

DeKalb County School District/Elementary Schools

# Briarlake Elementary

Final

## School Assessment Report

May 19, 2016



## Table of Contents

School Executive Summary	5
School Condition Summary	7
<b><u>1957, 1963 Building</u></b>	9
Executive Summary	9
Condition Summary	10
Photo Album	11
Condition Detail	12
System Listing	13
Renewal Schedule	15
Forecasted Sustainment Requirement	18
Deficiency Summary By System	19
Deficiency Summary By Priority	20
Deficiency By Priority Investment	21
Deficiency Summary By Category	22
Deficiency Details By Priority	23
<b><u>2003 Gym</u></b>	36
Executive Summary	36
Condition Summary	37
Photo Album	38
Condition Detail	39
System Listing	40
Renewal Schedule	41
Forecasted Sustainment Requirement	43
Deficiency Summary By System	44
Deficiency Summary By Priority	45
Deficiency By Priority Investment	46
Deficiency Summary By Category	47
Deficiency Details By Priority	48
<b><u>2007 Addition</u></b>	49

## School Assessment Report

---

Executive Summary	49
Condition Summary	50
Photo Album	51
Condition Detail	52
System Listing	53
Renewal Schedule	55
Forecasted Sustainment Requirement	58
Deficiency Summary By System	59
Deficiency Summary By Priority	60
Deficiency By Priority Investment	61
Deficiency Summary By Category	62
Deficiency Details By Priority	63
<b><u>2007 Storage</u></b>	64
Executive Summary	64
Condition Summary	65
Photo Album	66
Condition Detail	67
System Listing	68
Renewal Schedule	69
Forecasted Sustainment Requirement	70
Deficiency Summary By System	71
Deficiency Summary By Priority	72
Deficiency By Priority Investment	73
Deficiency Summary By Category	74
Deficiency Details By Priority	75
<b><u>Site</u></b>	76
Executive Summary	76
Condition Summary	77
Photo Album	78
Condition Detail	79
System Listing	80

## School Assessment Report

---

Renewal Schedule	81
Forecasted Sustainment Requirement	83
Deficiency Summary By System	84
Deficiency Summary By Priority	85
Deficiency By Priority Investment	86
Deficiency Summary By Category	87
Deficiency Details By Priority	88
Glossary	95

## School Executive 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 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 **Replacement Value** 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  $100 - \text{Total FCI}$  (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	53,850
Year Built:	1957
Last Renovation:	2001
Replacement Value:	\$11,844,275
Repair Cost:	\$7,603,524.81
Total FCI:	64.20 %
Total RSLI:	20.81 %
FCA Score:	35.80



### Description:

The Briarlake Elementary School campus consists of two buildings located at 3590 Lavista Road in Decatur, Georgia. The original campus was constructed in 1957, additions to the main school building were constructed in 1963 and 2007, and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a storage building, covered walkway, hard surface play area, playing fields, and playground. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

## School Assessment Report - Briarlake Elementary

---

### Attributes:

#### General Attributes:

Assigned Region:	Region 2	Board District:	District 4
DOE Facility:	3051	Geographic Region:	Region 2
HS Attendance Area:	Lakeside HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	11.1		

## School Condition Summary

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

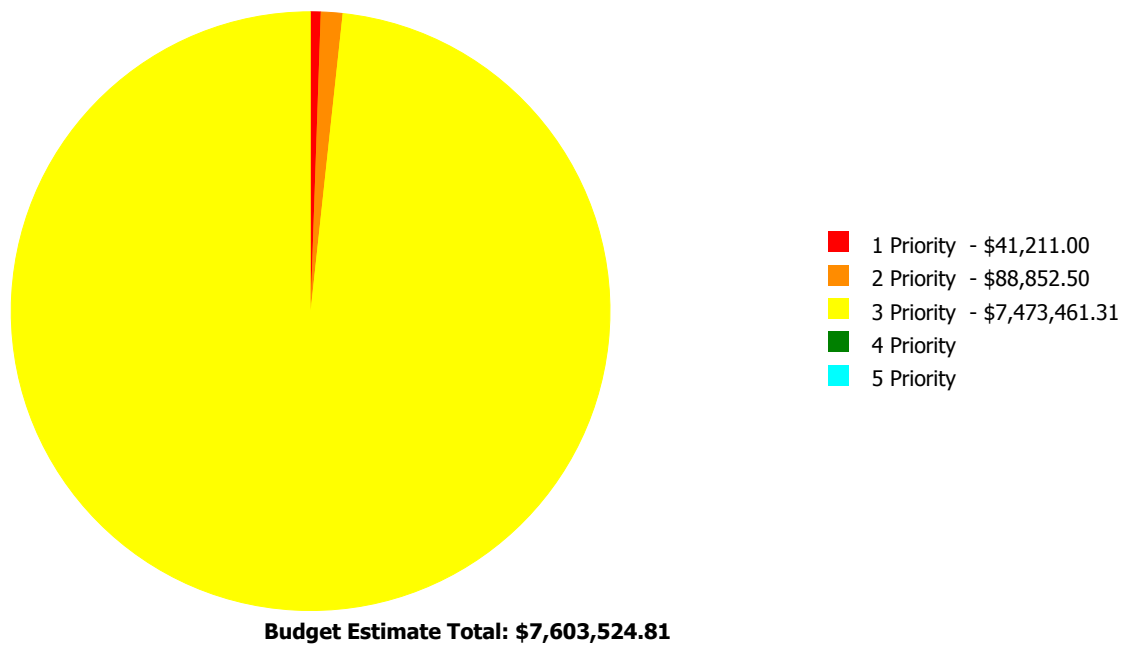
### Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	54.23 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	61.87 %	0.00 %	\$0.00
B20 - Exterior Enclosure	41.35 %	27.22 %	\$345,364.00
B30 - Roofing	15.46 %	86.76 %	\$929,167.05
C10 - Interior Construction	39.62 %	28.95 %	\$202,836.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	10.29 %	64.61 %	\$867,951.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	15.19 %	85.89 %	\$1,140,909.00
D30 - HVAC	13.75 %	79.17 %	\$1,405,517.00
D40 - Fire Protection	73.33 %	0.00 %	\$0.00
D50 - Electrical	14.63 %	60.71 %	\$783,451.00
E10 - Equipment	0.45 %	109.17 %	\$436,296.00
E20 - Furnishings	9.38 %	92.80 %	\$240,545.00
F10 - Special Construction	20.00 %	0.00 %	\$0.00
G20 - Site Improvements	3.96 %	100.63 %	\$600,496.11
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$433,007.85
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$217,984.80
<b>Totals:</b>	<b>20.81 %</b>	<b>64.20 %</b>	<b>\$7,603,524.81</b>

### Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1957, 1963 Building	40,722	74.19	\$41,211.00	\$0.00	\$6,221,768.00	\$0.00	\$0.00
2003 Gym	5,478	8.66	\$0.00	\$0.00	\$78,697.00	\$0.00	\$0.00
2007 Addition	7,550	0.80	\$0.00	\$0.00	\$10,360.05	\$0.00	\$0.00
2007 Storage	100	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	53,850	105.29	\$0.00	\$88,852.50	\$1,162,636.26	\$0.00	\$0.00
<b>Total:</b>		<b>64.20</b>	<b>\$41,211.00</b>	<b>\$88,852.50</b>	<b>\$7,473,461.31</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Deficiencies By Priority





## Executive 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 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 **Replacement Value** 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  $100 - \text{Total FCI}$  (without the %) where 100 is best and 0 is worst condition.

Function:	Elementary School
Gross Area (SF):	40,722
Year Built:	1957
Last Renovation:	2001
Replacement Value:	\$8,441,833
Repair Cost:	\$6,262,979.00
Total FCI:	74.19 %
Total RSLI:	11.00 %
FCA Score:	25.81



### Description:

The main building at Briarlake Elementary School is a one-story building located at 3590 Lavista Road in Decatur, Georgia. Originally built in 1957, there have been two additions in 1963 and 2007, and HVAC renovations in 2001. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

### Attributes:

#### General Attributes:

Building Codes:	2010, 2011	Fire Sprinkler System:	No
-----------------	------------	------------------------	----

## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	42.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	42.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	28.35 %	35.74 %	\$345,364.00
B30 - Roofing	0.00 %	110.00 %	\$927,240.00
C10 - Interior Construction	24.15 %	40.86 %	\$202,836.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	2.88 %	78.85 %	\$851,022.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	110.00 %	\$1,140,909.00
D30 - HVAC	9.45 %	85.98 %	\$1,335,316.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	1.99 %	77.17 %	\$783,451.00
E10 - Equipment	0.00 %	110.00 %	\$436,296.00
E20 - Furnishings	0.00 %	110.00 %	\$240,545.00
F10 - Special Construction	20.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>11.00 %</b>	<b>74.19 %</b>	<b>\$6,262,979.00</b>

### Photo Album

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

1). East Elevation - Jul 07, 2015



2). North Elevation - Jul 07, 2015



3). West Elevation - Jul 15, 2015



4). Southwest Elevation - Jul 15, 2015



5). Southwest Elevation - Jul 15, 2015



6). South Elevation - Jul 15, 2015



### 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.

## School Assessment Report - 1957, 1963 Building

### 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.	40,722	100	1957	2057		42.00 %	0.00 %	42			\$264,286
A1020	Special Foundations	\$4.46	S.F.		0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$7.09	S.F.	40,722	100	1957	2057		42.00 %	0.00 %	42			\$288,719
A2010	Basement Excavation	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B1010	Floor Construction	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$5.34	S.F.	40,722	100	1957	2057		42.00 %	0.00 %	42			\$217,455
B2010	Exterior Walls	\$16.02	S.F.	40,722	100	1957	2057		42.00 %	0.00 %	42			\$652,366
B2020	Exterior Windows	\$6.79	S.F.	40,722	30	1957	1987		0.00 %	110.00 %	-28		\$304,153.00	\$276,502
B2030	Exterior Doors	\$0.92	S.F.	40,722	30	1957	1987		0.00 %	110.00 %	-28		\$41,211.00	\$37,464
B3010	Roof Coverings - Asphal Shingles	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	40,722	25	1957	1982		0.00 %	110.00 %	-33		\$927,240.00	\$842,945
B3010	Roof Coverings - EPDM	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3020	Roof Openings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1010	Partitions	\$7.01	S.F.	40,722	100	1957	2057		42.00 %	0.00 %	42			\$285,461
C1020	Interior Doors	\$2.39	S.F.	40,722	30	1957	1987		0.00 %	80.00 %	-28		\$77,860.00	\$97,326
C1030	Fittings	\$2.79	S.F.	40,722	20	1957	1977		0.00 %	110.00 %	-38		\$124,976.00	\$113,614
C2010	Stair Construction	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Ceramic & Glazed	\$8.97	S.F.	780	30	1957	1987	2020	16.67 %	0.00 %	5			\$6,997
C3010	Wall Finishes - Paint	\$1.70	S.F.	39,942	10	2005	2015		0.00 %	110.00 %	0		\$74,692.00	\$67,901
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Carpet	\$7.40	S.F.	5,898	8	1999	2007		0.00 %	110.00 %	-8		\$48,010.00	\$43,645
C3020	Floor Finishes - Ceramic & Quarry Tile	\$12.65	S.F.	3,697	50	1957	2007		0.00 %	110.00 %	-8		\$51,444.00	\$46,767
C3020	Floor Finishes - Terrazzo	\$46.23	S.F.	6,460	50	1957	2007	2020	10.00 %	0.00 %	5			\$298,646
C3020	Floor Finishes - VCT	\$8.28	S.F.	23,633	20	1957	1977		0.00 %	110.00 %	-38		\$215,249.00	\$195,681
C3020	Floor Finishes - Wood	\$12.82	S.F.	1,034	50	1957	2007		0.00 %	110.00 %	-8		\$14,581.00	\$13,256
C3030	Ceiling Finishes	\$9.98	S.F.	40,722	20	1957	1977		0.00 %	110.00 %	-38		\$447,046.00	\$406,406
D1010	Elevators and Lifts	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	40,722	20	1957	1977		0.00 %	110.00 %	-38		\$791,066.00	\$719,151
D2020	Domestic Water Distribution	\$3.99	S.F.	40,722	30	1957	1987		0.00 %	110.00 %	-28		\$178,729.00	\$162,481
D2030	Sanitary Waste	\$3.41	S.F.	40,722	30	1957	1987		0.00 %	110.00 %	-28		\$152,748.00	\$138,862
D2040	Rain Water Drainage	\$0.00	S.F.		0				0.00 %	0.00 %				\$0

# School Assessment Report - 1957, 1963 Building

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 \$
D2090	Other Plumbing Systems - Natural Gas	\$0.41	S.F.	40,722	30	1957	1987		0.00 %	110.00 %	-28		\$18,366.00	\$16,696
D3020	Heat Generating Systems	\$4.55	S.F.	40,722	30	1957	1987		0.00 %	110.00 %	-28		\$203,814.00	\$185,285
D3030	Cooling Generating Systems	\$4.73	S.F.	40,722	30	2001	2031		53.33 %	0.00 %	16			\$192,615
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	40,722	30	1957	1987		0.00 %	110.00 %	-28		\$246,816.00	\$224,378
D3050	Terminal & Package Units	\$18.52	S.F.	40,722	15	1957	1972		0.00 %	110.00 %	-43		\$829,589.00	\$754,171
D3060	Controls & Instrumentation	\$3.60	S.F.	40,722	20	2001	2021		30.00 %	0.00 %	6			\$146,599
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.23	S.F.	40,722	30	1957	1987		0.00 %	110.00 %	-28		\$55,097.00	\$50,088
D4010	Sprinklers	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D4020	Standpipes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	40,722	40	1957	1997		0.00 %	110.00 %	-18		\$81,078.00	\$73,707
D5020	Branch Wiring	\$6.78	S.F.	40,722	30	1957	1987		0.00 %	110.00 %	-28		\$303,705.00	\$276,095
D5020	Lighting	\$8.90	S.F.	40,722	30	1957	1987		0.00 %	110.00 %	-28		\$398,668.00	\$362,426
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	40,722	15	2001	2016		6.67 %	0.00 %	1			\$228,043
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	40,722	15	2001	2016		6.67 %	0.00 %	1			\$50,088
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	40,722	15	2001	2016		6.67 %	0.00 %	1			\$24,840
D5090	Other Electrical Systems - Emergency Generator	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
E1010	Commercial Equipment	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.40	S.F.	40,722	20	1957	1977		0.00 %	110.00 %	-38		\$17,918.00	\$16,289
E1090	Other Equipment - Kitchen Equipment	\$9.34	S.F.	40,722	20	1957	1977		0.00 %	110.00 %	-38		\$418,378.00	\$380,343
E2010	Fixed Furnishings	\$5.37	S.F.	40,722	20	1957	1977		0.00 %	110.00 %	-38		\$240,545.00	\$218,677
F1010	Special Structures - Canopies	\$1.61	S.F.	40,722	25	1957	1982	2020	20.00 %	0.00 %	5			\$65,562
<b>Total</b>									<b>11.00 %</b>	<b>74.19 %</b>			<b>\$6,262,979.00</b>	<b>\$8,441,833</b>



## Renewal Schedule

eComet forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. 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	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$6,262,979</b>	<b>\$343,267</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$473,361</b>	<b>\$192,552</b>	<b>\$0</b>	<b>\$60,818</b>	<b>\$0</b>	<b>\$100,380</b>	<b>\$7,433,356</b>
* 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
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$304,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$304,153
B2030 - Exterior Doors	\$41,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,211
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphal Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$927,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$927,240
B3010 - Roof Coverings - EPDM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Preformed Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## School Assessment Report - 1957, 1963 Building

