DeKalb County School District/Elementary Schools

Cedar Grove Elementary

Final

School Assessment Report

May 19, 2016

PARSONS

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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-Total FCI (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	75,901
Year Built:	1975
Last Renovation:	
Replacement Value:	$16,943,589
Repair Cost:	$8,052,144.23
Total FCI:	47.52 %
Total RSLI:	29.18 %
FCA Score:	52.48

Description:

The Cedar Grove Elementary School campus consists of two buildings located at 2330 River Road in Ellenwood, Georgia. The original campus was constructed in 1975, two additions to the main school building were constructed in 1978 and 1998, and a gymnasium building was constructed in 1998. In addition to the buildings, the campus contains a playing field. 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.

Attributes:

General Attributes:

Assigned Region:	Region 5	Board District:	District 3
DOE Facility:	275	Geographic Region:	Region 5
HS Attendance Area:	Cedar Grove HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	14.3		

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.

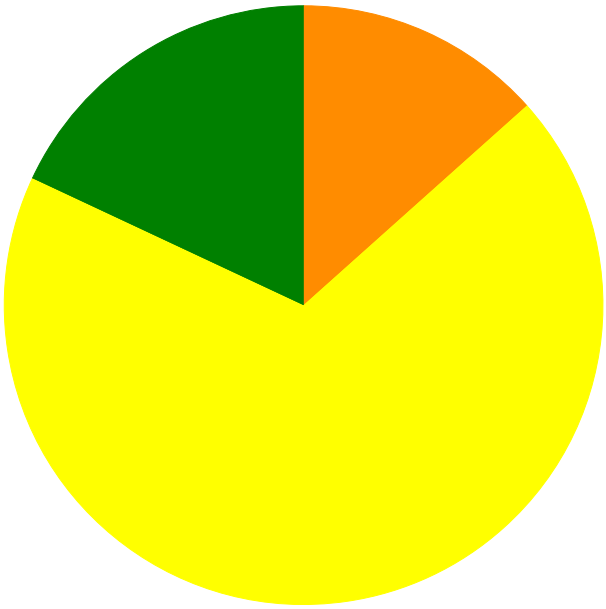
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	67.12 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	69.81 %	0.00 %	$0.00
B20 - Exterior Enclosure	49.96 %	25.07 %	$448,984.00
B30 - Roofing	14.21 %	70.48 %	$767,096.00
C10 - Interior Construction	55.11 %	13.36 %	$129,713.31
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	20.19 %	30.87 %	$720,846.92
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	59.68 %	24.42 %	$454,808.00
D30 - HVAC	2.88 %	101.04 %	$2,826,068.00
D40 - Fire Protection	43.33 %	0.00 %	$0.00
D50 - Electrical	13.23 %	79.17 %	$1,457,622.00
E10 - Equipment	0.22 %	108.42 %	$528,183.00
E20 - Furnishings	3.72 %	82.69 %	$312,717.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	14.31 %	44.14 %	$406,106.00
G30 - Site Mechanical Utilities	19.20 %	0.00 %	$0.00
G40 - Site Electrical Utilities	39.53 %	0.00 %	$0.00
Totals:	**29.18 %**	**47.52 %**	**$8,052,144.23**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1975, 1978 Building	52,940	63.55	$0.00	$1,078,494.00	$4,316,361.23	$1,446,532.00	$0.00
1998 Addition	17,483	18.13	$0.00	$0.00	$650,824.00	$0.00	$0.00
1998 Gym	5,478	18.44	$0.00	$0.00	$148,524.00	$5,303.00	$0.00
Site	75,901	23.15	$0.00	$0.00	$406,106.00	$0.00	$0.00
Total:		**47.52**	**$0.00**	**$1,078,494.00**	**$5,521,815.23**	**$1,451,835.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $8,052,144.23

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):	52,940
Year Built:	1975
Last Renovation:	
Replacement Value:	$10,766,126
Repair Cost:	$6,841,387.23
Total FCI:	63.55 %
Total RSLI:	23.49 %
FCA Score:	36.45

Description:

The main building at Cedar Grove Elementary School is a one-story building located at 2330 River Road in Ellenwood, Georgia. Originally built in 1975, there has been two additions in 1978 and 1998, and no major renovations. 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	60.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	40.51 %	35.74 %	$448,984.00
B30 - Roofing	0.00 %	110.00 %	$758,789.00
C10 - Interior Construction	51.67 %	20.10 %	$129,713.31
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	14.71 %	38.49 %	$642,523.92
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	56.26 %	32.48 %	$454,808.00
D30 - HVAC	0.00 %	110.00 %	$2,221,045.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	3.94 %	101.88 %	$1,344,624.00
E10 - Equipment	0.00 %	110.00 %	$528,183.00
E20 - Furnishings	0.00 %	110.00 %	$312,717.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**23.49 %**	**63.55 %**	**$6,841,387.23**

Photo Album

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

1). South Elevation - Jul 27, 2015

2). East Elevation - Jul 27, 2015

3). North Elevation - Jul 27, 2015

4). West Elevation - Jul 27, 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	$6.49	S.F.	52,940	100	1975	2075		60.00 %	0.00 %	60			$343,581
A1020	Special Foundations	$4.46	S.F.	0	100	1975	2075		60.00 %	0.00 %	60			$0
A1030	Slab on Grade	$7.09	S.F.	52,940	100	1975	2075		60.00 %	0.00 %	60			$375,345
A2010	Basement Excavation	$0.26	S.F.	0	100	1975	2075		60.00 %	0.00 %	60			$0
A2020	Basement Walls	$6.13	S.F.	0	100	1975	2075		60.00 %	0.00 %	60			$0
B1010	Floor Construction	$15.61	S.F.	0	100	1975	2075		60.00 %	0.00 %	60			$0
B1020	Roof Construction	$5.34	S.F.	52,940	100	1975	2075		60.00 %	0.00 %	60			$282,700
B2010	Exterior Walls	$16.02	S.F.	52,940	100	1975	2075		60.00 %	0.00 %	60			$848,099
B2020	Exterior Windows	$6.79	S.F.	52,940	30	1975	2005		0.00 %	110.00 %	-10		$395,409.00	$359,463
B2030	Exterior Doors	$0.92	S.F.	52,940	30	1975	2005		0.00 %	110.00 %	-10		$53,575.00	$48,705
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	26,470	10	1990	2000		0.00 %	110.00 %	-15		$125,785.00	$114,350
B3010	Roof Coverings - BUR	$20.70	S.F.	26,470	25	1990	2015		0.00 %	110.00 %	0		$602,722.00	$547,929
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1975	1990		0.00 %	0.00 %	-25			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1975	2005		0.00 %	0.00 %	-10			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1975	2050		46.67 %	0.00 %	35			$0
B3020	Roof Openings	$0.52	S.F.	52,940	30	1975	2005		0.00 %	110.00 %	-10		$30,282.00	$27,529
C1010	Partitions	$7.01	S.F.	52,940	100	1975	2075		60.00 %	0.00 %	60			$371,109
C1020	Interior Doors	$2.39	S.F.	52,940	30	1975	2005		0.00 %	80.00 %	-10		$101,221.00	$126,527
C1030	Fittings	$2.79	S.F.	52,940	20	2010	2030		75.00 %	19.29 %	15		$28,492.31	$147,703
C2010	Stair Construction	$1.81	S.F.	0	100	1975	2075		60.00 %	0.00 %	60			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	20,117	30	1975	2005	2020	16.67 %	0.00 %	5			$206,602
C3010	Wall Finishes - Paint	$1.93	S.F.	31,764	10	2015	2025		100.00 %	0.00 %	10			$61,305
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	1,059	10	2000	2010	2020	50.00 %	0.00 %	5			$2,256
C3020	Floor Finishes - Carpet	$8.50	S.F.	5,294	8	2000	2008		0.00 %	110.00 %	-7		$49,499.00	$44,999
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	5,294	50	1975	2025		20.00 %	15.45 %	10		$11,849.92	$76,710
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	7,941	50	1975	2025		20.00 %	0.00 %	10			$420,952
C3020	Floor Finishes - VCT	$9.54	S.F.	34,411	20	1998	2018		15.00 %	0.00 %	3			$328,281
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1975	1995		0.00 %	0.00 %	-20			$0
C3030	Ceiling Finishes	$9.98	S.F.	52,940	20	1975	1995		0.00 %	110.00 %	-20		$581,175.00	$528,341
D1010	Elevators and Lifts	$0.00	S.F.	0	0	1975			0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	52,940	30	2010	2040		83.33 %	0.00 %	25			$934,920
D2020	Domestic Water Distribution	$3.99	S.F.	52,940	30	1975	2005		0.00 %	110.00 %	-10		$232,354.00	$211,231
D2030	Sanitary Waste	$3.41	S.F.	52,940	30	1975	2005		0.00 %	110.00 %	-10		$198,578.00	$180,525
D2040	Rain Water Drainage	$0.98	S.F.	52,940	30	1975	2005	2020	16.67 %	0.00 %	5			$51,881

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.	52,940	30	1975	2005		0.00 %	110.00 %	-10		$23,876.00	$21,705
D3020	Heat Generating Systems	$4.55	S.F.	52,940	30	1975	2005		0.00 %	110.00 %	-10		$264,965.00	$240,877
D3030	Cooling Generating Systems	$4.73	S.F.	52,940	25	1975	2000		0.00 %	110.00 %	-15		$275,447.00	$250,406
D3040	Distribution & Exhaust Systems	$5.51	S.F.	52,940	30	1975	2005		0.00 %	110.00 %	-10		$320,869.00	$291,699
D3050	Terminal & Package Units	$18.52	S.F.	52,940	15	1975	1990		0.00 %	110.00 %	-25		$1,078,494.00	$980,449
D3060	Controls & Instrumentation	$3.60	S.F.	52,940	20	1975	1995		0.00 %	110.00 %	-20		$209,642.00	$190,584
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	52,940	30	1975	2005		0.00 %	110.00 %	-10		$71,628.00	$65,116
D4010	Sprinklers	$0.00	S.F.	0	0	1975			0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.	0	0	1975			0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	S.F.	52,940	40	1975	2015		0.00 %	110.00 %	0		$105,404.00	$95,821
D5020	Branch Wiring	$6.78	S.F.	52,940	30	1975	2005		0.00 %	110.00 %	-10		$394,827.00	$358,933
D5020	Lighting	$8.90	S.F.	52,940	30	1975	2005		0.00 %	110.00 %	-10		$518,283.00	$471,166
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	52,940	15	1975	1990		0.00 %	110.00 %	-25		$326,110.00	$296,464
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	52,940	15	2008	2023		53.33 %	0.00 %	8			$65,116
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	52,940	15	2008	2023		53.33 %	0.00 %	8			$32,293
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.	0	0	1975			0.00 %	0.00 %				$0
E1010	Commercial Equipment	$0.00	S.F.	0	0	1975			0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	52,940	20	1975	1995		0.00 %	110.00 %	-20		$23,294.00	$21,176
E1090	Other Equipment (Kitchen Equipment)	$8.67	S.F.	52,940	20	1975	1995		0.00 %	110.00 %	-20		$504,889.00	$458,990
E2010	Fixed Furnishings	$5.37	S.F.	52,940	20	1975	1995		0.00 %	110.00 %	-20		$312,717.00	$284,288
F1010	Special Structures - Canopies	$1.61	S.F.		0				0.00 %	0.00 %				$0
								Total	**23.49 %**	**63.55 %**			**$6,841,387.23**	**$10,766,126**

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
Total:	**$6,841,387**	**$0**	**$0**	**$394,594**	**$0**	**$332,494**	**$0**	**$0**	**$198,440**	**$0**	**$995,370**	**$8,762,284**
*** 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	$395,409	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$395,409**
B2030 - Exterior Doors	$53,575	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,575**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$125,785	$0	$0	$0	$0	$0	$0	$0	$0	$0	$169,045	**$294,830**
B3010 - Roof Coverings - BUR	$602,722	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$602,722**
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	$30,282	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,282**
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**

