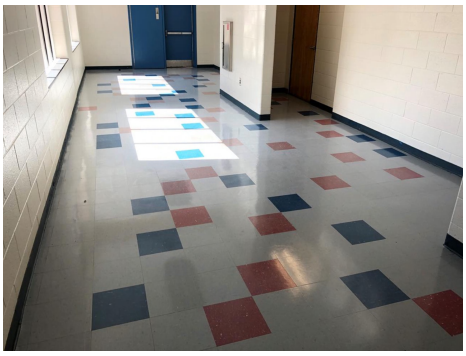
Note:

System: B3020 - Roof Openings



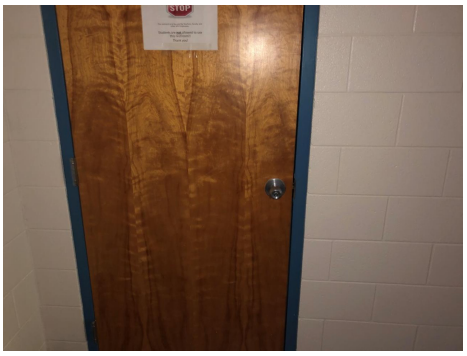
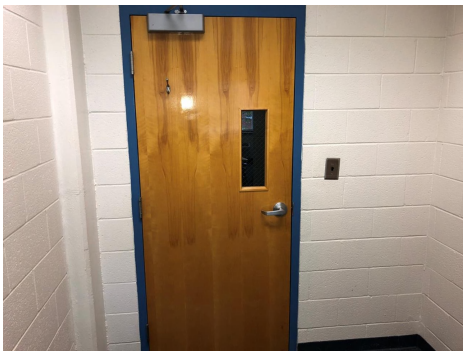
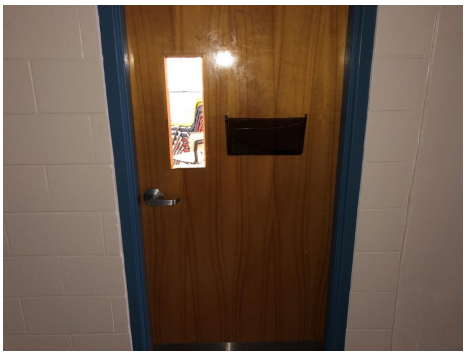
Note:

System: C1010 - Partitions

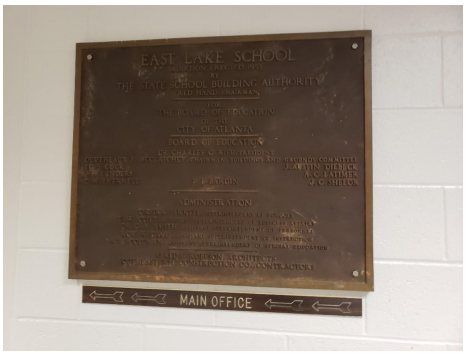

Note:

System: C1020 - Interior Doors

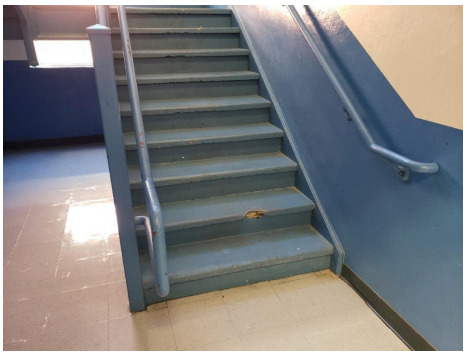
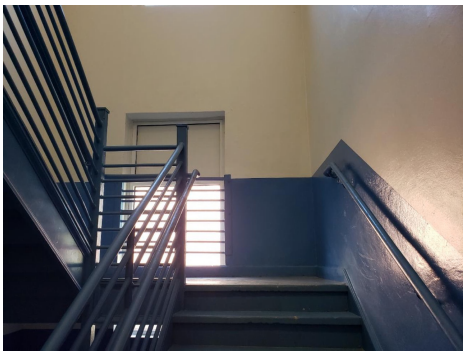
Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction

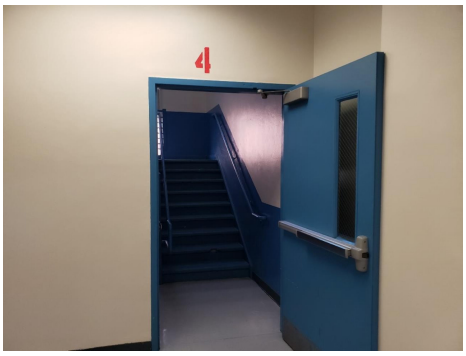
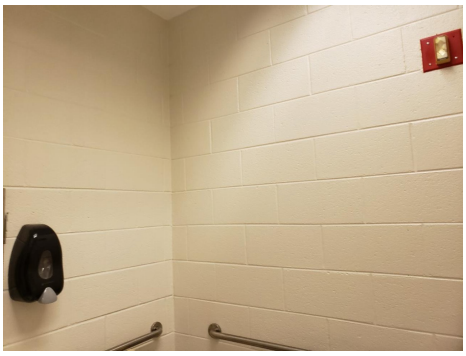
Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering

Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet



Note:

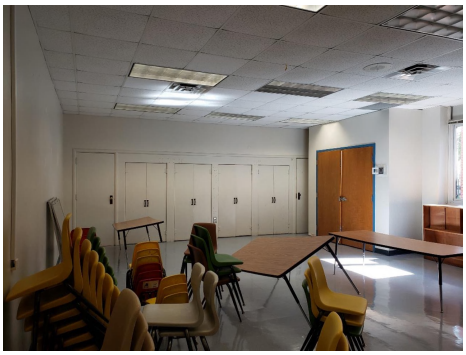
System: C3020903 - VCT



Note:

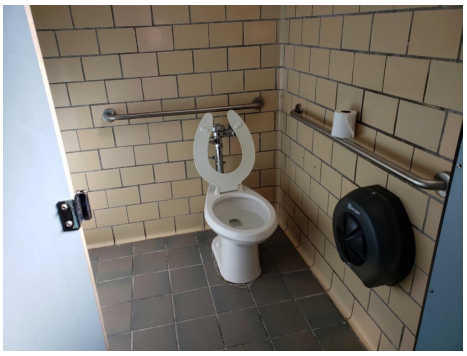
System: C3030 - Ceiling Finishes





Note:

System: 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:

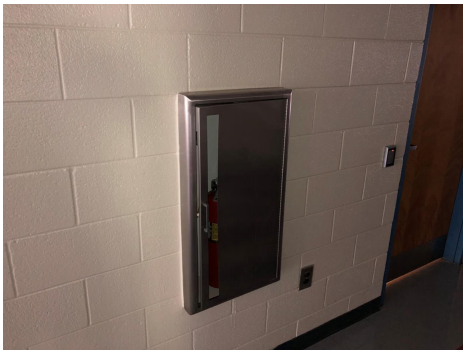
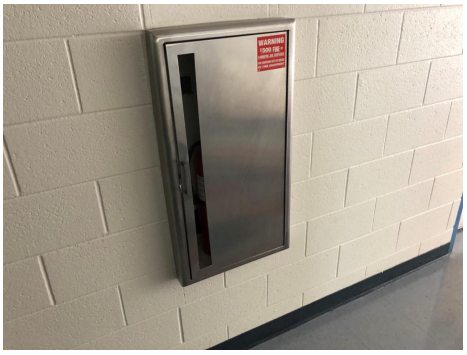
System: D4010 - Sprinklers This system contains no images

Note: No sprinklers in building. Deficiency was create for this issue

System: D4020 - Standpipes This system contains no images

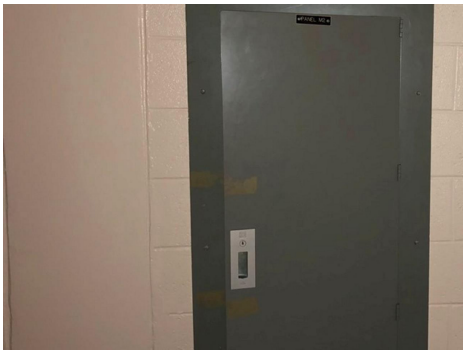
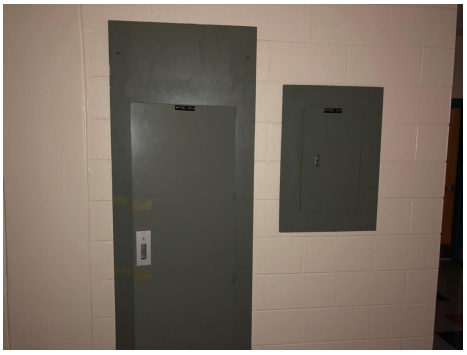
Note: Missing standpipes and sprinklers. deficiency was created for this issue

System: D4030 - Fire Protection Specialties


Note:

System: D5010 - Electrical Service/Distribution

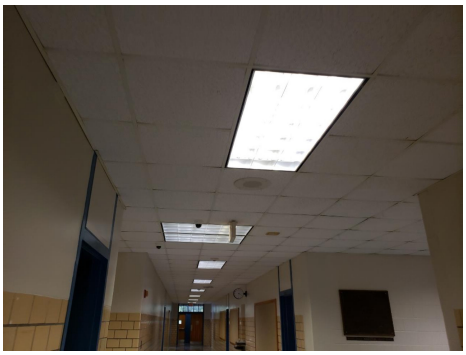
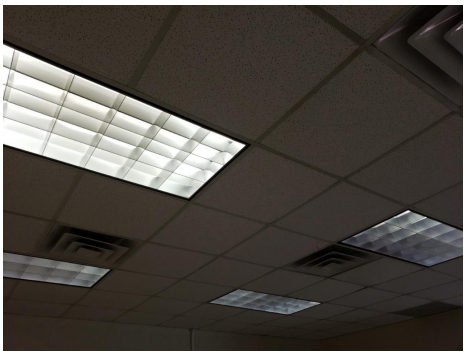

Note:

System: D5020 - Branch Wiring



Note:

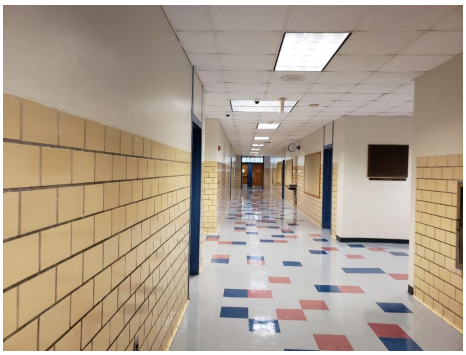
System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems





Note:

System: D5030910 - Fire Alarm Systems

Note:

System: 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%

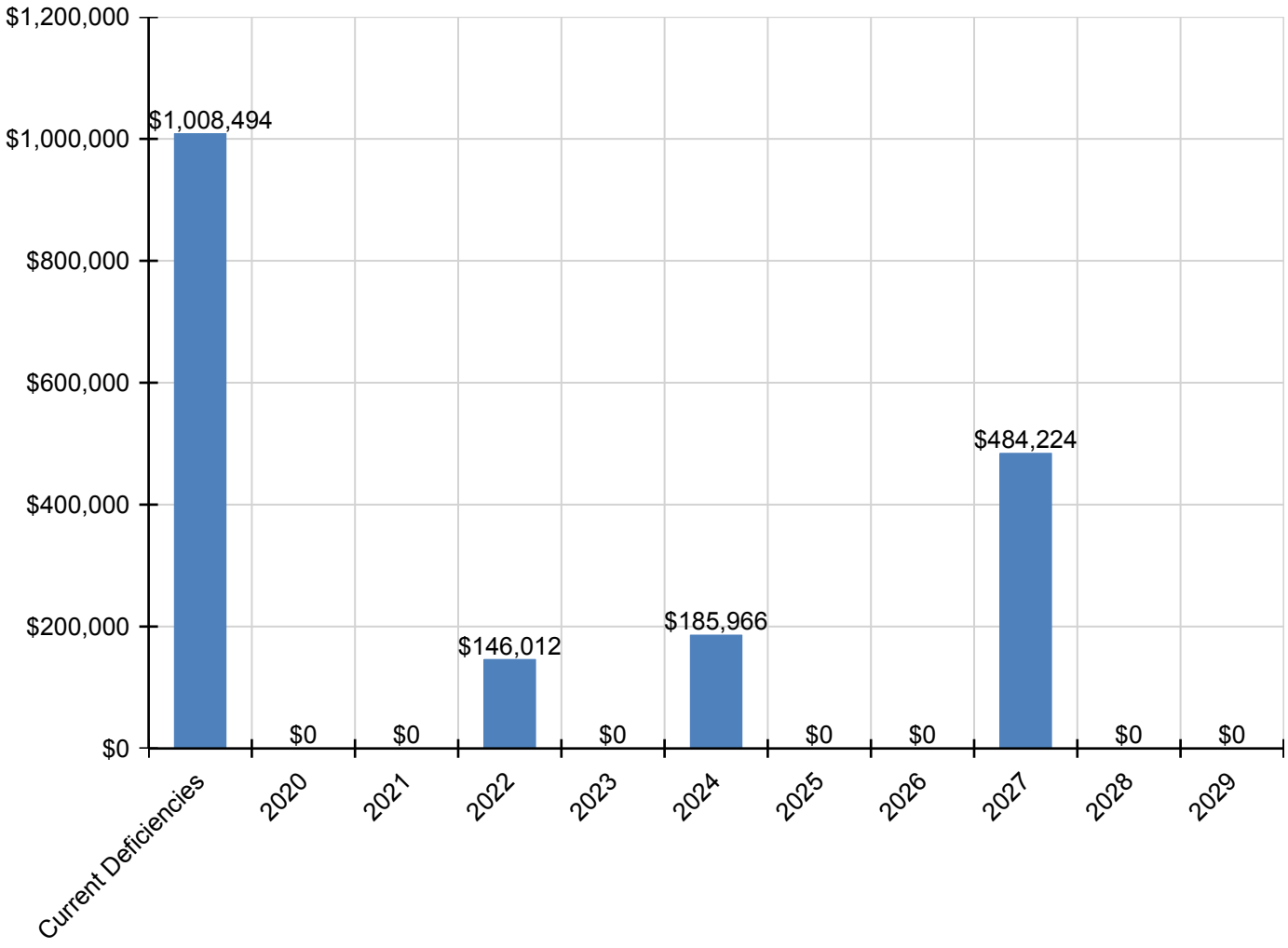
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,008,494**	**$0**	**$0**	**$146,012**	**$0**	**$185,966**	**$0**	**$0**	**$484,224**	**$0**	**$0**	**$1,824,697**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$18,851	$0	$0	$0	$0	$0	**$18,851**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$108,803	$0	$0	$0	$0	$0	$0	$0	**$108,803**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$10,066	$0	$0	**$10,066**
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	$52,111	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,111**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$10,519	$0	$0	$0	$0	$0	$10,519
C3010230 - Paint & Covering	$0	$0	$0	$28,527	$0	$0	$0	$0	$0	$0	$0	$28,527
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	$16,554	$0	$0	$0	$0	$0	$0	$0	$20,970	$0	$0	$37,524
C3020903 - VCT	$56,352	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$56,352
C3030 - Ceiling Finishes	$177,582	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$177,582
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	$125,287	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$125,287
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$16,281	$0	$0	$0	$0	$0	$16,281
D2030 - Sanitary Waste	$34,001	$0	$0	$0	$0	$39,416	$0	$0	$0	$0	$0	$73,417
D2040 - Rain Water Drainage	$0	$0	$0	$8,683	$0	$0	$0	$0	$0	$0	$0	$8,683
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 - Distribution Systems	$209,736	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$209,736
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$395,838	$0	$0	$395,838
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$55,009	$0	$0	$55,009
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4010 - Sprinklers	$0	$0	$0	$0	$0	$93,400	$0	$0	$0	$0	$0	$93,400
D4020 - Standpipes	$0	$0	$0	$0	$0	$7,498	$0	$0	$0	$0	$0	$7,498
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$2,341	$0	$0	$2,341
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 - Branch Wiring	$87,775	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$87,775
D5020 - Lighting	$131,755	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$131,755
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030810 - Security & Detection Systems	$27,903	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$27,903
D5030910 - Fire Alarm Systems	$50,632	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$50,632
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E2010 - Fixed Furnishings	$38,806	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,806