C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$77,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,860
C1030 - Fittings	\$124,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,976
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 - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$8,922	\$0	\$0	\$0	\$0	\$0	\$8,922
C3010 - Wall Finishes - Paint	\$74,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,380	\$175,072
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$48,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,818	\$0	\$0	\$108,828
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$51,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,444
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$380,833	\$0	\$0	\$0	\$0	\$0	\$380,833
C3020 - Floor Finishes - VCT	\$215,249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215,249
C3020 - Floor Finishes - Wood	\$14,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,581
C3030 - Ceiling Finishes	\$447,046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$447,046
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$791,066	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$791,066
D2020 - Domestic Water Distribution	\$178,729	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,729
D2030 - Sanitary Waste	\$152,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,748
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$18,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,366
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$203,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$203,814
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$246,816	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$246,816
D3050 - Terminal & Package Units	\$829,589	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$829,589
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$192,552	\$0	\$0	\$0	\$0	\$192,552
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$55,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,097
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



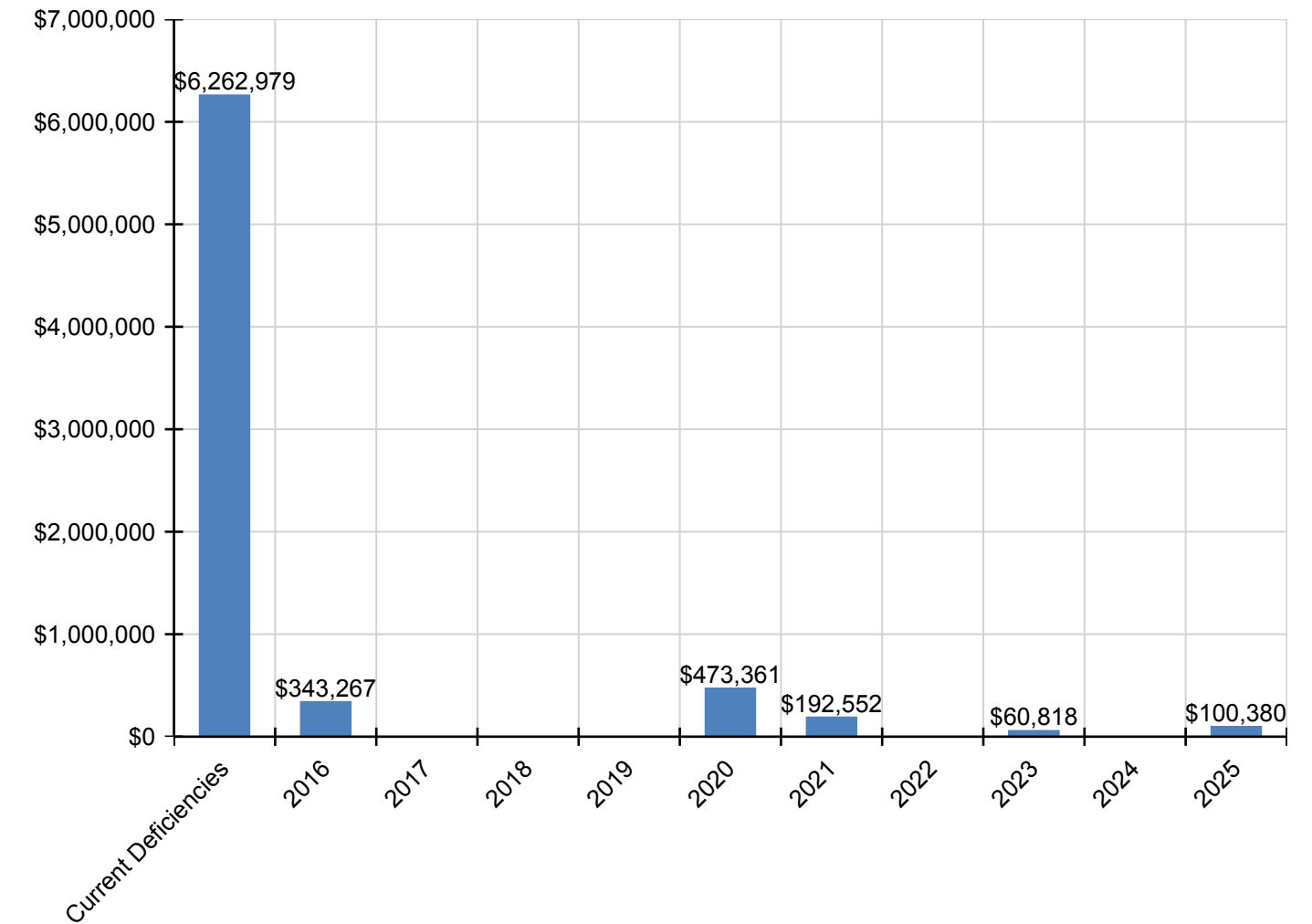
## School Assessment Report - 1957, 1963 Building

D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$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	\$81,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,078
D5020 - Branch Wiring	\$303,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,705
D5020 - Lighting	\$398,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$398,668
D5030 - Communications and Security - Clock & PA Systems	\$0	\$258,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,373
D5030 - Communications and Security - Fire Alarm	\$0	\$56,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,750
D5030 - Communications and Security - Security & CCTV	\$0	\$28,144	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,144
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$17,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,918
E1090 - Other Equipment - Kitchen Equipment	\$418,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$418,378
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$240,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240,545
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$83,606	\$0	\$0	\$0	\$0	\$0	\$83,606

\* Indicates non-renewable system

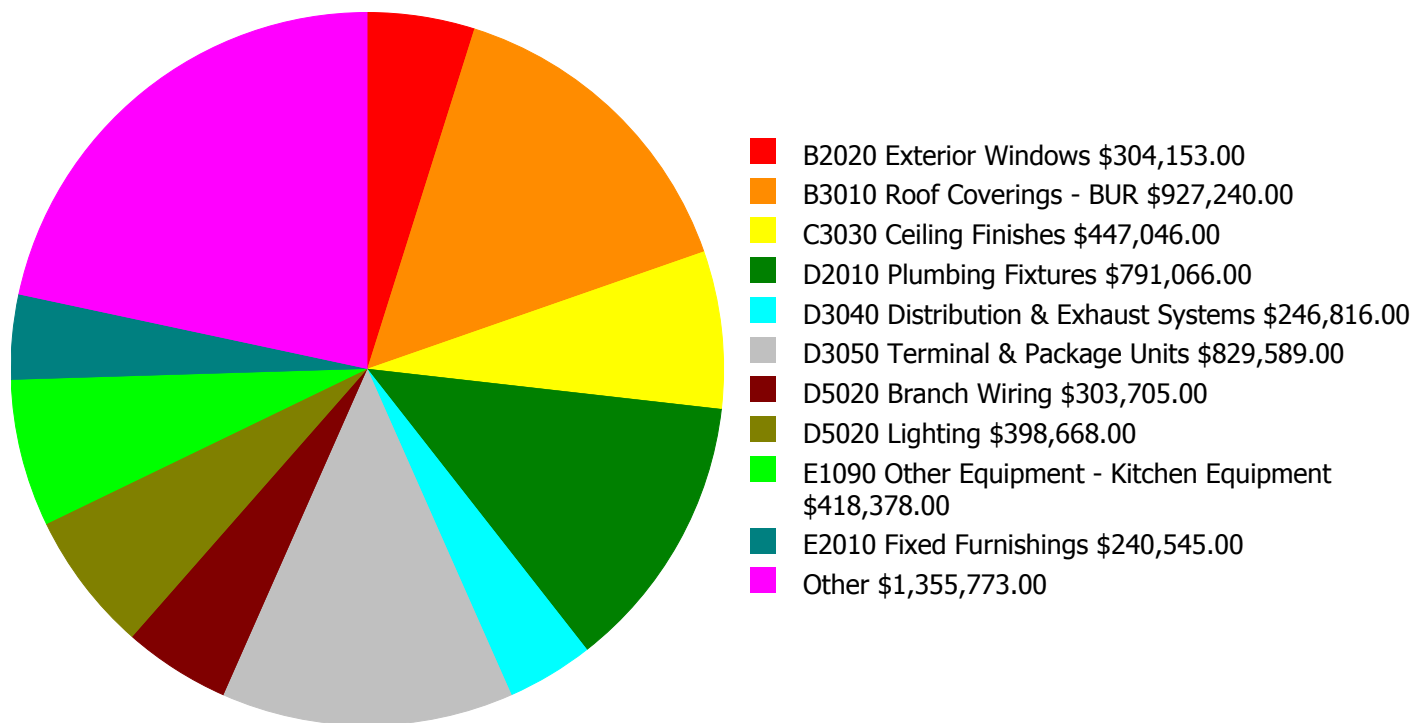
Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

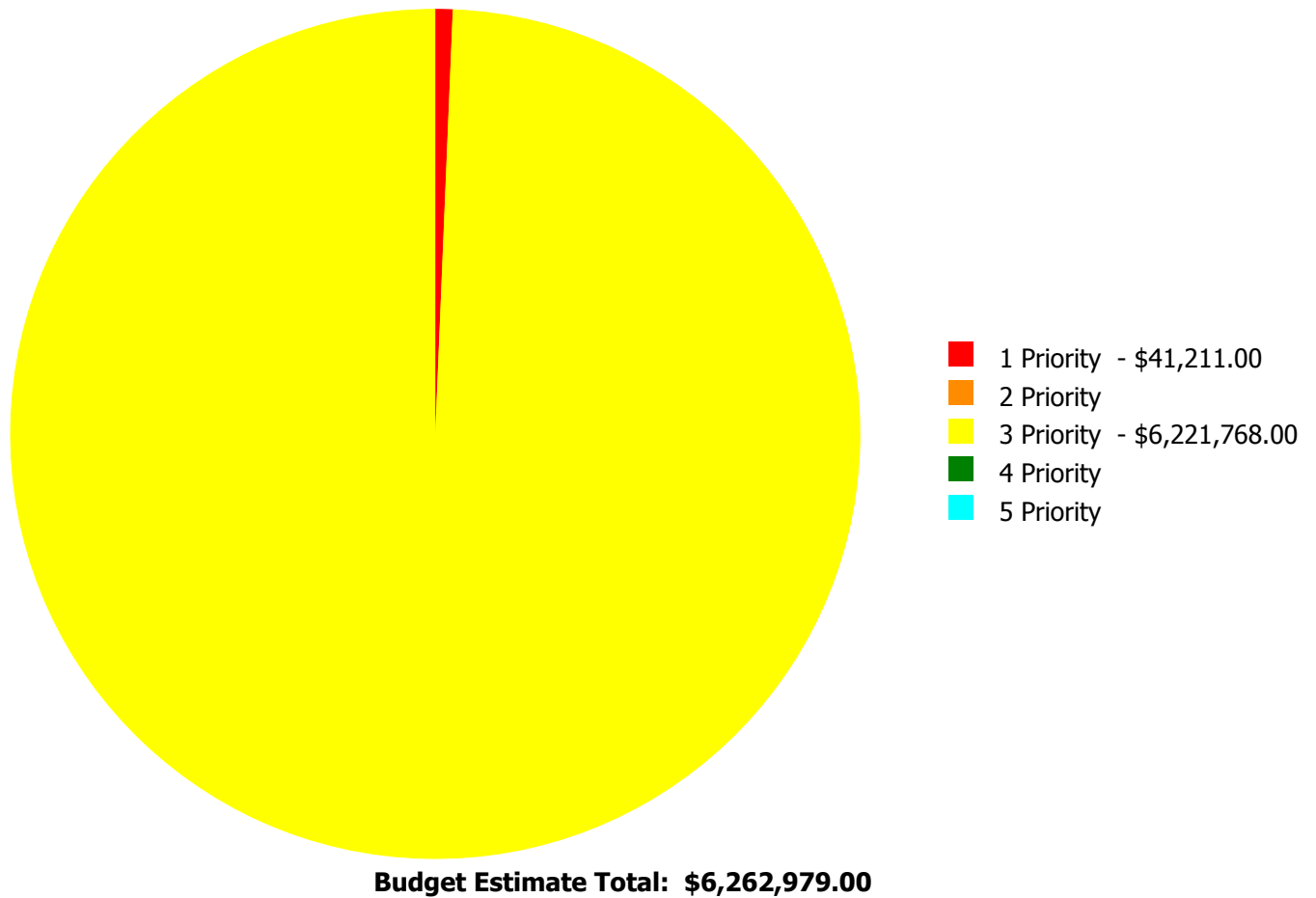
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart lists all current deficiencies associated with this facility broken down by UNIFORMAT system.



**Budget Estimate Total: \$6,262,979.00**

## 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:



## Deficiency By Priority Investment Table

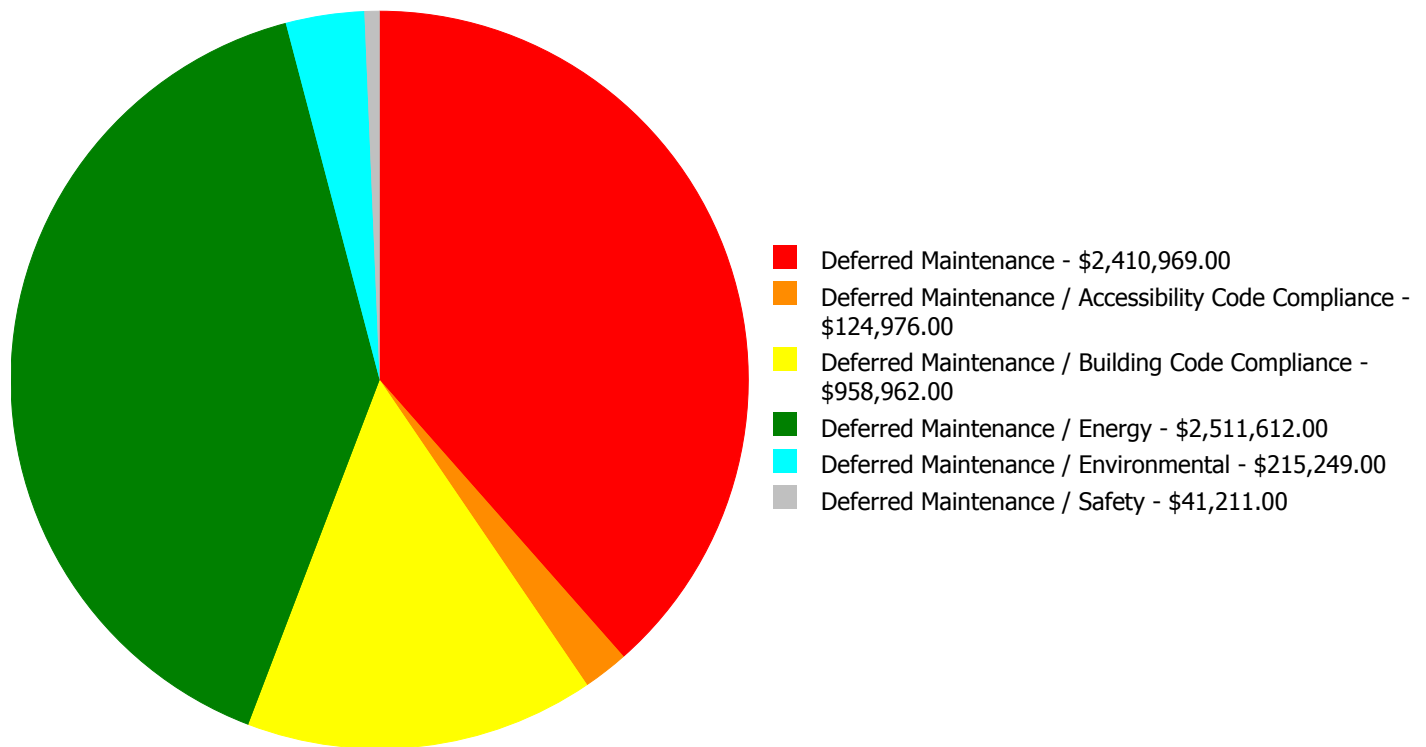
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **Priority 1** deficiencies require immediate review to correct a potential life/safety hazard, stop accelerated deterioration, or return a facility to operation.
- **Priority 2** deficiencies could become a Priority 1 deficiency, if not corrected within the next 2-3 years. These include intermittent operations, rapid deterioration, or potential life/safety hazards.
- **Priority 3** deficiencies require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further and not completed within the next 3-5 years.
- **Priority 4** deficiencies represent a sensible improvement to existing conditions. The recommended improvements are not required for the basic functionality of the facility; however addressing these deficiencies will improve overall usability and/or reduce long term maintenance costs. Repairs for these deficiencies may be budgeted and scheduled for completion within the next 5-7 years.
- **Priority 5** deficiencies will include conditions that have no impact on the function or usability of the facility, such as appearance. No action is required for these deficiencies, but they are tracked since they may require future inspection or be completed as part of related repairs in contiguous areas of the facility.