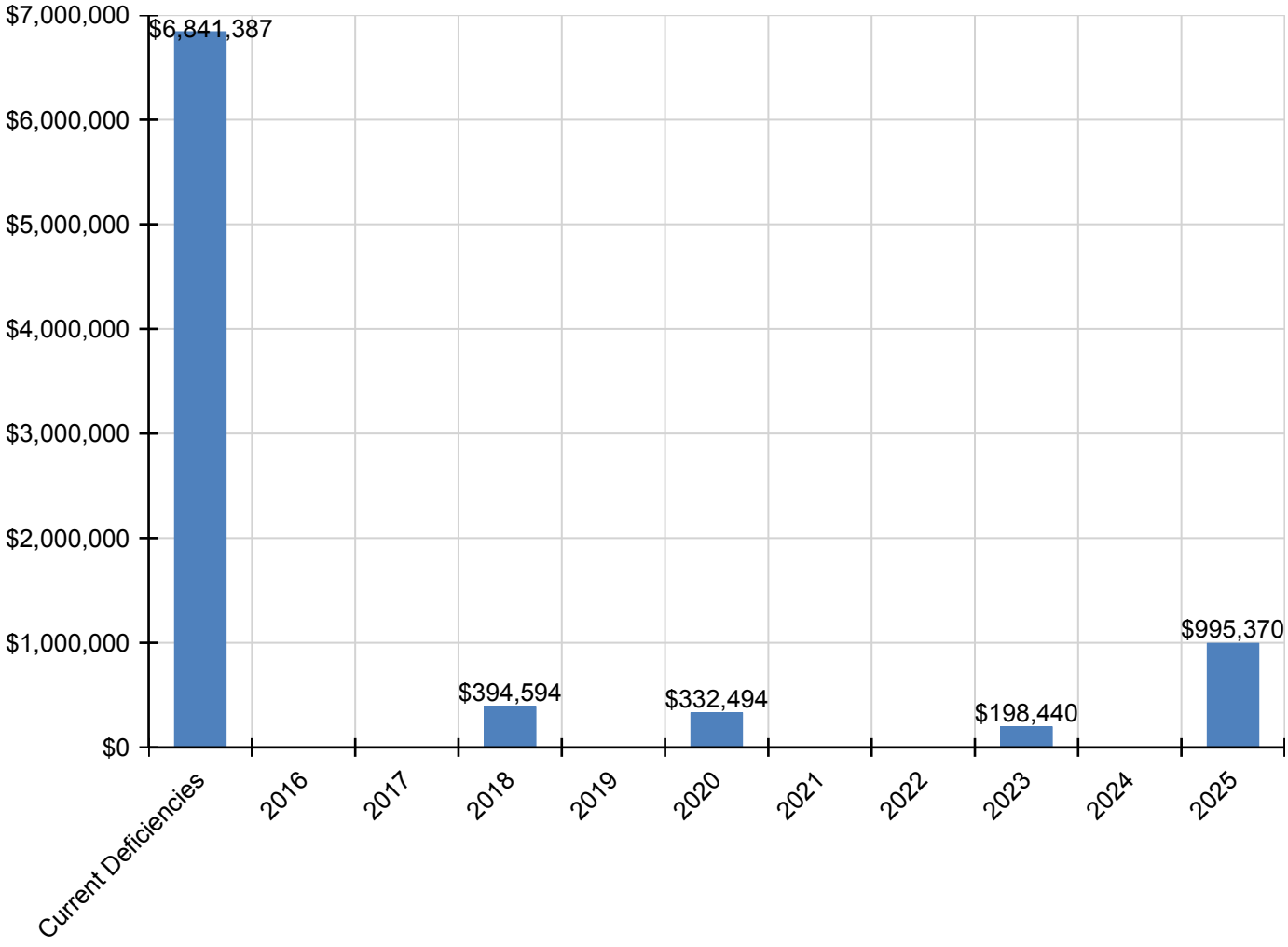
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$101,221	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,221**
C1030 - Fittings	$28,492	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,492**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$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	$263,459	$0	$0	$0	$0	$0	**$263,459**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$90,627	**$90,627**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$2,876	$0	$0	$0	$0	$0	**$2,876**
C3020 - Floor Finishes - Carpet	$49,499	$0	$0	$0	$0	$0	$0	$0	$62,704	$0	$0	**$112,203**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$11,850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$113,401	**$125,251**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$622,298	**$622,298**
C3020 - Floor Finishes - VCT	$0	$0	$0	$394,594	$0	$0	$0	$0	$0	$0	$0	**$394,594**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$581,175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$581,175**
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	$232,354	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$232,354**
D2030 - Sanitary Waste	$198,578	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$198,578**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$66,159	$0	$0	$0	$0	$0	**$66,159**
D2090 - Other Plumbing Systems - Natural Gas	$23,876	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,876**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$264,965	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$264,965**
D3030 - Cooling Generating Systems	$275,447	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$275,447**
D3040 - Distribution & Exhaust Systems	$320,869	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$320,869**
D3050 - Terminal & Package Units	$1,078,494	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,078,494**
D3060 - Controls & Instrumentation	$209,642	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$209,642**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$71,628	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$71,628**
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**
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	$105,404	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$105,404**
D5020 - Branch Wiring	$394,827	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$394,827**
D5020 - Lighting	$518,283	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$518,283**
D5030 - Communications and Security - Clock & PA Systems	$326,110	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$326,110**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$90,736	$0	$0	**$90,736**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$44,999	$0	$0	**$44,999**
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	$23,294	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,294**
E1090 - Other Equipment (Kitchen Equipment)	$504,889	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$504,889**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$312,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$312,717**
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*

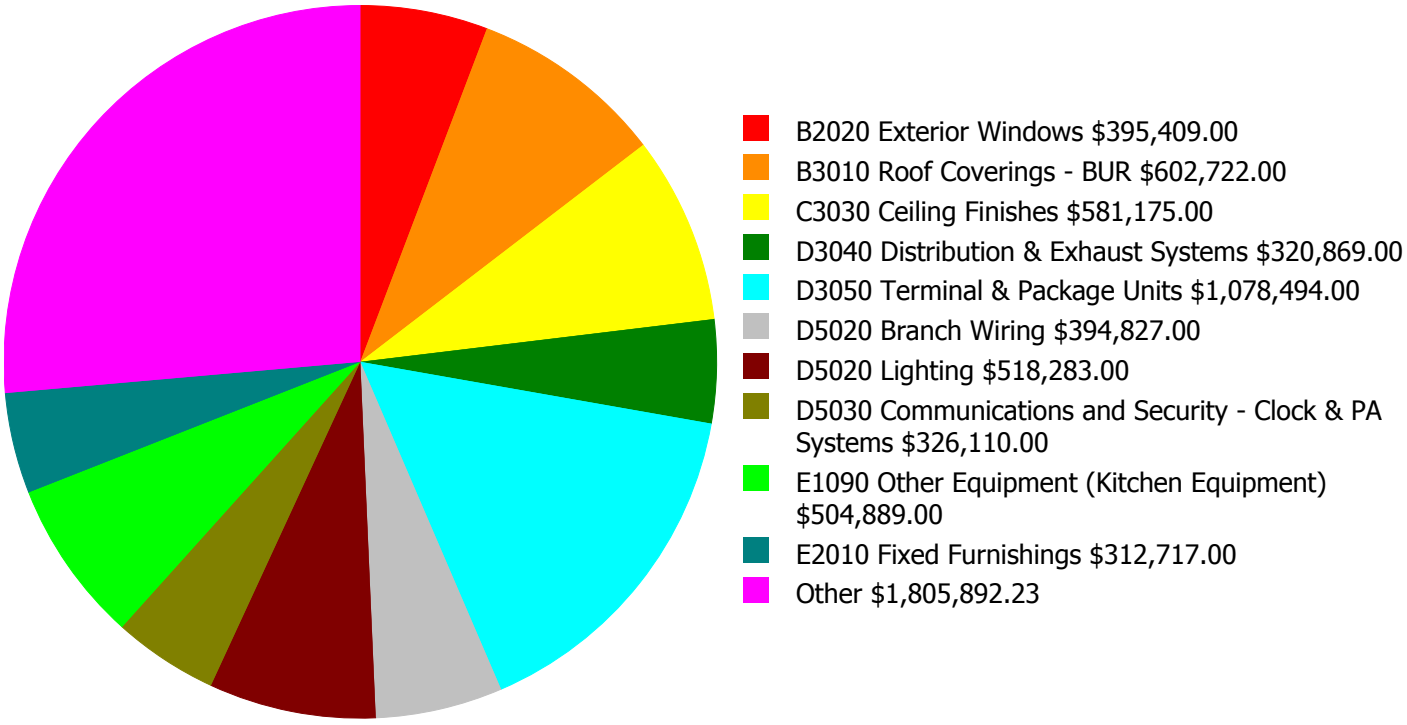
Forecasted Capital Renewal Requirement

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

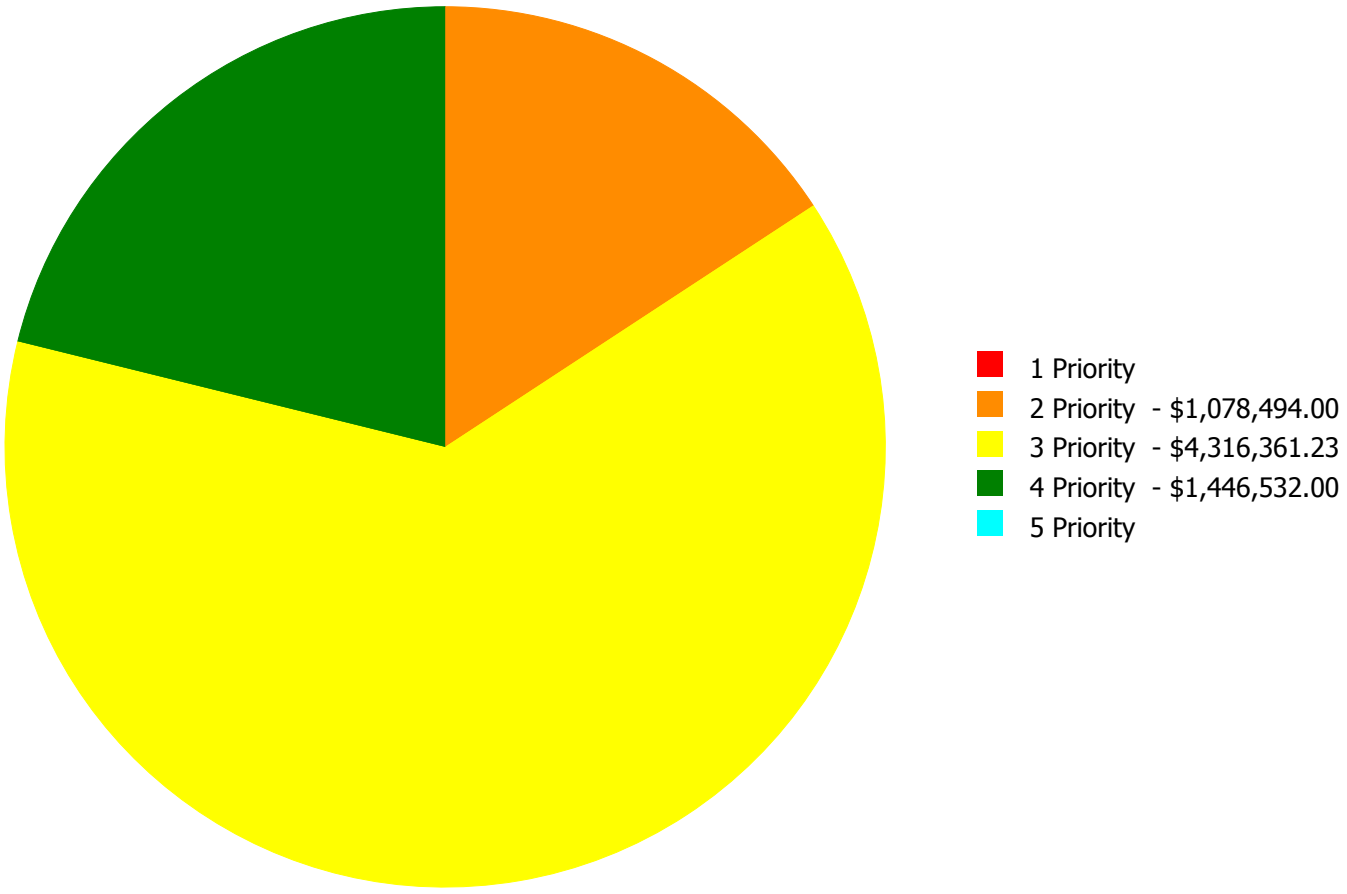
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $6,841,387.23

