

School Assessment Report



School: Centennial Academy

Report: Dec 15, 2014

Condition Assessment:

Suitability Assessment:

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

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

Executive Summary

School Name: Centennial Academy

Number of Buildings:	2
Gross Area (SF):	86,606
Replacement Value:	\$18,121,772
Condition Budget:	\$2,695,331
Total FCI:	14.87%
Suitability Budget:	\$1,663,699
Total RSLI:	17%
Total APSFI:	24.24%
Condition Score:	85.13
Suitability Score:	73.77
School Score:	81.15



Summary:

The Centennial Academy at Centennial Place Elementary School consists of (1) main school building and (1) ancillary building located at 531 Luckie St., in Atlanta, GA. The original campus was constructed in 1998. The school campus and site are well maintained in good overall condition.

Roof covering was installed in 1998 and has 21 main sections including some smaller sections. Roofing is both low slope and pitched with standing seam metal panel system in fair condition with no reported leaks. (Roofing membrane report and drawings are available on the home page of each school in eCOMET® on the drop down menu "Drawings/Attachments").

Domestic water and sanitary waste systems were installed in 1998 and are in good condition.

HVAC systems were installed in 1998 and are in fair condition, the terminal and package units have reached the end of life expectancy.

Electrical service and lighting were installed in 1998 and are in good condition.

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

Condition Budget Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted useful life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

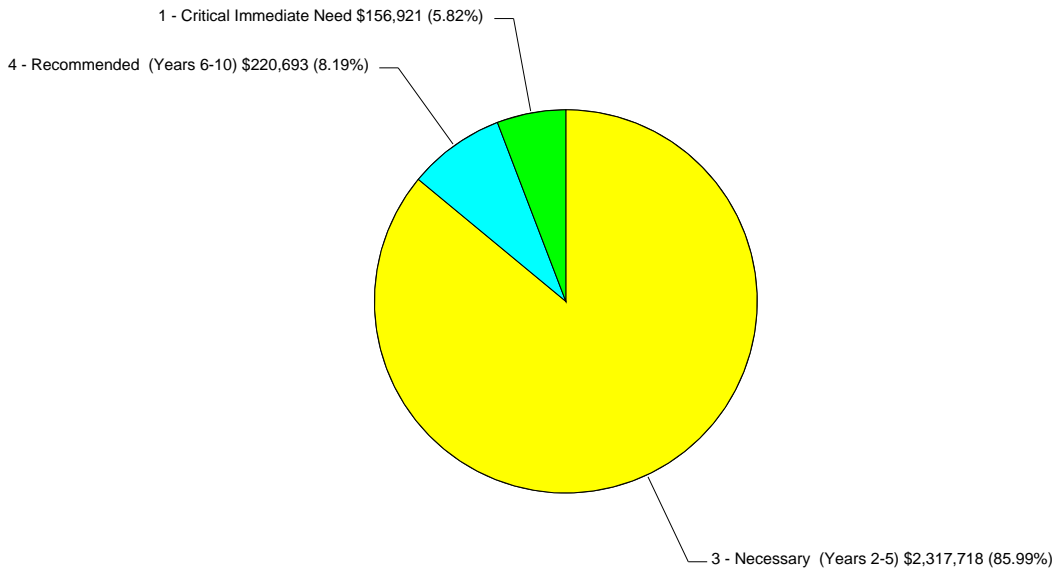
Following are the cost model's system details for this facility. The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new system) to 0.00% (system expired). The System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium, the additional costs to prepare for the system's renewal such as demolition costs. The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.

Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	20%	0.71%	\$13,476
B30 Roofing	20%	3.03%	\$38,677
C10 Interior Construction	62%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	15%	22.02%	\$428,342
D10 Conveying	19%	0.00%	\$0
D20 Plumbing	25%	0.00%	\$0
D30 HVAC	6%	42.93%	\$1,672,190
D40 Fire Protection	47%	0.00%	\$0
D50 Electrical	15%	26.53%	\$437,878
E10 Equipment	34%	0.00%	\$0
E20 Furnishings	20%	0.00%	\$0
G20 Site Improvements	48%	0.00%	\$0
G30 Site Mechanical Utilities	49%	30.26%	\$104,768
G40 Site Electrical Utilities	46%	0.00%	\$0
Total:			\$2,695,331

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
1998 Bldg 2010	63,806	18.1%	\$52,154	\$0	\$1,853,380	\$220,693	\$0	\$2,126,226
1998 Gym/YMCA	22,800	11.7%	\$0	\$0	\$464,338	\$0	\$0	\$464,338
Site		4.4%	\$104,768	\$0	\$0	\$0	\$0	\$104,768
Total:	86,606	14.9%	\$156,921	\$0	\$2,317,718	\$220,693	\$0	\$2,695,331



School Condition Budget: \$2,695,331

Renewal Schedule

Systems	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total	\$2,695,333					\$9,159,627		\$44,673			\$1,295,349	\$13,194,982
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$52,153					\$1,577,460						\$1,629,613
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure	\$13,476											\$13,476
Exterior Walls	\$13,476											\$13,476
Exterior Windows												
Exterior Doors												
Roofing	\$38,677					\$1,577,460						\$1,616,137
Roof Coverings	\$38,677					\$1,577,460						\$1,616,137
Roof Openings												
Interiors	\$428,343					\$2,273,088					\$575,656	\$3,277,087
Interior Construction						\$289,306						\$289,306
Partitions												
Interior Doors												
Fittings						\$289,306						\$289,306
Stairs												
Stair Construction												
Interior Finishes	\$428,343					\$1,983,782					\$575,656	\$2,987,781
Wall Finishes	\$428,343										\$575,656	\$1,003,999
Floor Finishes						\$1,096,235						\$1,096,235
Ceiling Finishes						\$887,547						\$887,547
Services	\$2,110,069					\$5,043,319		\$44,673			\$15,699	\$7,213,760
Conveying						\$34,607						\$34,607
Elevators and Lifts						\$34,607						\$34,607
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing						\$783,015						\$783,015
Plumbing Fixtures						\$719,167						\$719,167
Domestic Water Distribution												
Sanitary Waste												
Rain Water Drainage												
Other Plumbing Systems						\$63,848						\$63,848
HVAC	\$1,672,191					\$2,628,609						\$4,300,800
Energy Supply												
Heat Generating Systems						\$294,758						\$294,758
Cooling Generating Systems						\$1,588,535						\$1,588,535
Distribution Systems	\$193,450					\$745,316						\$938,766
Terminal & Package Units	\$1,215,948											\$1,215,948
Controls & Instrumentation	\$205,252											\$205,252
Systems Testing & Balance	\$57,541											\$57,541
Other HVAC Systems/Equip												
Fire Protection								\$44,673			\$15,699	\$60,372
Sprinklers												
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems								\$44,673			\$15,699	\$60,372
Electrical	\$437,878					\$1,597,088						\$2,034,966
Electrical Service/Distribution						\$278,251						\$278,251
Lighting and Branch Wiring						\$1,318,837						\$1,318,837
Communications and Security	\$401,875											\$401,875
Other Electrical Systems	\$36,003											\$36,003
Equipment & Furnishings						\$265,760						\$265,760
Equipment						\$75,270						\$75,270
Institutional Equipment						\$11,055						\$11,055
Vehicular Equipment												
Other Equipment						\$64,215						\$64,215
Furnishings						\$190,490						\$190,490
Fixed Furnishings						\$190,490						\$190,490
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												
Building Sitework	\$104,768										\$703,994	\$808,762
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements											\$703,994	\$703,994
Roadways												
Parking Lots												
Pedestrian Paving												
Site Development											\$576,447	\$576,447
Landscaping											\$127,547	\$127,547
Site Mechanical Utilities	\$104,768											\$104,768
Water Supply												
Sanitary Sewer												
Storm Sewer	\$104,768											\$104,768
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities												
Electrical Distribution												
Site Lighting												
Site Communication and Security												
Other Site Electrical Utilities												