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$304,153.00	\$0.00	\$0.00	\$304,153.00
B2030	Exterior Doors	\$41,211.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,211.00
B3010	Roof Coverings - BUR	\$0.00	\$0.00	\$927,240.00	\$0.00	\$0.00	\$927,240.00
C1020	Interior Doors	\$0.00	\$0.00	\$77,860.00	\$0.00	\$0.00	\$77,860.00
C1030	Fittings	\$0.00	\$0.00	\$124,976.00	\$0.00	\$0.00	\$124,976.00
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$74,692.00	\$0.00	\$0.00	\$74,692.00
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$48,010.00	\$0.00	\$0.00	\$48,010.00
C3020	Floor Finishes - Ceramic & Quarry Tile	\$0.00	\$0.00	\$51,444.00	\$0.00	\$0.00	\$51,444.00
C3020	Floor Finishes - VCT	\$0.00	\$0.00	\$215,249.00	\$0.00	\$0.00	\$215,249.00
C3020	Floor Finishes - Wood	\$0.00	\$0.00	\$14,581.00	\$0.00	\$0.00	\$14,581.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$447,046.00	\$0.00	\$0.00	\$447,046.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$791,066.00	\$0.00	\$0.00	\$791,066.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$178,729.00	\$0.00	\$0.00	\$178,729.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$152,748.00	\$0.00	\$0.00	\$152,748.00
D2090	Other Plumbing Systems - Natural Gas	\$0.00	\$0.00	\$18,366.00	\$0.00	\$0.00	\$18,366.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$203,814.00	\$0.00	\$0.00	\$203,814.00
D3040	Distribution & Exhaust Systems	\$0.00	\$0.00	\$246,816.00	\$0.00	\$0.00	\$246,816.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$829,589.00	\$0.00	\$0.00	\$829,589.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	\$0.00	\$55,097.00	\$0.00	\$0.00	\$55,097.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$81,078.00	\$0.00	\$0.00	\$81,078.00
D5020	Branch Wiring	\$0.00	\$0.00	\$303,705.00	\$0.00	\$0.00	\$303,705.00
D5020	Lighting	\$0.00	\$0.00	\$398,668.00	\$0.00	\$0.00	\$398,668.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$17,918.00	\$0.00	\$0.00	\$17,918.00
E1090	Other Equipment - Kitchen Equipment	\$0.00	\$0.00	\$418,378.00	\$0.00	\$0.00	\$418,378.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$240,545.00	\$0.00	\$0.00	\$240,545.00
	<b>Total:</b>	\$41,211.00	\$0.00	\$6,221,768.00	\$0.00	\$0.00	\$6,262,979.00

## 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: \$6,262,979.00**

## Deficiency Details by Priority

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

### Priority 1 Priority:

#### **System: B2030 - Exterior Doors**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Safety

**Priority:** 1 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$41,211.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The original exterior doors are aged and should be replaced. The emergency exit doors in the cafeteria do not lock/seal properly and should also be replaced.

---

**Priority 3 Priority:**

**System: B2020 - Exterior Windows**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Energy

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$304,153.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The aluminum frame, operable, single pane windows are aged, not energy efficient, do not lock/seal properly, and should be replaced.

---

**System: B3010 - Roof Coverings - BUR**



**Location:** Roof

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Energy

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$927,240.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** Built-up roof covering is deteriorating with cracks, bubbling, patches, ponding and reported water leaks. SPLOST project 402-422 to replace the roof on the 1957 and 1963 buildings.

---



**System: C1020 - Interior Doors**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Building Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$77,860.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** Interior doors are beyond their expected service life, not ADA or building code compliant, and should be replaced.

---

**System: C1030 - Fittings**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Accessibility Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$124,976.00

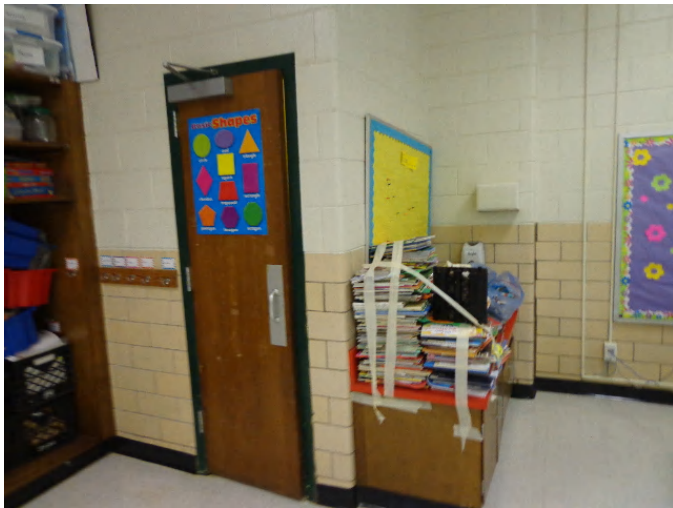
**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, not ADA compliant, and should be replaced.

---

**System: C3010 - Wall Finishes - Paint**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 39,942.00

**Unit of Measure:** S.F.

**Estimate:** \$74,692.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The painted wall finishes are beyond their expected service life, faded and stained, and should be replaced.

---

**System: C3020 - Floor Finishes - Carpet**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 5,898.00

**Unit of Measure:** S.F.

**Estimate:** \$48,010.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

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

---

**System: C3020 - Floor Finishes - Ceramic & Quarry Tile**



**Location:** Kitchen and Restrooms

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 3,697.00

**Unit of Measure:** S.F.

**Estimate:** \$51,444.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The tile floor covering is beyond its expected service life, cracked, patched and worn, and should be replaced.

---

**System: C3020 - Floor Finishes - VCT**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Environmental

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 23,633.00

**Unit of Measure:** S.F.

**Estimate:** \$215,249.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The VCT flooring is aged, cracked, worn and patched, and should be replaced. There are 9"x9" tiles in the storage rooms.

---

**System: C3020 - Floor Finishes - Wood**



**Location:** Stage

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 1,034.00

**Unit of Measure:** S.F.

**Estimate:** \$14,581.00

**Assessor Name:** Ben Nixon

**Date Created:** 12/16/2015

**Notes:** Wood floor finish is beyond service life and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$447,046.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The ceiling tiles have been replaced as needed; however, the system is beyond its expected service life and should be replaced. The grid shows signs of aging and most tiles are sagging or damaged.

---



**System: D2010 - Plumbing Fixtures**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$791,066.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The plumbing fixtures are beyond their expected service life and should be scheduled for replacement.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Building Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$178,729.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The domestic water distribution system is beyond its expected service life, not building code compliant, and should be scheduled for replacement.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 40,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$152,748.00  
**Assessor Name:** Sam Mandola  
**Date Created:** 04/11/2015

**Notes:** The sanitary waste system is beyond its expected service life and should be scheduled for replacement.

---

**System: D2090 - Other Plumbing Systems - Natural Gas**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 40,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$18,366.00  
**Assessor Name:** Sam Mandola  
**Date Created:** 06/10/2015

**Notes:** The natural gas system is beyond its expected service life and should be scheduled for replacement. SPLOST project 402-422 to replace the grease trap and backflow preventer.

---

**System: D3020 - Heat Generating Systems**



**Location:** Mechanical Room

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Energy

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$203,814.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The heat generating system is beyond its expected service life and should be scheduled for replacement.

---

**System: D3040 - Distribution & Exhaust Systems**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Energy

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$246,816.00

**Assessor Name:** Ben Nixon

**Date Created:** 06/10/2015

**Notes:** The distribution and exhaust systems are beyond their expected service life, missing in new ADA-compliant restrooms, and should be replaced/added.

---



**System: D3050 - Terminal & Package Units**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Energy

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$829,589.00

**Assessor Name:** Ben Nixon

**Date Created:** 06/10/2015

**Notes:** The terminal and package units are beyond their expected service life and should be scheduled for replacement.

---

**System: D3090 - Other HVAC Systems/Equip - Kitchen Hood**



**Location:** Kitchen

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$55,097.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The kitchen hood system is beyond its expected service life, aged, and should be scheduled for replacement.

---



**System: D5010 - Electrical Service/Distribution**



**Location:** Main Switch Room/Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 40,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$81,078.00  
**Assessor Name:** Ben Nixon  
**Date Created:** 04/11/2015

**Notes:** The electrical service/distribution system is beyond its expected service life, aged, and should be scheduled for replacement.

---

**System: D5020 - Branch Wiring**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Building Code Compliance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 40,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$303,705.00  
**Assessor Name:** Ben Nixon  
**Date Created:** 04/11/2015

**Notes:** The branch wiring system is beyond its expected service life, inadequate, and should be scheduled for replacement. There are not enough electrical outlets in the building. Electrical outlets in wet areas are not GFI.

---

**System: D5020 - Lighting**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Building Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$398,668.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The lighting system is beyond its expected service life, not code compliant, and should be scheduled for replacement. Some illuminated exit signs are not working or missing.

---

**System: E1020 - Institutional Equipment**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,722.00

**Unit of Measure:** S.F.

**Estimate:** \$17,918.00

**Assessor Name:** Ben Nixon

**Date Created:** 01/11/2016

**Notes:** Institutional equipment, such as theater and stage equipment, library equipment and audio-visual equipment, is beyond its expected service life and should be scheduled for replacement.

---

**System: E1090 - Other Equipment - Kitchen Equipment**



**Location:** Kitchen  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 40,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$418,378.00  
**Assessor Name:** Ben Nixon  
**Date Created:** 04/11/2015

**Notes:** Kitchen equipment is beyond its expected service life and should be scheduled for replacement.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 40,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$240,545.00  
**Assessor Name:** Ben Nixon  
**Date Created:** 04/11/2015

**Notes:** Fixed furnishings, such as built-in cabinets, are beyond their expected service life and worn, and should be replaced.

---



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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	2003
Last Renovation:	
Replacement Value:	\$908,946
Repair Cost:	\$78,697.00
Total FCI:	8.66 %
Total RSLI:	63.02 %
FCA Score:	91.34



### Description:

The 2003 gymnasium at Briarlake Elementary School is a one-story building located at 3590 Lavista Road in Decatur, Georgia. There have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

### Attributes:

#### General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No
-----------------	------	------------------------	----

## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	78.16 %	0.00 %	\$0.00
B30 - Roofing	84.00 %	0.00 %	\$0.00
C10 - Interior Construction	74.09 %	0.00 %	\$0.00
C30 - Interior Finishes	24.10 %	8.45 %	\$8,496.00
D20 - Plumbing	60.19 %	0.00 %	\$0.00
D30 - HVAC	30.85 %	53.04 %	\$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	50.83 %	0.00 %	\$0.00
<b>Totals:</b>	<b>63.02 %</b>	<b>8.66 %</b>	<b>\$78,697.00</b>

## Photo Album

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

1). East Elevation - Jul 07, 2015



2). South Elevation - Jul 07, 2015



3). West Elevation - Jul 07, 2015



4). North Elevation - Jul 07, 2015



### 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.

## School Assessment Report - 2003 Gym

### System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$9.34	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$51,165
A1030	Slab on Grade	\$6.21	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$34,018
B1020	Roof Construction	\$21.36	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$117,010
B2010	Exterior Walls	\$19.80	S.F.	5,478	60	2003	2063		80.00 %	0.00 %	48			\$108,464
B2030	Exterior Doors	\$2.01	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$11,011
B3010	Roof Coverings - Standing Seam Metal	\$11.91	S.F.	5,478	75	2003	2078		84.00 %	0.00 %	63			\$65,243
C1010	Partitions	\$12.78	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$70,009
C1020	Interior Doors	\$4.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$23,227
C1030	Fittings	\$3.46	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			\$18,954
C3010	Wall Finishes - Ceramic	\$6.65	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Paint	\$1.41	S.F.	5,478	10	2003	2013		0.00 %	109.99 %	-2		\$8,496.00	\$7,724
C3020	Floor Finishes - Ceramic Tile	\$6.67	S.F.	253	50	2003	2053		76.00 %	0.00 %	38			\$1,688
C3020	Floor Finishes - Neoprene	\$14.46	S.F.	4,554	15	2003	2018		20.00 %	0.00 %	3			\$65,851
C3020	Floor Finishes - VCT	\$5.01	S.F.	325	15	2003	2018		20.00 %	0.00 %	3			\$1,628
C3030	Ceiling Finishes	\$4.31	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			\$23,610
D2010	Plumbing Fixtures	\$9.66	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$52,917
D2020	Domestic Water Distribution	\$5.85	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$32,046
D2030	Sanitary Waste	\$0.87	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$4,766
D2040	Rain Water Drainage	\$0.22	S.F.		0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.32	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			\$1,753
D3040	Distribution Systems & Exhaust Systems	\$12.25	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$67,106
D3050	Terminal & Package Units	\$11.65	S.F.	5,478	15	2003	2018	2015	0.00 %	110.00 %	0		\$70,201.00	\$63,819
D3060	Controls & Instrumentation	\$0.26	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			\$1,424
D4010	Sprinklers	\$3.84	S.F.		0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.24	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			\$6,793
D5020	Branch Wiring	\$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$28,705
D5020	Lighting	\$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$28,705
D5030	Communications and Security - Fire Alarm	\$2.13	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			\$11,668
D5030	Communications and Security - Public Address & Clock System	\$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			\$4,821
D5030	Communications and Security - Security & CCTV	\$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			\$4,821
<b>Total</b>									<b>63.02 %</b>	<b>8.66 %</b>			<b>\$78,697.00</b>	<b>\$908,946</b>



## Renewal Schedule

eComet forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. 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	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$78,697</b>	<b>\$0</b>	<b>\$0</b>	<b>\$106,724</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$61,295</b>	<b>\$0</b>	<b>\$11,418</b>	<b>\$258,135</b>
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,411	\$0	\$0	\$26,411
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$8,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,418	\$19,914
C3020 - Floor Finishes - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Neoprene	\$0	\$0	\$0	\$79,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,153
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$1,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,957
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,899	\$0	\$0	\$32,899
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