Deficiency Summary by Priority

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



Budget Estimate Total: $6,841,387.23

Deficiency By Priority Investment Table

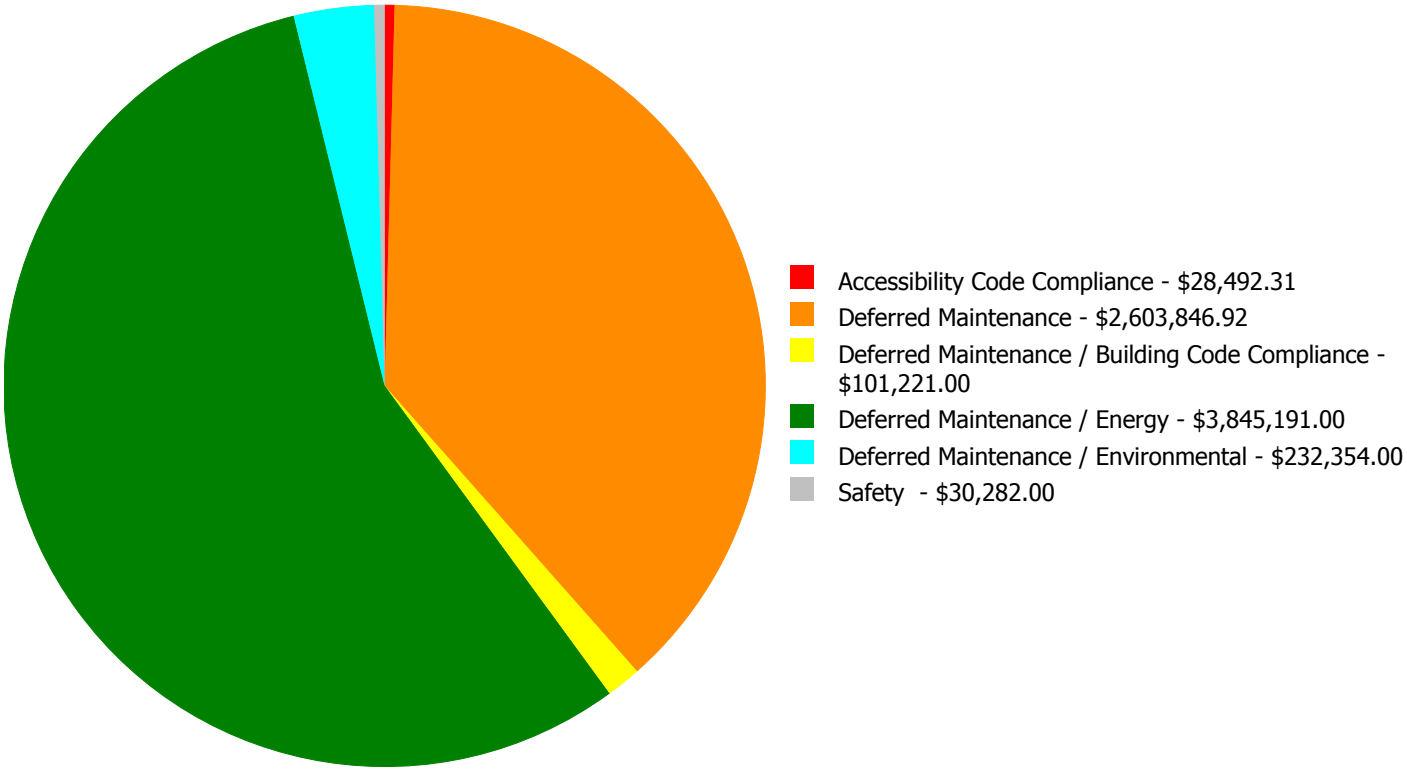
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$395,409.00	$0.00	$0.00	$395,409.00
B2030	Exterior Doors	$0.00	$0.00	$53,575.00	$0.00	$0.00	$53,575.00
B3010	Roof Coverings - Asphalt Shingles	$0.00	$0.00	$125,785.00	$0.00	$0.00	$125,785.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$602,722.00	$0.00	$0.00	$602,722.00
B3020	Roof Openings	$0.00	$0.00	$30,282.00	$0.00	$0.00	$30,282.00
C1020	Interior Doors	$0.00	$0.00	$101,221.00	$0.00	$0.00	$101,221.00
C1030	Fittings	$0.00	$0.00	$28,492.31	$0.00	$0.00	$28,492.31
C3020	Floor Finishes - Carpet	$0.00	$0.00	$49,499.00	$0.00	$0.00	$49,499.00
C3020	Floor Finishes - Ceramic & Quarry Tile	$0.00	$0.00	$11,849.92	$0.00	$0.00	$11,849.92
C3030	Ceiling Finishes	$0.00	$0.00	$581,175.00	$0.00	$0.00	$581,175.00
D2020	Domestic Water Distribution	$0.00	$0.00	$232,354.00	$0.00	$0.00	$232,354.00
D2030	Sanitary Waste	$0.00	$0.00	$198,578.00	$0.00	$0.00	$198,578.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$23,876.00	$0.00	$0.00	$23,876.00
D3020	Heat Generating Systems	$0.00	$0.00	$264,965.00	$0.00	$0.00	$264,965.00
D3030	Cooling Generating Systems	$0.00	$0.00	$275,447.00	$0.00	$0.00	$275,447.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$0.00	$320,869.00	$0.00	$320,869.00
D3050	Terminal & Package Units	$0.00	$1,078,494.00	$0.00	$0.00	$0.00	$1,078,494.00
D3060	Controls & Instrumentation	$0.00	$0.00	$0.00	$209,642.00	$0.00	$209,642.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	$0.00	$0.00	$71,628.00	$0.00	$71,628.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$105,404.00	$0.00	$0.00	$105,404.00
D5020	Branch Wiring	$0.00	$0.00	$394,827.00	$0.00	$0.00	$394,827.00
D5020	Lighting	$0.00	$0.00	$0.00	$518,283.00	$0.00	$518,283.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$0.00	$326,110.00	$0.00	$326,110.00
E1020	Institutional Equipment	$0.00	$0.00	$23,294.00	$0.00	$0.00	$23,294.00
E1090	Other Equipment (Kitchen Equipment)	$0.00	$0.00	$504,889.00	$0.00	$0.00	$504,889.00
E2010	Fixed Furnishings	$0.00	$0.00	$312,717.00	$0.00	$0.00	$312,717.00
	Total:	$0.00	$1,078,494.00	$4,316,361.23	$1,446,532.00	$0.00	$6,841,387.23

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: $6,841,387.23

Deficiency Details by Priority

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

Priority 2 Priority:

System: D3050 - Terminal & Package Units

Location: Roof/Mezzanine Areas

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 2 Priority

Correction: Renew System

Qty: 52,940.00

Unit of Measure: S.F.

Estimate: $1,078,494.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Package unit and make up air system is rusted and reported to operate intermittently. Heat pumps in the hallway mezzanine areas were installed in 1998 and are constantly requiring maintenance. System is beyond its expected service life and should be replaced. SPLOST project 104-422 to replace terminal and package units.

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: 52,940.00
Unit of Measure: S.F.
Estimate: $395,409.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The exterior windows are original construction, beyond their expected service life, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 52,940.00
Unit of Measure: S.F.
Estimate: $53,575.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The exterior door system is original, beyond their expected service life, and should be replaced.

System: B3010 - Roof Coverings - Asphalt Shingles

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 26,470.00

Unit of Measure: S.F.

Estimate: $125,785.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The asphalt shingles are damaged, worn, beyond their expected service life, and should be replaced. SPLOST 104-422 to replace roof coverings.

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 26,470.00

Unit of Measure: S.F.

Estimate: $602,722.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The roof is beyond its expected service life, worn, delaminating, leaking, and should be replaced. SPLOST 104-422 to replace roof coverings..

System: B3020 - Roof Openings

Location: Roof

Distress: Missing

Category: Safety

Priority: 3 Priority

Correction: Renew System

Qty: 52,940.00

Unit of Measure: S.F.

Estimate: $30,282.00

Assessor Name: Sam Mandola

Date Created: 07/20/2015

Notes: There is no safe roof access for maintenance personnel. Recommend installation of an OSHA-compliant roof hatch/ladder system for safe access. SPLOST 104-422 to added roof opening.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 52,940.00

Unit of Measure: S.F.

Estimate: $101,221.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C1030 - Fittings

Location: Throughout Building

Distress: Inadequate

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Remove and replace the signage w/ADA compliant signage.

Qty: 52,940.00

Unit of Measure: S.F.

Estimate: $28,492.31

Assessor Name: Ben Nixon

Date Created: 07/21/2015

Notes: Signage is not ADA compliant, beyond its expected service life, and should be replaced.

System: C3020 - Floor Finishes - Carpet

Location: Media Center, Offices, Hallway

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,294.00

Unit of Measure: S.F.

Estimate: $49,499.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The carpet is worn, dirty, beyond its expected service life, and should be replaced.

System: C3020 - Floor Finishes - Ceramic & Quarry Tile

Location: Kitchen and Restrooms
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace vinyl tile flooring
Qty: 145.00
Unit of Measure: S.Y.
Estimate: $11,849.92
Assessor Name: Ben Nixon
Date Created: 07/21/2015

Notes: The ceramic tile flooring in the restrooms is damaged and should be repaired or replaced.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 52,940.00
Unit of Measure: S.F.
Estimate: $581,175.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The acoustical ceiling system is beyond its expected service life. stained, and should be replaced.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 52,940.00

Unit of Measure: S.F.

Estimate: $232,354.00

Assessor Name: Ben Nixon

Date Created: 07/28/2015

Notes: The domestic water distribution system is beyond its expected service life and should be scheduled for replacement. The water piping and hot water heater is rusting and pipe line patches have been made to areas which were leaking.

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 52,940.00

Unit of Measure: S.F.

Estimate: $198,578.00

Assessor Name: Ben Nixon

Date Created: 07/28/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. Staff reported odors and numerous backups in the kitchen and restrooms. Several classrooms have the old drum trap, which is causing unpleasant smells. The kitchen grease trap is not functional. Staff hand carries buckets of grease that is dumped into two 55 gal drums sitting on dock.

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 52,940.00

Unit of Measure: S.F.

Estimate: $23,876.00

Assessor Name: Ben Nixon

Date Created: 07/28/2015

Notes: The natural gas system is beyond its expected service life and should be scheduled for replacement.

System: D3020 - Heat Generating Systems

Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 52,940.00

Unit of Measure: S.F.

Estimate: $264,965.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The heat generating system to include gas boiler, pumps, valves and piping are beyond their expected service life and should be replaced.

System: D3030 - Cooling Generating Systems

Location: Mechanical Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 52,940.00

Unit of Measure: S.F.

Estimate: $275,447.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The cooling tower, pumps, piping and valves are beyond their expected service and should be replaced. SPLOST project 104-422 to replace the cooling generation system.

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: 52,940.00

Unit of Measure: S.F.

Estimate: $105,404.00

Assessor Name: Ben Nixon

Date Created: 07/28/2015

Notes: School staff reported numerous outages due to breakers tripping and insufficient power. The electrical service/distribution system has reached the end of its expected service life and should be scheduled for replacement.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 52,940.00
Unit of Measure: S.F.
Estimate: $394,827.00
Assessor Name: Ben Nixon
Date Created: 07/28/2015

Notes: The branch wiring system is original, beyond its expected service life, and should be scheduled for replacement. School staff reported numerous outages and breakers tripping because of insufficient power.

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 52,940.00
Unit of Measure: S.F.
Estimate: $23,294.00
Assessor Name: Ben Nixon
Date Created: 07/21/2015

Notes: Institutional equipment, such as theater and stage 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: 52,940.00
Unit of Measure: S.F.
Estimate: $504,889.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: Kitchen equipment is beyond its expected service life and should be scheduled for replacement. Kitchen equipment replacement is reportedly a part of SPLOST IV.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 52,940.00
Unit of Measure: S.F.
Estimate: $312,717.00
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.

Priority 4 Priority:

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 4 Priority
Correction: Renew System
Qty: 52,940.00
Unit of Measure: S.F.
Estimate: $320,869.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Roof top exhaust systems are rusted and beyond their expected service life. Ductwork is original and dirty, causing restrooms and other areas to be inadequately ventilated. The entire system needs to be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 4 Priority
Correction: Renew System
Qty: 52,940.00
Unit of Measure: S.F.
Estimate: $209,642.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The controls and instrumentation system is beyond its expected service life, inadequate, and should be scheduled for replacement. SPLOST project 104-422 to replace controls and instrumentation system.