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

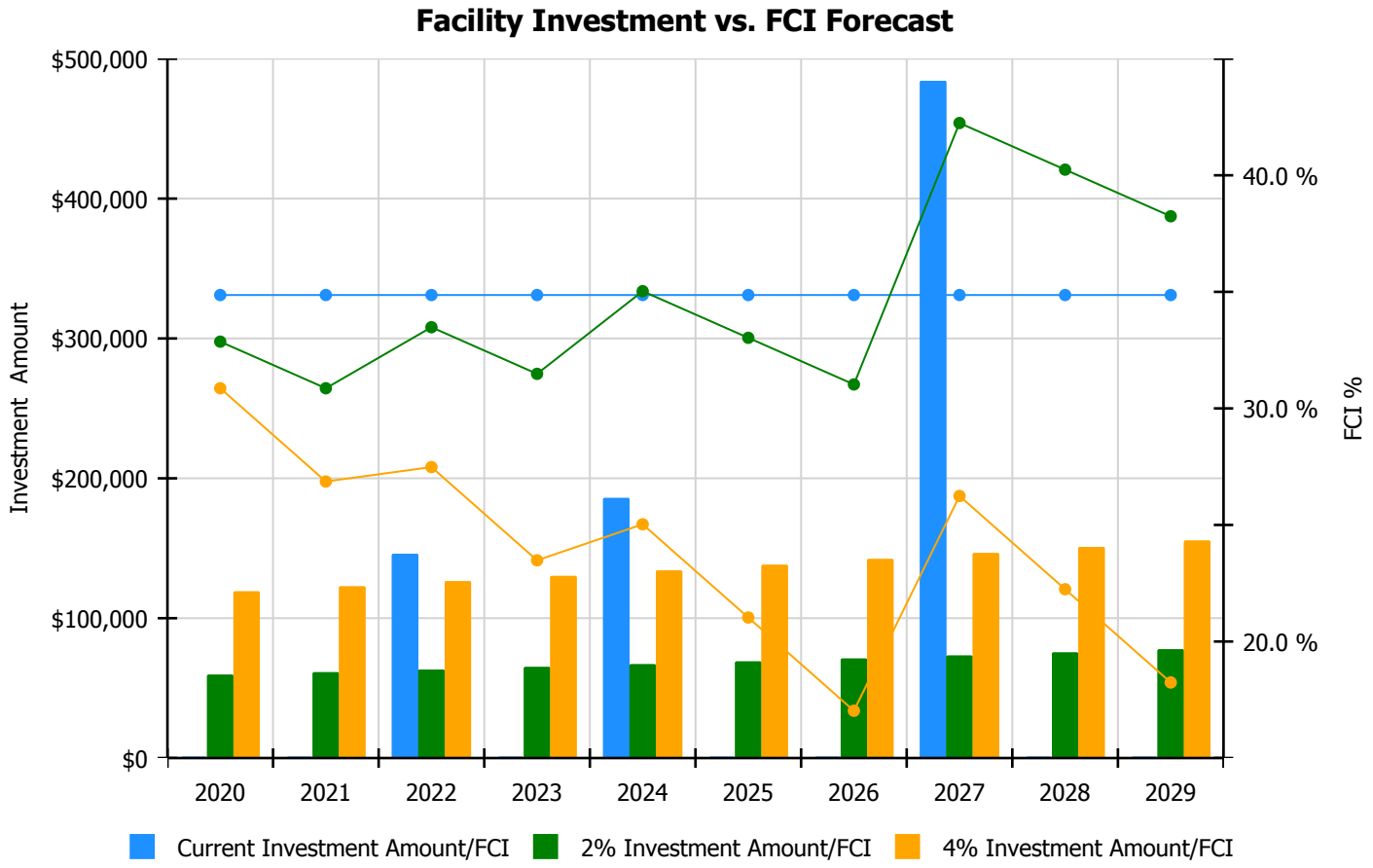
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

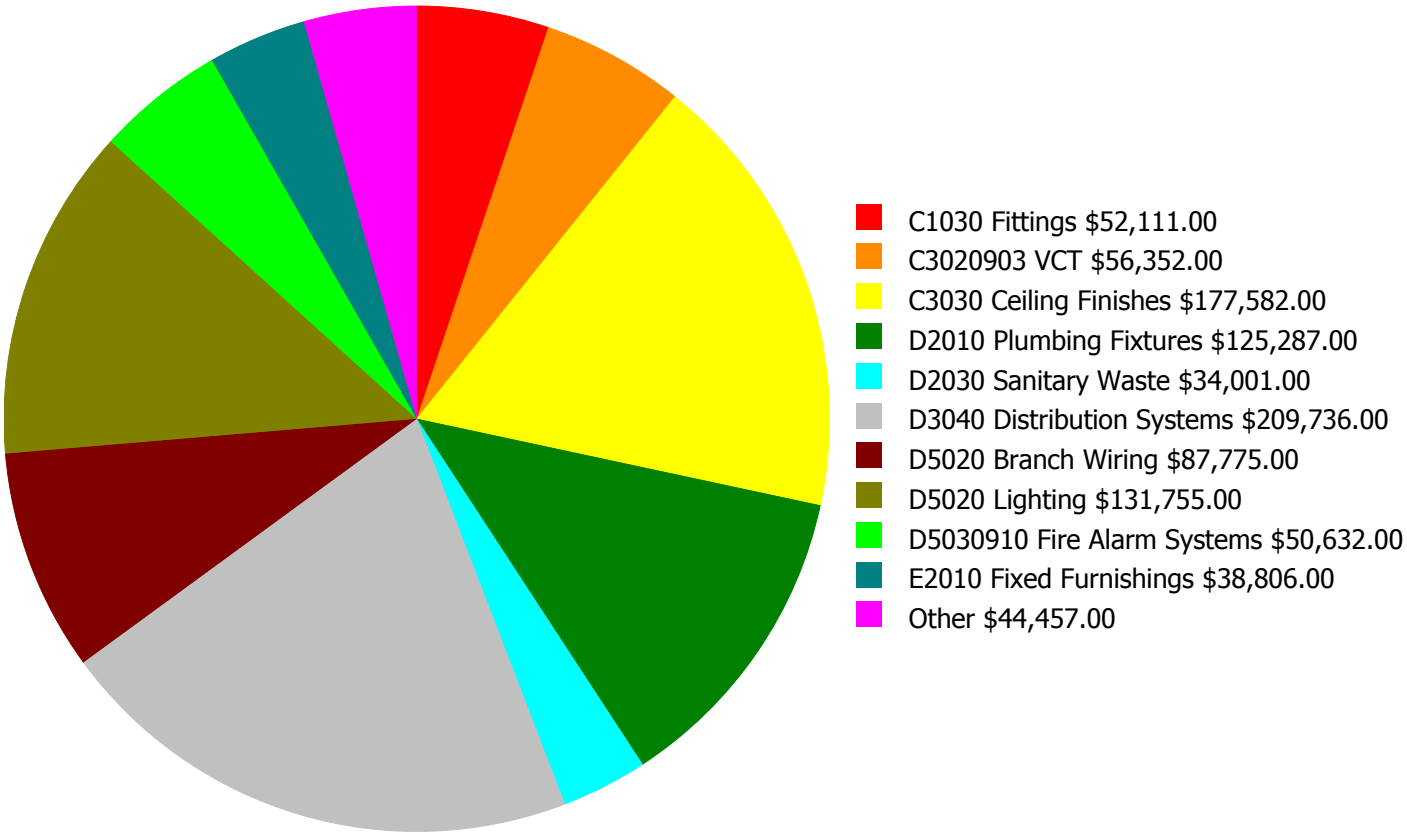
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 34.86%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$59,590.00	32.86 %	$119,180.00	30.86 %
2021	$0	$61,377.00	30.86 %	$122,755.00	26.86 %
2022	$146,012	$63,219.00	33.48 %	$126,438.00	27.48 %
2023	$0	$65,115.00	31.48 %	$130,231.00	23.48 %
2024	$185,966	$67,069.00	35.03 %	$134,138.00	25.03 %
2025	$0	$69,081.00	33.03 %	$138,162.00	21.03 %
2026	$0	$71,153.00	31.03 %	$142,307.00	17.03 %
2027	$484,224	$73,288.00	42.24 %	$146,576.00	26.24 %
2028	$0	$75,487.00	40.24 %	$150,973.00	22.24 %
2029	$0	$77,751.00	38.24 %	$155,502.00	18.24 %
Total:	**$816,203**	**$683,130.00**		**$1,366,262.00**	

Deficiency Summary by System

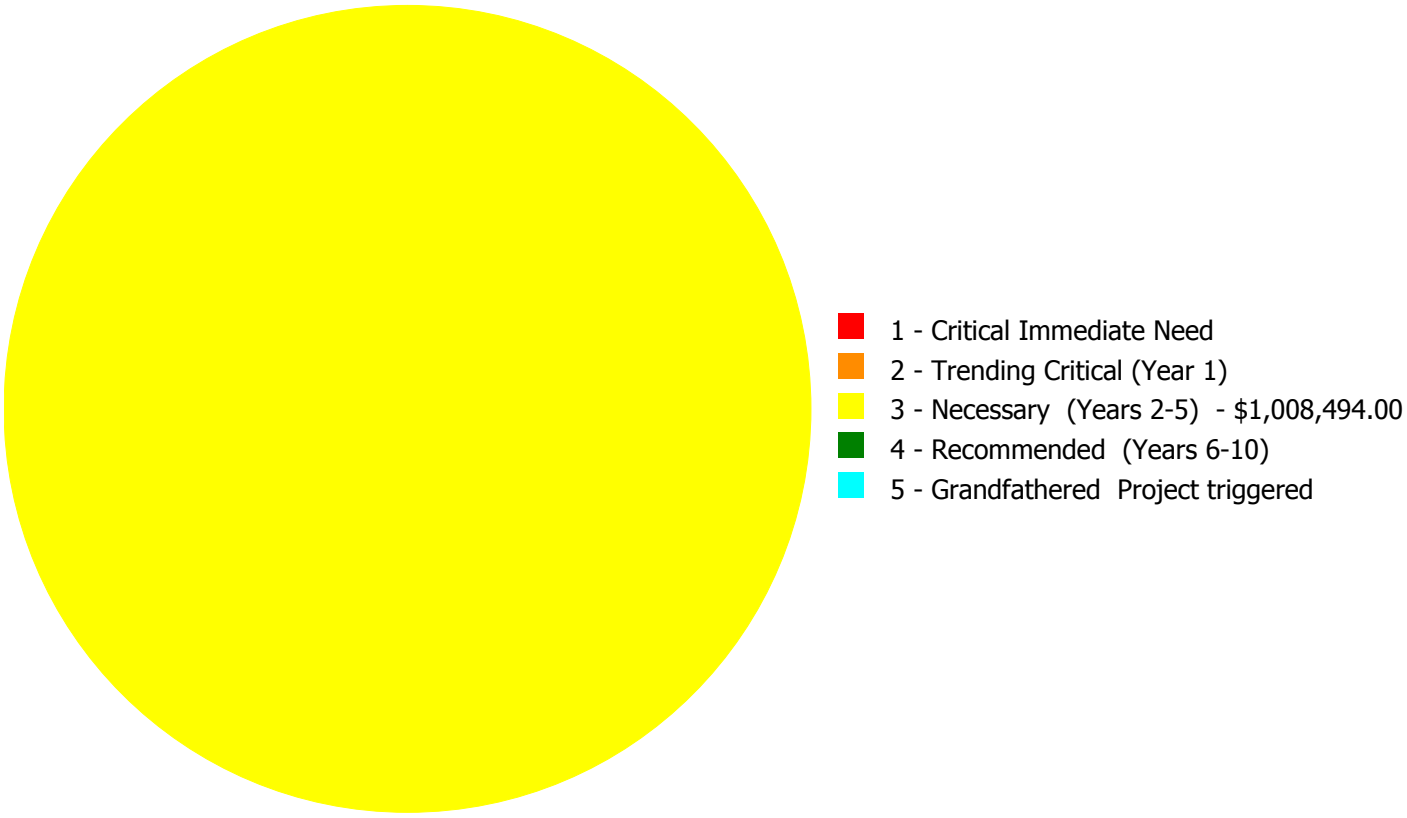
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,008,494.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,008,494.00