Suitability Summary

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

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

Suitability Scoring

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

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

Suitability Budget

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

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

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

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

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

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

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

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

Suitability Narrative:

Centennial Place is a neighborhood elementary school serving grades kindergarten through fifth. Located in an urban setting, it is housed in a single story facility that includes a multi-purpose cafetorium, but no gymnasium. The school employs an "open classroom" model of instruction using three instructional pods. It also has access to the adjacent YMCA gymnasium for physical education purposes.

Suitability Category Scoring Summary

Task No	Task Description	Score
4845	Support Spaces	78.22
4846	Learning Environment	76.47
4851	General Classrooms	65.00
4856	Kindergarten	65.00
4861	Pre-K	0.00
4866	Self-Contained Special Ed	0.00
4867	Instructional Resource Rooms	80.00
4868	Science	80.75
4869	Music	79.50
4870	Art	80.75
4892	Computer Labs	70.25
4893	P.E.	73.25
4894	Performing Arts	72.50
4895	Media Center	84.00
4924	Outside	69.37
4925	Safety and Security	82.86

Centennial Place Elementary School Suitability Budget Total: \$1,663,699

Enrollment Projection

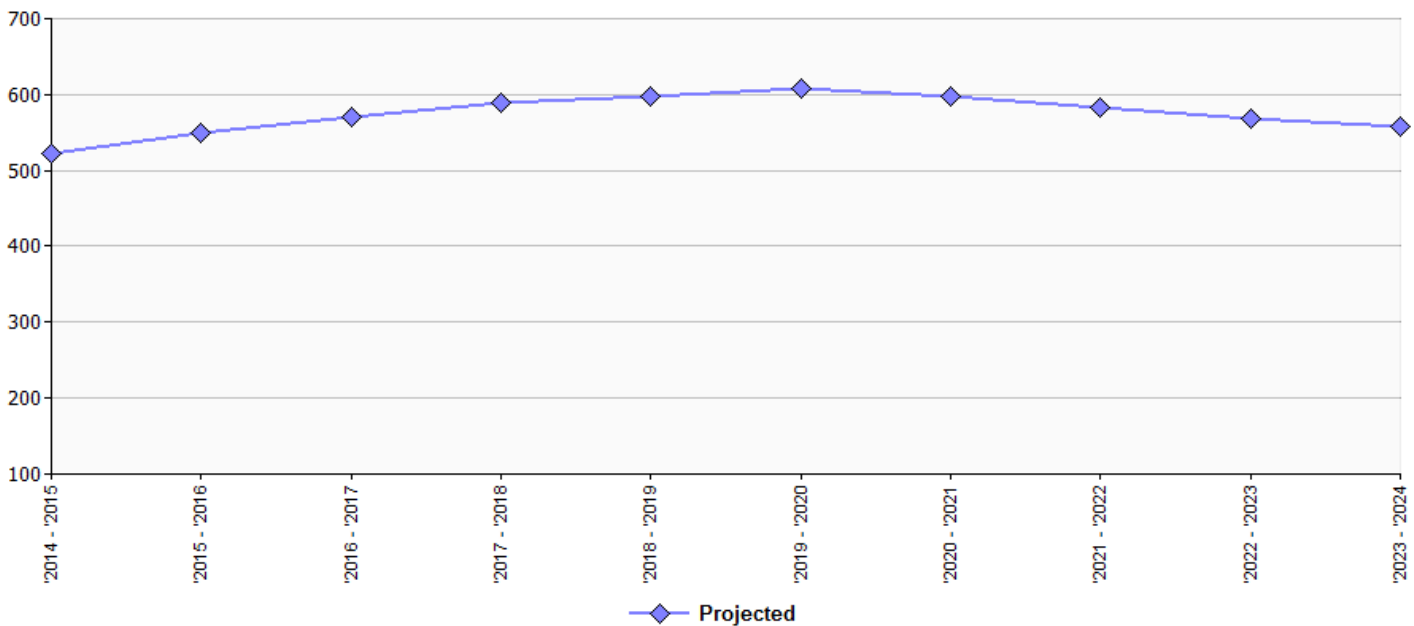
Enrollment projections are merely an *estimate* of future activity based on the historical data and information provided. These numbers can be highly accurate, but it must be remembered that the numbers are still a projection or estimate. During the implementation of any of the recommendations provided, it is critical that the school reassess these numbers on a regular basis and adjust plans accordingly.

Centennial Place Elementary School

Projected Enrollment

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Kindergarten	106	109	107	105	102	99	97	94	92	92
1	86	110	113	111	109	106	103	101	98	96
2	98	87	111	114	112	110	107	104	102	99
3	97	103	91	116	119	117	115	112	109	107
4	73	76	81	72	92	94	92	90	88	86
5	62	64	67	71	63	81	83	81	79	77
Subtotal	522	549	570	589	597	607	597	582	568	557

School Projected Enrollment



** EC Students are not used in the development of the projections.

Buildings

Building Name: 1998 Bldg 2010

Year Built:	1998
Gross Area (SF):	63,806
Replacement Value:	\$11,766,165
Repair Cost:	\$2,126,226
Total FCI:	18.07%
Total RSLI:	17%

The superstructure is steel frame. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of walls with brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are both aluminum and hollow metal with glazing. Roofing is both low slope and sloped with standing seam metal coverings throughout. There are reported roof leaks.