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

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 52,940.00

Unit of Measure: S.F.

Estimate: $71,628.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The kitchen hood system is original, beyond its expected service life, and should be scheduled for replacement. SPLOST project 104-422 to replace the kitchen hood.

System: D5020 - Lighting

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 4 Priority

Correction: Renew System

Qty: 52,940.00

Unit of Measure: S.F.

Estimate: $518,283.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The lighting system is original with T-12 bulbs and should be scheduled for replacement with more energy efficient fixtures. SPLOST project 104-422 to replace lighting system.

System: D5030 - Communications and Security - Clock & PA Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 52,940.00

Unit of Measure: S.F.

Estimate: $326,110.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Clock and PA systems are beyond their expected service life and should be scheduled for replacement.

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):	17,483
Year Built:	1998
Last Renovation:	
Replacement Value:	$3,589,048
Repair Cost:	$650,824.00
Total FCI:	18.13 %
Total RSLI:	44.55 %
FCA Score:	81.87

Description:

The 1998 classroom addition at Cedar Grove Elementary School is a one-story building located at 2330 River Road in Ellenwood, Georgia. There have been no additions or major renovations. 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	83.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	70.11 %	0.00 %	$0.00
B30 - Roofing	31.27 %	2.49 %	$8,307.00
C10 - Interior Construction	59.66 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	38.96 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	70.04 %	0.00 %	$0.00
D30 - HVAC	7.93 %	82.86 %	$534,822.00
D40 - Fire Protection	43.33 %	0.00 %	$0.00
D50 - Electrical	35.37 %	24.71 %	$107,695.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**44.55 %**	**18.13 %**	**$650,824.00**

Photo Album

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

1). South Elevation - Jul 27, 2015

2). East Elevation - Jul 27, 2015

3). North Elevation - Jul 27, 2015

4). West Elevation - Jul 27, 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	$6.49	S.F.	17,483	100	1998	2098		83.00 %	0.00 %	83			$113,465
A1020	Special Foundations	$4.46	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
A1030	Slab on Grade	$7.09	S.F.	17,483	100	1998	2098		83.00 %	0.00 %	83			$123,954
A2010	Basement Excavation	$0.26	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
A2020	Basement Walls	$6.13	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
B1010	Floor Construction	$15.61	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
B1020	Roof Construction	$5.34	S.F.	17,483	100	1998	2098		83.00 %	0.00 %	83			$93,359
B2010	Exterior Walls	$16.02	S.F.	17,483	100	1998	2098		83.00 %	0.00 %	83			$280,078
B2020	Exterior Windows	$6.79	S.F.	17,483	30	1998	2028		43.33 %	0.00 %	13			$118,710
B2030	Exterior Doors	$0.92	S.F.	17,483	30	1998	2028		43.33 %	0.00 %	13			$16,084
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	1,748	10	1998	2008	2015	0.00 %	110.01 %	0		$8,307.00	$7,551
B3010	Roof Coverings - BUR	$20.70	S.F.	15,735	25	1998	2023		32.00 %	0.00 %	8			$325,715
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1998	2013		0.00 %	0.00 %	-2			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1998	2073		77.33 %	0.00 %	58			$0
B3020	Roof Openings	$0.63	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
C1010	Partitions	$7.01	S.F.	17,483	100	1998	2098		83.00 %	0.00 %	83			$122,556
C1020	Interior Doors	$2.39	S.F.	17,483	30	1998	2028		43.33 %	0.00 %	13			$41,784
C1030	Fittings	$2.79	S.F.	17,483	20	1998	2018		15.00 %	0.00 %	3			$48,778
C2010	Stair Construction	$1.81	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	17,483	10	1998	2008	2020	50.00 %	0.00 %	5			$33,742
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1998	2008		0.00 %	0.00 %	-7			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	0	8	1998	2006		0.00 %	0.00 %	-9			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	874	50	1998	2048		66.00 %	0.00 %	33			$12,664
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	4,371	50	1998	2048		66.00 %	0.00 %	33			$231,707
C3020	Floor Finishes - VCT	$9.54	S.F.	12,238	20	1998	2018		15.00 %	0.00 %	3			$116,751
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			$0
C3030	Ceiling Finishes	$9.98	S.F.	17,483	20	1998	2018		15.00 %	0.00 %	3			$174,480
D1010	Elevators and Lifts	$0.00	S.F.	0	0	1998			0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	17,483	30	2010	2040		83.33 %	0.00 %	25			$308,750
D2020	Domestic Water Distribution	$3.99	S.F.	17,483	30	1998	2028		43.33 %	0.00 %	13			$69,757
D2030	Sanitary Waste	$3.41	S.F.	17,483	30	1998	2028		43.33 %	0.00 %	13			$59,617
D2040	Rain Water Drainage	$0.98	S.F.	17,483	30	1998	2028		43.33 %	0.00 %	13			$17,133

School Assessment Report - 1998 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.	17,483	30	1998	2028		43.33 %	0.00 %	13			$7,168
D3020	Heat Generating Systems	$0.00	S.F.		0	1998			0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$0.00	S.F.		0	1998			0.00 %	0.00 %				$0
D3040	Distribution & Exhaust Systems	$5.51	S.F.	17,483	30	1998	2028		43.33 %	0.00 %	13			$96,331
D3050	Terminal & Package Units	$27.81	S.F.	17,483	15	1998	2013		0.00 %	110.00 %	-2		$534,822.00	$486,202
D3060	Controls & Instrumentation	$3.60	S.F.	17,483	20	1998	2018		15.00 %	0.00 %	3			$62,939
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	0	1998			0.00 %	0.00 %				$0
D4010	Sprinklers	$4.75	S.F.	17,483	30	1998	2028		43.33 %	0.00 %	13			$83,044
D4020	Standpipes	$0.51	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	17,483	40	1998	2038		57.50 %	0.00 %	23			$31,644
D5020	Branch Wiring	$6.78	S.F.	17,483	30	1998	2028		43.33 %	0.00 %	13			$118,535
D5020	Lighting	$8.90	S.F.	17,483	30	1998	2028		43.33 %	0.00 %	13			$155,599
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	17,483	15	1998	2013		0.00 %	110.00 %	-2		$107,695.00	$97,905
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	17,483	15	2008	2023		53.33 %	0.00 %	8			$21,504
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	17,483	15	2008	2023		53.33 %	0.00 %	8			$10,665
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.	0	0	1998			0.00 %	0.00 %				$0
E1010	Commercial Equipment	$0.00	S.F.		0	1998			0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	17,483	20	1998	2018		15.00 %	0.00 %	3			$6,993
E1090	Other Equipment (Kitchen Equipment)	$0.00	S.F.	0	0	1998			0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$5.37	S.F.	17,483	20	1998	2018		15.00 %	0.00 %	3			$93,884
F1010	Special Structures - Canopies	$1.61	S.F.		0				0.00 %	0.00 %				$0
								Total	**44.55 %**	**18.13 %**			**$650,824.00**	**$3,589,048**

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
Total:	**$650,824**	**$0**	**$0**	**$605,597**	**$0**	**$43,028**	**$0**	**$0**	**$498,691**	**$0**	**$11,163**	**$1,809,302**
*** 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 - Asphalt Shingles	$8,307	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,163	**$19,470**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$453,866	$0	$0	**$453,866**
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**

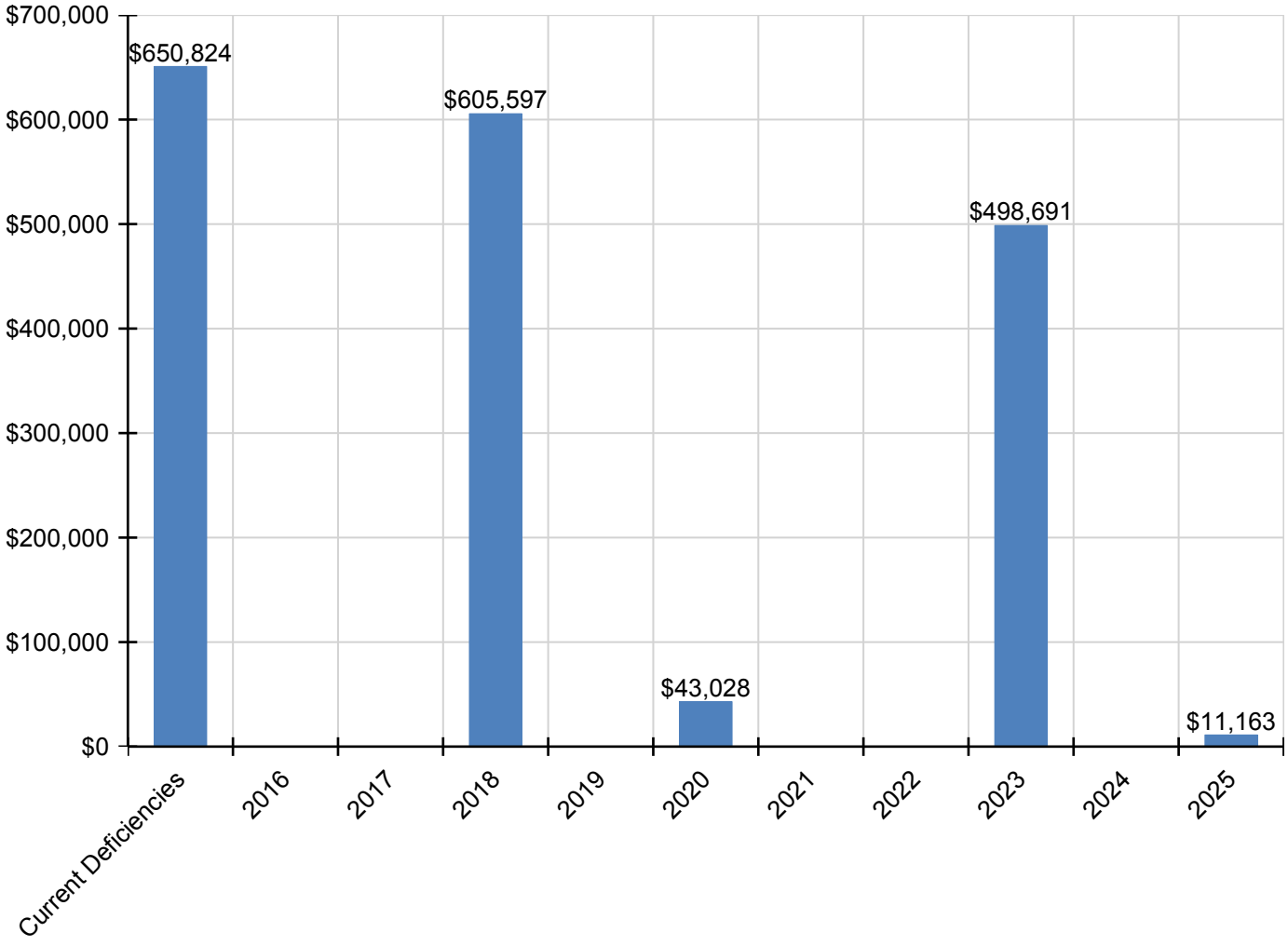
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$58,630	$0	$0	$0	$0	$0	$0	$0	**$58,630**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$0	$0	$0	$43,028	$0	$0	$0	$0	$0	**$43,028**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$140,335	$0	$0	$0	$0	$0	$0	$0	**$140,335**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$209,725	$0	$0	$0	$0	$0	$0	$0	**$209,725**
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	$534,822	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$534,822**
D3060 - Controls & Instrumentation	$0	$0	$0	$75,653	$0	$0	$0	$0	$0	$0	$0	**$75,653**
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**

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	$107,695	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$107,695**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$29,964	$0	$0	**$29,964**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$14,860	$0	$0	**$14,860**
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	$8,406	$0	$0	$0	$0	$0	$0	$0	**$8,406**
E1090 - Other Equipment (Kitchen 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	$112,848	$0	$0	$0	$0	$0	$0	$0	**$112,848**
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*