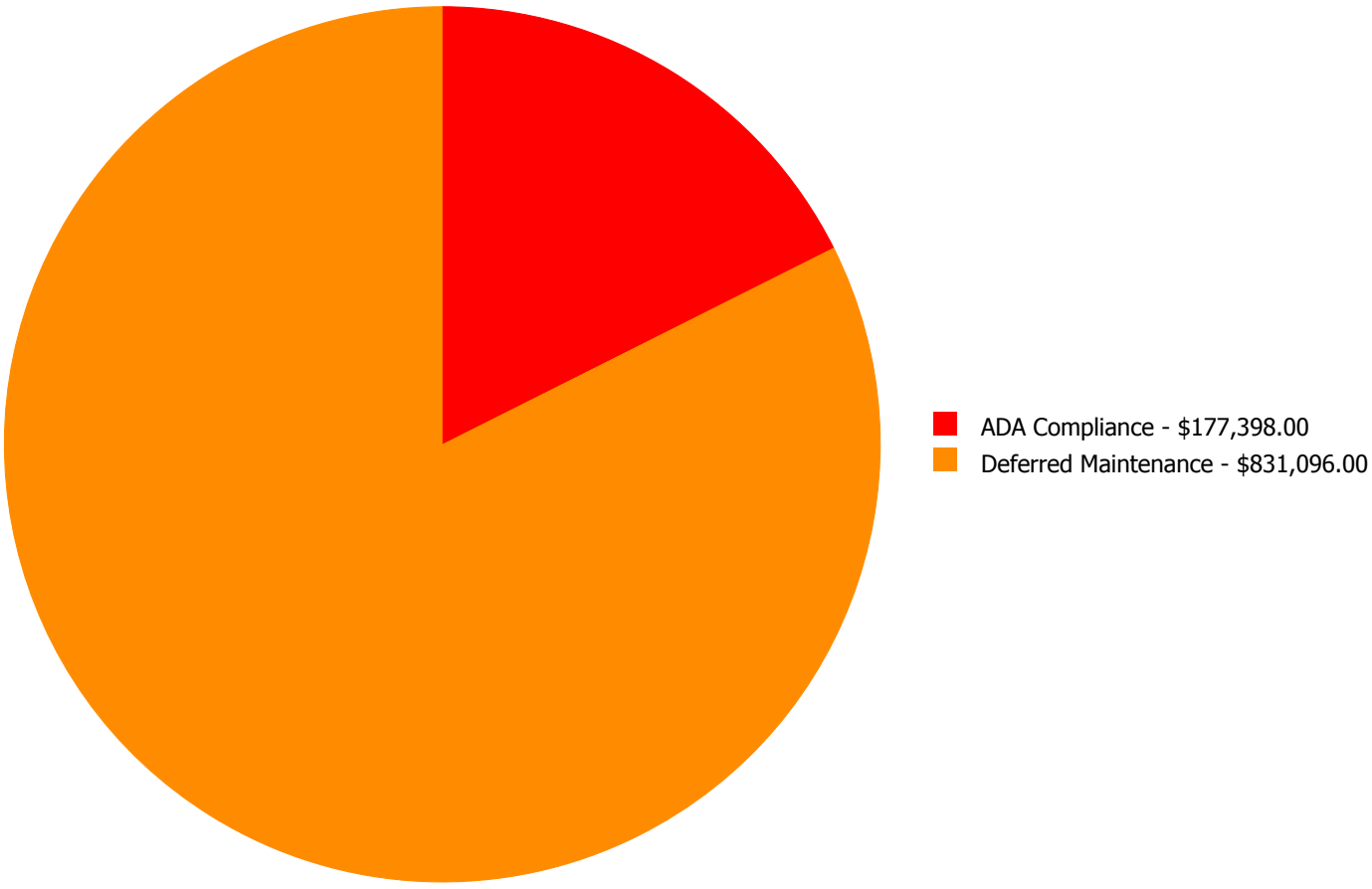
Deficiency By Priority Investment Table

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	$52,111.00	$0.00	$0.00	$52,111.00
C3020901	Carpet	$0.00	$0.00	$16,554.00	$0.00	$0.00	$16,554.00
C3020903	VCT	$0.00	$0.00	$56,352.00	$0.00	$0.00	$56,352.00
C3030	Ceiling Finishes	$0.00	$0.00	$177,582.00	$0.00	$0.00	$177,582.00
D2010	Plumbing Fixtures	$0.00	$0.00	$125,287.00	$0.00	$0.00	$125,287.00
D2030	Sanitary Waste	$0.00	$0.00	$34,001.00	$0.00	$0.00	$34,001.00
D3040	Distribution Systems	$0.00	$0.00	$209,736.00	$0.00	$0.00	$209,736.00
D5020	Branch Wiring	$0.00	$0.00	$87,775.00	$0.00	$0.00	$87,775.00
D5020	Lighting	$0.00	$0.00	$131,755.00	$0.00	$0.00	$131,755.00
D5030810	Security & Detection Systems	$0.00	$0.00	$27,903.00	$0.00	$0.00	$27,903.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$50,632.00	$0.00	$0.00	$50,632.00
E2010	Fixed Furnishings	$0.00	$0.00	$38,806.00	$0.00	$0.00	$38,806.00
	Total:	$0.00	$0.00	$1,008,494.00	$0.00	$0.00	$1,008,494.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,008,494.00

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: 16,799.00
Unit of Measure: S.F.
Estimate: $52,111.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

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

System: C3020901 - Carpet

Location: Principal's office and Main office
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,424.00
Unit of Measure: S.F.
Estimate: $16,554.00
Assessor Name: Hayden Collins
Date Created: 01/20/2020

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: 14,721.00
Unit of Measure: S.F.
Estimate: $56,352.00
Assessor Name: Hayden Collins
Date Created: 01/24/2020

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: 16,799.00
Unit of Measure: S.F.
Estimate: $177,582.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

Notes: The applied ceiling finishes have exceeded the expected life cycle and should be replaced

System: D2010 - Plumbing Fixtures

Location: bathrooms
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,799.00
Unit of Measure: S.F.
Estimate: $125,287.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

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

System: D2030 - Sanitary Waste

Location: bathrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,799.00
Unit of Measure: S.F.
Estimate: $34,001.00
Assessor Name: Hayden Collins
Date Created: 09/10/2013

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

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,799.00
Unit of Measure: S.F.
Estimate: $209,736.00
Assessor Name: Hayden Collins
Date Created: 01/20/2020

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

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,799.00
Unit of Measure: S.F.
Estimate: $87,775.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

Notes: The branch wiring system is beyond its expected service life and should be replaced or upgraded.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,799.00
Unit of Measure: S.F.
Estimate: $131,755.00
Assessor Name: Hayden Collins
Date Created: 01/17/2020

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

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: 16,799.00
Unit of Measure: S.F.
Estimate: $27,903.00
Assessor Name: Hayden Collins
Date Created: 01/20/2020

Notes: This facilities security and 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: 16,799.00
Unit of Measure: S.F.
Estimate: $50,632.00
Assessor Name: Hayden Collins
Date Created: 01/20/2020

Notes: This facility is protected by a central fire alarm system. The devices that serve this system include manual pull stations, audible/visible devices, and smoke detectors. The system is beyond its expected service life and should be scheduled for replacement.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,799.00
Unit of Measure: S.F.
Estimate: $38,806.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

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

Executive Summary

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

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

Function:	Relocation Site
Gross Area (SF):	49,369
Year Built:	1994
Last Renovation:	
Replacement Value:	$9,042,551
Repair Cost:	$3,413,908.00
Total FCI:	37.75 %
Total RSLI:	39.06 %
FCA Score:	62.25

Description:

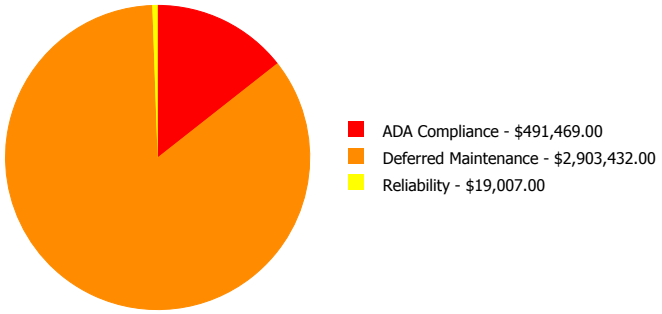
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

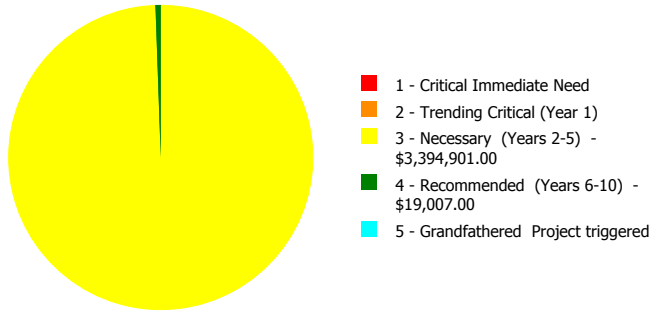
Dashboard Summary

Function:	Relocation Site	Gross Area:	49,369
Year Built:	1994	Last Renovation:	
Repair Cost:	$3,413,908	Replacement Value:	$9,042,551
FCI:	37.75 %	RSLI%:	39.06 %

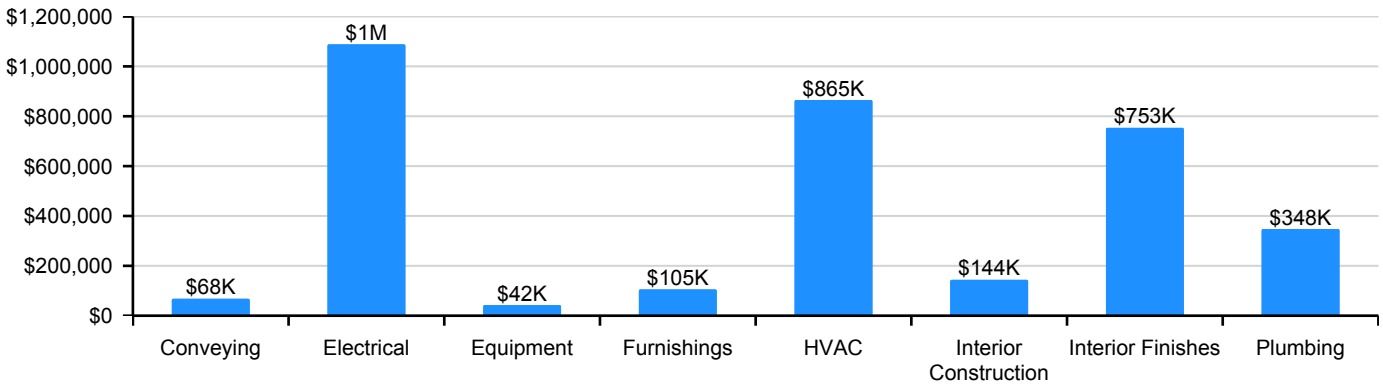
Deficiency By Category



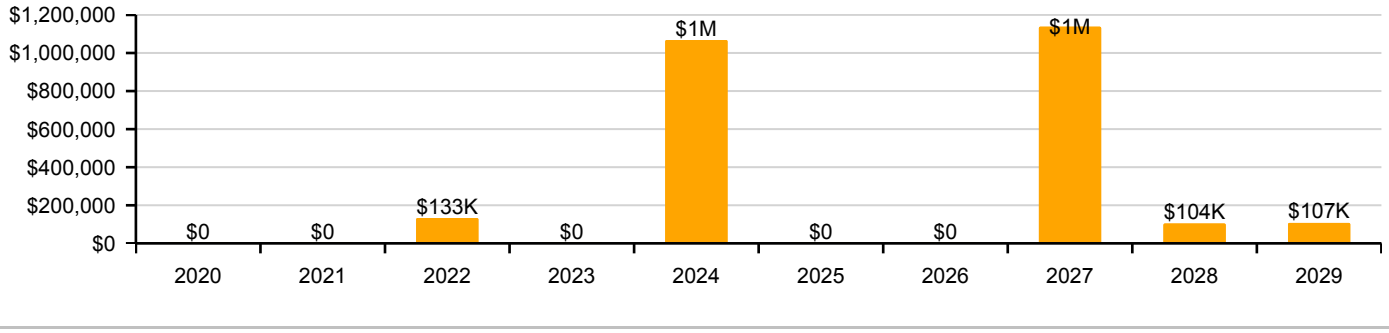
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.89 %	0.00 %	$0.00
B30 - Roofing	35.81 %	0.00 %	$0.00
C10 - Interior Construction	46.80 %	24.50 %	$143,911.00
C20 - Stairs	75.00 %	0.00 %	$0.00
C30 - Interior Finishes	4.07 %	98.87 %	$753,462.00
D10 - Conveying	0.00 %	110.00 %	$67,882.00
D20 - Plumbing	4.60 %	79.64 %	$347,558.00
D30 - HVAC	35.18 %	42.09 %	$865,093.00
D40 - Fire Protection	15.41 %	0.00 %	$0.00
D50 - Electrical	6.27 %	98.50 %	$1,088,290.00
E10 - Equipment	0.00 %	110.00 %	$42,359.00
E20 - Furnishings	0.00 %	110.00 %	$105,353.00
Totals:	**39.06 %**	**37.75 %**	**$3,413,908.00**

Photo Album

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

1). East Elevation - Nov 23, 2019

2). Southeast Elevation - Nov 23, 2019

3). Southwest Elevation - Nov 23, 2019

4). Northwest Elevation - Nov 23, 2019

5). West Elevation - Nov 23, 2019

6). North Elevation - Nov 23, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.12	S.F.	49,369	100	1994	2094		75.00 %	0.00 %	75			$302,138
A1030	Slab on Grade	$6.26	S.F.	49,369	100	1994	2094		75.00 %	0.00 %	75			$309,050
B1010	Floor Construction	$18.02	S.F.	49,369	100	1994	2094		75.00 %	0.00 %	75			$889,629
B1020	Roof Construction	$12.19	S.F.	49,369	100	1994	2094		75.00 %	0.00 %	75			$601,808
B2010	Exterior Walls	$14.46	S.F.	49,369	100	1994	2094		75.00 %	0.00 %	75			$713,876
B2020	Exterior Windows	$8.66	S.F.	49,369	30	1994	2024		16.67 %	0.00 %	5			$427,536
B2030	Exterior Doors	$0.83	S.F.	49,369	30	1994	2024		16.67 %	0.00 %	5			$40,976
B3010105	Built-Up	$7.15	S.F.	10,828	25	1997	2022		12.00 %	0.00 %	3			$77,420
B3010120	Single Ply Membrane	$5.37	S.F.	13,527	20	2008	2028		45.00 %	0.00 %	9			$72,640
B3010130	Preformed Metal Roofing	$8.50	S.F.	5,816	30	2008	2038		63.33 %	0.00 %	19			$49,436
B3020	Roof Openings	$0.41	S.F.	49,369	30	1997	2027		26.67 %	0.00 %	8			$20,241
C1010	Partitions	$5.60	S.F.	49,369	100	1994	2094		75.00 %	0.00 %	75			$276,466
C1020	Interior Doors	$3.65	S.F.	49,369	40	1994	2034		37.50 %	0.00 %	15			$180,197
C1030	Fittings	$2.65	S.F.	49,369	20	1994	2014		0.00 %	110.00 %	-5		$143,911.00	$130,828
C2010	Stair Construction	$2.85	S.F.	49,369	100	1994	2094		75.00 %	0.00 %	75			$140,702
C3010230	Paint & Covering	$1.47	S.F.	49,369	10	1994	2004		0.00 %	0.00 %	-15			$72,572
C3020420	Ceramic Tile	$16.74	S.F.	3,704	50	1994	2044		50.00 %	0.00 %	25			$62,005
C3020901	Carpet	$7.50	S.F.	5,299	8	1994	2002		0.00 %	110.00 %	-17		$43,717.00	$39,743
C3020903	VCT	$3.48	S.F.	40,366	15	1994	2009		0.00 %	155.00 %	-10		$217,734.00	$140,474
C3030	Ceiling Finishes	$9.06	S.F.	49,369	20	1994	2014		0.00 %	110.00 %	-5		$492,011.00	$447,283
D1010	Elevators and Lifts	$1.25	S.F.	49,369	20	1994	2014		0.00 %	110.00 %	-5		$67,882.00	$61,711
D2010	Plumbing Fixtures	$6.40	S.F.	49,369	20	1994	2014		0.00 %	110.00 %	-5		$347,558.00	$315,962
D2020	Domestic Water Distribution	$0.72	S.F.	49,369	30	1994	2024		16.67 %	0.00 %	5			$35,546
D2030	Sanitary Waste	$1.72	S.F.	49,369	30	1994	2024		16.67 %	0.00 %	5			$84,915
D3010	Energy Supply	$0.61	S.F.	47,369	30	1994	2024		16.67 %	0.00 %	5			$28,895
D3020	Heat Generating Systems	$3.80	S.F.	49,369	20	2012	2032		65.00 %	0.00 %	13			$187,602
D3030	Cooling Generating Systems	$6.09	S.F.	49,369	20	2012	2032		65.00 %	0.00 %	13			$300,657
D3040	Distribution Systems	$15.93	S.F.	49,369	20	1994	2014		0.00 %	110.00 %	-5		$865,093.00	$786,448
D3050	Terminal & Package Units	$13.02	S.F.	49,369	15	2012	2027		53.33 %	0.00 %	8			$642,784
D3060	Controls & Instrumentation	$2.21	S.F.	49,369	15	2012	2027		53.33 %	0.00 %	8			$109,105
D4010	Sprinklers	$4.11	S.F.	49,369	30	1994	2024		16.67 %	0.00 %	5			$202,907
D4020	Standpipes	$0.34	S.F.	49,369	30	1994	2024		16.67 %	0.00 %	5			$16,785