Building Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	20%	0.93%	\$13,476
B30 Roofing	20%	4.00%	\$38,677
C10 Interior Construction	62%	0.00%	\$0
C30 Interior Finishes	15%	22.02%	\$324,183
D20 Plumbing	25%	0.00%	\$0
D30 HVAC	12%	44.68%	\$1,418,442
D40 Fire Protection	46%	0.00%	\$0
D50 Electrical	15%	26.54%	\$331,447
E10 Equipment	19%	0.00%	\$0
E20 Furnishings	20%	0.00%	\$0
		Total:	\$2,126,226

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.55	100	1998	2098	\$458,165	-	0.00%	\$0
A1020	Special Foundations	\$0.28	100	1998	2098	\$23,115	-	0.00%	\$0
A1030	Slab on Grade	\$4.76	100	1998	2098	\$392,948	-	0.00%	\$0
B1020	Roof Construction	\$9.20	100	1998	2098	\$759,480	-	0.00%	\$0
B2010	Exterior Walls	\$10.13	100	1998	2098	\$836,254	-	1.61%	\$13,476
B2020	Exterior Windows	\$6.76	30	1998	2028	\$558,053	47%	0.00%	\$0
B2030	Exterior Doors	\$0.58	30	1998	2028	\$47,880	47%	0.00%	\$0
B3010	Roof Coverings	\$11.34	20	1998	2018	\$936,142	20%	4.13%	\$38,677
B3020	Roof Openings	\$0.38	30	1998	2028	\$31,370	47%	0.00%	\$0
C1010	Partitions	\$4.16	100	1998	2098	\$343,417	84%	0.00%	\$0
C1020	Interior Doors	\$2.71	40	1998	2038	\$223,716	60%	0.00%	\$0
C1030	Fittings	\$2.08	20	1998	2018	\$171,709	20%	0.00%	\$0
C3010	Wall Finishes	\$3.57	10	1998	2008	\$294,711	0%	110%	\$324,183
C3020	Floor Finishes	\$7.88	20	1998	2018	\$650,511	20%	0.00%	\$0
C3030	Ceiling Finishes	\$6.38	20	1998	2018	\$526,683	20%	0.00%	\$0
D2010	Plumbing Fixtures	\$5.17	20	1998	2018	\$426,795	20%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.53	30	1998	2028	\$43,753	47%	0.00%	\$0
D2030	Sanitary Waste	\$1.32	30	1998	2028	\$108,969	47%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.46	20	1998	2018	\$37,974	20%	0.00%	\$0
D3020	Heat Generating Systems	\$2.80	20	1998	2018	\$231,146	20%	0.00%	\$0
D3030	Cooling Generating Systems	\$15.09	20	1998	2018	\$1,245,713	20%	0.00%	\$0
D3040	Distribution Systems	\$7.08	20	1998	2018	\$584,470	20%	33.10%	\$193,450
D3050	Terminal & Package Units	\$11.30	15	1998	2013	\$932,840	0%	110%	\$1,026,124
D3060	Controls & Instrumentation	\$1.71	15	1998	2013	\$141,164	0%	110%	\$155,281
D3070	Systems Testing & Balance	\$0.48	15	1998	2013	\$39,625	0%	110%	\$43,588
D4010	Sprinklers	\$3.16	30	1998	2028	\$260,865	47%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.08	15	2012	2027	\$6,604	87%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.40	15	2005	2020	\$33,021	40%	0.00%	\$0
D5010	Electrical Service/Distribution	\$2.00	20	1998	2018	\$165,104	20%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$9.48	20	1998	2018	\$782,595	20%	0.00%	\$0
D5030	Communications and Security	\$3.35	15	1998	2013	\$276,550	0%	110%	\$304,205
D5090	Other Electrical Systems	\$0.30	15			\$24,766	0%	110%	\$27,242
E1020	Institutional Equipment	\$0.08	20	1998	2018	\$6,604	20%	0.00%	\$0
E1090	Other Equipment	\$0.61	20	1998	2018	\$50,357	20%	0.00%	\$0
E2010	Fixed Furnishings	\$1.37	20	1998	2018	\$113,097	20%	0.00%	\$0

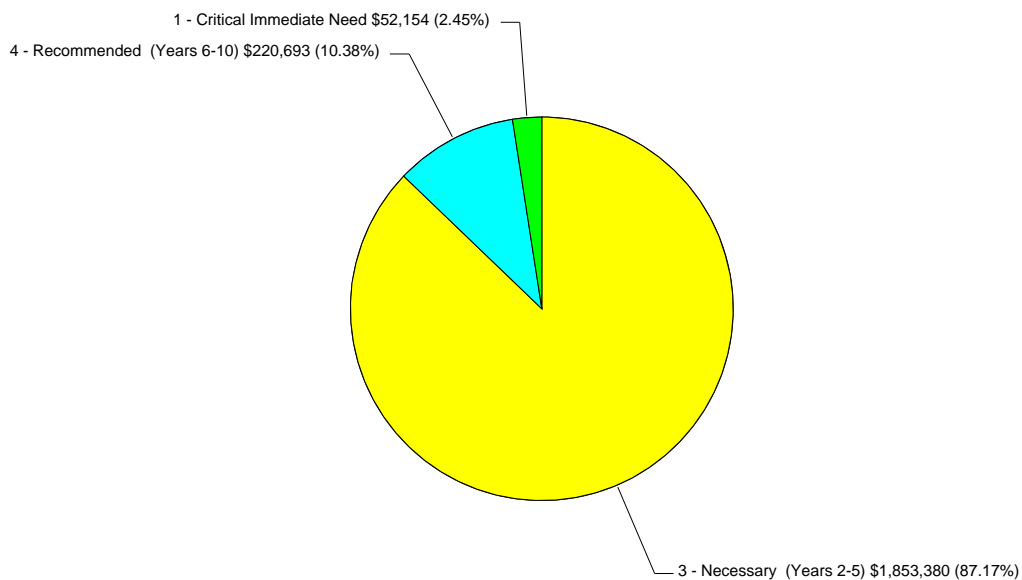
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
Total		\$144.73				\$11,766,165	23%	18.07%	\$2,126,226