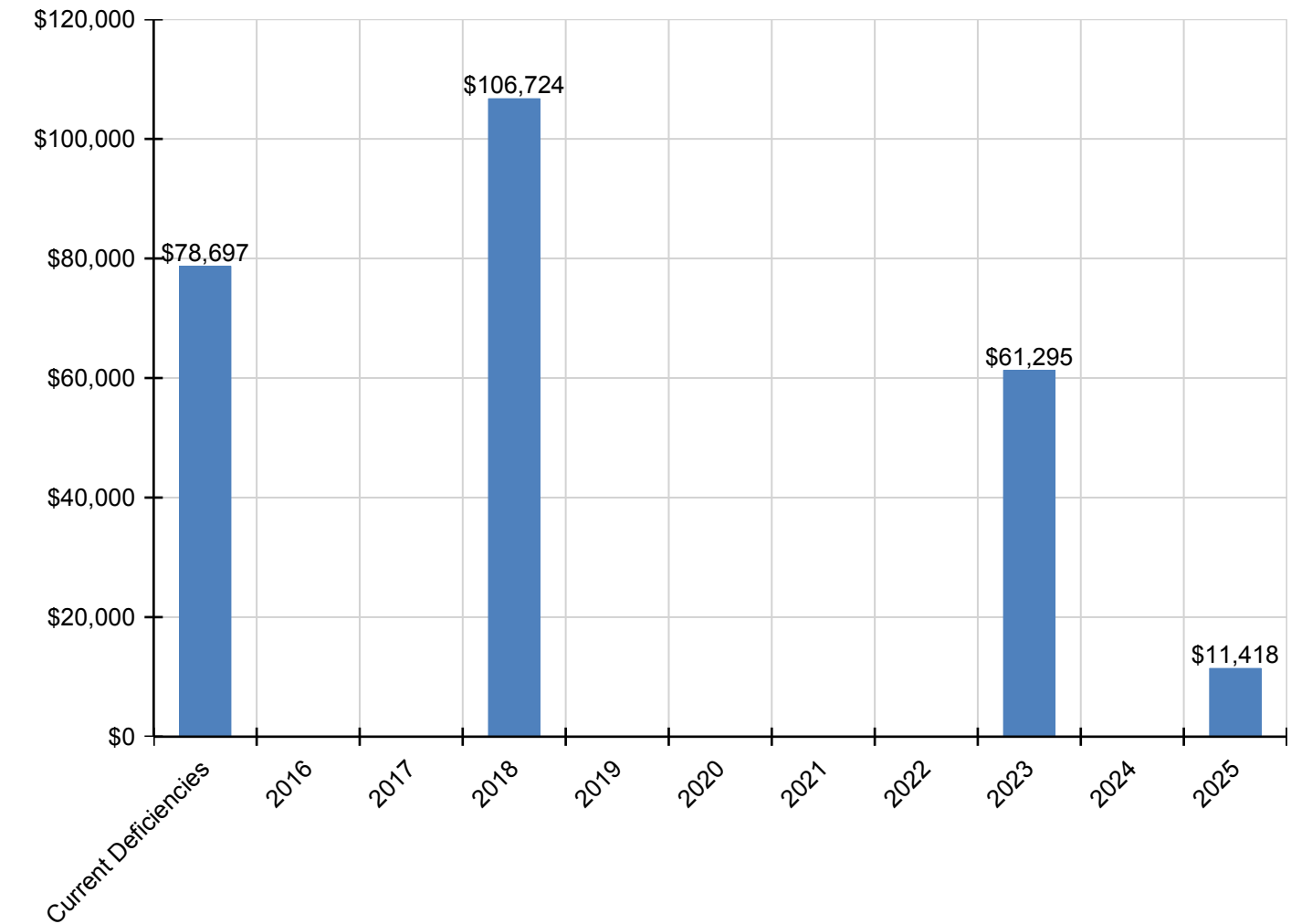
## School Assessment Report - 2003 Gym

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$70,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,201
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,985	\$0	\$1,985
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$14,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,025
D5030 - Communications and Security - Public Address & Clock System	\$0	\$0	\$0	\$5,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,795
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$5,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,795

\* Indicates non-renewable system

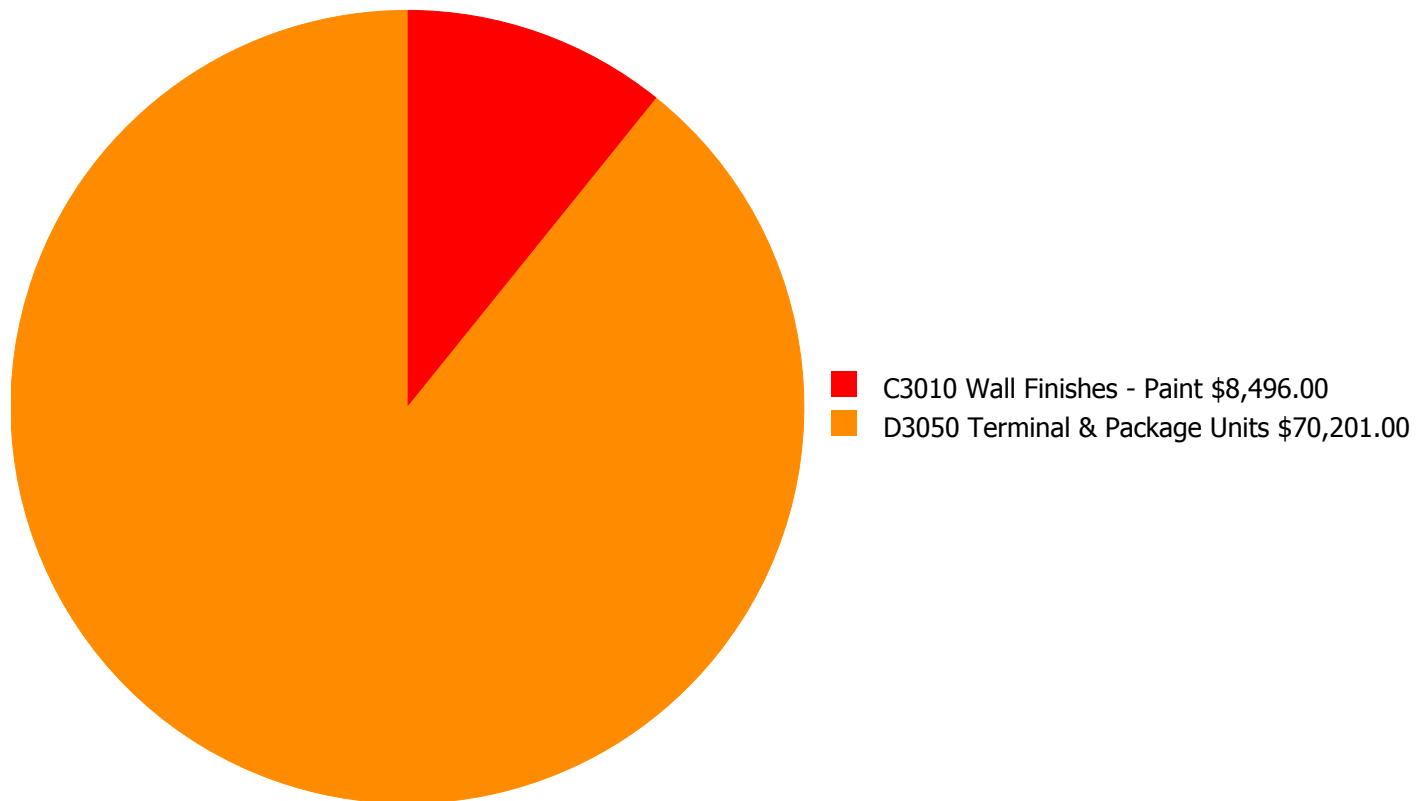
Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

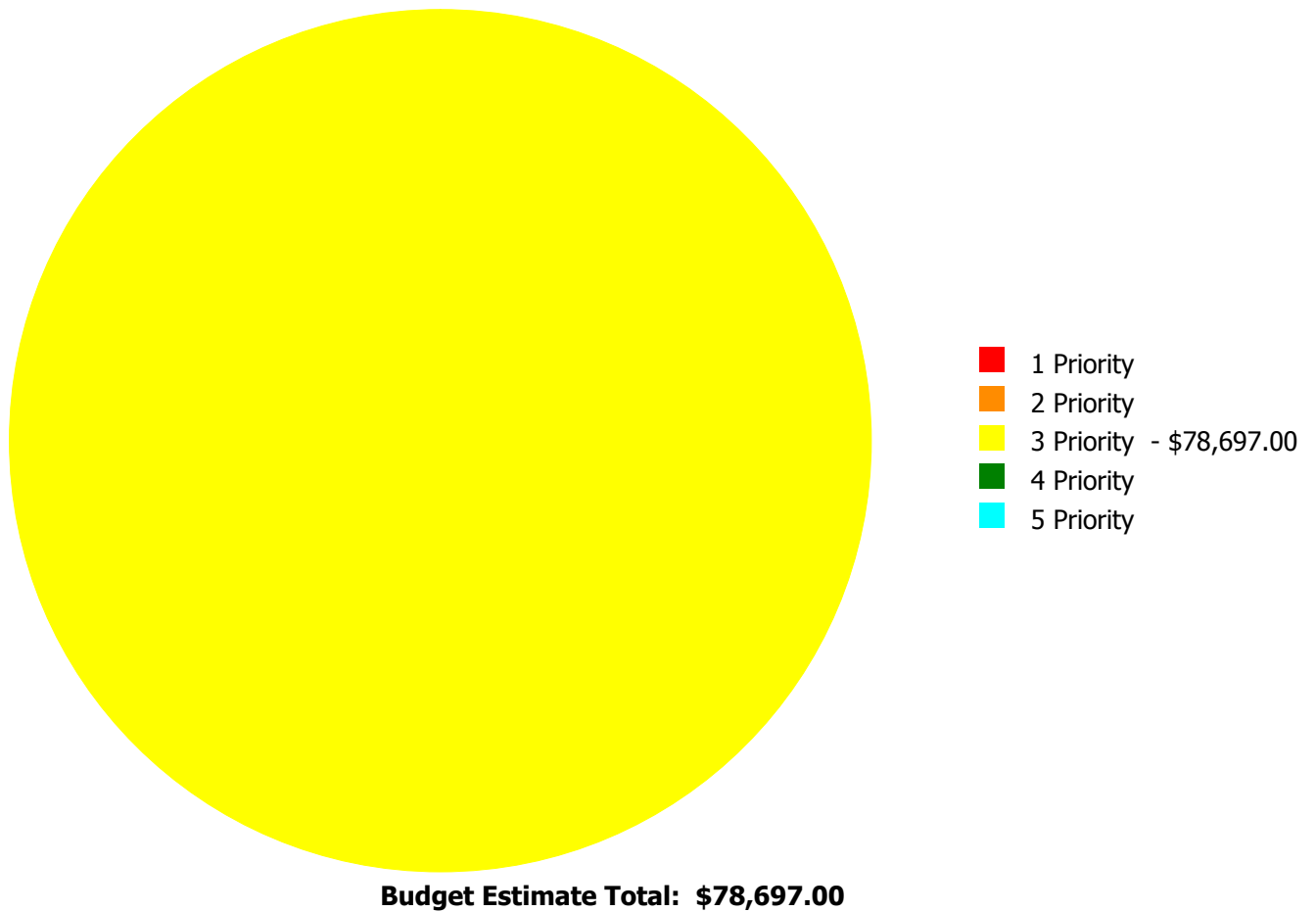
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart lists all current deficiencies associated with this facility broken down by UNIFORMAT system.



**Budget Estimate Total: \$78,697.00**

## 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:



## Deficiency By Priority Investment Table

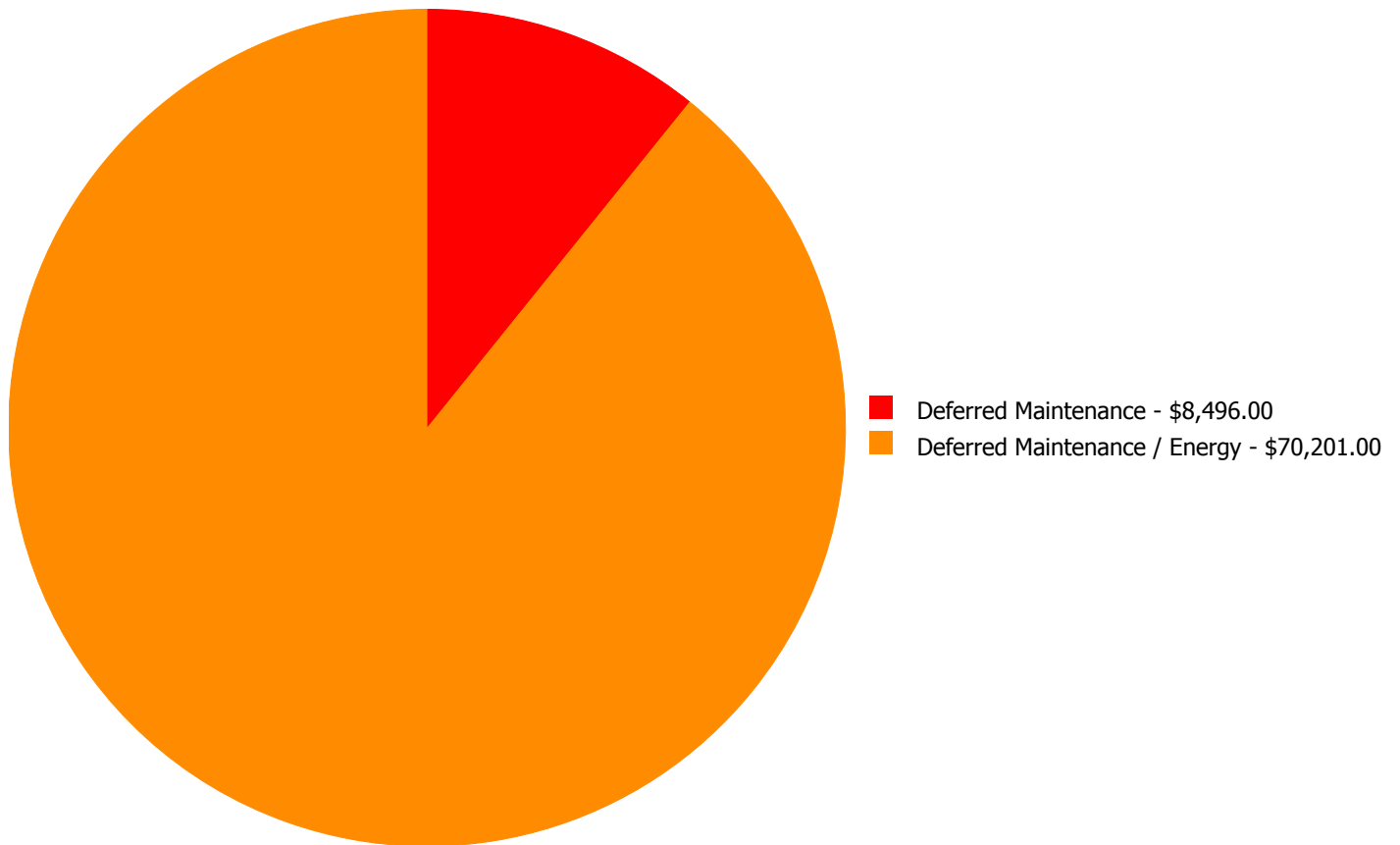
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **Priority 1** deficiencies require immediate review to correct a potential life/safety hazard, stop accelerated deterioration, or return a facility to operation.
- **Priority 2** deficiencies could become a Priority 1 deficiency, if not corrected within the next 2-3 years. These include intermittent operations, rapid deterioration, or potential life/safety hazards.
- **Priority 3** deficiencies require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further and not completed within the next 3-5 years.
- **Priority 4** deficiencies represent a sensible improvement to existing conditions. The recommended improvements are not required for the basic functionality of the facility; however addressing these deficiencies will improve overall usability and/or reduce long term maintenance costs. Repairs for these deficiencies may be budgeted and scheduled for completion within the next 5-7 years.
- **Priority 5** deficiencies will include conditions that have no impact on the function or usability of the facility, such as appearance. No action is required for these deficiencies, but they are tracked since they may require future inspection or be completed as part of related repairs in contiguous areas of the facility.