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 $
D4030	Fire Protection Specialties	$0.10	S.F.	49,369	15	2012	2027		53.33 %	0.00 %	8			$4,937
D4090	Other Fire Protection Systems	$0.61	S.F.	49,369	15	1994	2009		0.00 %	0.00 %	-10			$30,115
D5010	Electrical Service/Distribution	$2.34	S.F.	49,369	20	2011	2031		60.00 %	0.00 %	12			$115,523
D5020	Branch Wiring	$4.75	S.F.	49,369	20	1994	2014		0.00 %	110.00 %	-5		$257,953.00	$234,503
D5020	Lighting	$7.13	S.F.	49,369	20	1994	2014		0.00 %	110.00 %	-5		$387,201.00	$352,001
D5030810	Security & Detection Systems	$1.51	S.F.	49,369	20	1994	2014		0.00 %	110.00 %	-5		$82,002.00	$74,547
D5030910	Fire Alarm Systems	$2.74	S.F.	49,369	20	1994	2014		0.00 %	110.00 %	-5		$148,798.00	$135,271
D5030920	Data Communication	$3.56	S.F.	49,369	25	1994	2019		0.00 %	110.00 %	0		$193,329.00	$175,754
D5090	Other Electrical Systems	$0.35	S.F.	49,369	15	1994	2009		0.00 %	110.00 %	-10		$19,007.00	$17,279
E1090	Other Equipment	$0.78	S.F.	49,369	20	1994	2014		0.00 %	110.00 %	-5		$42,359.00	$38,508
E2010	Fixed Furnishings	$1.94	S.F.	49,369	20	1994	2014		0.00 %	110.00 %	-5		$105,353.00	$95,776
								Total	**39.06 %**	**37.75 %**			**$3,413,908.00**	**$9,042,551**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3010120 - Single Ply Membrane


Note:

System: B3010130 - Preformed Metal Roofing

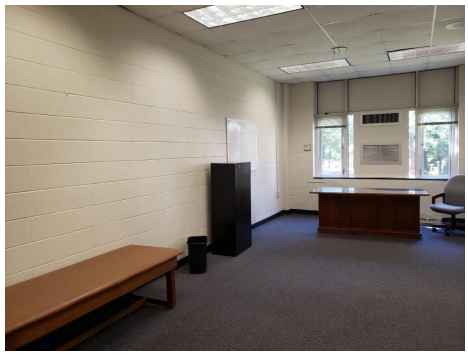


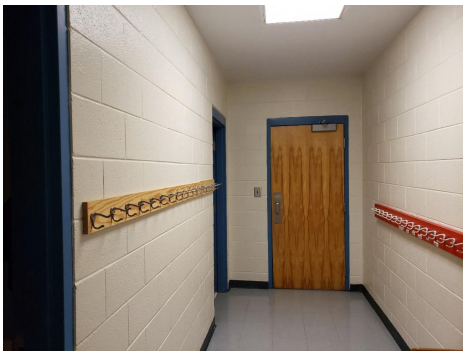
Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions





Note:

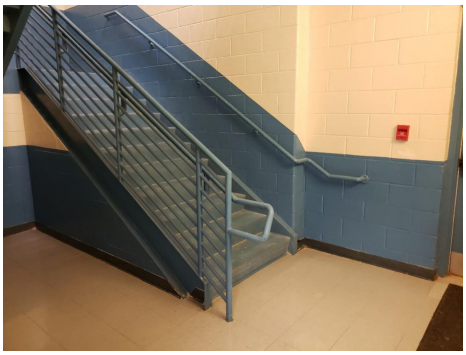
System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

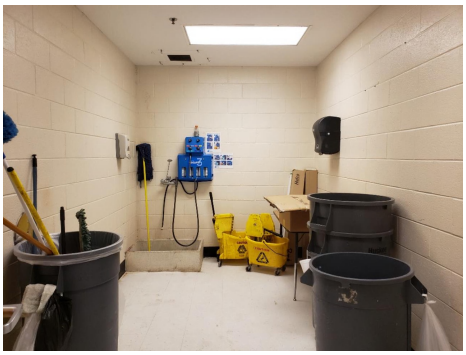
Note:

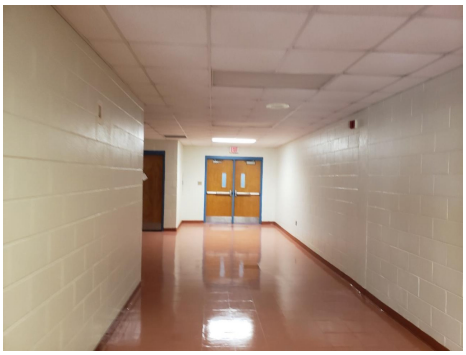
System: C2010 - Stair Construction

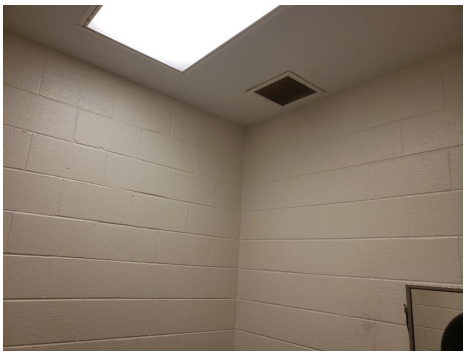


Note:

System: C3010230 - Paint & Covering



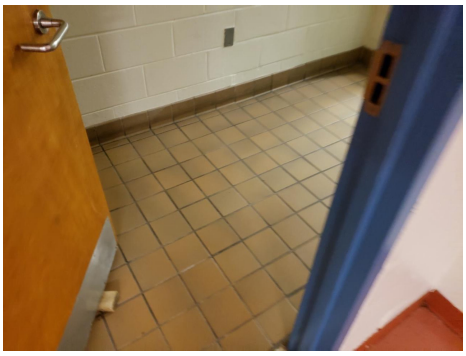




Note:

System: C3020420 - Ceramic Tile

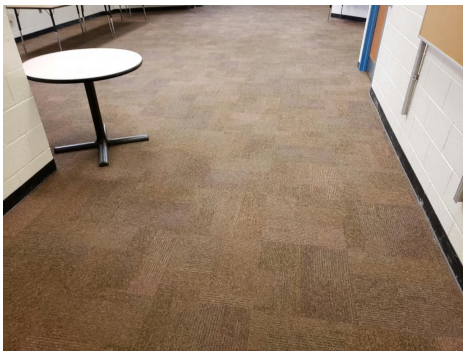




Note:

System: C3020901 - Carpet

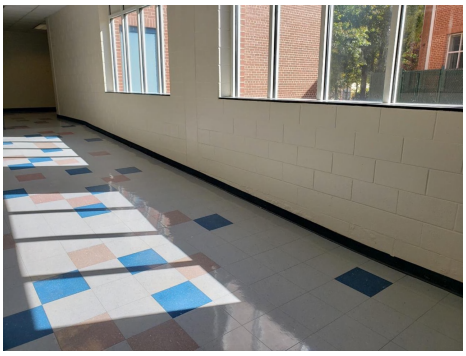




Note:

System: C3020903 - VCT





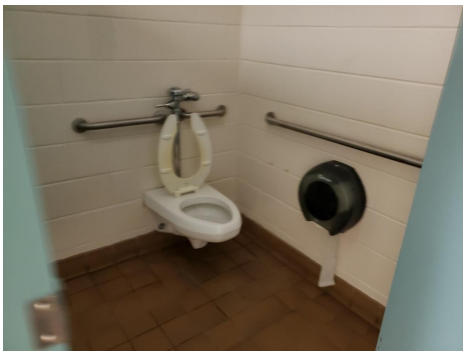
Note:

System: D1010 - Elevators and Lifts



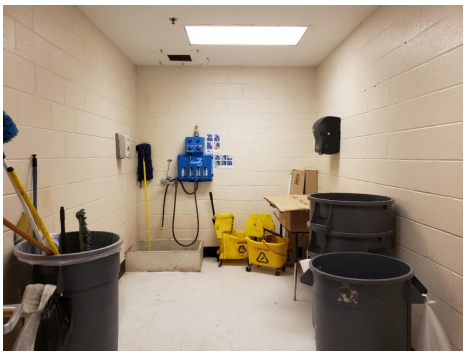
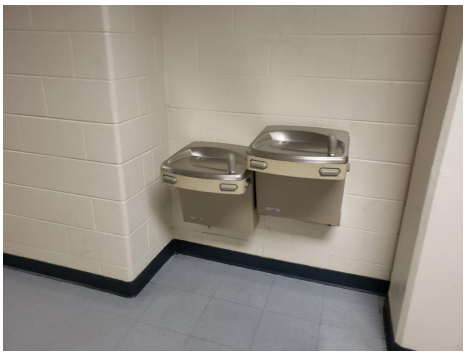
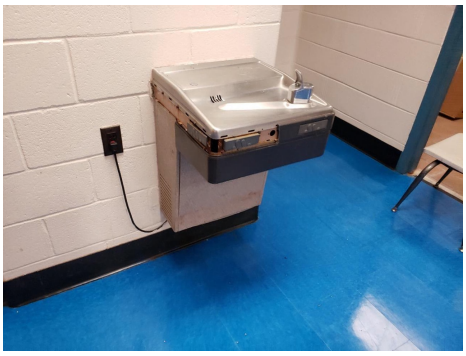
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

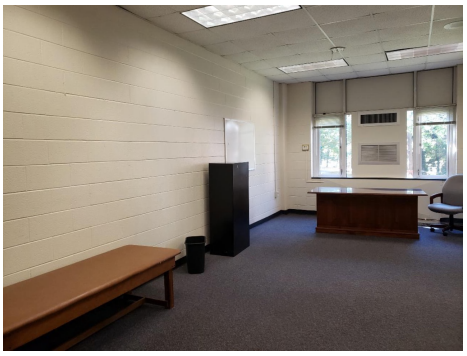
Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

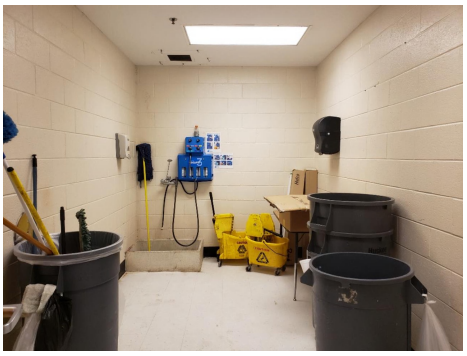


Note:

System: D3060 - Controls & Instrumentation

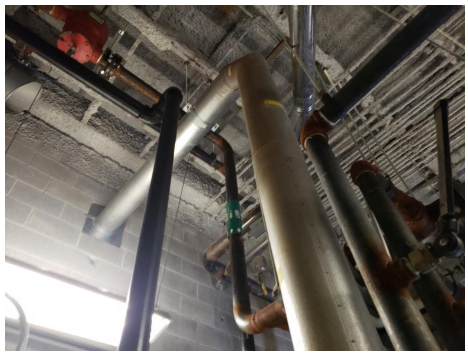

Note:

System: D4010 - Sprinklers



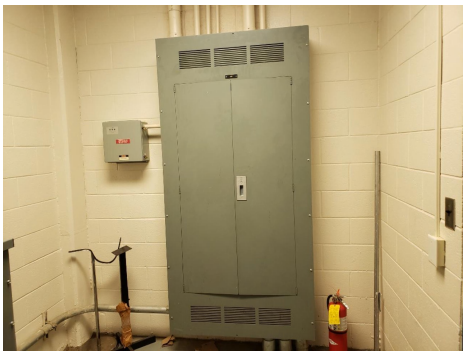
Note: minimal sprinkler coverage in the building

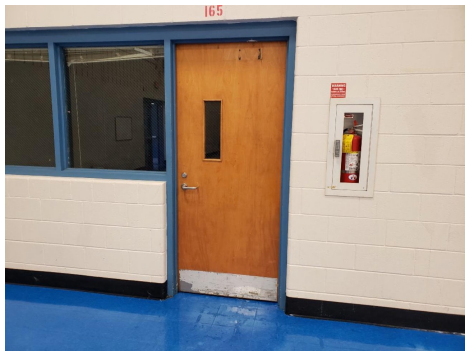
System: D4020 - Standpipes

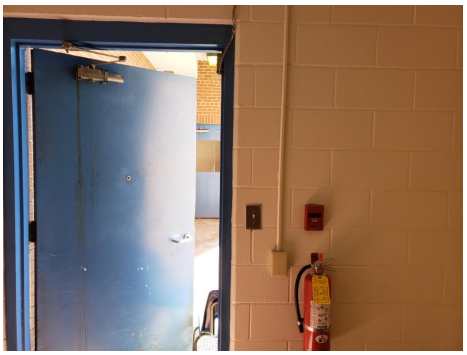


Note:

System: D4030 - Fire Protection Specialties





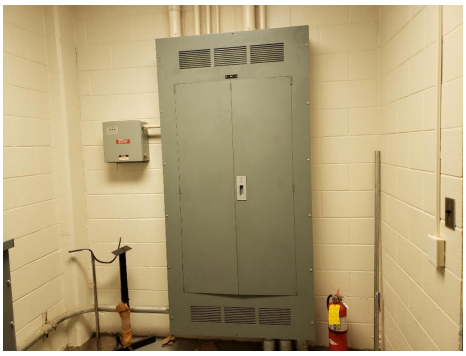


Note:

System: D4090 - Other Fire Protection Systems

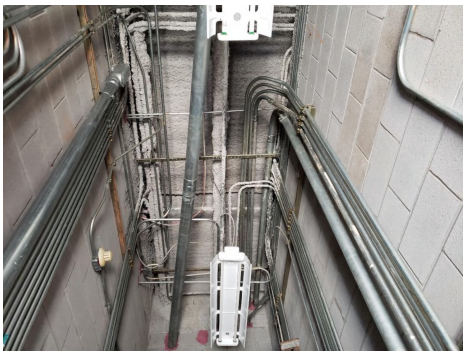

Note:

System: D5010 - Electrical Service/Distribution



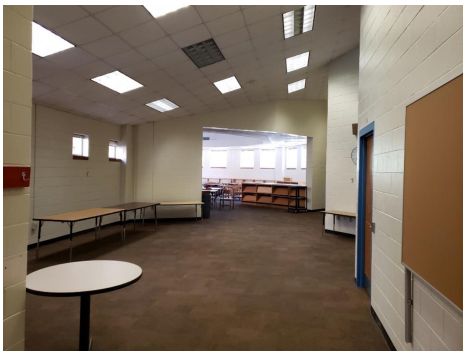
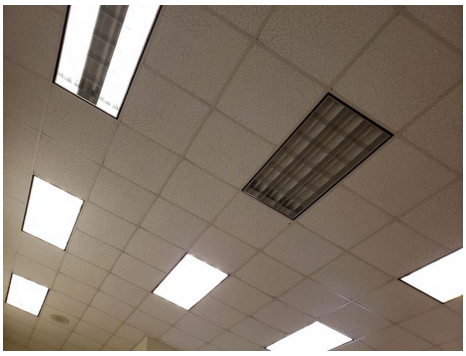

Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting

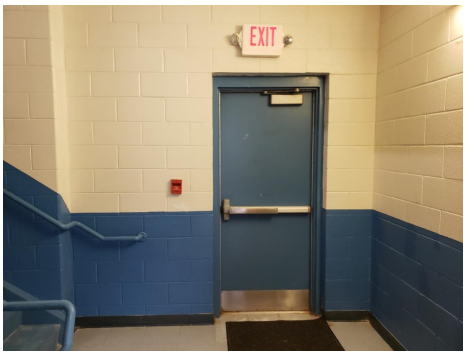
Note:

System: D5030810 - Security & Detection Systems



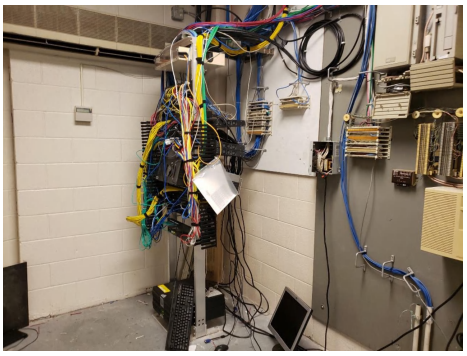
Note:

System: D5030910 - Fire Alarm Systems



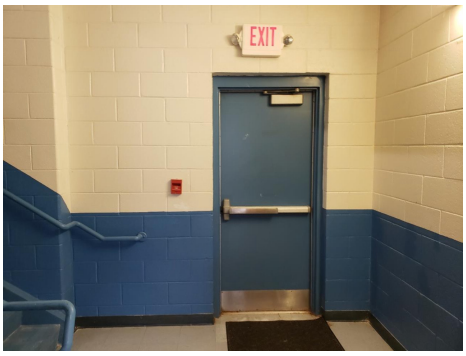

Note:

System: D5030920 - Data Communication



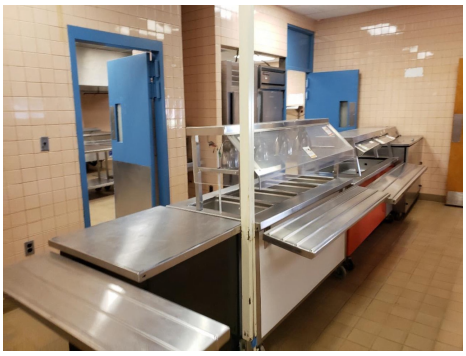

Note:

System: D5090 - Other Electrical Systems

Note:

System: 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:	**$3,413,908**	**$0**	**$0**	**$132,821**	**$0**	**$1,068,057**	**$0**	**$0**	**$1,138,183**	**$104,257**	**$107,285**	**$5,964,510**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$545,194	$0	$0	$0	$0	$0	**$545,194**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$52,253	$0	$0	$0	$0	$0	**$52,253**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$132,821	$0	$0	$0	$0	$0	$0	$0	**$132,821**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$104,257	$0	**$104,257**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$28,205	$0	$0	**$28,205**
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	$143,911	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$143,911**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

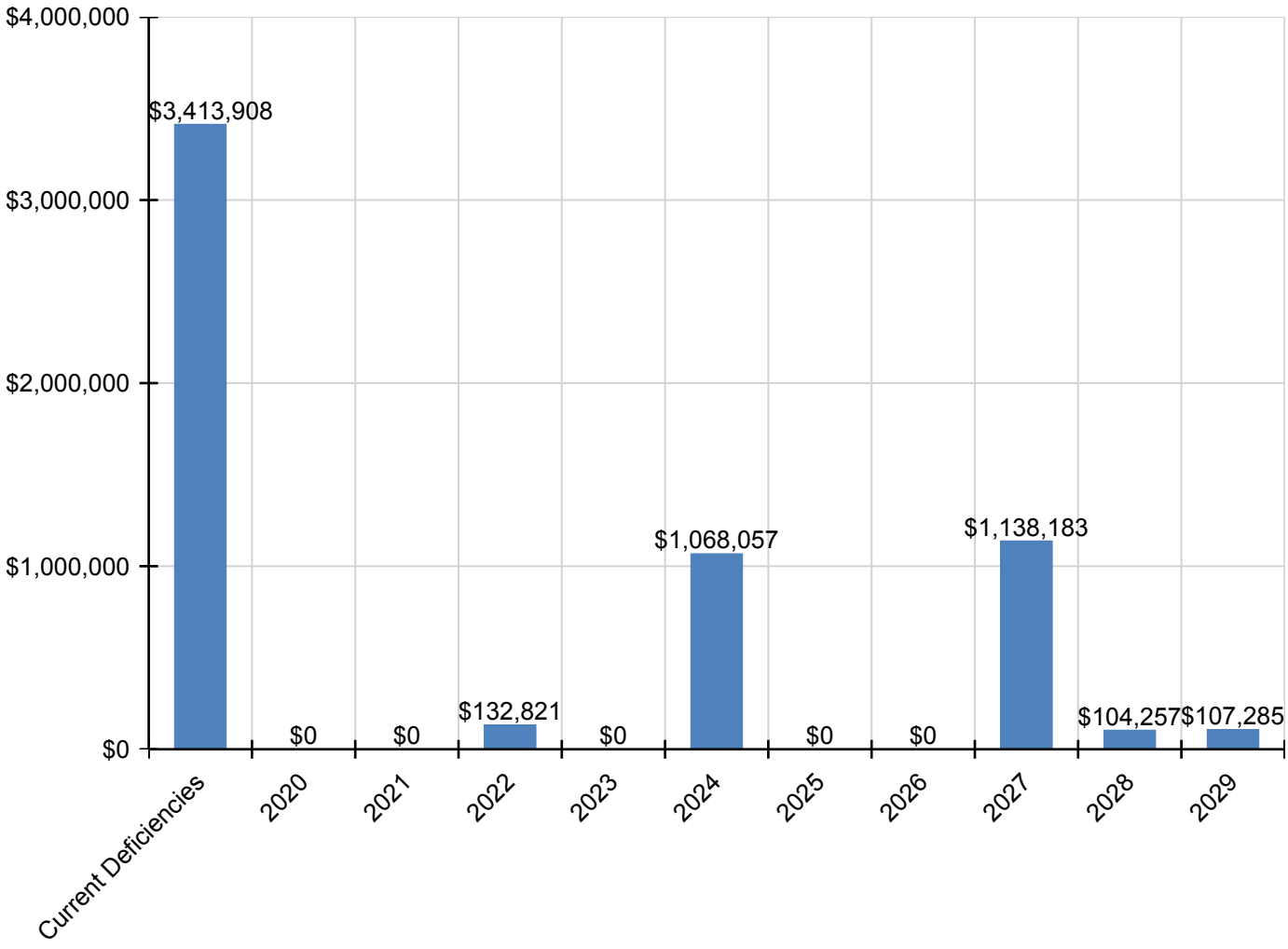
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$107,285	**$107,285**
C3020 - Floor 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	$43,717	$0	$0	$0	$0	$0	$0	$0	$55,379	$0	$0	**$99,096**
C3020903 - VCT	$217,734	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$217,734**
C3030 - Ceiling Finishes	$492,011	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$492,011**
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	$67,882	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$67,882**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$347,558	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$347,558**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$45,328	$0	$0	$0	$0	$0	**$45,328**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$108,283	$0	$0	$0	$0	$0	**$108,283**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$36,848	$0	$0	$0	$0	$0	**$36,848**
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	$865,093	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$865,093**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$895,686	$0	$0	**$895,686**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$152,033	$0	$0	**$152,033**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$258,746	$0	$0	$0	$0	$0	**$258,746**
D4020 - Standpipes	$0	$0	$0	$0	$0	$21,405	$0	$0	$0	$0	$0	**$21,405**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$6,880	$0	$0	**$6,880**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$257,953	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$257,953**
D5020 - Lighting	$387,201	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$387,201**
D5030 - Communications and Security	$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
D5030810 - Security & Detection Systems	$82,002	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$82,002**
D5030910 - Fire Alarm Systems	$148,798	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$148,798**
D5030920 - Data Communication	$193,329	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$193,329**
D5090 - Other Electrical Systems	$19,007	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,007**
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**
E1090 - Other Equipment	$42,359	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,359**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$105,353	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$105,353**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

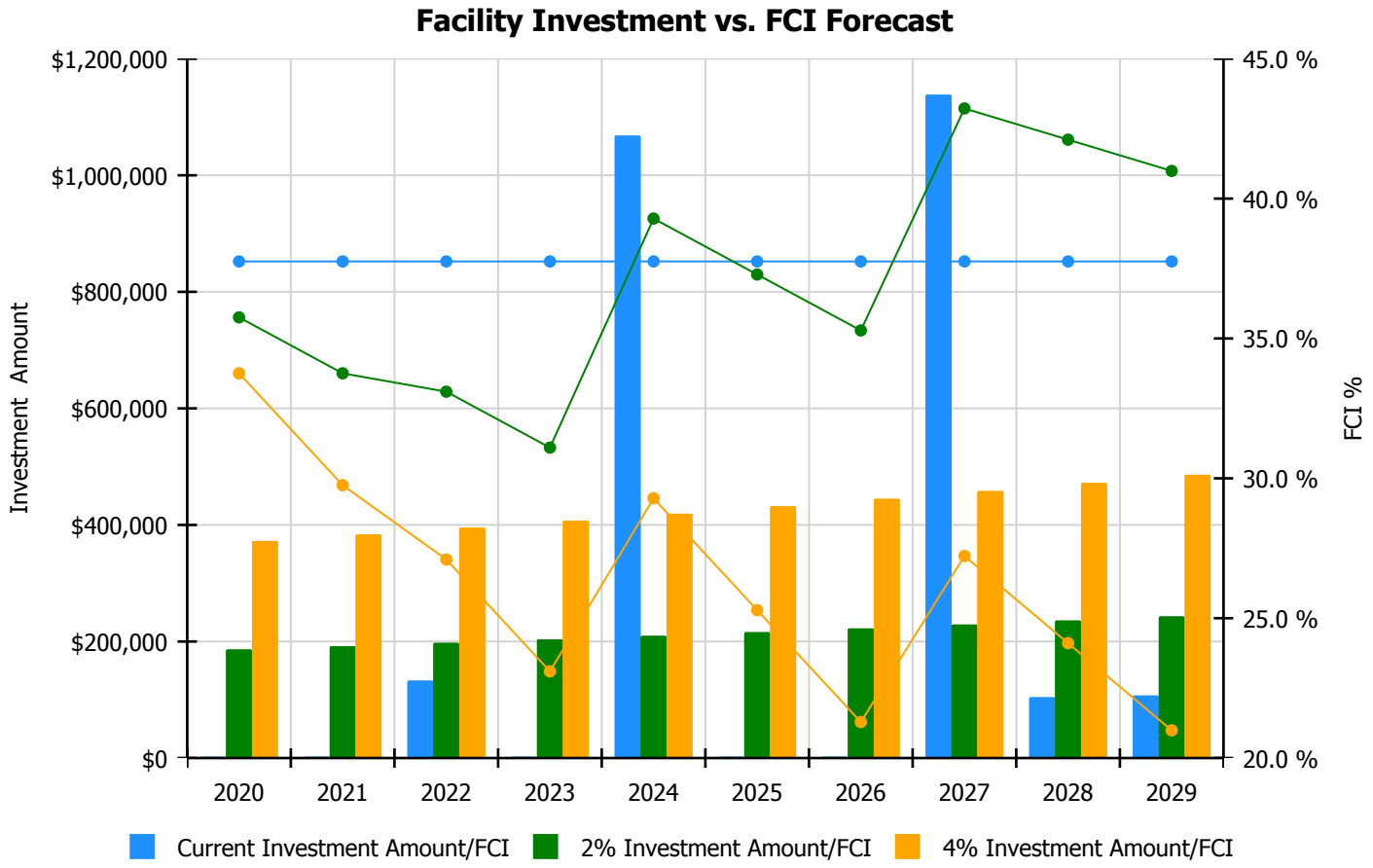
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

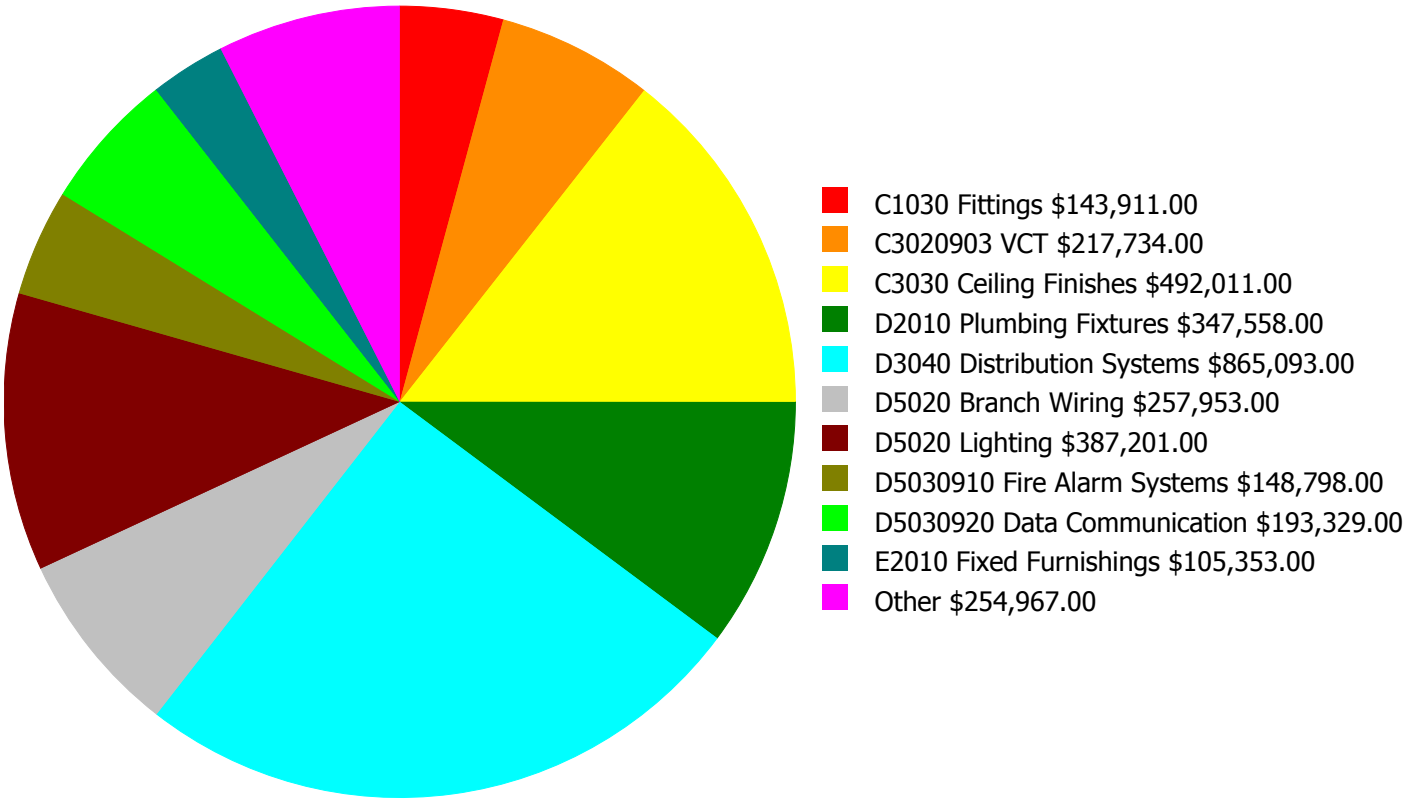
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 37.75%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$186,277.00	35.75 %	$372,553.00	33.75 %
2021	$0	$191,865.00	33.75 %	$383,730.00	29.75 %
2022	$132,821	$197,621.00	33.10 %	$395,242.00	27.10 %
2023	$0	$203,549.00	31.10 %	$407,099.00	23.10 %
2024	$1,068,057	$209,656.00	39.29 %	$419,312.00	29.29 %
2025	$0	$215,946.00	37.29 %	$431,891.00	25.29 %
2026	$0	$222,424.00	35.29 %	$444,848.00	21.29 %
2027	$1,138,183	$229,097.00	43.22 %	$458,193.00	27.22 %
2028	$104,257	$235,970.00	42.11 %	$471,939.00	24.11 %
2029	$107,285	$243,049.00	40.99 %	$486,097.00	20.99 %
Total:	**$2,550,602**	**$2,135,454.00**		**$4,270,904.00**	