Renewal Schedule

Systems	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total	\$2,126,226					\$7,560,541		\$44,673			\$435,674	\$10,167,114
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$52,153					\$1,193,770						\$1,245,923
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure	\$13,476											\$13,476
Exterior Walls	\$13,476											\$13,476
Exterior Windows												
Exterior Doors												
Roofing	\$38,677					\$1,193,770						\$1,232,447
Roof Coverings	\$38,677					\$1,193,770						\$1,232,447
Roof Openings												
Interiors	\$324,183					\$1,720,123					\$435,674	\$2,479,980
Interior Construction						\$218,963						\$218,963
Partitions												
Interior Doors												
Fittings						\$218,963						\$218,963
Stairs												
Stair Construction												
Interior Finishes	\$324,183					\$1,501,160					\$435,674	\$2,261,017
Wall Finishes	\$324,183										\$435,674	\$759,857
Floor Finishes						\$829,533						\$829,533
Ceiling Finishes						\$671,627						\$671,627
Services	\$1,749,890					\$4,429,790		\$44,673				\$6,224,353
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing						\$592,674						\$592,674
Plumbing Fixtures						\$544,249						\$544,249
Domestic Water Distribution												
Sanitary Waste												
Rain Water Drainage												
Other Plumbing Systems						\$48,425						\$48,425
HVAC	\$1,418,443					\$2,628,609						\$4,047,052
Energy Supply												
Heat Generating Systems						\$294,758						\$294,758
Cooling Generating Systems						\$1,588,535						\$1,588,535
Distribution Systems	\$193,450					\$745,316						\$938,766
Terminal & Package Units	\$1,026,124											\$1,026,124
Controls & Instrumentation	\$155,281											\$155,281
Systems Testing & Balance	\$43,588											\$43,588
Other HVAC Systems/Equip												
Fire Protection								\$44,673				\$44,673
Sprinklers												
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems								\$44,673				\$44,673
Electrical	\$331,447					\$1,208,507						\$1,539,954
Electrical Service/Distribution						\$210,541						\$210,541
Lighting and Branch Wiring						\$997,966						\$997,966
Communications and Security	\$304,205											\$304,205
Other Electrical Systems	\$27,242											\$27,242
Equipment & Furnishings						\$216,858						\$216,858
Equipment						\$72,637						\$72,637
Institutional Equipment						\$8,422						\$8,422
Vehicular Equipment												
Other Equipment						\$64,215						\$64,215
Furnishings						\$144,221						\$144,221
Fixed Furnishings						\$144,221						\$144,221
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

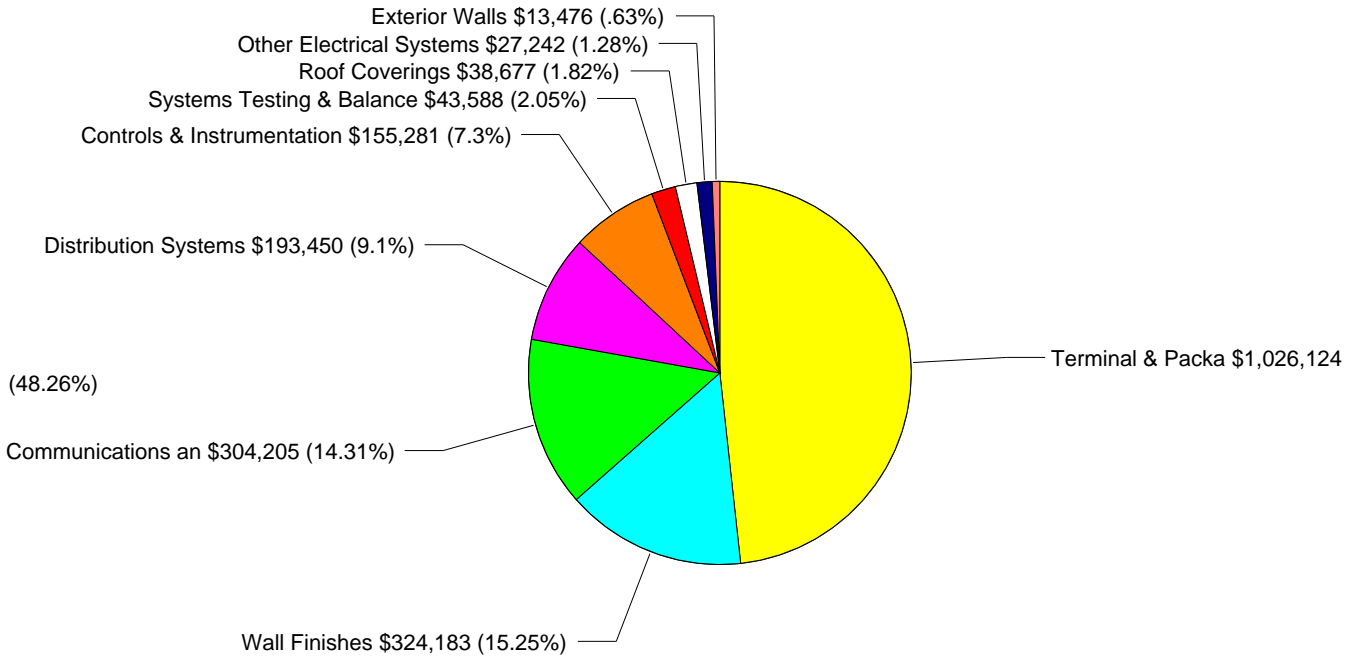
Deficiencies by Priority:



1998 Bldg 2010 Condition Budget: \$2,126,226

Building Condition Deficiencies

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



1998 Bldg 2010 Condition Budget: \$2,126,226

Building Condition Deficiencies Narrative

System: B3010 - Roof Coverings

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

Recomm.: The system should be replaced.



Deficiency

Location: 1998 Bldg 2010

Material: Roof Covering

Distress: Failing

Category: Deferred Maintenance

Priority: 1 - Critical Immediate Need

Notes: Replace sealants and provide flashing repairs to roof coverings system.

Correction: Roof and flashing repair.

Qty: 4,500-L.F.

Condition Budget: \$38,677

System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 10-year service life which expired in 2008.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1998 Bldg 2010

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$324,183

System: D3040 - Distribution Systems

Analysis: The system is missing.

Recomm.: The system should be installed.



Deficiency

Location: 1998 Bldg 2010

Material: Distribution Systems

Distress: Missing

Category: Modernization

Priority: 4 - Recommended (Years 6-10)

Notes: All corridors lack HVAC distribution system - leading to inadequate AC/Heat in corridors.

Correction: Replace HVAC Distribution System (SF)

Qty: 21,269-S.F.

Condition Budget: \$193,450

System: D3050 - Terminal & Package Units

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.