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$8,496.00	\$0.00	\$0.00	\$8,496.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$70,201.00	\$0.00	\$0.00	\$70,201.00
	<b>Total:</b>	\$0.00	\$0.00	\$78,697.00	\$0.00	\$0.00	\$78,697.00

## 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: \$78,697.00**

## Deficiency Details by Priority

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

### Priority 3 Priority:

#### System: C3010 - Wall Finishes - Paint



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 5,478.00

**Unit of Measure:** S.F.

**Estimate:** \$8,496.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The painted wall finishes are beyond their expected service life, faded, and should be replaced.

#### System: D3050 - Terminal & Package Units



**Location:** Throughout Building

**Distress:** Inadequate

**Category:** Deferred Maintenance / Energy

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 5,478.00

**Unit of Measure:** S.F.

**Estimate:** \$70,201.00

**Assessor Name:** Ben Nixon

**Date Created:** 06/10/2015

**Notes:** One PTAC AC unit is located in the office area of the gym. It is nearing the end of its expected service life. The main gym area does not have air conditioning and it should be provided.



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

Function:	Elementary School
Gross Area (SF):	7,550
Year Built:	2007
Last Renovation:	
Replacement Value:	\$1,295,750
Repair Cost:	\$10,360.05
Total FCI:	0.80 %
Total RSLI:	71.95 %
FCA Score:	99.20



### Description:

The 2007 classroom addition at Briarlake Elementary School is a one-story building located at 3590 Lavista Road in Decatur, Georgia. There have been no additions or renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

### Attributes:

#### General Attributes:

Building Codes:	2012	Fire Sprinkler System:	Yes
-----------------	------	------------------------	-----

## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	92.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	92.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	85.94 %	0.00 %	\$0.00
B30 - Roofing	68.16 %	1.20 %	\$1,927.05
C10 - Interior Construction	81.02 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	50.75 %	5.16 %	\$8,433.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	73.44 %	0.00 %	\$0.00
D30 - HVAC	63.05 %	0.00 %	\$0.00
D40 - Fire Protection	73.33 %	0.00 %	\$0.00
D50 - Electrical	65.86 %	0.00 %	\$0.00
E10 - Equipment	60.00 %	0.00 %	\$0.00
E20 - Furnishings	60.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>71.96 %</b>	<b>0.80 %</b>	<b>\$10,360.05</b>

## Photo Album

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

1). Northwest Elevation - Jul 15, 2015



2). West Elevation - Jul 15, 2015



3). South Elevation - Jul 15, 2015



4). East Elevation - Jul 15, 2015



5). Northeast Elevation - Jul 15, 2015



### 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.

## School Assessment Report - 2007 Addition

### 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	RSI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.49	S.F.	7,550	100	2007	2107		92.00 %	0.00 %	92			\$49,000
A1020	Special Foundations	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$7.09	S.F.	7,550	100	2007	2107		92.00 %	0.00 %	92			\$53,530
A2010	Basement Excavation	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B1010	Floor Construction	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$5.34	S.F.	7,550	100	2007	2107		92.00 %	0.00 %	92			\$40,317
B2010	Exterior Walls	\$16.02	S.F.	7,550	100	2007	2107		92.00 %	0.00 %	92			\$120,951
B2020	Exterior Windows	\$6.79	S.F.	7,550	30	2007	2037		73.33 %	0.00 %	22			\$51,265
B2030	Exterior Doors	\$0.92	S.F.	7,550	30	2007	2037		73.33 %	0.00 %	22			\$6,946
B3010	Roof Coverings - Asphal Shingles	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	7,550	25	2007	2032		68.00 %	0.00 %	17			\$156,285
B3010	Roof Coverings - EPDM	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3020	Roof Openings	\$0.63	S.F.	7,550	30	2007	2037		73.33 %	40.51 %	22		\$1,927.05	\$4,757
C1010	Partitions	\$7.01	S.F.	7,550	100	2007	2107		92.00 %	0.00 %	92			\$52,926
C1020	Interior Doors	\$2.39	S.F.	7,550	30	2007	2037		73.33 %	0.00 %	22			\$18,045
C1030	Fittings	\$2.79	S.F.	7,550	20	2007	2027		60.00 %	0.00 %	12			\$21,065
C2010	Stair Construction	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Ceramic & Glazed	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	7,550	10	2007	2017		20.00 %	0.00 %	2			\$14,572
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Carpet	\$7.40	S.F.	1,036	8	2007	2015		0.00 %	110.01 %	0		\$8,433.00	\$7,666
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	755	50	2007	2057		84.00 %	0.00 %	42			\$10,940
C3020	Floor Finishes - Terrazzo	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - VCT	\$9.54	S.F.	5,759	15	2007	2022		46.67 %	0.00 %	7			\$54,941
C3020	Floor Finishes - Wood	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$9.98	S.F.	7,550	20	2007	2027		60.00 %	0.00 %	12			\$75,349
D1010	Elevators and Lifts	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	7,550	30	2007	2037		73.33 %	0.00 %	22			\$133,333
D2020	Domestic Water Distribution	\$3.99	S.F.	7,550	30	2007	2037		73.33 %	0.00 %	22			\$30,125
D2030	Sanitary Waste	\$3.41	S.F.	7,550	30	2007	2037		73.33 %	0.00 %	22			\$25,746
D2040	Rain Water Drainage	\$0.98	S.F.	7,550	30	2007	2037		73.33 %	0.00 %	22			\$7,399

# School Assessment Report - 2007 Addition

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 \$
D2090	Other Plumbing Systems - Natural Gas	\$0.41	S.F.	7,550	40	2007	2047		80.00 %	0.00 %	32			\$3,096
D3020	Heat Generating Systems	\$4.55	S.F.	0	30	2007	2037		73.33 %	0.00 %	22			\$0
D3030	Cooling Generating Systems	\$4.73	S.F.	0	30	2007	2037		73.33 %	0.00 %	22			\$0
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	7,550	30	2007	2037		73.33 %	0.00 %	22			\$41,601
D3050	Terminal & Package Units	\$2.79	S.F.	7,550	15	2007	2022		46.67 %	0.00 %	7			\$21,065
D3060	Controls & Instrumentation	\$3.60	S.F.	7,550	20	2007	2027		60.00 %	0.00 %	12			\$27,180
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D4010	Sprinklers	\$4.75	S.F.	7,550	30	2007	2037		73.33 %	0.00 %	22			\$35,863
D4020	Standpipes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	7,550	40	2007	2047		80.00 %	0.00 %	32			\$13,666
D5020	Branch Wiring	\$6.78	S.F.	7,550	30	2007	2037		73.33 %	0.00 %	22			\$51,189
D5020	Lighting	\$8.90	S.F.	7,550	30	2007	2037		73.33 %	0.00 %	22			\$67,195
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	7,550	15	2007	2022		46.67 %	0.00 %	7			\$42,280
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	7,550	15	2007	2022		46.67 %	0.00 %	7			\$9,287
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	7,550	15	2007	2022		46.67 %	0.00 %	7			\$4,606
D5090	Other Electrical Systems - Emergency Generator	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
E1010	Commercial Equipment	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.40	S.F.	7,550	20	2007	2027		60.00 %	0.00 %	12			\$3,020
E1090	Other Equipment	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$5.37	S.F.	7,550	20	2007	2027		60.00 %	0.00 %	12			\$40,544
F1010	Special Structures - Canopies	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
<b>Total</b>									<b>71.96 %</b>	<b>0.80 %</b>			<b>\$10,360.05</b>	<b>\$1,295,750</b>

## Renewal Schedule

eComet forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. 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	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$10,360</b>	<b>\$0</b>	<b>\$17,005</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$178,818</b>	<b>\$10,683</b>	<b>\$0</b>	<b>\$0</b>	<b>\$216,865</b>
* 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
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphal Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - EPDM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Preformed Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$1,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,927
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



## School Assessment Report - 2007 Addition

C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$0	\$0	\$17,005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,005
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$8,433	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,683	\$0	\$0	\$19,116
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,327	\$0	\$0	\$0	\$74,327
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,497	\$0	\$0	\$0	\$28,497
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



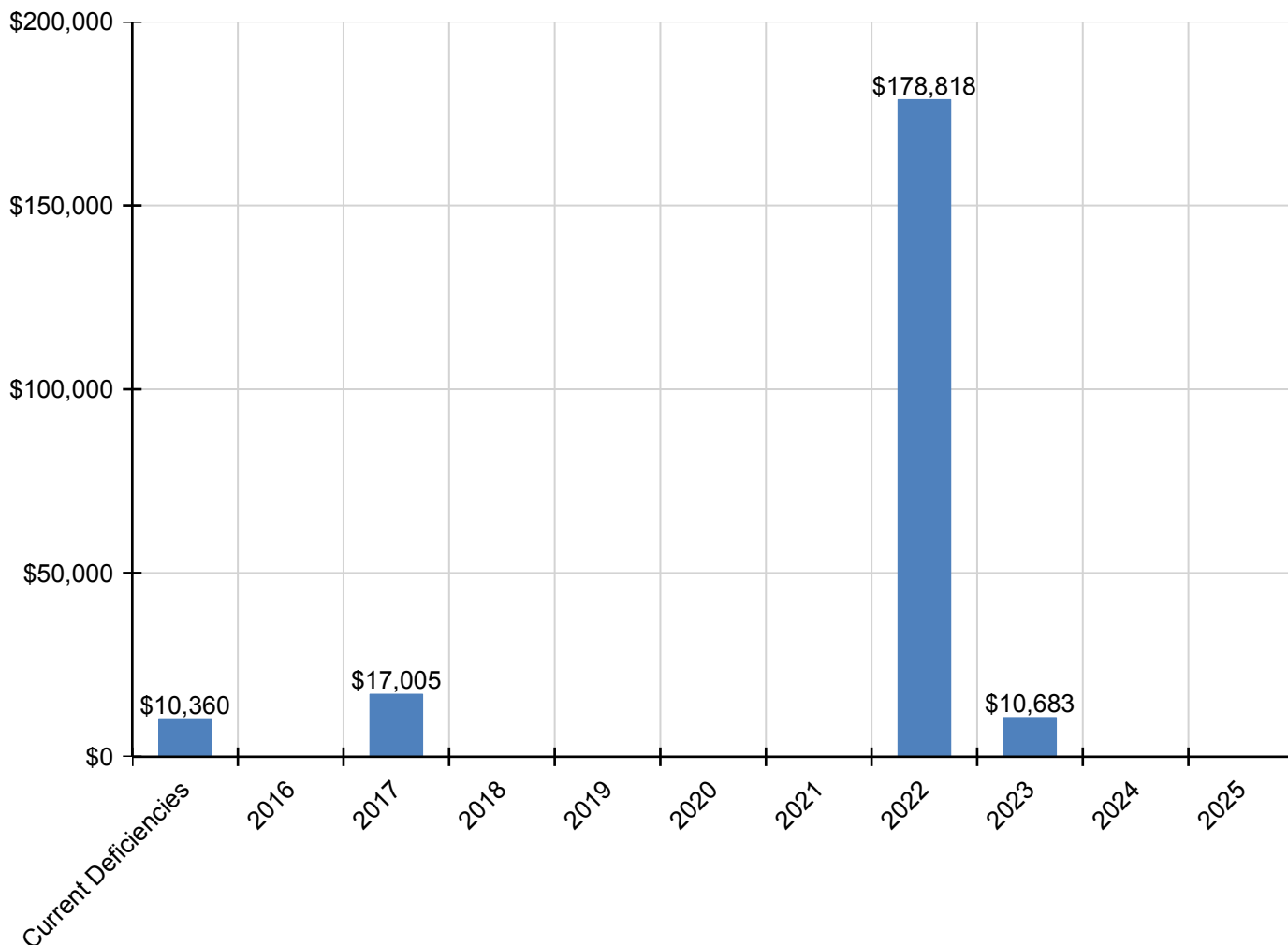
## School Assessment Report - 2007 Addition

D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Clock & PA Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,199	\$0	\$0	\$0	\$57,199
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,563	\$0	\$0	\$0	\$12,563
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,231	\$0	\$0	\$0	\$6,231
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* Indicates non-renewable system

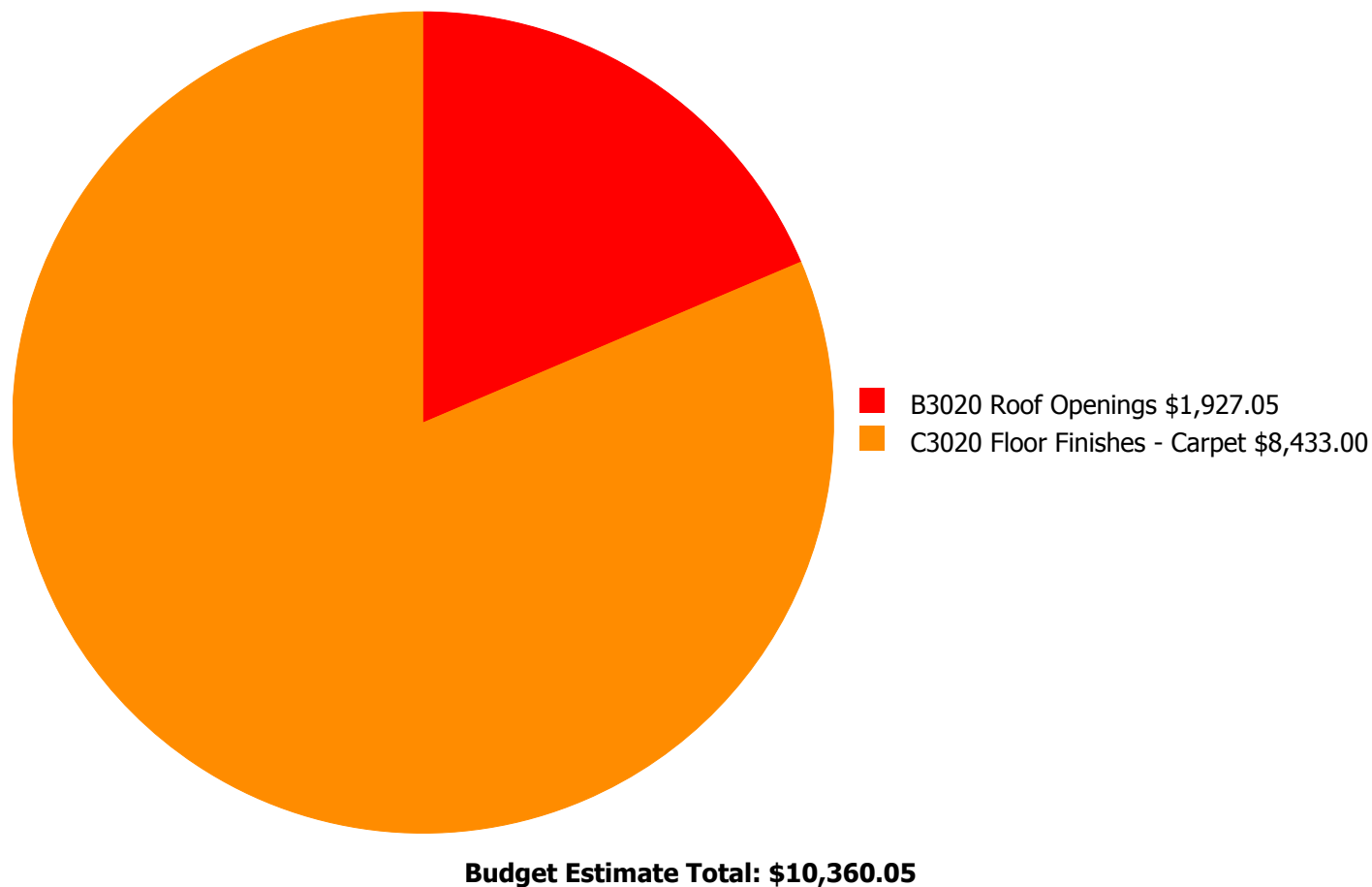
## Forecasted Capital Renewal Requirement