Deficiency Summary by System

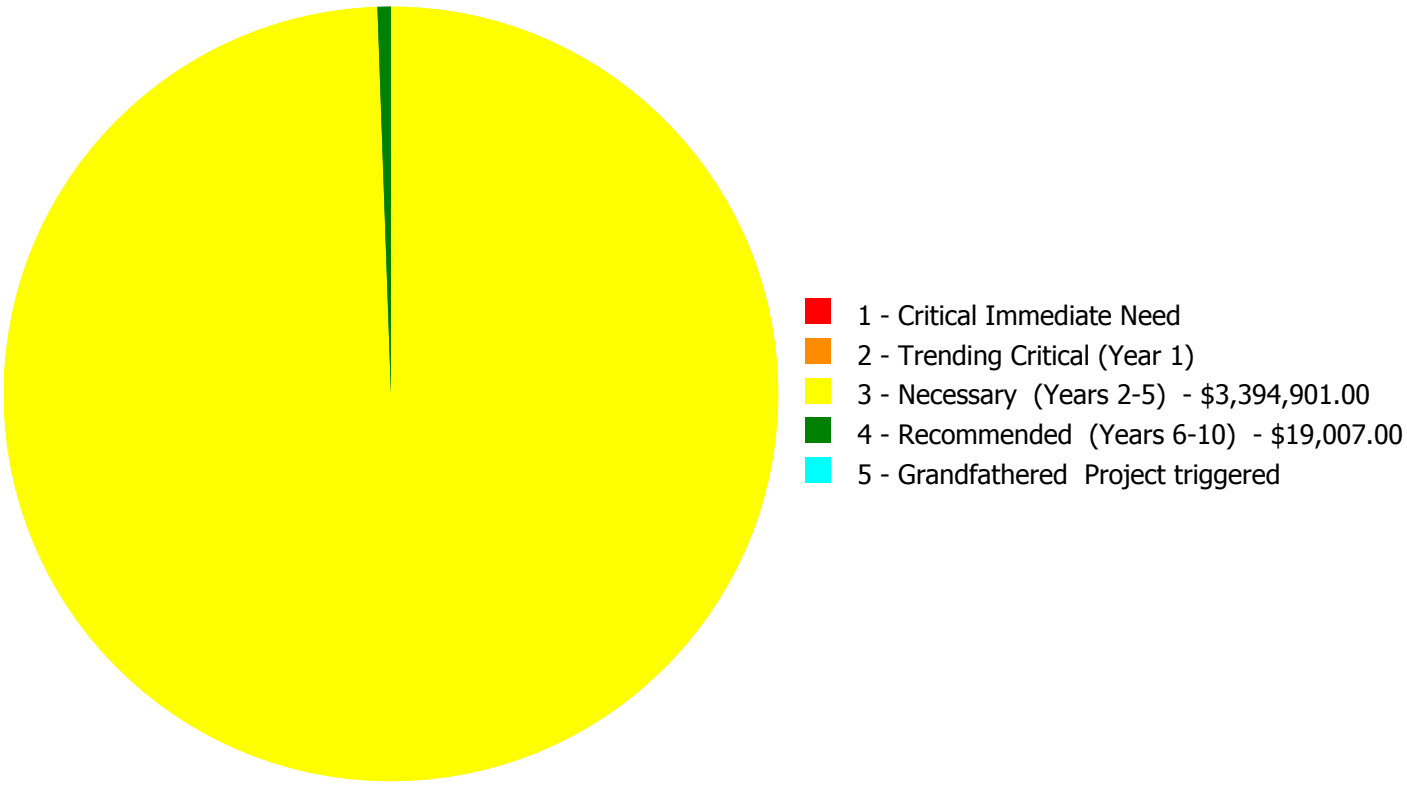
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,413,908.00

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: $3,413,908.00

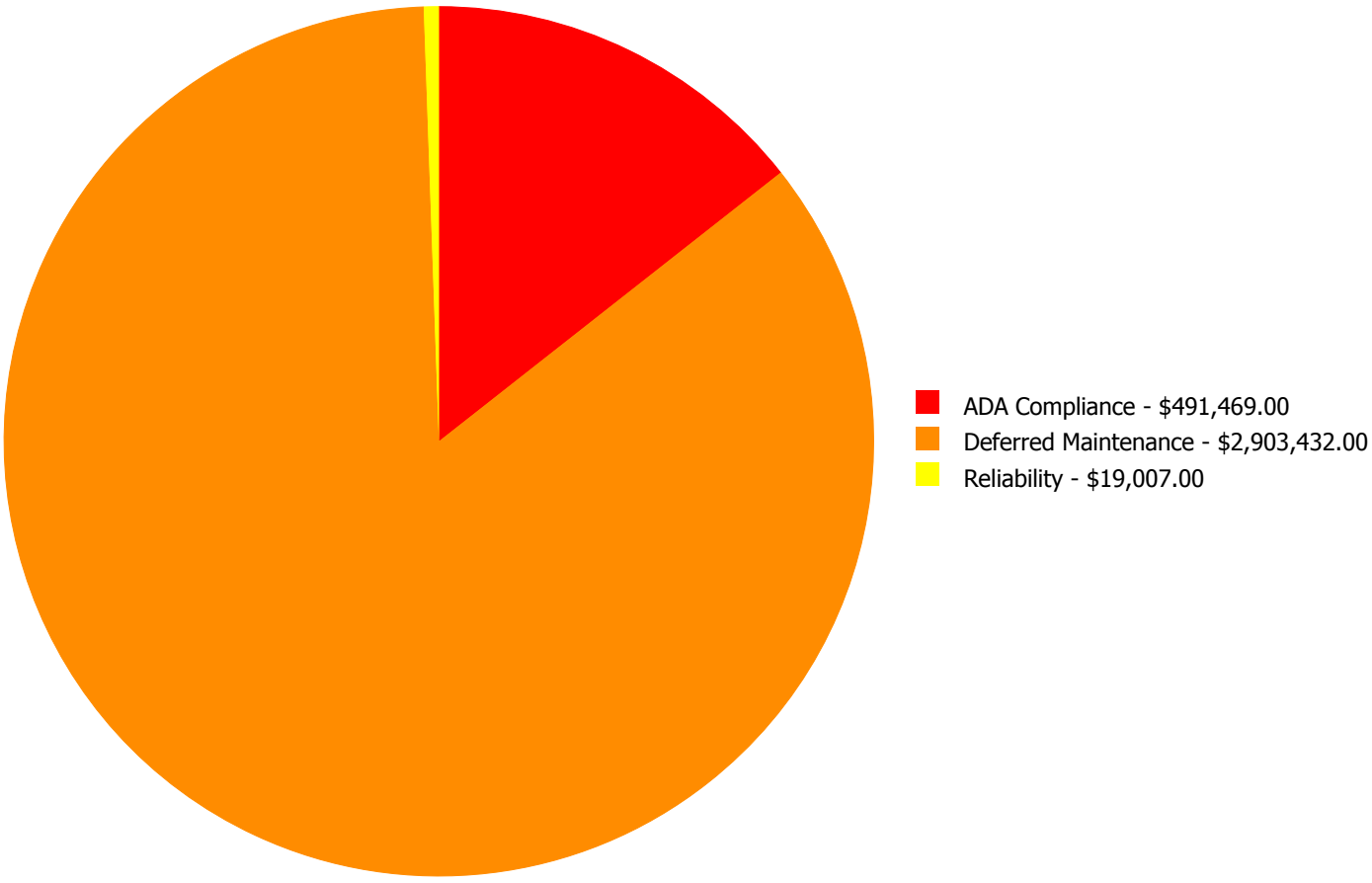
Deficiency By Priority Investment Table

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	$143,911.00	$0.00	$0.00	$143,911.00
C3020901	Carpet	$0.00	$0.00	$43,717.00	$0.00	$0.00	$43,717.00
C3020903	VCT	$0.00	$0.00	$217,734.00	$0.00	$0.00	$217,734.00
C3030	Ceiling Finishes	$0.00	$0.00	$492,011.00	$0.00	$0.00	$492,011.00
D1010	Elevators and Lifts	$0.00	$0.00	$67,882.00	$0.00	$0.00	$67,882.00
D2010	Plumbing Fixtures	$0.00	$0.00	$347,558.00	$0.00	$0.00	$347,558.00
D3040	Distribution Systems	$0.00	$0.00	$865,093.00	$0.00	$0.00	$865,093.00
D5020	Branch Wiring	$0.00	$0.00	$257,953.00	$0.00	$0.00	$257,953.00
D5020	Lighting	$0.00	$0.00	$387,201.00	$0.00	$0.00	$387,201.00
D5030810	Security & Detection Systems	$0.00	$0.00	$82,002.00	$0.00	$0.00	$82,002.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$148,798.00	$0.00	$0.00	$148,798.00
D5030920	Data Communication	$0.00	$0.00	$193,329.00	$0.00	$0.00	$193,329.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$19,007.00	$0.00	$19,007.00
E1090	Other Equipment	$0.00	$0.00	$42,359.00	$0.00	$0.00	$42,359.00
E2010	Fixed Furnishings	$0.00	$0.00	$105,353.00	$0.00	$0.00	$105,353.00
	Total:	$0.00	$0.00	$3,394,901.00	$19,007.00	$0.00	$3,413,908.00

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: $3,413,908.00

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: 49,369.00
Unit of Measure: S.F.
Estimate: $143,911.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

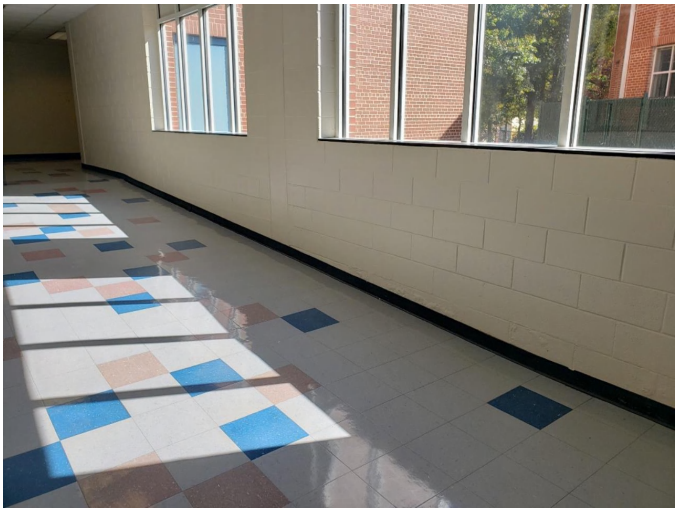
Notes: Fittings, such as signage and railing, are beyond their expected service life, should be replaced and upgraded for compliance with ADA standards.

System: C3020901 - Carpet

Location: Media Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,299.00
Unit of Measure: S.F.
Estimate: $43,717.00
Assessor Name: Homero Guerrero
Date Created: 01/20/2020

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: 40,366.00
Unit of Measure: S.F.
Estimate: $217,734.00
Assessor Name: Homero Guerrero
Date Created: 01/24/2020

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: 49,369.00
Unit of Measure: S.F.
Estimate: $492,011.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

Notes: The acoustic ceilings are beyond their expected service life and should be scheduled for replacement.

System: D1010 - Elevators and Lifts

Location:	1st and 2nd floor
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	49,369.00
Unit of Measure:	S.F.
Estimate:	$67,882.00
Assessor Name:	Homero Guerrero
Date Created:	09/17/2015

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

System: D2010 - Plumbing Fixtures

Location:	restrooms
Distress:	Beyond Expected Life
Category:	ADA Compliance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	49,369.00
Unit of Measure:	S.F.
Estimate:	$347,558.00
Assessor Name:	Jejuan Hall
Date Created:	09/17/2015

Notes: The plumbing fixtures are beyond the expected life cycle and upgrades are warranted.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 49,369.00
Unit of Measure: S.F.
Estimate: $865,093.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

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

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 49,369.00
Unit of Measure: S.F.
Estimate: $257,953.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

Notes: The branch wiring system is beyond its expected life and 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: 49,369.00
Unit of Measure: S.F.
Estimate: $387,201.00
Assessor Name: Homero Guerrero
Date Created: 01/17/2020

Notes: The lighting system is operational but beyond its expected service life and should be replaced.

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: 49,369.00
Unit of Measure: S.F.
Estimate: $82,002.00
Assessor Name: Homero Guerrero
Date Created: 01/20/2020

Notes: This facilities security and alarm system is beyond its expected service life and upgrades are recommended for the system.

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: 49,369.00
Unit of Measure: S.F.
Estimate: $148,798.00
Assessor Name: Homero Guerrero
Date Created: 01/20/2020

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

System: D5030920 - Data Communication

Location: MDF, IDF and Main Office
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 49,369.00
Unit of Measure: S.F.
Estimate: $193,329.00
Assessor Name: Homero Guerrero
Date Created: 01/20/2020

Notes: This facility has a data communications system that is beyond its expected service life. The installation of a new data system is recommended.

System: E1090 - Other Equipment

Location: Gym and kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 49,369.00
Unit of Measure: S.F.
Estimate: $42,359.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

Notes: The kitchen equipment and gym equipment are in fair condition. However, the systems are beyond the 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: 49,369.00
Unit of Measure: S.F.
Estimate: $105,353.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

Notes: Fixed furnishings are aged and beyond its expected life and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Mechanical room and electrical rooms
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 49,369.00
Unit of Measure: S.F.
Estimate: $19,007.00
Assessor Name: Homero Guerrero
Date Created: 09/10/2013

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):	66,168
Year Built:	1953
Last Renovation:	
Replacement Value:	$2,636,795
Repair Cost:	$451,266.00
Total FCI:	17.11 %
Total RSLI:	27.64 %
FCA Score:	82.89

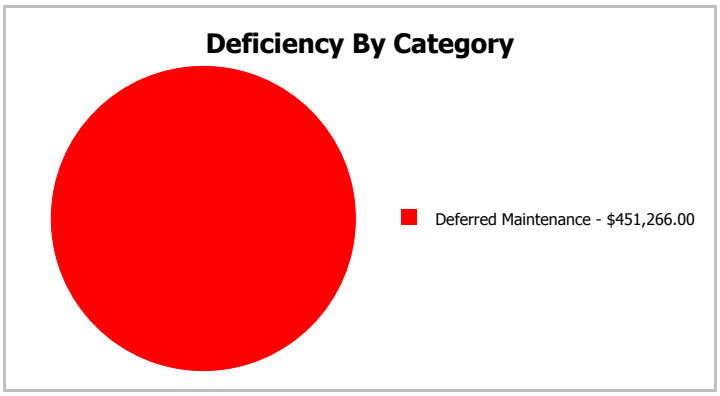
Description:

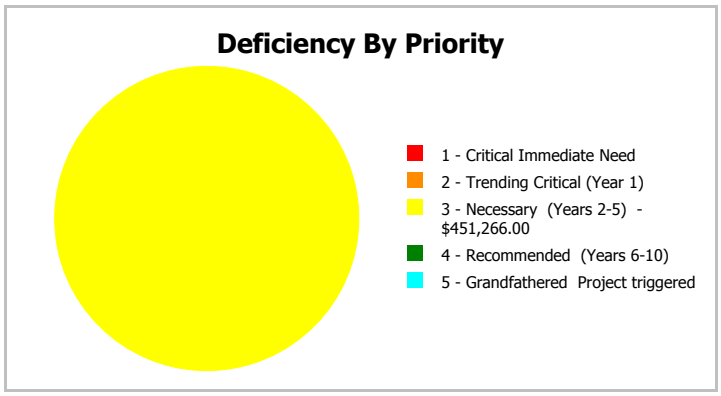
The narrative for this site is included in the Executive Summary Description at the front of this report.