Deficiency

Location: 1998 Bldg 2010

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,026,124

System: D3060 - Controls & Instrumentation

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1998 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$155,281

System: D3070 - Systems Testing & Balance

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1998 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$43,588

System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1998 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$304,205

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1998 Bldg 2010
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Notes: Although the facility DOES have a lightning protection ssystem installed, it lacks an emergency generator. Provide per Owner"s standard.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$27,242

Building Name: 1998 Gym/YMCA

Year Built:	1998
Gross Area (SF):	22,800
Replacement Value:	\$3,966,682
Repair Cost:	\$464,338
Total FCI:	11.71%
Total RSLI:	13%

The superstructure is steel frame. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of walls with brick veneer, metal siding and E.I.F.S. over CMU. Exterior windows are aluminum frame with mostly fixed panes. Exterior doors are aluminum frame with glazing. Roofing is sloped with standing seam metal coverings. The roof is in good condition with no reported leaks.



Building Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	20%	0.00%	\$0
B30 Roofing	20%	0.00%	\$0
C10 Interior Construction	62%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	15%	22.01%	\$104,160
D10 Conveying	19%	0.00%	\$0
D20 Plumbing	25%	0.00%	\$0
D30 HVAC	0%	35.25%	\$253,747
D40 Fire Protection	48%	0.00%	\$0
D50 Electrical	15%	26.51%	\$106,431
E10 Equipment	51%	0.00%	\$0
E20 Furnishings	19%	0.00%	\$0
		Total:	\$464,338

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$4.99	100	1998	2098	\$147,198	-	0.00%	\$0
A1020	Special Foundations	\$0.25	100	1998	2098	\$7,375	-	0.00%	\$0
A1030	Slab on Grade	\$4.28	100	1998	2098	\$126,254	-	0.00%	\$0
A2010	Basement Excavation	\$0.16	100	1998	2098	\$4,720	-	0.00%	\$0
A2020	Basement Walls	\$1.55	100	1998	2098	\$45,723	-	0.00%	\$0
B1010	Floor Construction	\$11.80	100	1998	2098	\$348,084	-	0.00%	\$0
B1020	Roof Construction	\$8.28	100	1998	2098	\$244,249	-	0.00%	\$0
B2010	Exterior Walls	\$9.11	100	1998	2098	\$268,733	-	0.00%	\$0
B2020	Exterior Windows	\$6.08	30	1998	2028	\$179,352	47%	0.00%	\$0
B2030	Exterior Doors	\$0.52	30	1998	2028	\$15,339	47%	0.00%	\$0
B3010	Roof Coverings	\$10.20	20	1998	2018	\$300,886	20%	0.00%	\$0
B3020	Roof Openings	\$0.34	30	1998	2028	\$10,030	47%	0.00%	\$0
C1010	Partitions	\$3.74	100	1998	2098	\$110,325	84%	0.00%	\$0
C1020	Interior Doors	\$2.44	40	1998	2038	\$71,977	60%	0.00%	\$0
C1030	Fittings	\$1.87	20	1998	2018	\$55,162	20%	0.00%	\$0
C2010	Stair Construction	\$1.85	100	1998	2098	\$54,572	-	0.00%	\$0
C3010	Wall Finishes	\$3.21	10	1998	2008	\$94,691	0%	110%	\$104,160
C3020	Floor Finishes	\$7.09	20	1998	2018	\$209,145	20%	0.00%	\$0
C3030	Ceiling Finishes	\$5.74	20	1998	2018	\$169,322	20%	0.00%	\$0
D1010	Elevators and Lifts	\$0.92	20	1998	2018	\$27,139	20%	0.00%	\$0
D2010	Plumbing Fixtures	\$4.65	20	1998	2018	\$137,169	20%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.48	30	1998	2028	\$14,159	47%	0.00%	\$0
D2030	Sanitary Waste	\$1.19	30	1998	2028	\$35,103	47%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.41	20	1998	2018	\$12,094	20%	0.00%	\$0
D3030	Cooling Generating Systems	\$16.58	20			\$489,087	-	0.00%	\$0
D3050	Terminal & Package Units	\$5.85	15	1998	2013	\$172,567	0%	110%	\$189,824
D3060	Controls & Instrumentation	\$1.54	15	1998	2013	\$45,428	0%	110%	\$49,971
D3070	Systems Testing & Balance	\$0.43	15	1998	2013	\$12,684	0%	110%	\$13,953
D4010	Sprinklers	\$2.84	30	1998	2028	\$83,776	47%	0.00%	\$0
D4020	Standpipes	\$0.19	30	1998	2028	\$5,605	47%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.07	15	2012	2027	\$2,065	87%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.36	15	2008	2023	\$10,620	60%	0.00%	\$0
D5010	Electrical Service/Distribution	\$1.80	20	1998	2018	\$53,098	20%	0.00%	\$0

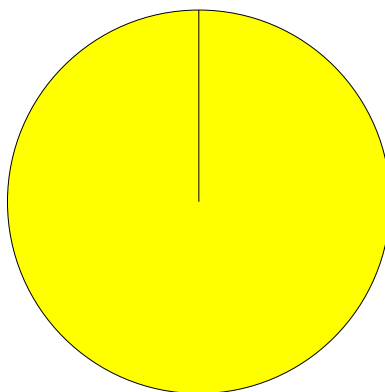
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5020	Lighting and Branch Wiring	\$8.53	20	1998	2018	\$251,623	20%	0.00%	\$0
D5030	Communications and Security	\$3.01	15	1998	2013	\$88,791	0%	110%	\$97,670
D5090	Other Electrical Systems	\$0.27	15			\$7,965	0%	110%	\$8,761
E1020	Institutional Equipment	\$0.07	20	1998	2018	\$2,065	20%	0.00%	\$0
E1090	Other Equipment	\$0.55	20	2005	2025	\$16,224	55%	0.00%	\$0
E2010	Fixed Furnishings	\$1.23	20	1998	2018	\$36,283	20%	0.00%	\$0
Total		\$143.63				\$3,966,682	25%	11.71%	\$464,338