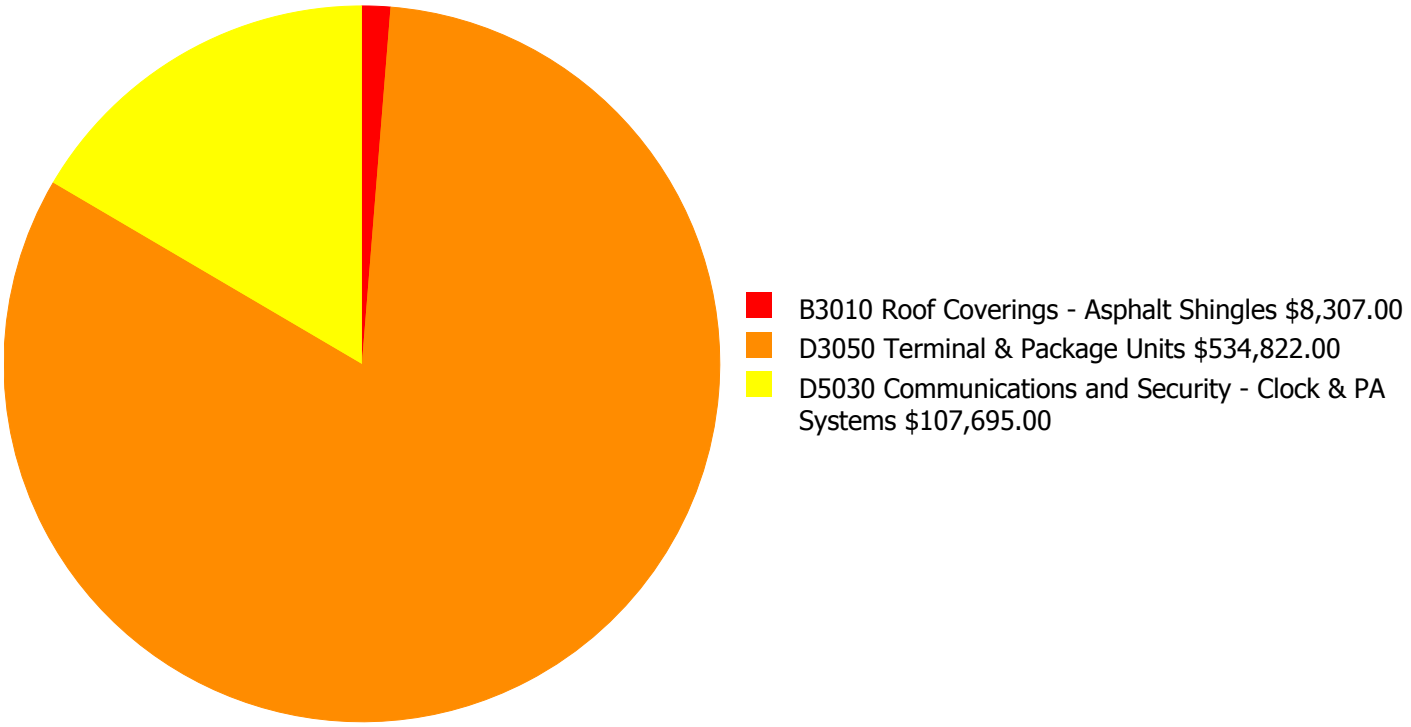
Forecasted Capital Renewal Requirement

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

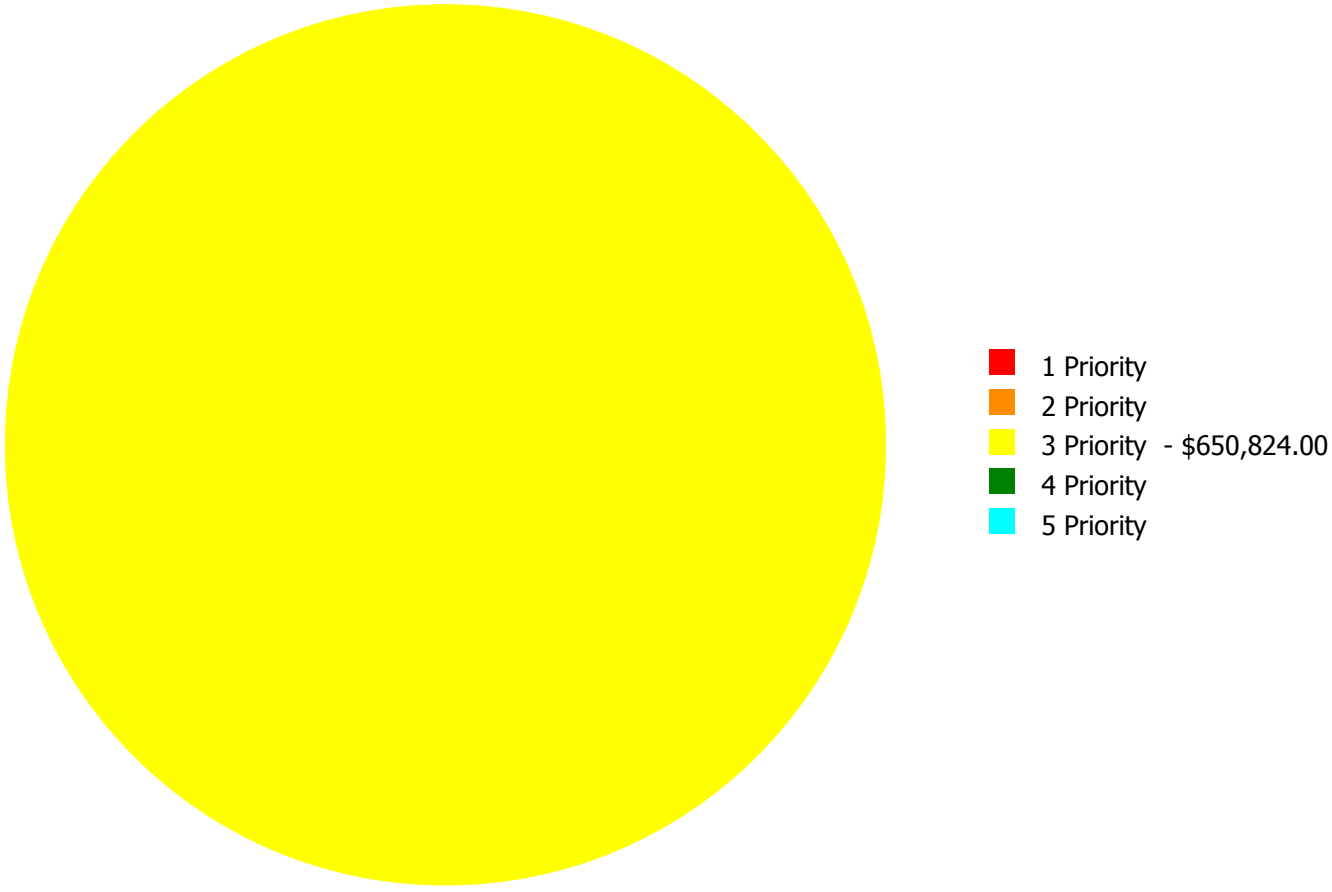
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $650,824.00

Deficiency Summary by Priority

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



Budget Estimate Total: $650,824.00

Deficiency By Priority Investment Table

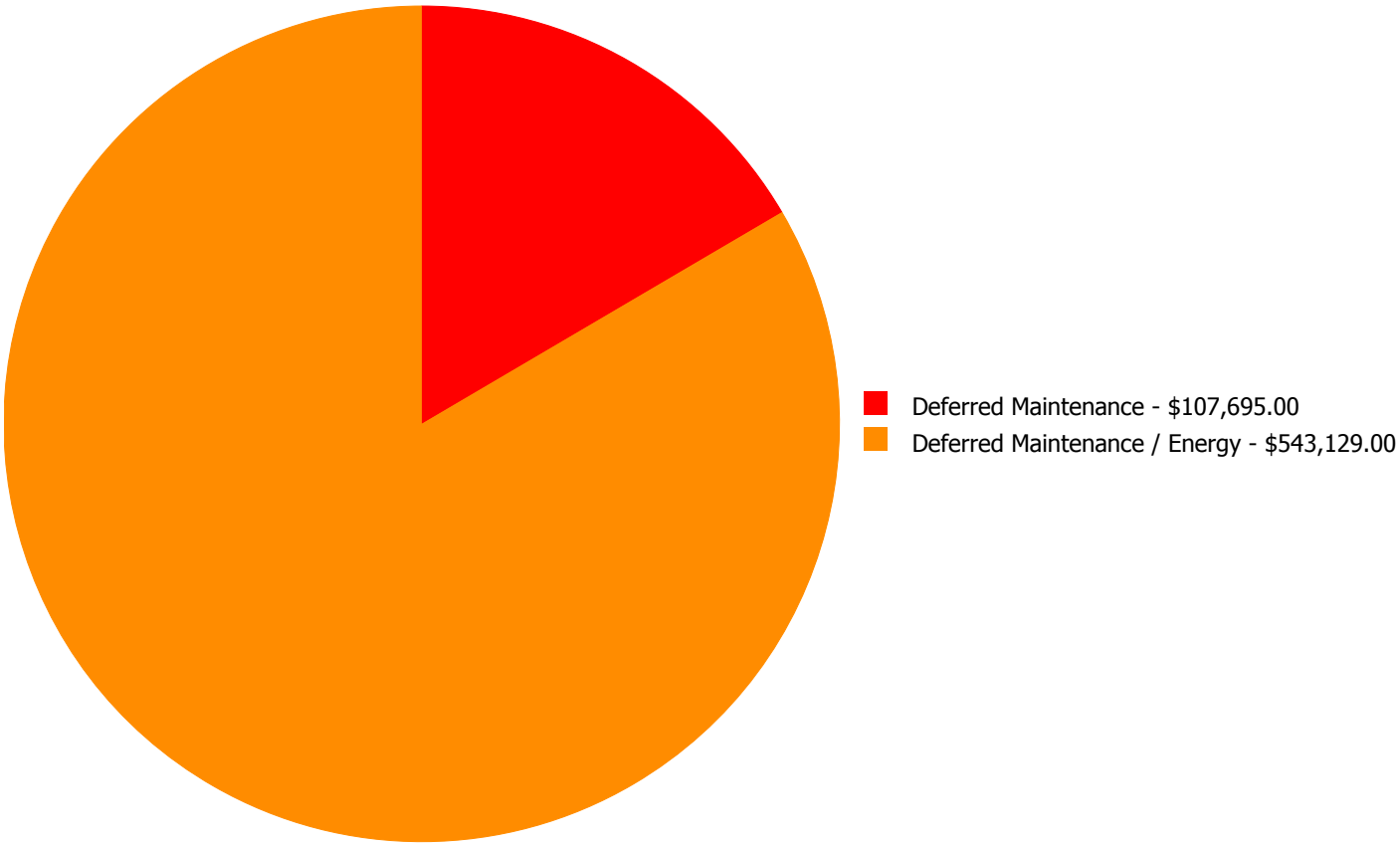
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B3010	Roof Coverings - Asphalt Shingles	$0.00	$0.00	$8,307.00	$0.00	$0.00	$8,307.00
D3050	Terminal & Package Units	$0.00	$0.00	$534,822.00	$0.00	$0.00	$534,822.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$107,695.00	$0.00	$0.00	$107,695.00
	Total:	$0.00	$0.00	$650,824.00	$0.00	$0.00	$650,824.00

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: $650,824.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings - Asphalt Shingles

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 1,748.00
Unit of Measure: S.F.
Estimate: $8,307.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The asphalt shingles are beyond their expected service life and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 17,483.00
Unit of Measure: S.F.
Estimate: $534,822.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The terminal and package units are beyond their expected service life and should be scheduled for replacement. The AC in the sprinkler room, where the computer router is located does not work properly.

System: D5030 - Communications and Security - Clock & PA Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 17,483.00

Unit of Measure: S.F.

Estimate: $107,695.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Clock and PA systems are beyond their expected service life, are original with reported issues, and should be scheduled for replacement.