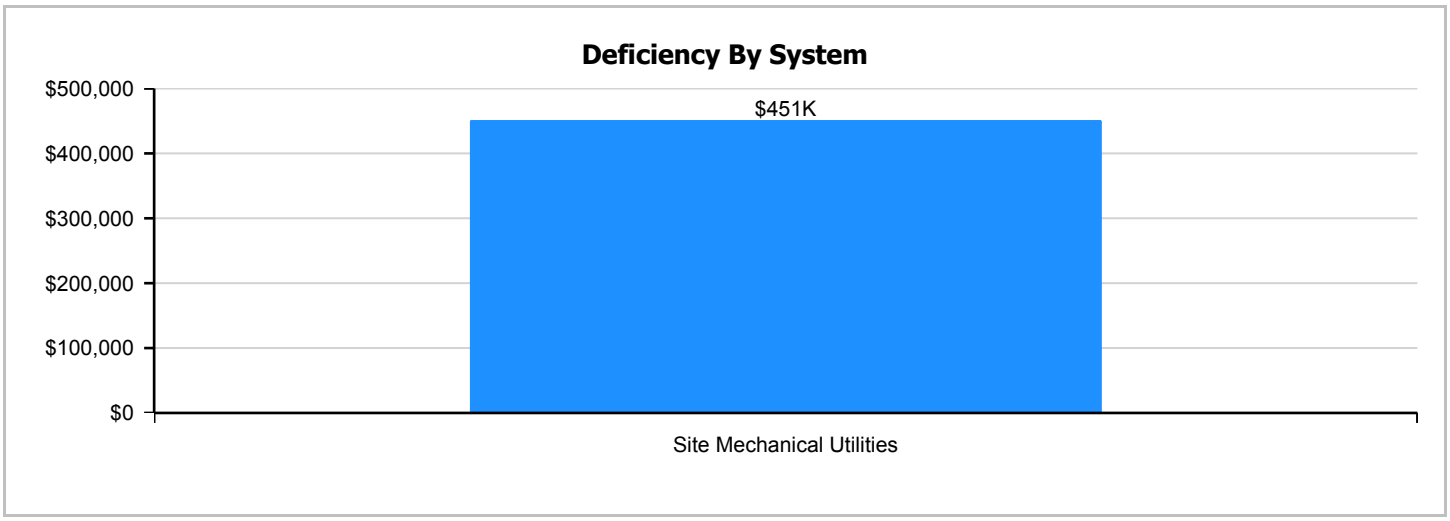
Attributes: This asset has no attributes.

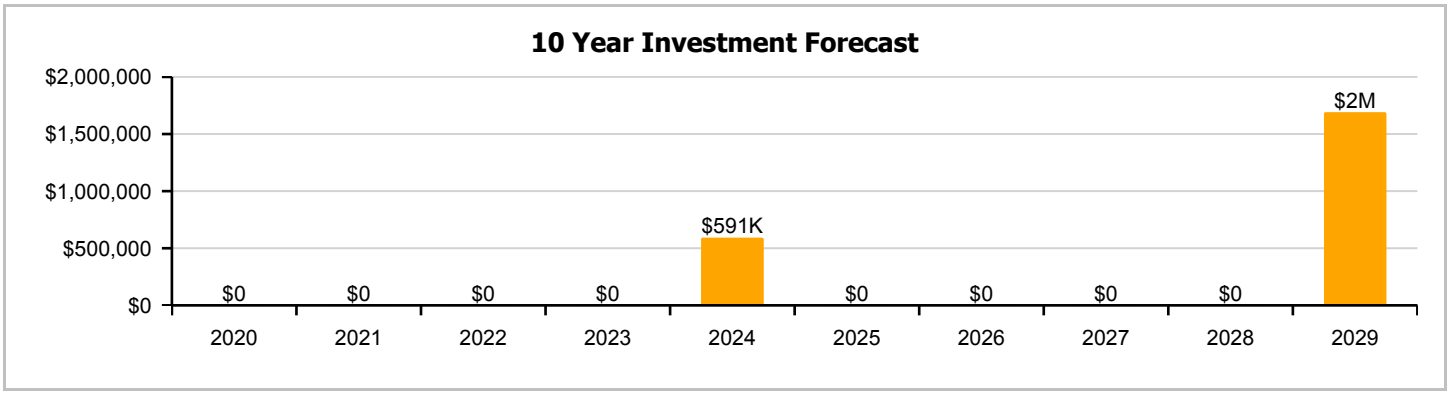
Dashboard Summary

Function:		Gross Area:	66,168
Year Built:	1953	Last Renovation:	
Repair Cost:	$451,266	Replacement Value:	$2,636,795
FCI:	17.11 %	RSLI%:	27.64 %









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	30.78 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$451,266.00
G40 - Site Electrical Utilities	37.82 %	0.00 %	$0.00
Totals:	**27.64 %**	**17.11 %**	**$451,266.00**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.22	S.F.	66,168	35	1994	2029		28.57 %	0.00 %	10			$213,061
G2020	Parking Lots	$10.91	S.F.	66,168	35	1994	2029		28.57 %	0.00 %	10			$721,893
G2030	Pedestrian Paving	$3.14	S.F.	66,168	35	1994	2029		28.57 %	0.00 %	10			$207,768
G2040105	Fence & Guardrails	$1.15	S.F.	66,168	30	1994	2024		16.67 %	0.00 %	5			$76,093
G2040950	Playing Field	$4.28	S.F.	66,168	20	2010	2030		55.00 %	0.00 %	11			$283,199
G2050	Landscaping	$1.60	S.F.	66,168	25	1994	2019		0.00 %	0.00 %	0			$105,869
G3010	Water Supply	$1.47	S.F.	66,168	50	1953	2003		0.00 %	110.00 %	-16		$106,994.00	$97,267
G3020	Sanitary Sewer	$3.01	S.F.	66,168	50	1953	2003		0.00 %	110.00 %	-16		$219,082.00	$199,166
G3030	Storm Sewer	$1.72	S.F.	66,168	50	1953	2003		0.00 %	110.00 %	-16		$125,190.00	$113,809
G4010	Electrical Distribution	$3.49	S.F.	66,168	30	2011	2041		73.33 %	0.00 %	22			$230,926
G4020	Site Lighting	$4.09	S.F.	66,168	30	1994	2024		16.67 %	0.00 %	5			$270,627
G4030	Site Communication and Security	$1.77	S.F.	66,168	30	1994	2024		16.67 %	0.00 %	5			$117,117
								Total	**27.64 %**	**17.11 %**			**$451,266.00**	**$2,636,795**

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: Facility has no parking lot. Street parking is used.

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



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.

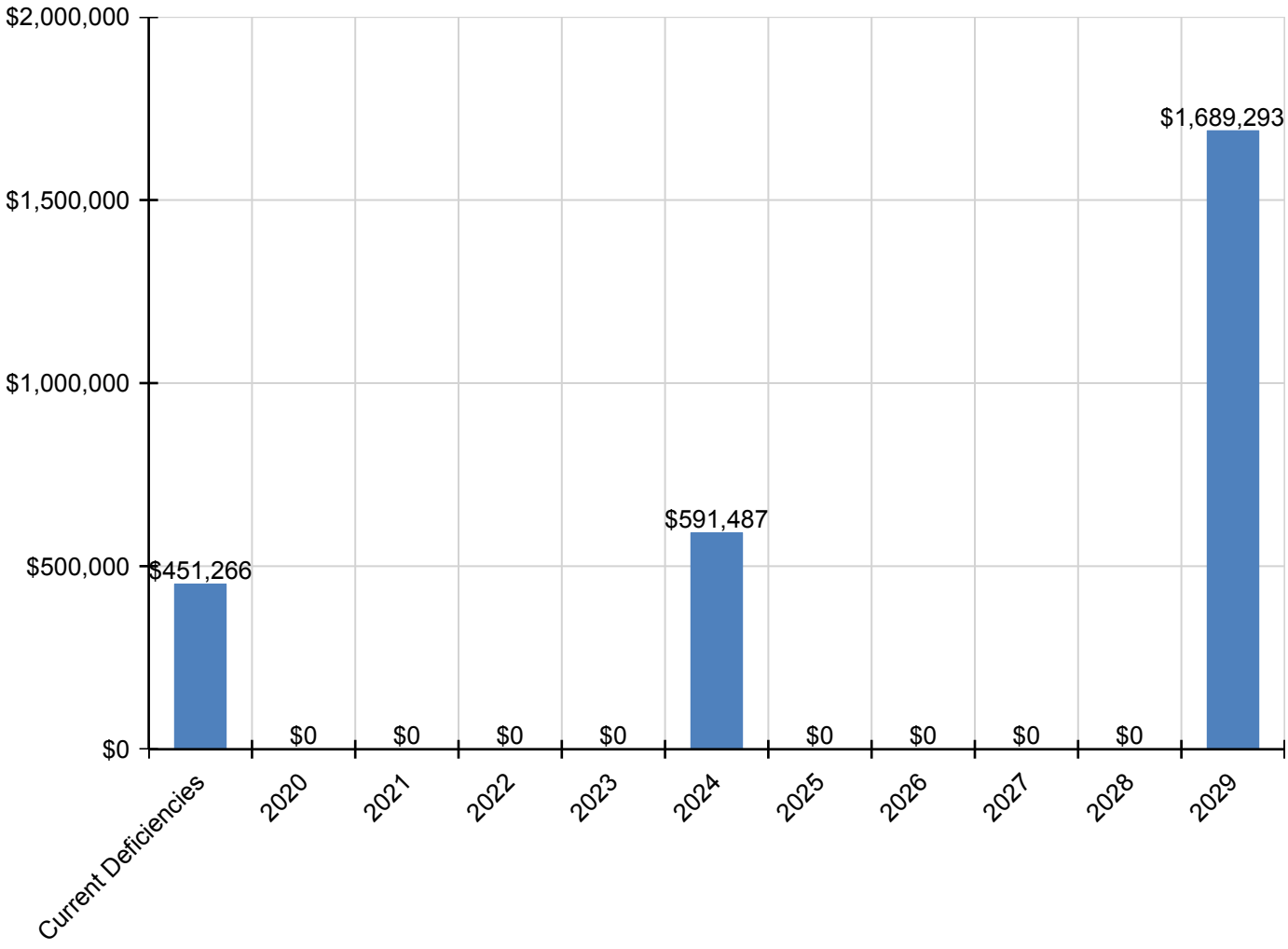
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$451,266**	**$0**	**$0**	**$0**	**$0**	**$591,487**	**$0**	**$0**	**$0**	**$0**	**$1,689,293**	**$2,732,047**
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	$314,970	**$314,970**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,067,180	**$1,067,180**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$307,144	**$307,144**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$97,035	$0	$0	$0	$0	$0	**$97,035**
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	$106,994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,994**
G3020 - Sanitary Sewer	$219,082	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$219,082**
G3030 - Storm Sewer	$125,190	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$125,190**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$345,104	$0	$0	$0	$0	$0	**$345,104**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$149,348	$0	$0	$0	$0	$0	**$149,348**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

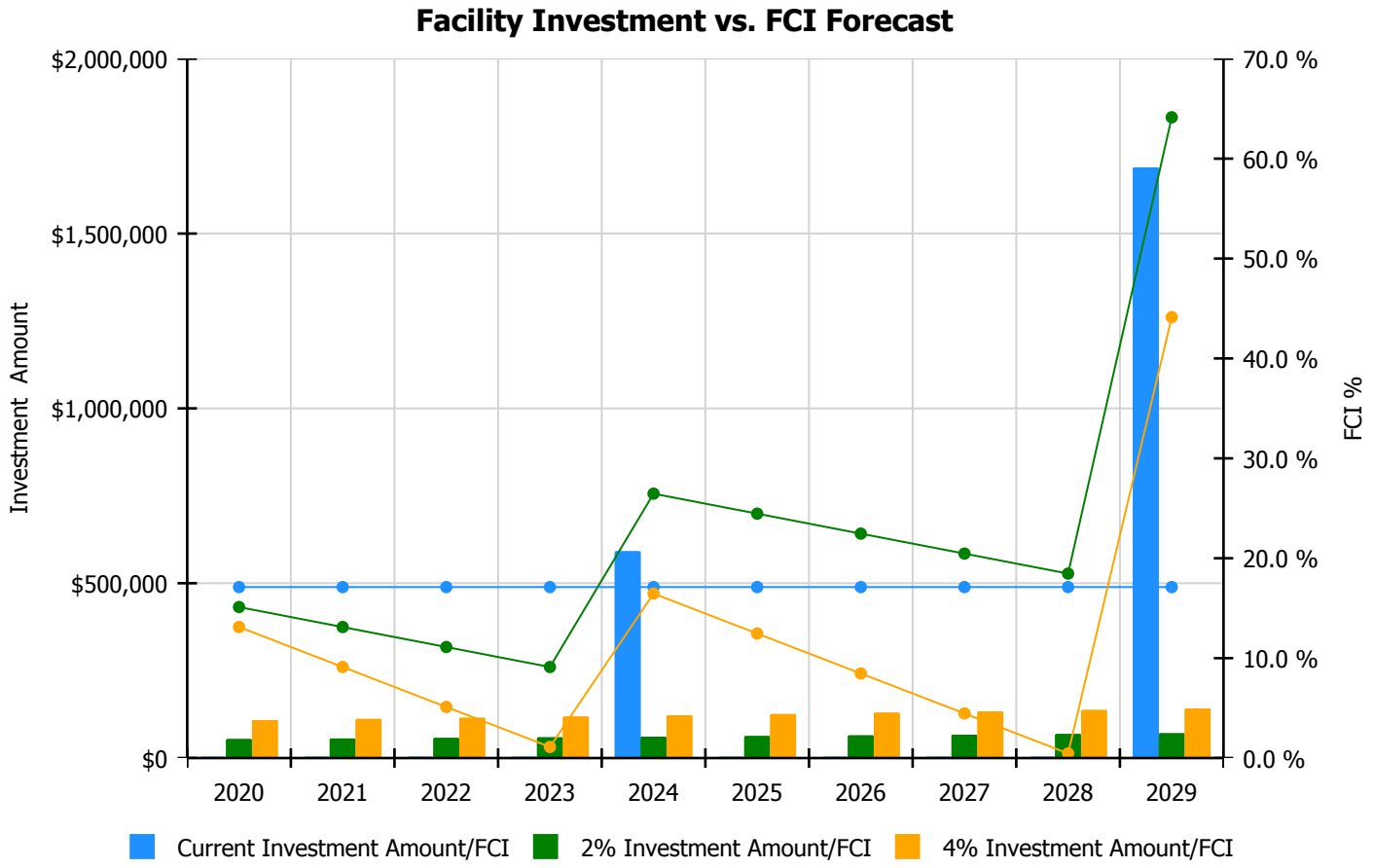
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