Renewal Schedule

Systems	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total	\$464,339					\$1,599,086					\$155,681	\$2,219,106
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell						\$383,690						\$383,690
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure												
Exterior Walls												
Exterior Windows												
Exterior Doors												
Roofing						\$383,690						\$383,690
Roof Coverings						\$383,690						\$383,690
Roof Openings												
Interiors	\$104,160					\$552,965					\$139,982	\$797,107
Interior Construction						\$70,343						\$70,343
Partitions												
Interior Doors												
Fittings						\$70,343						\$70,343
Stairs												
Stair Construction												
Interior Finishes	\$104,160					\$482,622					\$139,982	\$726,764
Wall Finishes	\$104,160										\$139,982	\$244,142
Floor Finishes						\$266,702						\$266,702
Ceiling Finishes						\$215,920						\$215,920
Services	\$360,179					\$613,529					\$15,699	\$989,407
Conveying												
Elevators and Lifts						\$34,607						\$34,607
Escalators and Moving Walks						\$34,607						\$34,607
Other Conveying Systems												
Plumbing						\$190,341						\$190,341
Plumbing Fixtures						\$174,918						\$174,918
Domestic Water Distribution												
Sanitary Waste												
Rain Water Drainage												
Other Plumbing Systems						\$15,423						\$15,423
HVAC	\$253,748											\$253,748
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems												
Terminal & Package Units	\$189,824											\$189,824
Controls & Instrumentation	\$49,971											\$49,971
Systems Testing & Balance	\$13,953											\$13,953
Other HVAC Systems/Equip												
Fire Protection											\$15,699	\$15,699
Sprinklers												
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems											\$15,699	\$15,699
Electrical	\$106,431					\$388,581						\$495,012
Electrical Service/Distribution						\$67,710						\$67,710
Lighting and Branch Wiring						\$320,871						\$320,871
Communications and Security	\$97,670											\$97,670
Other Electrical Systems	\$8,761											\$8,761
Equipment & Furnishings						\$48,902						\$48,902
Equipment						\$2,633						\$2,633
Institutional Equipment						\$2,633						\$2,633
Vehicular Equipment												
Other Equipment												
Furnishings						\$46,269						\$46,269
Fixed Furnishings						\$46,269						\$46,269
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

Deficiencies by Priority:

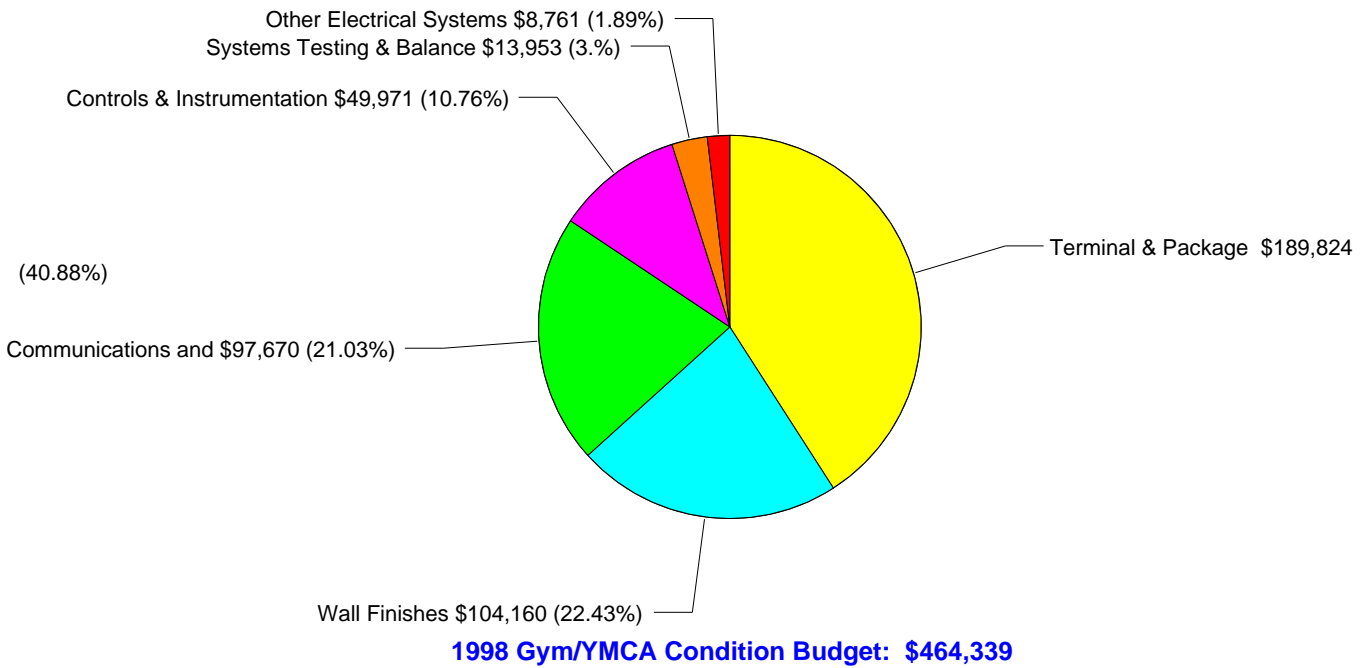


3 - Necessary (Years 2-5) \$464,338 (100.%)

1998 Gym/YMCA Condition Budget: \$464,338

Building Condition Deficiencies

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



Building Condition Deficiencies Narrative

System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 10-year service life which expired in 2008.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1998 Gym/YMCA
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$104,160

System: D3050 - Terminal & Package Units

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.



Deficiency

Location: 1998 Gym/YMCA
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$189,824

System: D3060 - Controls & Instrumentation

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1998 Gym/YMCA
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$49,971

System: D3070 - Systems Testing & Balance

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1998 Gym/YMCA
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$13,953

System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1998 Gym/YMCA
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$97,670

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1998 Gym/YMCA
Distress: Missing
Category: Reliability
Priority: 3 - Necessary (Years 2-5)
Notes: No emergency generator, client standard required.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$8,761

Sites

Site Summary



Site Acreage
 Replacement Value: \$2,388,924

Condition Budget:	\$104,768
Total FCI:	4.39%
Total RSLI:	48%
Condition Score:	85.13

Site:

SITE NARRATIVE

Centennial Place elementary school was constructed in 1998. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. Ancillary buildings on campus include a YMCA gymnasium. This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Deficiency Condition Budget Summary: Site

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	48%	0.00%	\$0
G30 Site Mechanical Utilities	49%	30.26%	\$104,768
G40 Site Electrical Utilities	46%	0.00%	\$0
		Total:	\$104,768

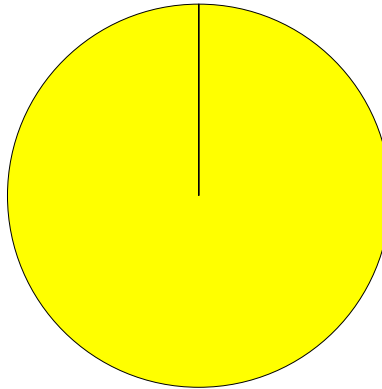
Site Deficiencies Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.71	35	1998	2033	\$191,607	54%	0.00%	\$0
G2020	Parking Lots	\$5.94	35	1998	2033	\$665,582	54%	0.00%	\$0
G2030	Pedestrian Paving	\$1.55	35	1998	2033	\$173,679	54%	0.00%	\$0
G2040	Site Development	\$3.48	25	1998	2023	\$389,937	36%	0.00%	\$0
G2050	Landscaping	\$0.77	25	1998	2023	\$86,279	36%	0.00%	\$0
G3010	Water Supply	\$0.72	50	1998	2048	\$80,677	68%	0.00%	\$0
G3020	Sanitary Sewer	\$1.52	50	1998	2048	\$170,317	68%	0.00%	\$0
G3030	Storm Sewer	\$0.85	50	1998	2048	\$95,243	68%	110%	\$104,768
G4010	Electrical Distribution	\$1.96	30	1998	2028	\$219,620	47%	0.00%	\$0
G4020	Site Lighting	\$1.94	30	1998	2028	\$217,379	47%	0.00%	\$0
G4030	Site Communication and Security	\$0.88	30	1998	2028	\$98,605	47%	0.00%	\$0
Total		\$21.32				\$2,388,924	51%	4.39%	\$104,768