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:	1998
Last Renovation:	
Replacement Value:	$834,185
Repair Cost:	$153,827.00
Total FCI:	18.44 %
Total RSLI:	56.03 %
FCA Score:	81.56

Description:

The 1998 gymnasium at Cedar Grove Elementary School is a one-story building located at 2330 River Road in Ellenwood, Georgia. There have been no additions and no 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:	2021	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	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	79.34 %	0.00 %	$0.00
B30 - Roofing	77.33 %	0.00 %	$0.00
C10 - Interior Construction	66.23 %	0.00 %	$0.00
C30 - Interior Finishes	4.16 %	81.43 %	$78,323.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D30 - HVAC	22.13 %	53.04 %	$70,201.00
D40 - Fire Protection	43.33 %	0.00 %	$0.00
D50 - Electrical	43.94 %	6.20 %	$5,303.00
Totals:	**56.03 %**	**18.44 %**	**$153,827.00**

Photo Album

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

1). South Elevation - Jul 27, 2015

2). East Elevation - Jul 27, 2015

3). North Elevation - Jul 27, 2015

4). West Elevation - Jul 27, 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	$9.34	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			$51,165
A1030	Slab on Grade	$6.21	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			$34,018
B1020	Roof Construction	$21.36	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			$117,010
B2010	Exterior Walls	$19.80	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			$108,464
B2030	Exterior Doors	$2.01	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			$11,011
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	5,478	75	1998	2073		77.33 %	0.00 %	58			$65,243
C1010	Partitions	$12.78	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			$70,009
C1020	Interior Doors	$4.24	S.F.	5,478	40	1998	2038		57.50 %	0.00 %	23			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			$18,954
C3010	Wall Finishes - Ceramic	$6.65	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
C3010	Wall Finishes - Paint	$1.41	S.F.	5,478	10	1998	2008		0.00 %	109.99 %	-7		$8,496.00	$7,724
C3020	Floor Finishes - Ceramic Tile	$6.67	S.F.	0	8	1998	2006		0.00 %	0.00 %	-9			$0
C3020	Floor Finishes - Neoprene	$14.46	S.F.	4,390	10	1998	2008		0.00 %	110.00 %	-7		$69,827.00	$63,479
C3020	Floor Finishes - VCT	$5.01	S.F.	274	15	1998	2013	2020	33.33 %	0.00 %	5			$1,373
C3030	Ceiling Finishes	$4.31	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			$23,610
D2010	Plumbing Fixtures	$9.66	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D2020	Domestic Water Distribution	$5.85	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D2030	Sanitary Waste	$0.87	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D2040	Rain Water Drainage	$0.22	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			$67,106
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	1998	2013		0.00 %	110.00 %	-2		$70,201.00	$63,819
D3060	Controls & Instrumentation	$0.26	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			$1,424
D4010	Sprinklers	$3.84	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			$21,036
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	40	1998	2038		57.50 %	0.00 %	23			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			$28,705
D5020	Lighting	$5.24	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			$28,705
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	15	2008	2023		53.33 %	0.00 %	8			$11,668
D5030	Communications and Security - Public Address & Clock System	$0.88	S.F.	5,478	15	1998	2013		0.00 %	110.00 %	-2		$5,303.00	$4,821
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	5,478	15	2008	2023		53.33 %	0.00 %	8			$4,821
								Total	**56.03 %**	**18.44 %**			**$153,827.00**	**$834,185**

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%

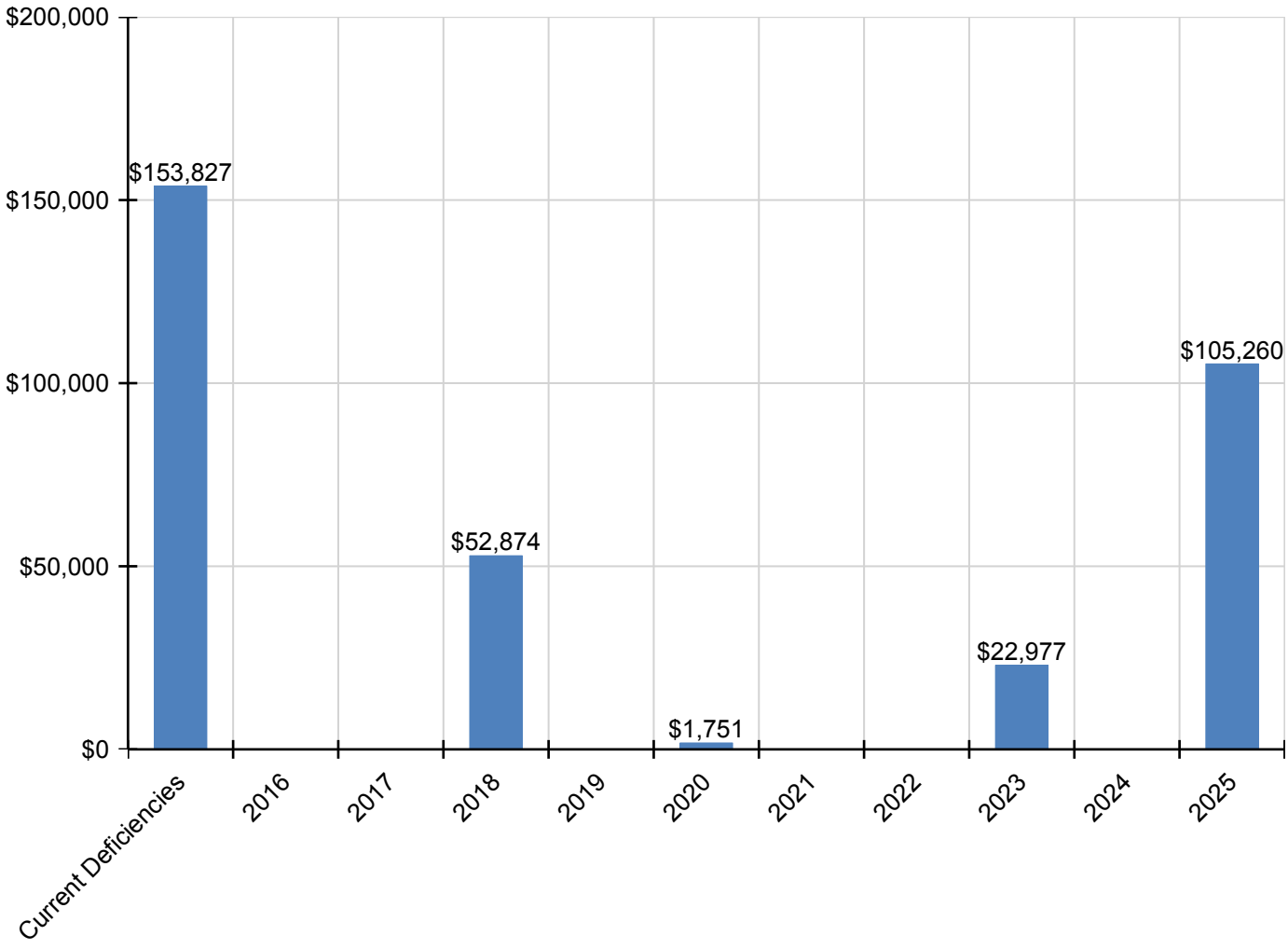
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$153,827**	**$0**	**$0**	**$52,874**	**$0**	**$1,751**	**$0**	**$0**	**$22,977**	**$0**	**$105,260**	**$336,688**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$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	$22,782	$0	$0	$0	$0	$0	$0	$0	**$22,782**
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	$69,827	$0	$0	$0	$0	$0	$0	$0	$0	$0	$93,842	**$163,669**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$1,751	$0	$0	$0	$0	$0	**$1,751**
C3030 - Ceiling Finishes	$0	$0	$0	$28,379	$0	$0	$0	$0	$0	$0	$0	**$28,379**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$1,712	$0	$0	$0	$0	$0	$0	$0	**$1,712**
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	$0	$0	$0	$0	$0	$16,259	$0	$0	**$16,259**
D5030 - Communications and Security - Public Address & Clock System	$5,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,303**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$6,718	$0	$0	**$6,718**