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



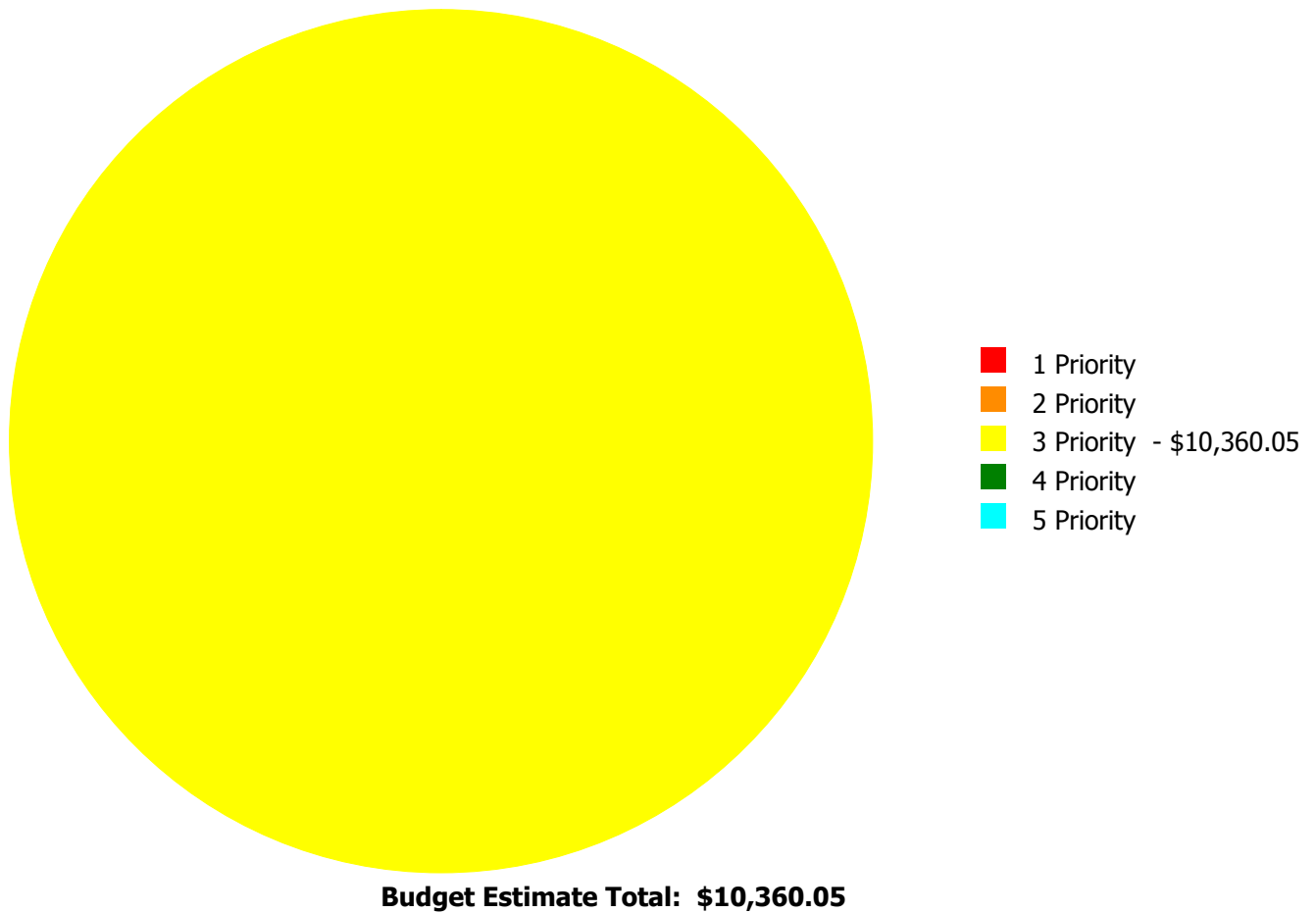
## Deficiency Summary by System

Current deficiencies include assemblies that have reached or exceed 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 Service Life'. The following chart lists all current deficiencies associated with this facility broken down by UNIFORMAT system.



## 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:



## Deficiency By Priority Investment Table

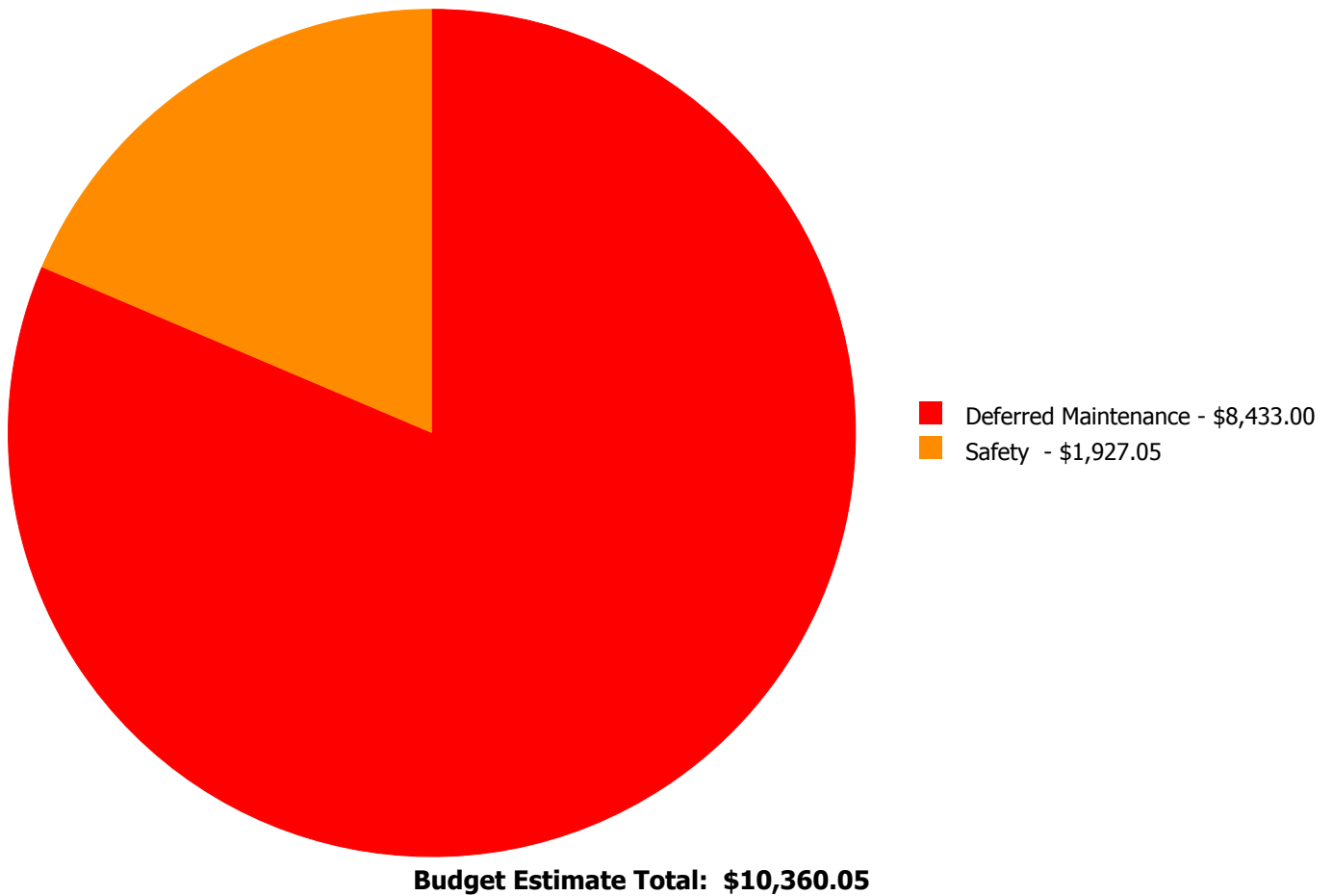
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **Priority 1** deficiencies require immediate review to correct a potential life/safety hazard, stop accelerated deterioration, or return a facility to operation.
- **Priority 2** deficiencies could become a Priority 1 deficiency, if not corrected within the next 2-3 years. These include intermittent operations, rapid deterioration, or potential life/safety hazards.
- **Priority 3** deficiencies require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further and not completed within the next 3-5 years.
- **Priority 4** deficiencies represent a sensible improvement to existing conditions. The recommended improvements are not required for the basic functionality of the facility; however addressing these deficiencies will improve overall usability and/or reduce long term maintenance costs. Repairs for these deficiencies may be budgeted and scheduled for completion within the next 5-7 years.
- **Priority 5** deficiencies will include conditions that have no impact on the function or usability of the facility, such as appearance. No action is required for these deficiencies, but they are tracked since they may require future inspection or be completed as part of related repairs in contiguous areas of the facility.

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3020	Roof Openings	\$0.00	\$0.00	\$1,927.05	\$0.00	\$0.00	\$1,927.05
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$8,433.00	\$0.00	\$0.00	\$8,433.00
	<b>Total:</b>	\$0.00	\$0.00	\$10,360.05	\$0.00	\$0.00	\$10,360.05

## 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:





## Deficiency Details by Priority

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

### Priority 3 Priority:

#### **System: B3020 - Roof Openings**



**Location:** Roof

**Distress:** Inadequate

**Category:** Safety

**Priority:** 3 Priority

**Correction:** Replace roof hatch and structure single unit

**Qty:** 1.00

**Unit of Measure:** Ea.

**Estimate:** \$1,927.05

**Assessor Name:** Ben Nixon

**Date Created:** 10/23/2015

**Notes:** Roof hatch does not comply with OSHA standards; roof opening protection and proper extension of fixed ladder to platform is not provided. SPLOST project 402-422 to install roof access and ladder.

#### **System: C3020 - Floor Finishes - Carpet**



**Location:** Music Room

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 1,036.00

**Unit of Measure:** S.F.

**Estimate:** \$8,433.00

**Assessor Name:** Ben Nixon

**Date Created:** 01/11/2016

**Notes:** The carpet floor finish is beyond its expected service life, worn and frayed, and should be replaced.

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

Function:	Elementary School
Gross Area (SF):	100
Year Built:	2007
Last Renovation:	
Replacement Value:	\$9,180
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	80.56 %
FCA Score:	100.00



### Description:

The storage building at Briarlake Elementary School is a one-story building located at 3590 Lavista Road in Decatur, Georgia. Originally built in 2007, there have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

### Attributes:

#### General Attributes:

Building Codes:

Fire Sprinkler System:

## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	92.00 %	0.00 %	\$0.00
B10 - Superstructure	92.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	86.40 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
D50 - Electrical	73.33 %	0.00 %	\$0.00
<b>Totals:</b>	<b>80.56 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). North Elevation - Jul 07, 2015



2). South Elevation - Jul 07, 2015



3). West Elevation - Jul 07, 2015



4). East Elevation - Jul 07, 2015



### 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.

## 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	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$3.60	S.F.	100	100	2007	2107		92.00 %	0.00 %	92			\$360
B1020	Roof Construction	\$16.33	S.F.	100	100	2007	2107		92.00 %	0.00 %	92			\$1,633
B2010	Exterior Walls	\$38.65	S.F.	100	60	2007	2067		86.67 %	0.00 %	52			\$3,865
B2030	Exterior Doors	\$0.80	S.F.	100	30	2007	2037		73.33 %	0.00 %	22			\$80
B3010	Roof Coverings	\$16.79	S.F.	100	20	2007	2027		60.00 %	0.00 %	12			\$1,679
D5010	Electrical Service/Distribution	\$3.06	S.F.	100	30	2007	2037		73.33 %	0.00 %	22			\$306
D5020	Lighting and Branch Wiring	\$12.57	S.F.	100	30	2007	2037		73.33 %	0.00 %	22			\$1,257
<b>Total</b>									<b>80.56 %</b>					<b>\$9,180</b>



## Renewal Schedule

eComet forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. 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.

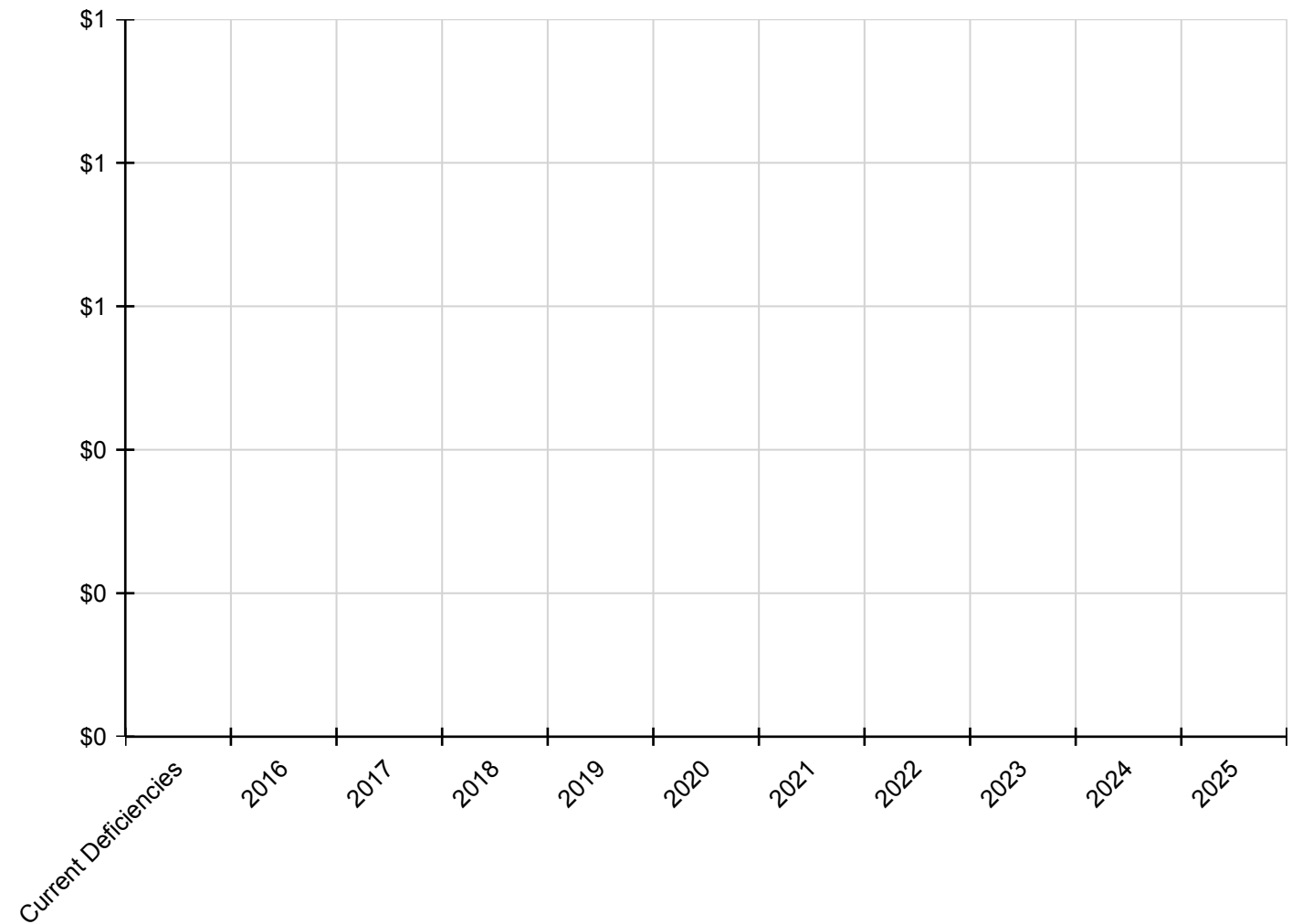
*Inflation Rate: 3%*

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$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 - Lighting and Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

Current deficiencies include assemblies that have reached or exceed 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 Service Life'. The following chart lists all current deficiencies associated with this facility broken down by UNIFORMAT system.