Site Renewal Schedule

Systems	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total	\$104,768										\$703,994	\$808,762
Building Sitework	\$104,768										\$703,994	\$808,762
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements											\$703,994	\$703,994
Roadways												
Parking Lots												
Pedestrian Paving												
Site Development											\$576,447	\$576,447
Landscaping											\$127,547	\$127,547
Site Mechanical Utilities	\$104,768											\$104,768
Water Supply												
Sanitary Sewer												
Storm Sewer	\$104,768											\$104,768
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities												
Electrical Distribution												
Site Lighting												
Site Communication and Security												
Other Site Electrical Utilities												

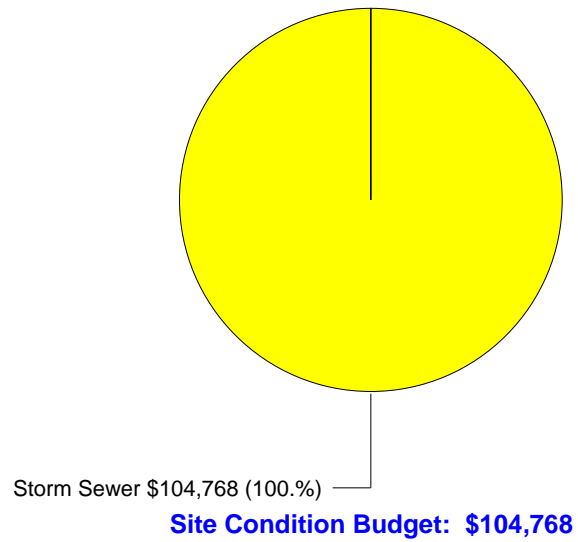
Site Deficiency Priority



1 - Critical Immediate Need \$104,768 (100.%)

Site Condition Budget: \$104,768

Site Condition Deficiencies



Site Deficiencies Budget Narrative

System: G3030 - Storm Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.



Deficiency

Location: Site

Distress: Inadequate

Category: Facility Integrity

Priority: 1 - Critical Immediate Need

Notes: Site is missing required storm sewage system at building perimeter. Water floods through doorways during rain events.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$104,768

Appendix 1 - Educational Suitability Reports

Suitability Report

Educational Suitability Report

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
4845	Support Spaces						
4845.4896	Restrooms (Student)	Fair	0.58	0.89	65.00	\$20,705	Restrooms are ADA accessible, but some do not have urinal partitions, and ventilation is an issue.
4845.4897	Administration	Good	2.05	2.56	80.00	\$34,121	The administrative suite has inadequate storage space, and the workroom is small and crowded. The conference room and adjacent office are very cold. Staff mailboxes are located in visitor reception area.
4845.5374	Counseling	Poor	0.15	0.29	50.00	\$9,751	School counselor office entry is through the Music instrument classroom. Noise is a problem. There is no waiting area, and it provides only limited privacy.
4845.5375	Clinic	Fair	0.38	0.58	65.00	\$13,651	The clinic has a restroom, two cots in a single area, an office and a storage room (shared by others). The restroom is the only adult public restroom in this sector of the school. The cots cannot be directly observed by the main office.
4845.5376	Staff Lounge-WkRm	Good	1.01	1.27	80.00	\$16,902	
4845.5377	Cafeteria	Good	4.00	5.00	80.00	\$66,694	This is a cafetorium space. There is no space to store extra cafeteria table/chair units.
4845.5378	Food Service and Prep	Good	4.96	6.20	80.00	\$82,754	
4845.5379	Custodial and Maintenance	Good	0.40	0.50	80.00	\$6,669	
4846	Learning Environment						
4846.4847	Learning Style Variety	Good	4.00	5.00	80.00	\$66,694	This school uses an open-classroom configuration in pods.
4846.4849	Interior Environment	Fair	1.30	2.00	65.00	\$46,686	The classroom pods have a lot of common space that is not able to be fully utilized as they provide access to classroom areas, and noise transfer is a problem.
4846.485	Exterior Environment	Good	1.20	1.50	80.00	\$20,008	There are a number of courtyards for instructional use.
4851	General Classrooms						
4851.4852	Environment	Fair	3.19	4.90	65.00	\$114,380	The open classroom pod configuration allows noise transfer, and limits use of some common space.
4851.4853	Size	Fair	7.96	12.25	65.00	\$285,949	Classrooms in the pod differ significantly in size. The majority of classrooms meet 90% of the size guideline.
4851.4854	Location	Good	2.94	3.68	80.00	\$49,020	
4851.4855	Storage/Fixed Equip	Poor	1.84	3.68	50.00	\$122,550	Classrooms in the pod differ significantly in size. There is inadequate storage space in the classrooms. Common areas and hallways of the pod are used for materials/equipment storage as well as student personal belongings/backpacks. Teacher workrooms within a pod are very long and narrow with observation windows and counters looking into the classrooms, thus limiting flexibility and storage capacity. Each work room has staff restrooms and sink, while each pod common area has student restrooms and drinking fountains.
4856	Kindergarten						
4856.4857	Environment	Fair	0.27	0.42	65.00	\$9,734	The open classroom pod configuration allows noise transfer, and limits use of some common space.
4856.4858	Size	Fair	0.68	1.04	65.00	\$24,335	Classrooms in the pod differ significantly in size. The majority of classrooms meet 90% of the size guideline.
4856.4859	Location	Good	0.25	0.31	80.00	\$4,172	
4856.486	Storage/Fixed Equip	Poor	0.16	0.31	50.00	\$10,431	There is inadequate storage space in the rooms. Common areas and hallways of the pod are used for materials/equipment storage as well as student personal belongings/backpacks. Teacher workrooms within a pod are very long and narrow with observation windows and counters looking into the classrooms, thus limiting flexibility and storage capacity.
4861	Pre-K						
4861.4862	Environment	N/A	0.00	0.00	0.00	\$0	There is no pre-kindergarten at this school. The pre-kindergarten program is offered through the adjacent YMCA that leases space from the District.
4861.4863	Size	N/A	0.00	0.00	0.00	\$0	There is no pre-kindergarten at this school.
4861.4864	Location	N/A	0.00	0.00	0.00	\$0	There is no pre-kindergarten at this school.
4861.4865	Storage/Fixed Equip	N/A	0.00	0.00	0.00	\$0	There is no pre-kindergarten at this school.
4866	Self-Contained Special Ed						
4866.4871	Environment	N/A	0.00	0.00	0.00	\$0	There are no self-contained special education classes at this school.
4866.4876	Size	N/A	0.00	0.00	0.00	\$0	There are no self-contained special education classes at this school.
4866.4881	Location	N/A	0.00	0.00	0.00	\$0	There are no self-contained special education classes at this school.
4866.4886	Storage/Fixed Equip	N/A	0.00	0.00	0.00	\$0	There are no self-contained special education classes at this school.
4867	Instructional Resource Rooms						
4867.4872	Environment	Good	0.58	0.72	80.00	\$9,604	
4867.4877	Size	Good	1.44	1.80	80.00	\$24,010	
4867.4882	Location	Good	0.43	0.54	80.00	\$7,203	
4867.4887	Storage/Fixed Equip	Good	0.43	0.54	80.00	\$7,203	
4868	Science						
4868.4873	Environment	Good	0.40	0.50	80.00	\$6,669	A permanent wall partition is in place separating the science room from the adjacent art room, which allows transfer of noise. Grade level teachers provide the science instruction for their own class in the lab area.