** Indicates non-renewable system*

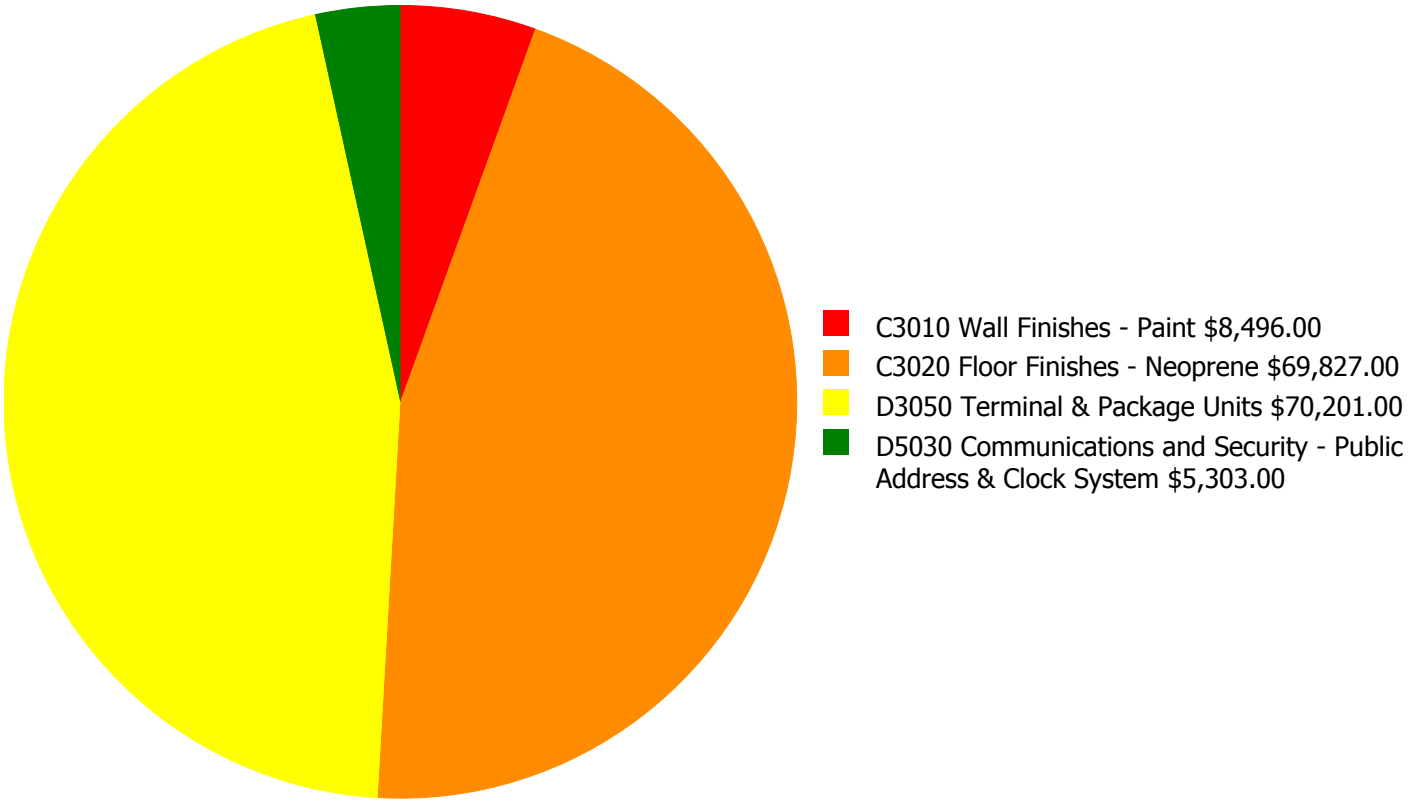
Forecasted Capital Renewal Requirement

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

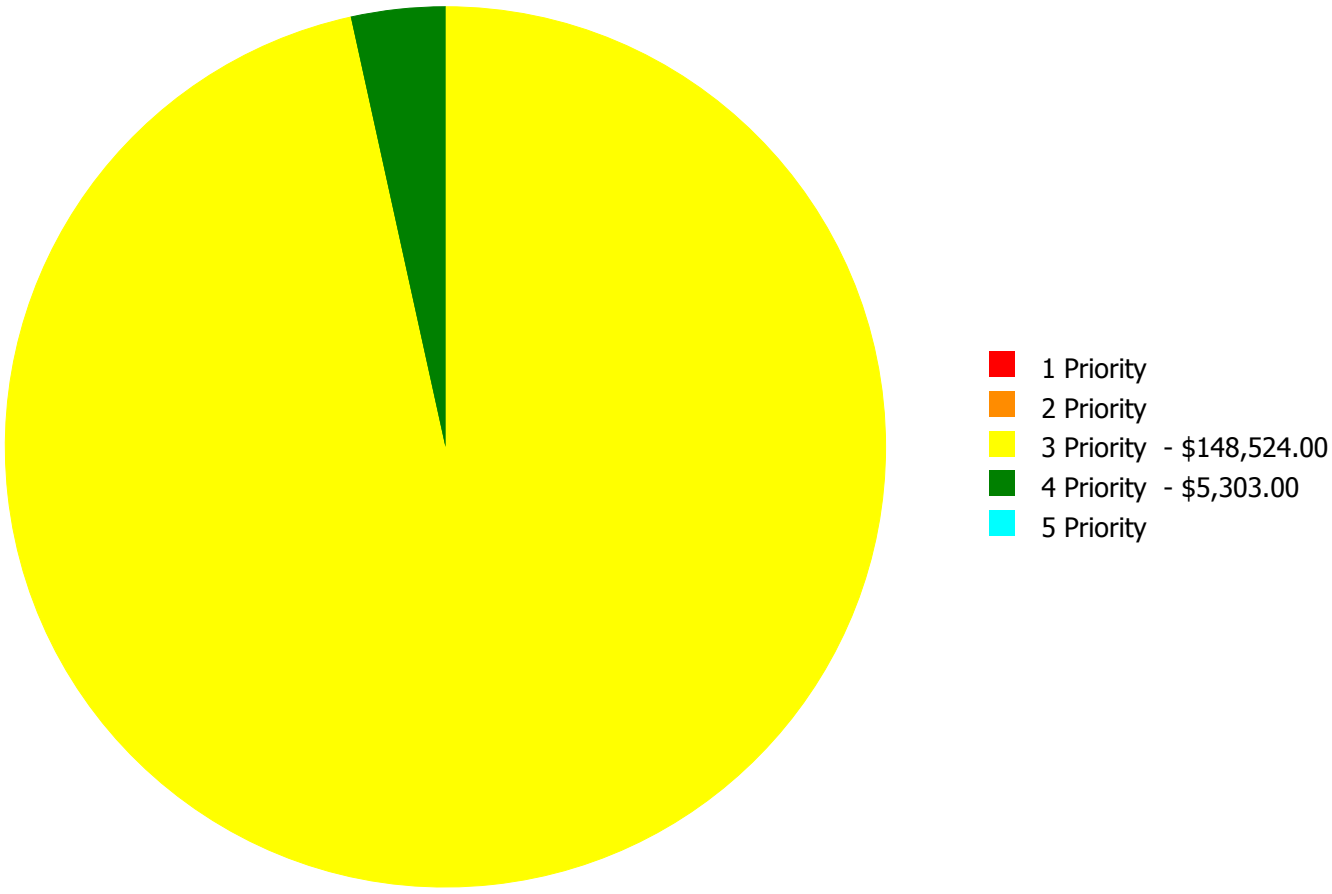
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $153,827.00

Deficiency Summary by Priority

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



Budget Estimate Total: $153,827.00

Deficiency By Priority Investment Table

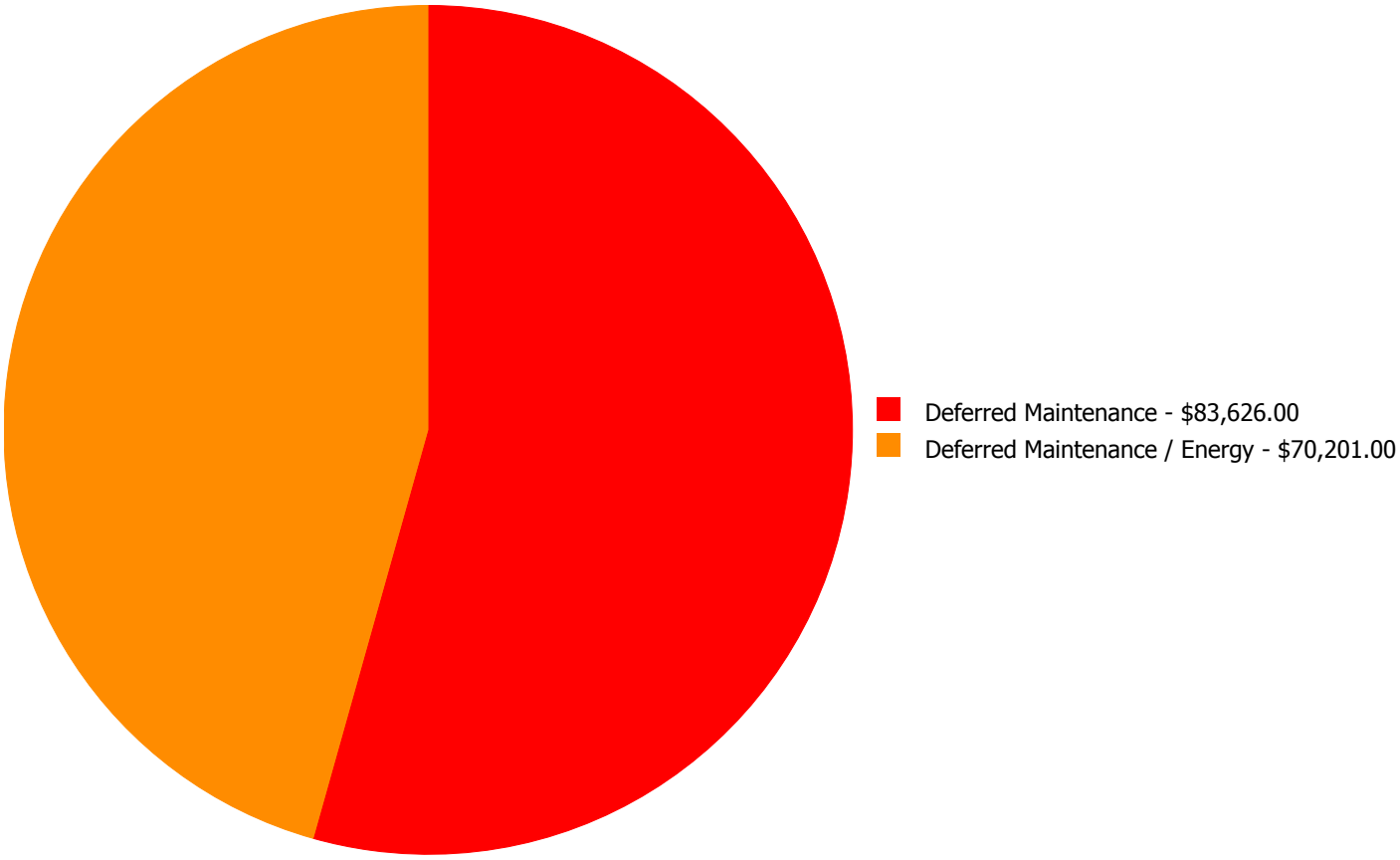
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C3020	Floor Finishes - Neoprene	$0.00	$0.00	$69,827.00	$0.00	$0.00	$69,827.00
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
D5030	Communications and Security - Public Address & Clock System	$0.00	$0.00	$0.00	$5,303.00	$0.00	$5,303.00
	Total:	$0.00	$0.00	$148,524.00	$5,303.00	$0.00	$153,827.00

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: $153,827.00

Deficiency Details by Priority

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

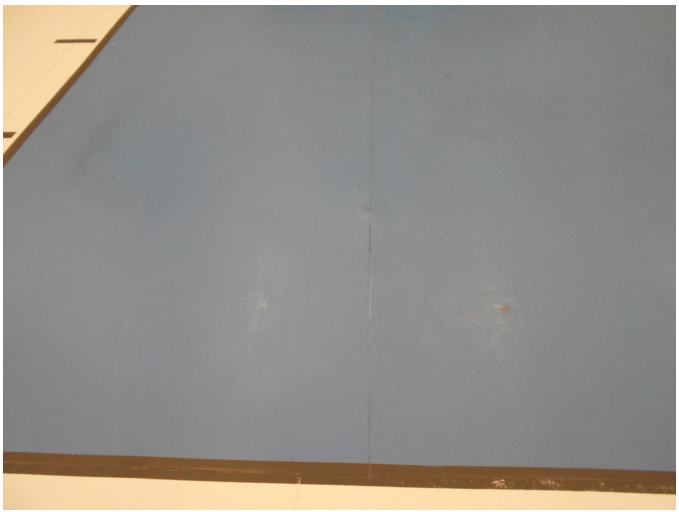
Priority 3 Priority:

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, dirty and worn, and should be replaced.

System: C3020 - Floor Finishes - Neoprene



Location: Basketball Court
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,390.00
Unit of Measure: S.F.
Estimate: $69,827.00
Assessor Name: Sam Mandola
Date Created: 07/27/2015

Notes: The athletic floor covering is beyond its expected service life, delaminating, 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: Sam Mandola

Date Created: 04/11/2015

Notes: One PTAC AC unit is located in the office area of the gym. It is beyond its expected service life and should be scheduled for replacement. SPLOST project 104-422 to install a 20-ton HVAC package in the gym.

Priority 4 Priority:

System: D5030 - Communications and Security - Public Address & Clock System

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $5,303.00

Assessor Name: Ben Nixon

Date Created: 07/23/2015

Notes: The public address and clock system is original, beyond its expected service life, has reported issues, and should be scheduled for replacement.

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):	75,901
Year Built:	1975
Last Renovation:	
Replacement Value:	$1,754,230
Repair Cost:	$406,106.00
Total FCI:	23.15 %
Total RSLI:	19.87 %
FCA Score:	76.85

Description:

The Cedar Grove Elementary School site was originally constructed in 1975, has a total area of 14.3 acres, and is occupied by approximately 75,901 square feet of permanent building space. Campus site features include paved driveways and 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:	1105

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	14.31 %	44.14 %	$406,106.00
G30 - Site Mechanical Utilities	19.20 %	0.00 %	$0.00
G40 - Site Electrical Utilities	39.53 %	0.00 %	$0.00
Totals:	**19.87 %**	**23.15 %**	**$406,106.00**

Photo Album

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

1). Aerial Image of Cedar Grove Elementary School - Oct 20, 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.	58,279	25	1975	2000		0.00 %	110.00 %	-15		$331,433.00	$301,302
G2020	Parking Lots	$4.56	S.F.	14,887	25	1975	2000		0.00 %	110.00 %	-15		$74,673.00	$67,885
G2030	Pedestrian Paving	$1.50	S.F.	75,901	30	1975	2005	2020	16.67 %	0.00 %	5			$113,852
G2040	Baseball Field	$8.35	S.F.		20	1975	1995		0.00 %	0.00 %	-20			$0
G2040	Canopies	$0.29	S.F.		25	1975	2000		0.00 %	0.00 %	-15			$0
G2040	Covered Walkways	$48.72	S.F.		25	1975	2000		0.00 %	0.00 %	-15			$0
G2040	Fencing & Guardrails	$0.91	S.F.	75,901	30	1975	2005	2020	16.67 %	0.00 %	5			$69,070
G2040	Football Field	$5.85	S.F.		20	1975	1995		0.00 %	0.00 %	-20			$0
G2040	Hard Surface Play Area	$6.26	S.F.		20	1975	1995		0.00 %	0.00 %	-20			$0
G2040	Playing Field	$3.92	S.F.	65,794	20	1975	1995	2020	25.00 %	0.00 %	5			$257,912
G2040	Soccer/Lacross Field	$5.00	S.F.		20	1975	1995		0.00 %	0.00 %	-20			$0
G2040	Softball Field	$8.86	S.F.		20	1975	1995		0.00 %	0.00 %	-20			$0
G2040	Tennis Courts	$18.47	S.F.		20	1975	1995		0.00 %	0.00 %	-20			$0
G2040	Track	$7.04	S.F.		10	1975	1985		0.00 %	0.00 %	-30			$0
G2050	Landscaping	$1.45	S.F.	75,901	15	1998	2013	2020	33.33 %	0.00 %	5			$110,056
G3010	Water Supply	$1.83	S.F.	75,901	50	1975	2025		20.00 %	0.00 %	10			$138,899
G3020	Sanitary Sewer	$1.15	S.F.	75,901	50	1975	2025		20.00 %	0.00 %	10			$87,286
G3030	Storm Sewer	$3.55	S.F.	75,901	50	1975	2025		20.00 %	0.00 %	10			$269,449
G3060	Fuel Distribution	$0.78	S.F.	75,901	40	1975	2015	2020	12.50 %	0.00 %	5			$59,203
G4010	Electrical Distribution	$1.86	S.F.	75,901	50	1975	2025		20.00 %	0.00 %	10			$141,176
G4020	Site Lighting	$1.15	S.F.	75,901	30	2008	2038		76.67 %	0.00 %	23			$87,286
G4030	Site Communications & Security	$0.67	S.F.	75,901	10	2008	2018		30.00 %	0.00 %	3			$50,854
								Total	**19.87 %**	**23.15 %**			**$406,106.00**	**$1,754,230**

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.