No data found for this asset

## 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:

No data found for this asset

## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **Priority 1** deficiencies require immediate review to correct a potential life/safety hazard, stop accelerated deterioration, or return a facility to operation.
- **Priority 2** deficiencies could become a Priority 1 deficiency, if not corrected within the next 2-3 years. These include intermittent operations, rapid deterioration, or potential life/safety hazards.
- **Priority 3** deficiencies require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further and not completed within the next 3-5 years.
- **Priority 4** deficiencies represent a sensible improvement to existing conditions. The recommended improvements are not required for the basic functionality of the facility; however addressing these deficiencies will improve overall usability and/or reduce long term maintenance costs. Repairs for these deficiencies may be budgeted and scheduled for completion within the next 5-7 years.
- **Priority 5** deficiencies will include conditions that have no impact on the function or usability of the facility, such as appearance. No action is required for these deficiencies, but they are tracked since they may require future inspection or be completed as part of related repairs in contiguous areas of the facility.

No data found for this asset

## 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:

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset



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

Function:	Elementary School
Gross Area (SF):	53,850
Year Built:	1957
Last Renovation:	
Replacement Value:	\$1,188,566
Repair Cost:	\$1,251,488.76
Total FCI:	105.29 %
Total RSLI:	1.99 %
FCA Score:	0.00



### Description:

The Briarlake Elementary School site was originally constructed in 1957, has a total area of 11.1 acres, and is occupied by approximately 53,850 square feet of permanent building space. Campus site features include paved driveways, parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

### Attributes:

#### General Attributes:

Site Code: 1065

## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	3.96 %	100.63 %	\$600,496.11
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$433,007.85
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$217,984.80
<b>Totals:</b>	<b>1.99 %</b>	<b>105.29 %</b>	<b>\$1,251,488.76</b>

## Photo Album

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

1). Aerial Image of Briarlake Elementary School - Jul 07, 2015



2). Covered Walkways - Jul 07, 2015



3). Playing Field - Jul 07, 2015



4). Hard Surface Play Area - Jul 07, 2015



5). Playground - Jul 07, 2015



6). Playground - Jul 07, 2015



### 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.

## 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	\$5.17	S.F.	30,152	25	1957	1982		0.00 %	110.00 %	-33		\$171,474.42	\$155,886
G2020	Parking Lots	\$4.56	S.F.	6,940	25	1957	1982		0.00 %	110.00 %	-33		\$34,811.04	\$31,646
G2030	Pedestrian Paving	\$1.50	S.F.	53,850	30	1957	1987		0.00 %	110.00 %	-28		\$88,852.50	\$80,775
G2040	Baseball Field	\$8.35	S.F.		0				0.00 %	0.00 %				\$0
G2040	Canopies	\$0.29	S.F.		0				0.00 %	0.00 %				\$0
G2040	Covered Walkways	\$48.72	S.F.	560	25	2003	2028		52.00 %	0.00 %	13			\$27,283
G2040	Fencing & Guardrails	\$0.91	S.F.	53,850	30	1957	1987		0.00 %	110.00 %	-28		\$53,903.85	\$49,004
G2040	Football Field	\$5.85	S.F.		0				0.00 %	0.00 %				\$0
G2040	Hard Surface Play Area	\$6.26	S.F.	3,764	20	2003	2023		40.00 %	0.00 %	8			\$23,563
G2040	Playing Field	\$3.92	S.F.	38,396	20	1957	1977		0.00 %	110.00 %	-38		\$165,563.55	\$150,512
G2040	Soccer/Lacross Field	\$5.00	S.F.		0				0.00 %	0.00 %				\$0
G2040	Softball Field	\$8.86	S.F.		0				0.00 %	0.00 %				\$0
G2040	Tennis Courts	\$18.47	S.F.		0				0.00 %	0.00 %				\$0
G2040	Track	\$7.04	S.F.		0				0.00 %	0.00 %				\$0
G2050	Landscaping	\$1.45	S.F.	53,850	15	1957	1972		0.00 %	110.00 %	-43		\$85,890.75	\$78,083
G3010	Water Supply	\$1.83	S.F.	53,850	50	1957	2007		0.00 %	110.00 %	-8		\$108,400.05	\$98,546
G3020	Sanitary Sewer	\$1.15	S.F.	53,850	50	1957	2007		0.00 %	110.00 %	-8		\$68,120.25	\$61,928
G3030	Storm Sewer	\$3.55	S.F.	53,850	50	1957	2007		0.00 %	110.00 %	-8		\$210,284.25	\$191,168
G3060	Fuel Distribution	\$0.78	S.F.	53,850	40	1957	1997		0.00 %	110.00 %	-18		\$46,203.30	\$42,003
G4010	Electrical Distribution	\$1.86	S.F.	53,850	50	1957	2007		0.00 %	110.00 %	-8		\$110,177.10	\$100,161
G4020	Site Lighting	\$1.15	S.F.	53,850	30	1957	1987		0.00 %	110.00 %	-28		\$68,120.25	\$61,928
G4030	Site Communications & Security	\$0.67	S.F.	53,850	10	1957	1967		0.00 %	110.00 %	-48		\$39,687.45	\$36,080
<b>Total</b>									<b>1.99 %</b>	<b>105.29 %</b>			<b>\$1,251,488.76</b>	<b>\$1,188,566</b>

**Renewal Schedule**

eComet forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. 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.

## School Assessment Report - Site

Inflation Rate: 3%

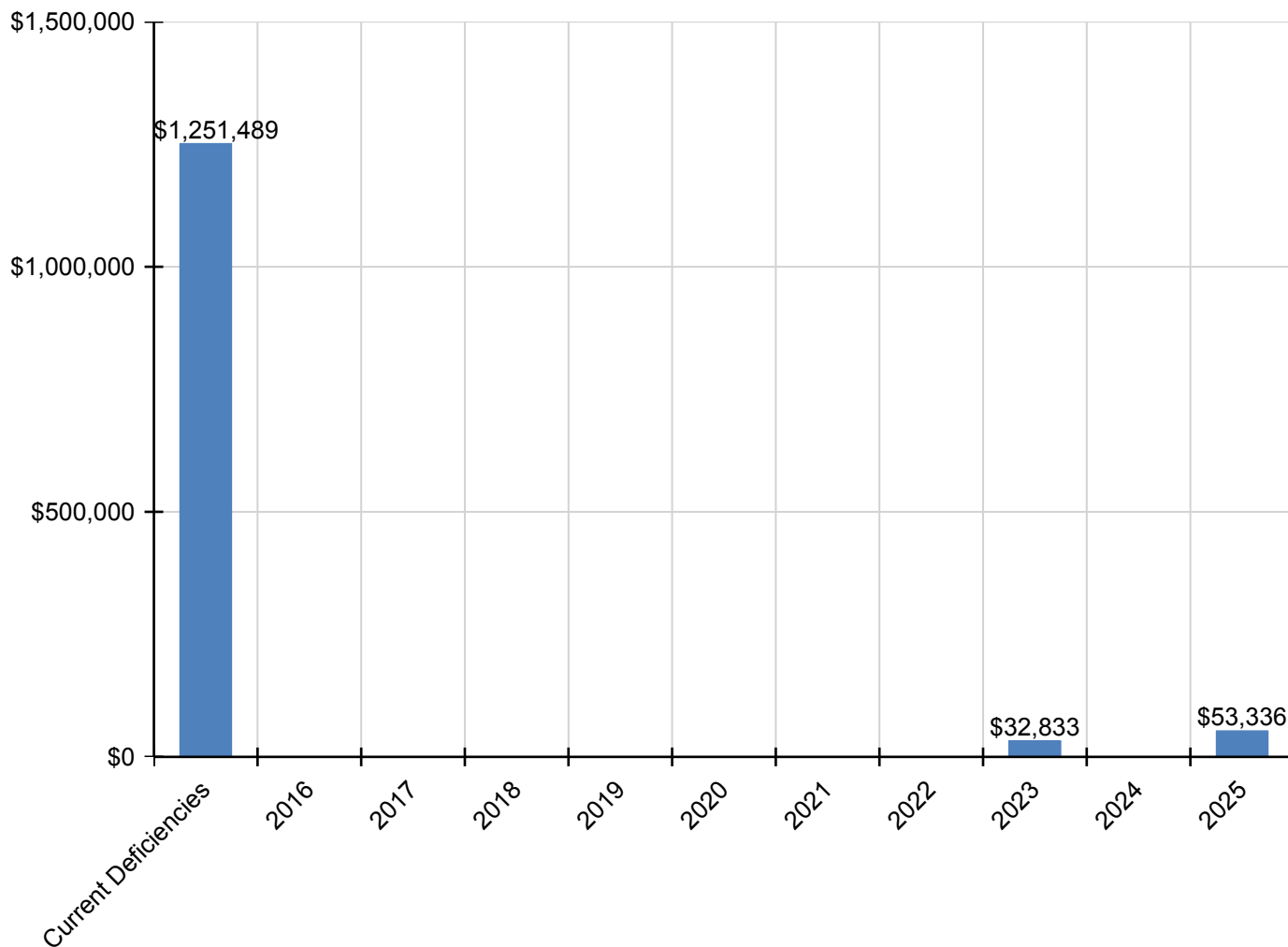
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$1,251,489</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$32,833</b>	<b>\$0</b>	<b>\$53,336</b>	<b>\$1,337,658</b>
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$171,474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,474
G2020 - Parking Lots	\$34,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,811
G2030 - Pedestrian Paving	\$88,853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,853
G2040 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Fencing & Guardrails	\$53,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,904
G2040 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,833	\$0	\$0	\$32,833
G2040 - Playing Field	\$165,564	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,564
G2040 - Soccer/Lacross Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2050 - Landscaping	\$85,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,891
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$108,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,400
G3020 - Sanitary Sewer	\$68,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,120
G3030 - Storm Sewer	\$210,284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210,284
G3060 - Fuel Distribution	\$46,203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,203
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$110,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,177
G4020 - Site Lighting	\$68,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,120
G4030 - Site Communications & Security	\$39,687	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,336	\$93,023

\* Indicates non-renewable system



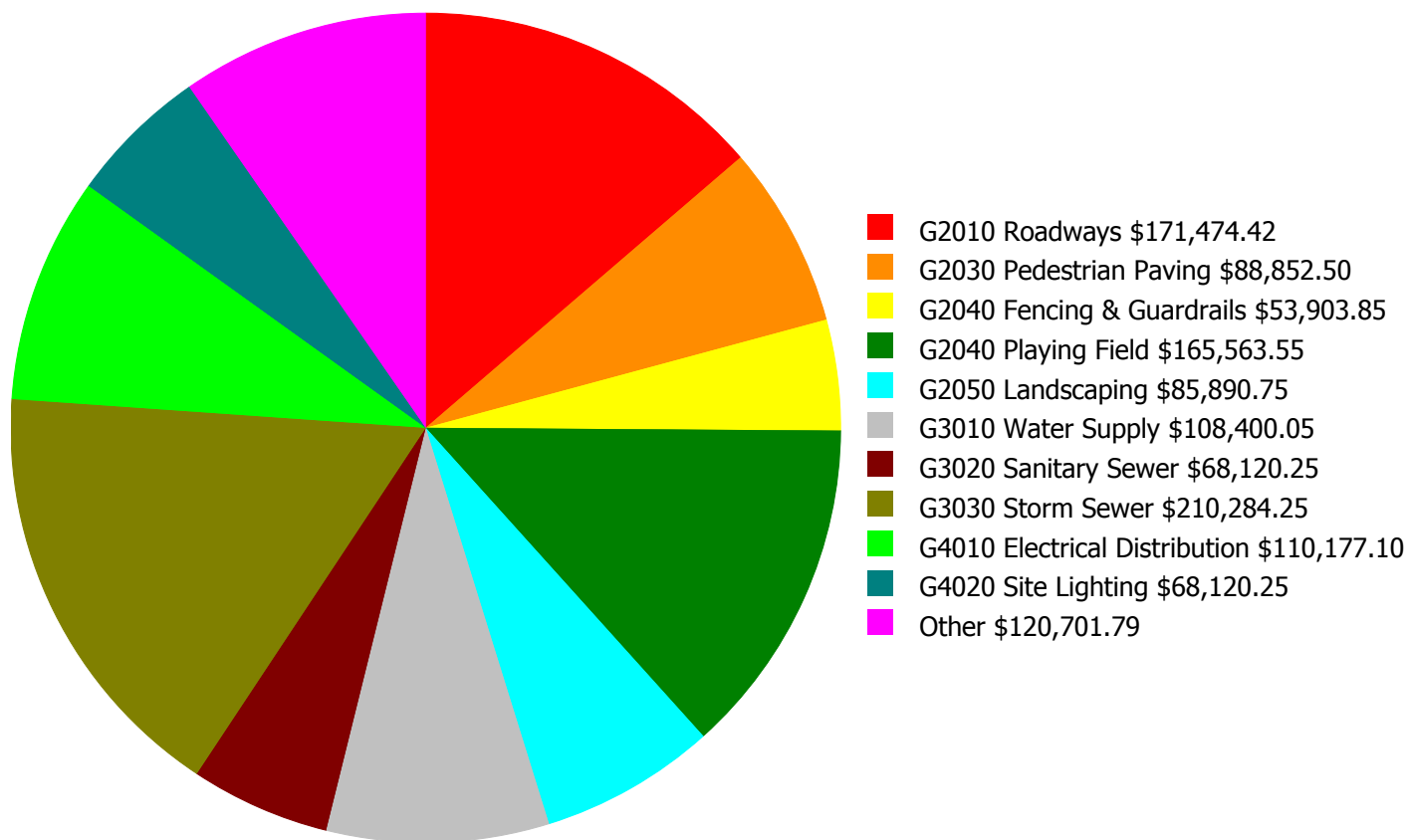
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