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Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
4868.4878	Size	Good	1.00	1.25	80.00	\$16,673	The science lab is only 80% of the size guideline.
4868.4883	Location	Excel	0.38	0.38	100.00	\$0	
4868.4888	Storage/Fixed Equip	Fair	0.24	0.38	65.00	\$8,754	There is no storage room for science materials and supplies. Each grade level teacher must store and transport items to/from their home classroom.
4869	Music						
4869.4874	Environment	Poor	0.37	0.74	50.00	\$24,703	Two music rooms for orchestra and chorus are located in a circular pod at the far end of the main school hallway. There are no acoustical treatments in either room. The AC unit in one room is very noisy. Each room has adjoining office space used for non-music purposes.
4869.4879	Size	Excel	1.85	1.85	100.00	\$0	
4869.4884	Location	Fair	0.36	0.56	65.00	\$12,969	The two designated music rooms in the pod are in a good location. However, band instruction takes place behind the curtain on the cafetorium stage.
4869.4889	Storage/Fixed Equip	Fair	0.36	0.56	65.00	\$12,969	One storage room has ample space for instruments. A second is used for books and school supplies.
4870	Art						
4870.4875	Environment	Good	0.37	0.47	80.00	\$6,240	A permanent wall partition is in place separating the art room from the adjacent science room, which allows transfer of noise.
4870.488	Size	Good	0.94	1.17	80.00	\$15,601	
4870.4885	Location	Excel	0.35	0.35	100.00	\$0	
4870.489	Storage/Fixed Equip	Fair	0.23	0.35	65.00	\$8,191	The kiln room is vented by an exterior wall fan. The art room needs additional drying racks, and display space.
4892	Computer Labs						
4892.4899	Environment	Good	0.27	0.34	80.00	\$4,550	The school has one full computer lab, and one mini-lab. The full lab is extremely cold.
4892.4904	Size	Fair	0.55	0.85	65.00	\$19,907	The full computer lab is only about 90% of the size guideline, and the mini-lab is only 40% of the guideline.
4892.4909	Location	Good	0.20	0.26	80.00	\$3,413	Both labs are in interior locations.
4892.4914	Storage/Fixed Equip	Fair	0.17	0.26	65.00	\$5,973	The larger lab has all required security features. The mini-lab has none.
4893	P.E.						
4893.49	Environment	Good	1.54	1.92	80.00	\$25,612	The school uses the adjacent YMCA gym for physical education, and the coach has an office there as well. Students are not permitted in other areas of the YMCA facility, so constant supervision is required.
4893.4905	Size	Good	3.84	4.80	80.00	\$64,030	
4893.491	Location	Poor	0.72	1.44	50.00	\$48,023	Students must exit the school building to access the YMCA gym via a covered and fenced walkway.
4893.4915	Storage/Fixed Equip	Fair	0.94	1.44	65.00	\$33,616	Restrooms and water are located in the hall outside the gym, and some physical education equipment is stored at the school.
4894	Performing Arts						
4894.4901	Environment	Fair	0.39	0.60	65.00	\$14,106	The school has a cafetorium with a stage for events and performances. The acoustics are noisy and band instruction takes place on the stage. The stage is ADA accessible.
4894.4906	Size	Good	1.21	1.51	80.00	\$20,152	
4894.4911	Location	Good	0.36	0.45	80.00	\$6,045	
4894.4916	Storage/Fixed Equip	Poor	0.23	0.45	50.00	\$15,113	There is little room for storage of all folding chairs.
4895	Media Center						
4895.4902	Environment	Excel	0.97	0.97	100.00	\$0	
4895.4907	Size	Good	1.95	2.44	80.00	\$32,503	
4895.4912	Location	Good	0.58	0.73	80.00	\$9,751	The media center is located at the end of the school's main hallway, adjacent to the music spaces.
4895.4917	Storage/Fixed Equip	Good	0.58	0.73	80.00	\$9,751	
4924	Outside						
4924.4926	Vehicular Traffic	Fair	1.30	2.00	65.00	\$46,686	Bus and parent drop-off is via a one-way lane through the front parking lot. At times, parent traffic backs up down the street.
4924.4927	Pedestrian Traffic	Good	0.78	0.97	80.00	\$12,979	
4924.4928	Parking	Good	0.65	0.81	80.00	\$10,832	
4924.4929	Play Areas	Fair	1.52	2.34	65.00	\$54,641	The playground is fenced with ample grass area, and age-appropriate play equipment. There is no hard surface court and no covered play area.
4925	Safety and Security						
4925.493	Fencing	Excel	0.75	0.75	100.00	\$0	
4925.4931	Signage & Way Finding	Good	0.80	1.00	80.00	\$13,339	Traffic and parking signs are visible. Three warning signs are posted at the main entry, inside hallways or near several secondary entry points. These include; drug-free zone, weapons prohibited, and surveillance.
4925.4932	Ease of Supervision	Good	2.40	3.00	80.00	\$40,016	
4925.4933	Controlled Entrances	Good	0.40	0.50	80.00	\$6,669	Major school entry points are card access, and covered by security cameras. There is a entry vestibule at the main entry and on several pod entries, but the second set of interior doors are not lockable.
	Total For Site:		70.15	95.10	73.76	\$1,663,699	