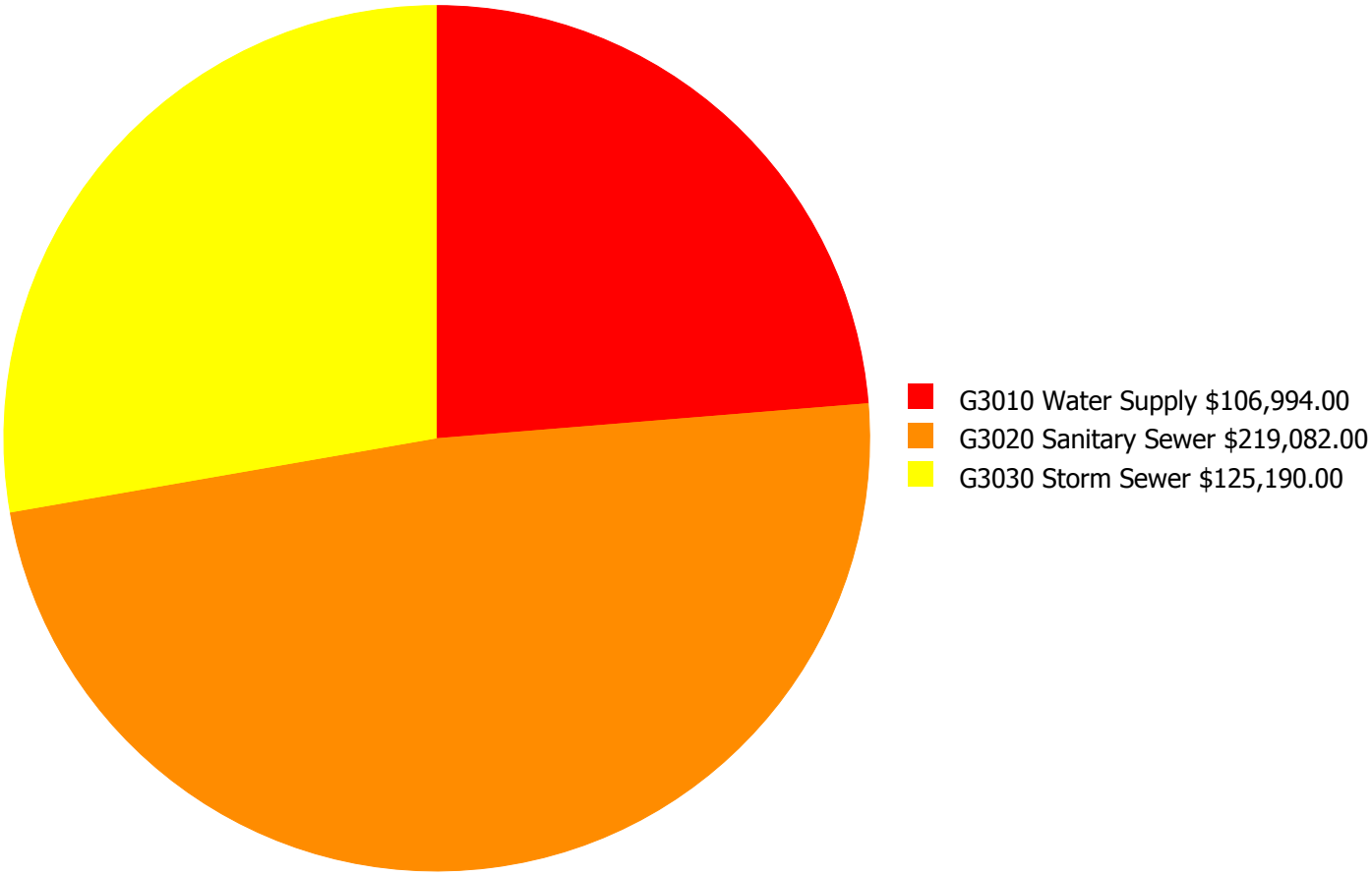
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 17.11%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$54,318.00	15.11 %	$108,636.00	13.11 %
2021	$0	$55,948.00	13.11 %	$111,895.00	9.11 %
2022	$0	$57,626.00	11.11 %	$115,252.00	5.11 %
2023	$0	$59,355.00	9.11 %	$118,709.00	1.11 %
2024	$591,487	$61,135.00	26.46 %	$122,271.00	16.46 %
2025	$0	$62,969.00	24.46 %	$125,939.00	12.46 %
2026	$0	$64,859.00	22.46 %	$129,717.00	8.46 %
2027	$0	$66,804.00	20.46 %	$133,609.00	4.46 %
2028	$0	$68,808.00	18.46 %	$137,617.00	0.46 %
2029	$1,689,293	$70,873.00	64.14 %	$141,745.00	44.14 %
Total:	**$2,280,781**	**$622,695.00**		**$1,245,390.00**	

Deficiency Summary by System

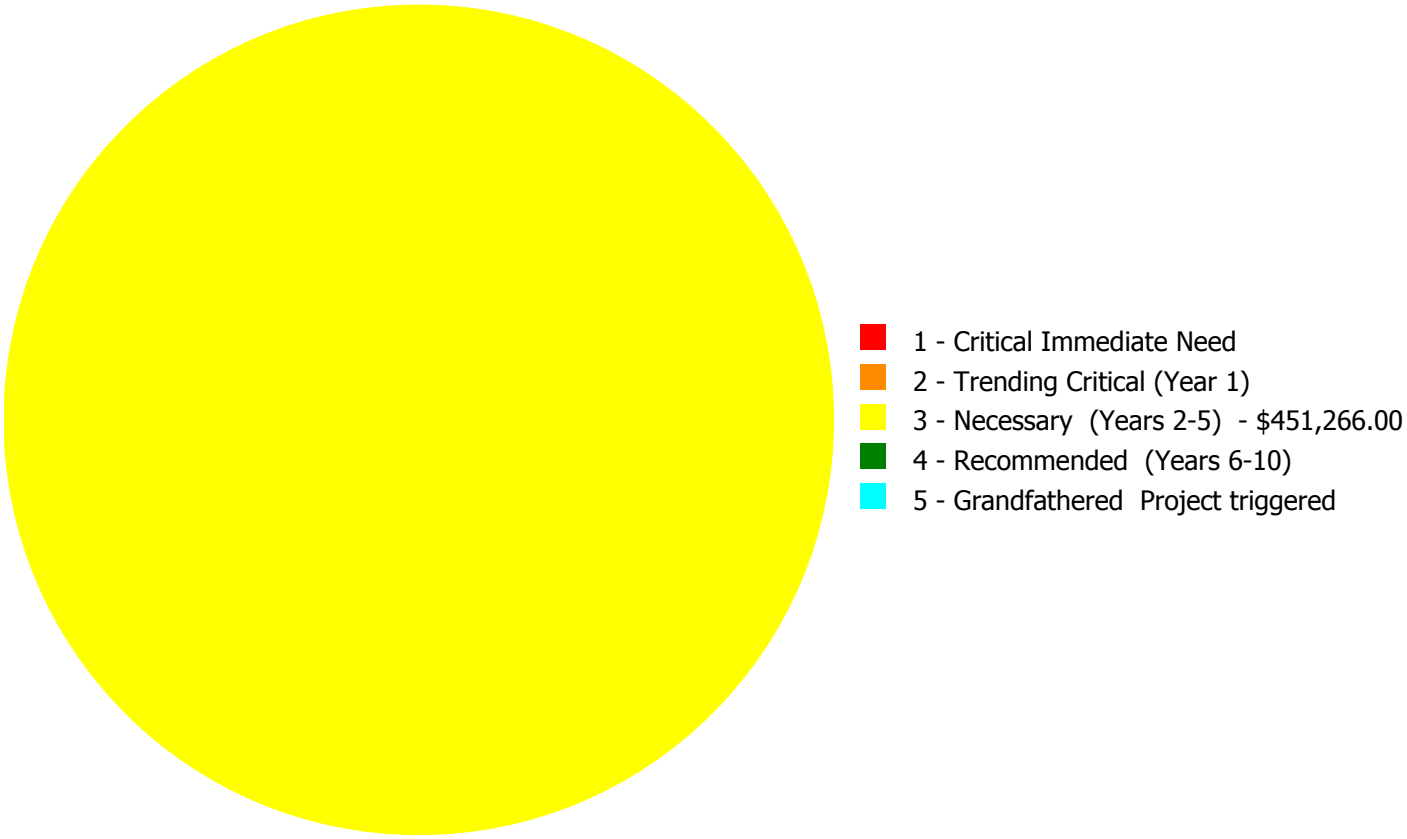
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $451,266.00

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: $451,266.00

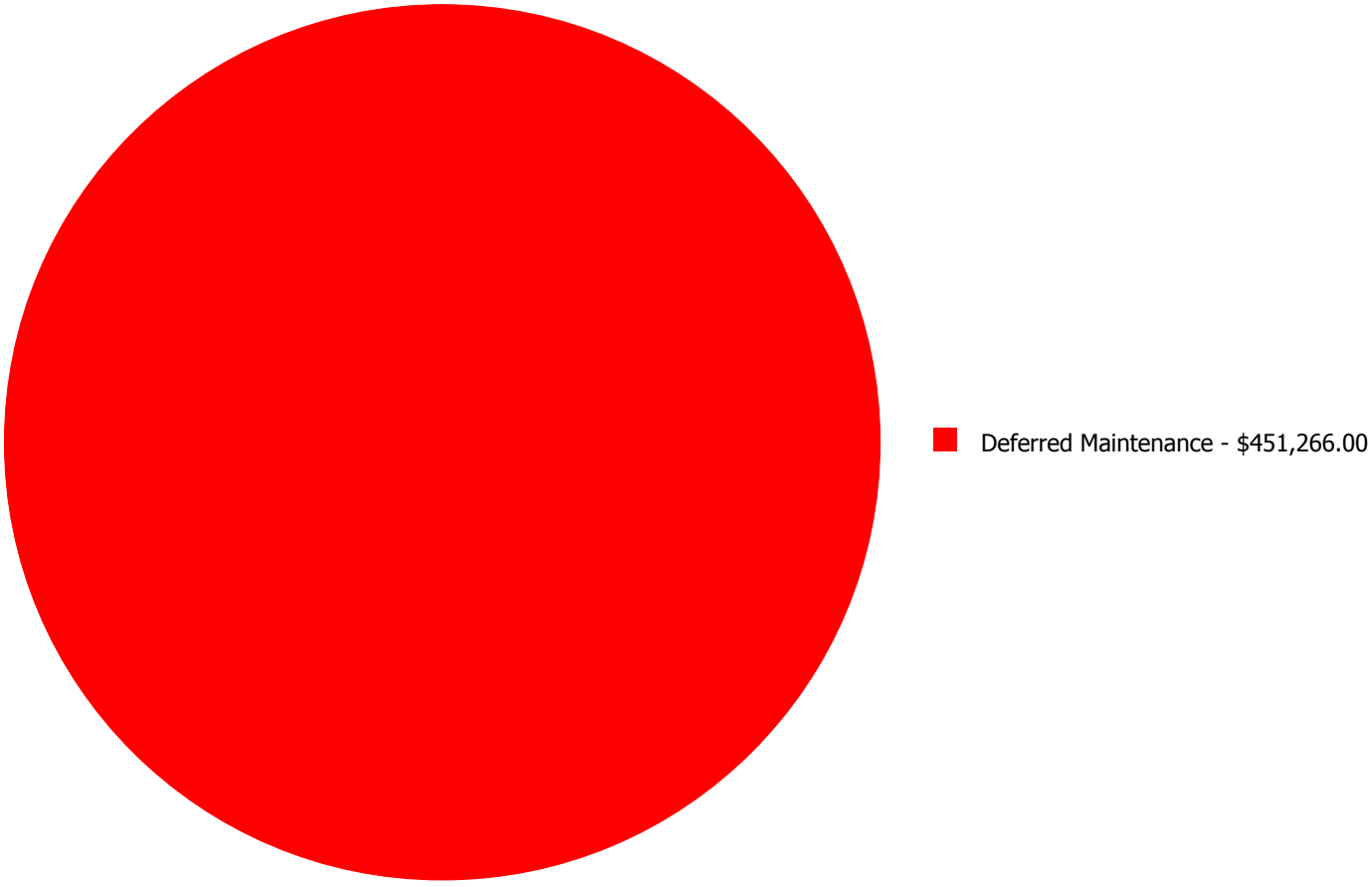
Deficiency By Priority Investment Table

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
G3010	Water Supply	$0.00	$0.00	$106,994.00	$0.00	$0.00	$106,994.00
G3020	Sanitary Sewer	$0.00	$0.00	$219,082.00	$0.00	$0.00	$219,082.00
G3030	Storm Sewer	$0.00	$0.00	$125,190.00	$0.00	$0.00	$125,190.00
	Total:	$0.00	$0.00	$451,266.00	$0.00	$0.00	$451,266.00

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: $451,266.00

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: G3010 - Water Supply

Location: Onsite
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 66,168.00
Unit of Measure: S.F.
Estimate: $106,994.00
Assessor Name: Hayden Collins
Date Created: 09/10/2013

Notes: The water supply system is beyond the expected life cycle. Upgrades to the system are considered necessary.

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 66,168.00
Unit of Measure: S.F.
Estimate: $219,082.00
Assessor Name: Hayden Collins
Date Created: 02/21/2020

Notes:

The current sanitary system is original and nearing full capacity limiting the potential for future development and raising issues with current usage. Upgrades to the existing sanitary sewer system are considered necessary

System: G3030 - Storm Sewer

Location:	Site
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	66,168.00
Unit of Measure:	S.F.
Estimate:	$125,190.00
Assessor Name:	Hayden Collins
Date Created:	02/21/2020

Notes:

Facility experiences through wall water leakage during rain events at the gymnasium and adjacent alcove of building. Water enters building low on wall where there is no storm sewer system in place.

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 #:	2059
Project:	APS Assessments 2019	Region:	761	Site:	East Lake ES
Grade Config:	PK-5	Site Type:	Relocation Site	Site Size:	3.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	(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
ECE				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	(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
Science				
Environment	Good	0.32	0.40	80.00
Size	Excel	1.00	1.00	100.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Music				
Environment	Good	0.59	0.74	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2059
Project:	APS Assessments 2019	Region:	761	Site:	East Lake ES
Grade Config:	PK-5	Site Type:	Relocation Site	Site Size:	3.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Good	0.44	0.56	80.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Excel	1.17	1.17	100.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Good	0.48	0.60	80.00
Size	Good	1.21	1.51	80.00
Location	Good	0.36	0.45	80.00
Storage/Fixed Equip	Good	0.36	0.45	80.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Excel	0.73	0.73	100.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Good	2.05	2.56	80.00
Counseling	Excel	0.29	0.29	100.00
Clinic	Good	0.47	0.58	80.00
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	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Unsat	0.00	2.00	0.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Unsat	0.00	0.81	0.00
Play Areas	Good	1.87	2.34	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2059
Project:	APS Assessments 2019	Region:	761	Site:	East Lake ES
Grade Config:	PK-5	Site Type:	Relocation Site	Site Size:	3.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		**72.81**	**85.96**	**84.71**

Comments

Suitability - ES

East Lake Elementary School was a comprehensive education program for grades pre-K through five. The facility is a two-story building with small interior court area. The school is currently unoccupied.

Suitability - ES->Outside-->Vehicular Traffic

There is no off street vehicular access.

Suitability - ES->Outside-->Parking

There is no on site parking.

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

There is no controlled vestibule at the main entrance.

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

There is no controlled vestibule at the main entrance.