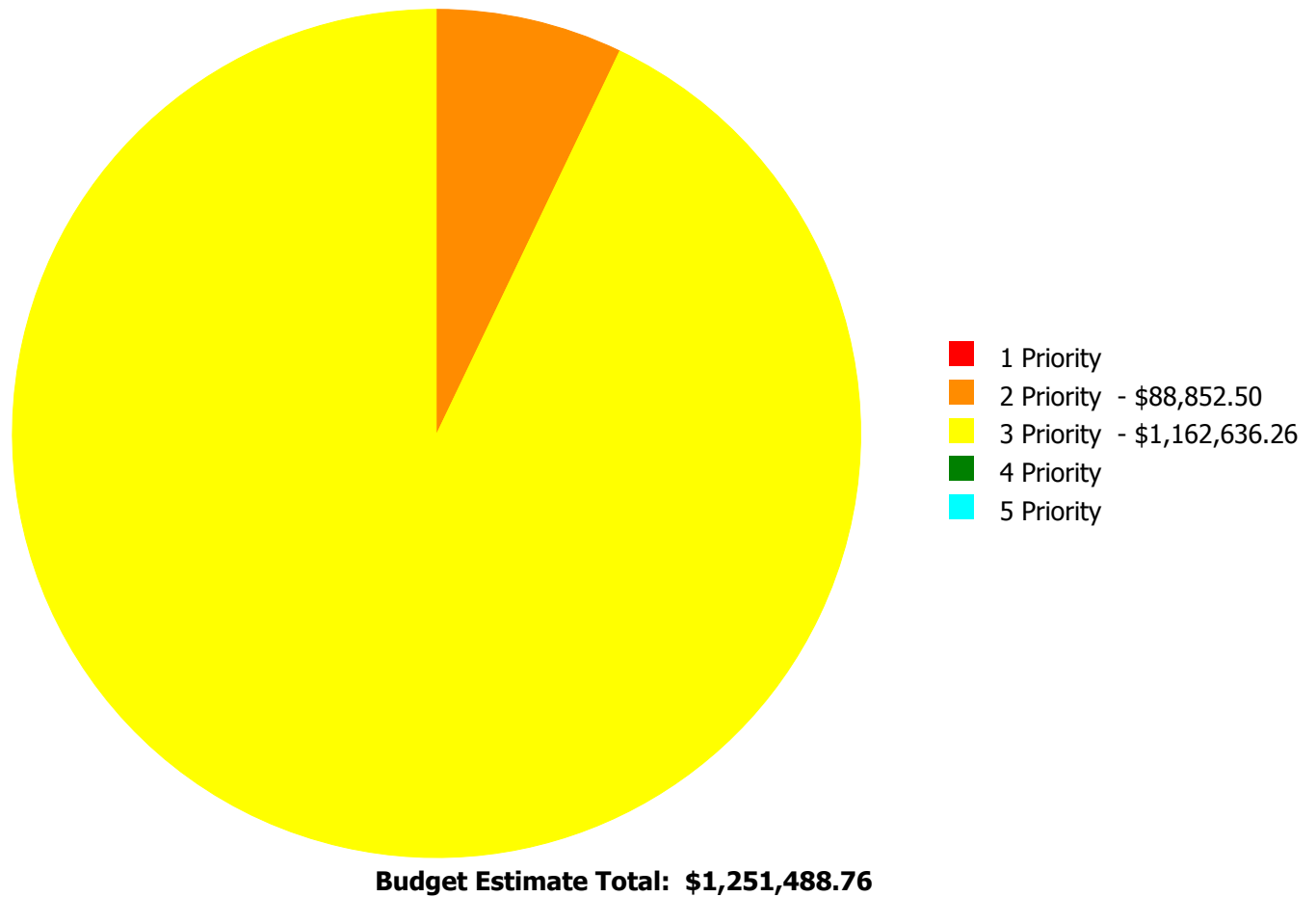
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart lists all current deficiencies associated with this facility broken down by UNIFORMAT system.



**Budget Estimate Total: \$1,251,488.76**

## 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:



## Deficiency By Priority Investment Table

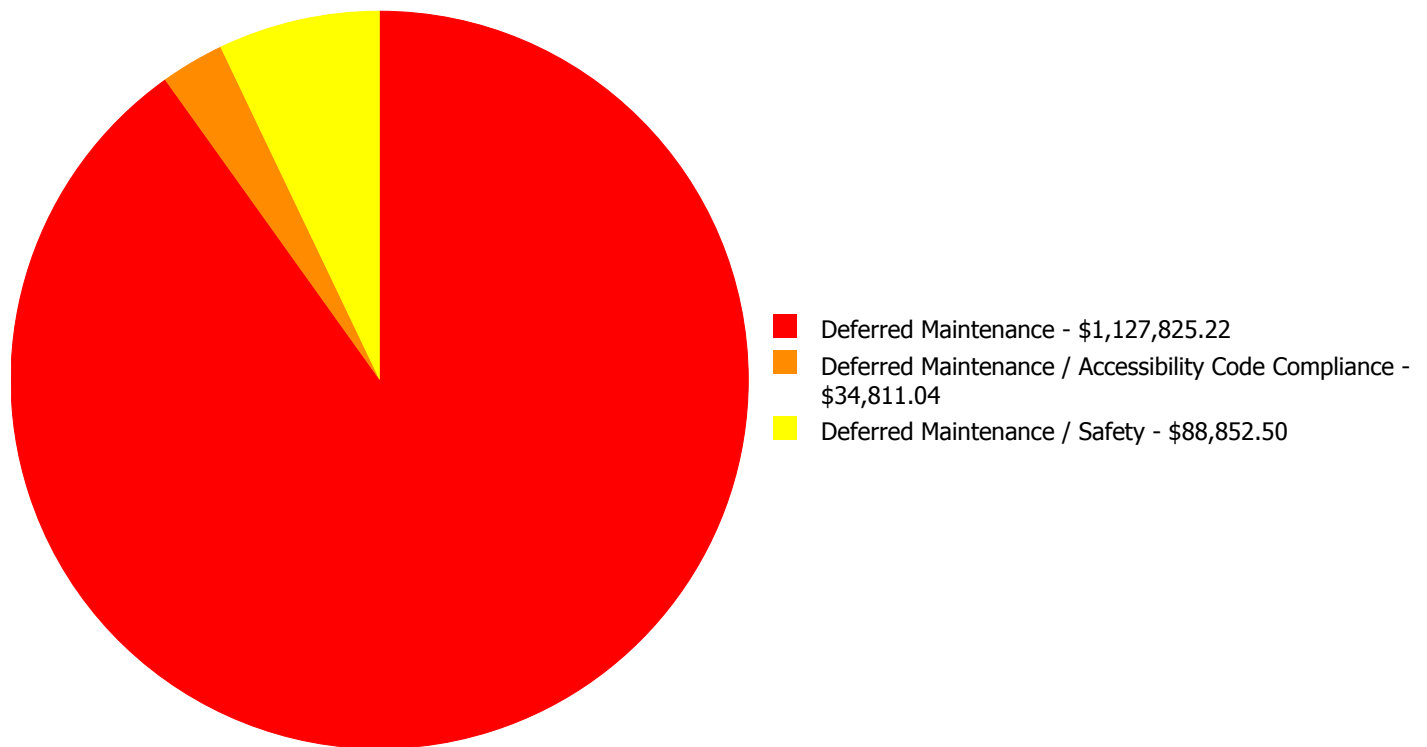
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **Priority 1** deficiencies require immediate review to correct a potential life/safety hazard, stop accelerated deterioration, or return a facility to operation.
- **Priority 2** deficiencies could become a Priority 1 deficiency, if not corrected within the next 2-3 years. These include intermittent operations, rapid deterioration, or potential life/safety hazards. .
- **Priority 3** deficiencies require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further and not completed within the next 3-5 years.
- **Priority 4** deficiencies represent a sensible improvement to existing conditions. The recommended improvements are not required for the basic functionality of the facility; however addressing these deficiencies will improve overall usability and/or reduce long term maintenance costs. Repairs for these deficiencies may be budgeted and scheduled for completion within the next 5-7 years.
- **Priority 5** deficiencies will include conditions that have no impact on the function or usability of the facility, such as appearance. No action is required for these deficiencies, but they are tracked since they may require future inspection or be completed as part of related repairs in contiguous areas of the facility.

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	\$0.00	\$0.00	\$171,474.42	\$0.00	\$0.00	\$171,474.42
G2020	Parking Lots	\$0.00	\$0.00	\$34,811.04	\$0.00	\$0.00	\$34,811.04
G2030	Pedestrian Paving	\$0.00	\$88,852.50	\$0.00	\$0.00	\$0.00	\$88,852.50
G2040	Fencing & Guardrails	\$0.00	\$0.00	\$53,903.85	\$0.00	\$0.00	\$53,903.85
G2040	Playing Field	\$0.00	\$0.00	\$165,563.55	\$0.00	\$0.00	\$165,563.55
G2050	Landscaping	\$0.00	\$0.00	\$85,890.75	\$0.00	\$0.00	\$85,890.75
G3010	Water Supply	\$0.00	\$0.00	\$108,400.05	\$0.00	\$0.00	\$108,400.05
G3020	Sanitary Sewer	\$0.00	\$0.00	\$68,120.25	\$0.00	\$0.00	\$68,120.25
G3030	Storm Sewer	\$0.00	\$0.00	\$210,284.25	\$0.00	\$0.00	\$210,284.25
G3060	Fuel Distribution	\$0.00	\$0.00	\$46,203.30	\$0.00	\$0.00	\$46,203.30
G4010	Electrical Distribution	\$0.00	\$0.00	\$110,177.10	\$0.00	\$0.00	\$110,177.10
G4020	Site Lighting	\$0.00	\$0.00	\$68,120.25	\$0.00	\$0.00	\$68,120.25
G4030	Site Communications & Security	\$0.00	\$0.00	\$39,687.45	\$0.00	\$0.00	\$39,687.45
	<b>Total:</b>	\$0.00	\$88,852.50	\$1,162,636.26	\$0.00	\$0.00	\$1,251,488.76

## 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: \$1,251,488.76**

## Deficiency Details by Priority

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

### Priority 2 Priority:

#### **System: G2030 - Pedestrian Paving**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Safety

**Priority:** 2 Priority

**Correction:** Renew System

**Qty:** 53,850.00

**Unit of Measure:** S.F.

**Estimate:** \$88,852.50

**Assessor Name:** Sam Mandola

**Date Created:** 06/10/2015

**Notes:** Pedestrian paving is beyond its expected service life, damaged with trip hazards, not ADA compliant, and should be replaced. School staff requested a sidewalk from the street to the building.

---

**Priority 3 Priority:**

**System: G2010 - Roadways**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 30,152.00

**Unit of Measure:** S.F.

**Estimate:** \$171,474.42

**Assessor Name:** Eduardo Lopez

**Date Created:** 07/07/2015

**Notes:** Roadways are beyond their expected service life, damaged with many cracks and potholes, worn, and should be replaced.

---

**System: G2020 - Parking Lots**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Accessibility Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 6,940.00

**Unit of Measure:** S.F.

**Estimate:** \$34,811.04

**Assessor Name:** Eduardo Lopez

**Date Created:** 07/07/2015

**Notes:** The parking lot is beyond its expected service life and inadequate, not ADA compliant, has many cracks and potholes, and should be replaced and expanded.

---



**System: G2040 - Fencing & Guardrails**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 53,850.00  
**Unit of Measure:** S.F.  
**Estimate:** \$53,903.85  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 07/16/2015

**Notes:** Fencing is beyond its expected service life and should be scheduled for replacement.

---

**System: G2040 - Playing Field**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 38,396.00  
**Unit of Measure:** S.F.  
**Estimate:** \$165,563.55  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 07/07/2015

**Notes:** The playing field is beyond its expected service life, has numerous bare spots, and should be re-sodded to prevent erosion.

---

**System: G2050 - Landscaping**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 53,850.00  
**Unit of Measure:** S.F.  
**Estimate:** \$85,890.75  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 06/10/2015

**Notes:** Landscaping is non-existent, overgrown with weeds, and completely eroded away in some areas, causing sediments to accumulate at lower levels of the parking lot and in storm sewer system. School staff reports dead trees as a safety hazard.

---

**System: G3010 - Water Supply**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 53,850.00  
**Unit of Measure:** S.F.  
**Estimate:** \$108,400.05  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 06/10/2015

**Notes:** The site water supply system is beyond its expected service life and should be scheduled for replacement. SPLOST project 402-422 to replace the backflow preventer.

---



**System: G3020 - Sanitary Sewer**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 53,850.00

**Unit of Measure:** S.F.

**Estimate:** \$68,120.25

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/10/2015

**Notes:** The site sanitary sewer system is beyond its expected service life and should be scheduled for replacement.

---

**System: G3030 - Storm Sewer**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 53,850.00

**Unit of Measure:** S.F.

**Estimate:** \$210,284.25

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/10/2015

**Notes:** The storm sewer system is beyond its expected service life and should be scheduled for replacement.

---

**System: G3060 - Fuel Distribution**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 53,850.00  
**Unit of Measure:** S.F.  
**Estimate:** \$46,203.30  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 06/10/2015

**Notes:** Natural gas service is beyond its expected service life and should be scheduled for replacement.

---

**System: G4010 - Electrical Distribution**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 53,850.00  
**Unit of Measure:** S.F.  
**Estimate:** \$110,177.10  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 06/10/2015

**Notes:** The site electrical distribution system is beyond its expected service life and should be scheduled for replacement.

---

**System: G4020 - Site Lighting**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 53,850.00

**Unit of Measure:** S.F.

**Estimate:** \$68,120.25

**Assessor Name:** Sam Mandola

**Date Created:** 06/10/2015

**Notes:** Site lighting is beyond its expected service life, inadequate, and should be scheduled for replacement.

---

**System: G4030 - Site Communications & Security**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 53,850.00

**Unit of Measure:** S.F.

**Estimate:** \$39,687.45

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/10/2015

**Notes:** The site communications and security systems are beyond their expected service life and should be scheduled for replacement.

---



## Glossary

Abandoned	A facility owned by a district 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 1983 (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.

## School Assessment Report - Briarlake Elementary

---

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).
Construction Specifications Institute	Construction Specifications Institute: Primary national organization specializing in construction materials data and data location in construction documents. eCOMET® reference: UNIFORMAT II materials classification.
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	Deficiency 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 Distress	Deficiency Distress refers to a user-defined root cause of a deficiency. Distress descriptions are: Beyond Service Life, Damaged, Inadequate, Needs Remediation, and Missing.
Deficiency Priority	Deficiency Priority refers to a deficiency's urgency for repair as determined by the assessment team. Deficiencies were assigned a priority of 1 through 5, with Priority 1 deficiencies being the most urgent.
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.



## School Assessment Report - Briarlake Elementary

---

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 or support of an educational purpose.
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 expressed as a percentage from 0.00% to 100.00% that is derived by dividing the cost to correct a facility's deficiencies by its Current Replacement Value (CRV). 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 renew those systems.
Gross Square Feet (GSF)	The area of the enclosed floor space of a building or building addition 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.

## School Assessment Report - Briarlake Elementary

---

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 of 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.
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 by year that indicates when the systems will need to be renewed 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 (100% + 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.

## School Assessment Report - Briarlake Elementary

---

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 by a district. See Abandoned.
Year Built	The year that a building or addition was originally built based on its date of 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.