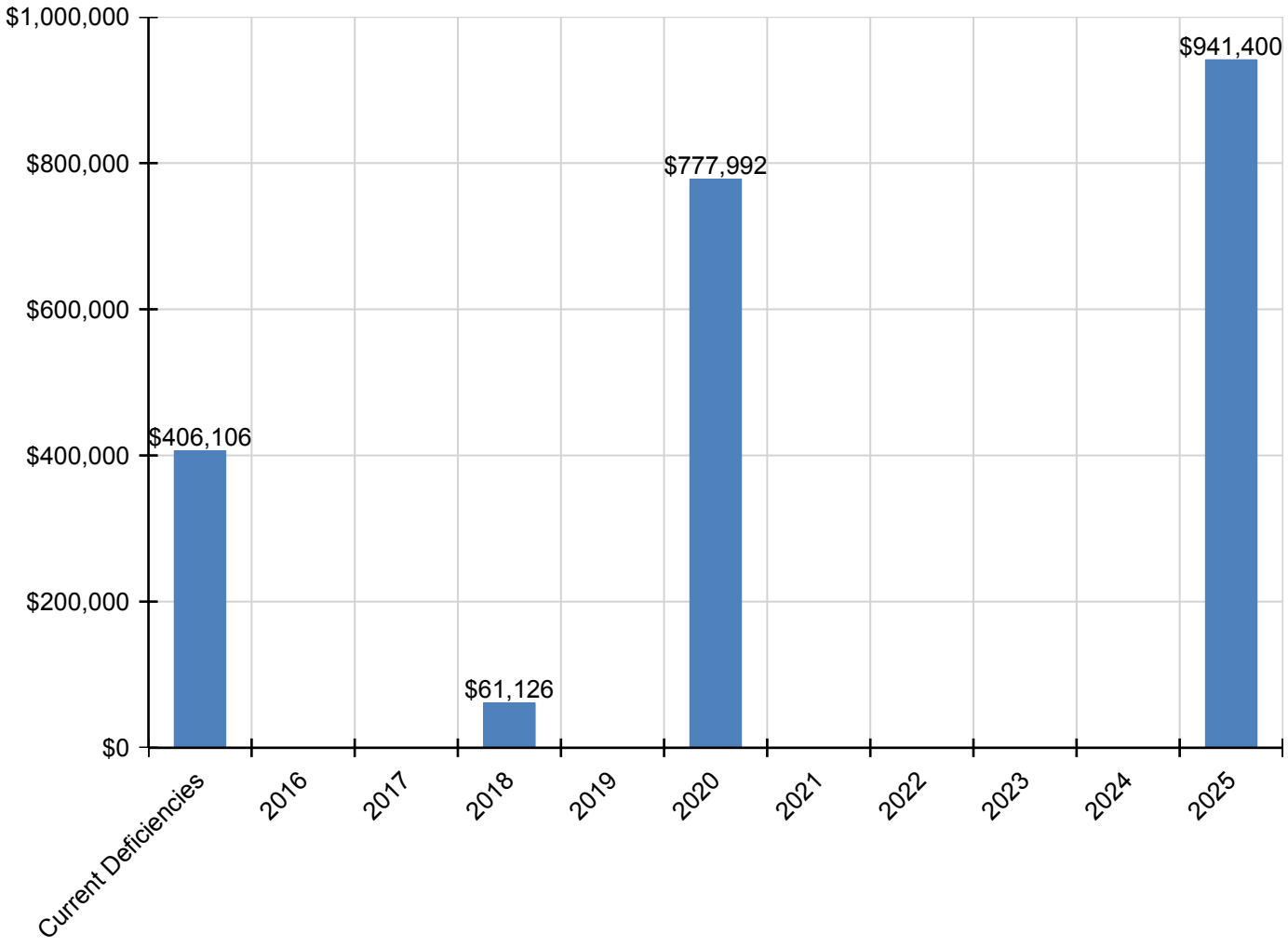
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$406,106**	**$0**	**$0**	**$61,126**	**$0**	**$777,992**	**$0**	**$0**	**$0**	**$0**	**$941,400**	**$2,186,624**
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	$331,433	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$331,433**
G2020 - Parking Lots	$74,673	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,673**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$145,184	$0	$0	$0	$0	$0	**$145,184**
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	$0	$0	$0	$0	$0	$88,078	$0	$0	$0	$0	$0	**$88,078**
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	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$328,891	$0	$0	$0	$0	$0	**$328,891**
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	$0	$0	$0	$0	$0	$140,344	$0	$0	$0	$0	$0	**$140,344**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$205,336	**$205,336**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$129,036	**$129,036**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$398,327	**$398,327**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$75,495	$0	$0	$0	$0	$0	**$75,495**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$208,701	**$208,701**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$61,126	$0	$0	$0	$0	$0	$0	$0	**$61,126**

** Indicates non-renewable system*

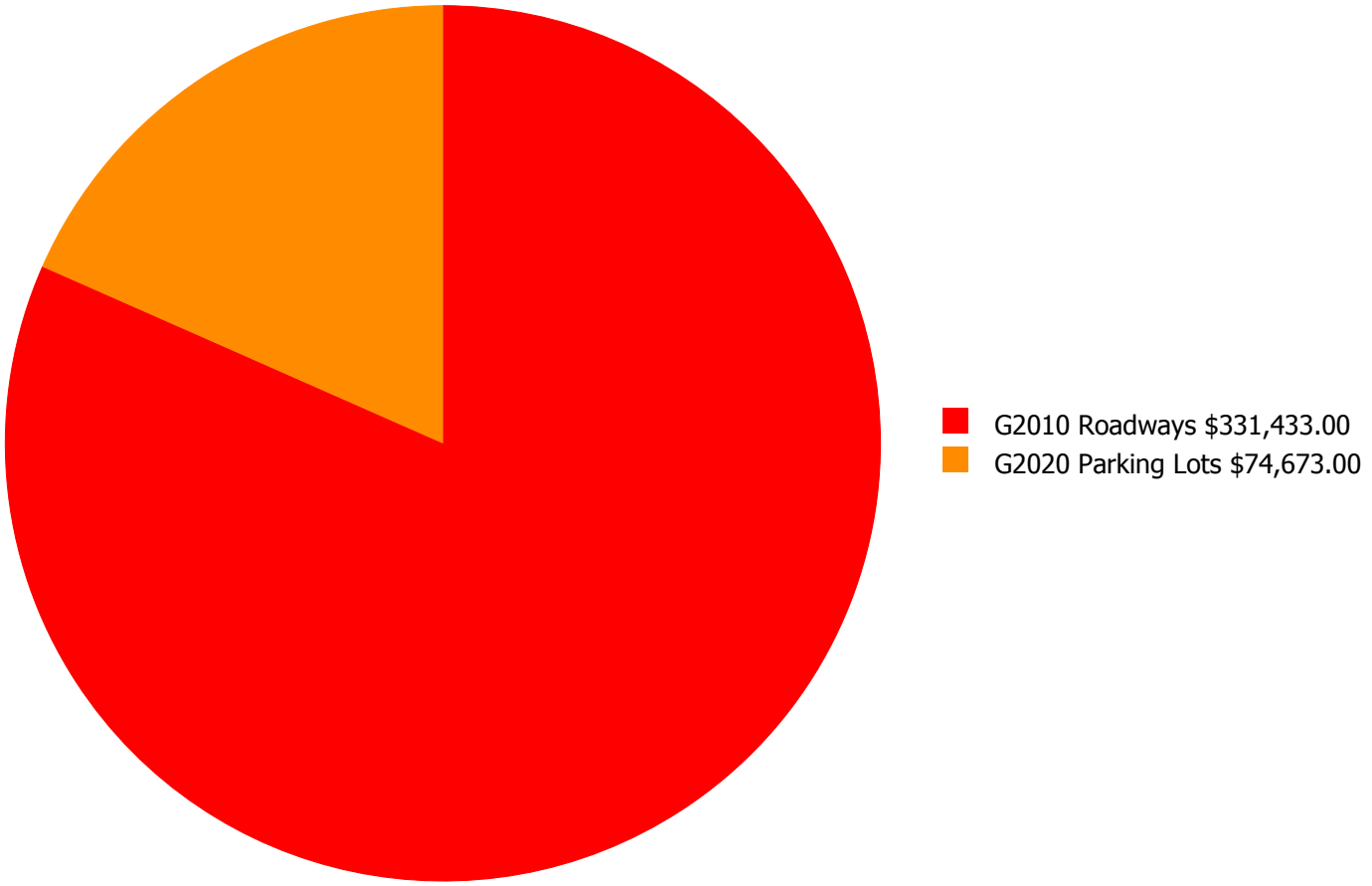
Forecasted Capital Renewal Requirement

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

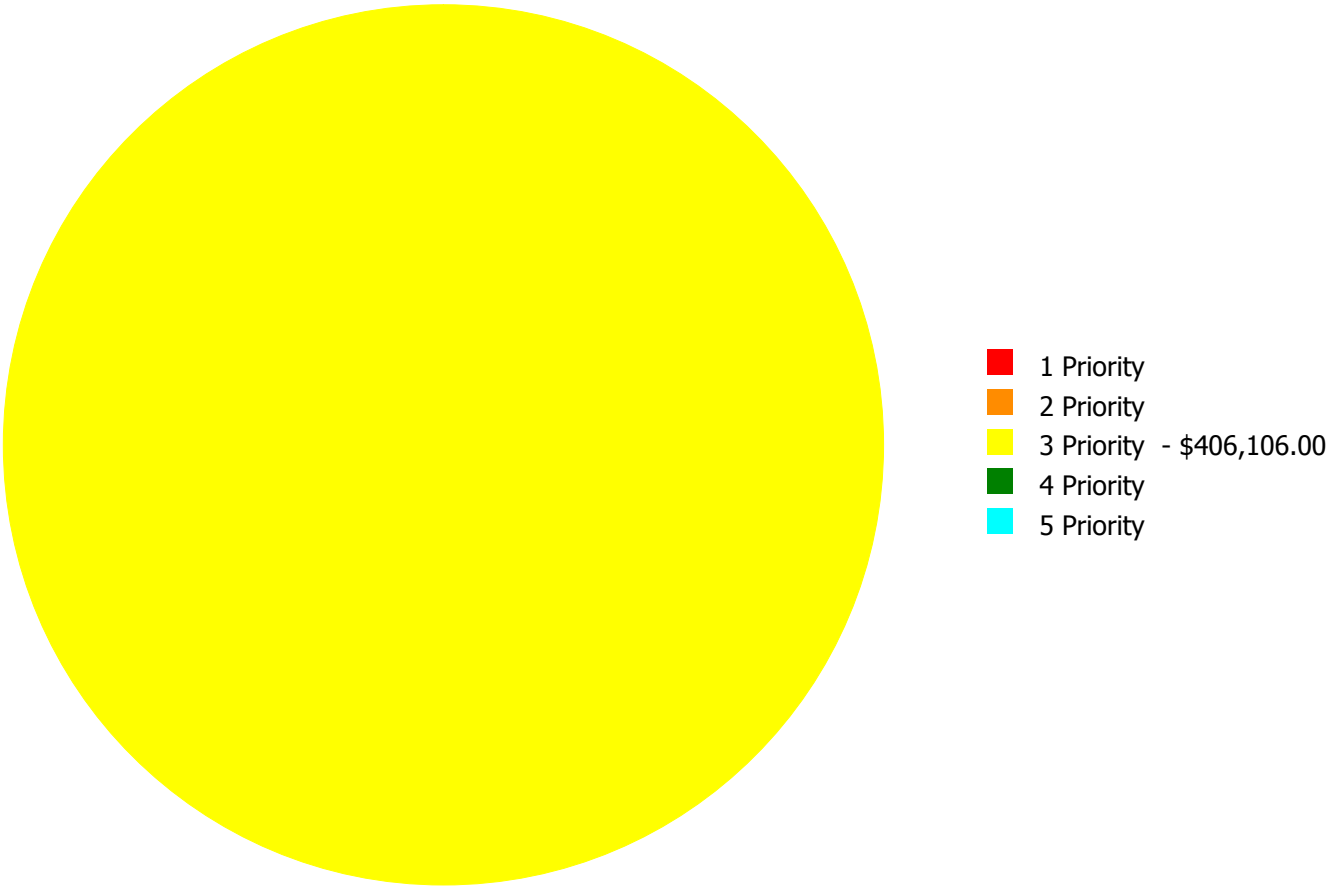
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $406,106.00

Deficiency Summary by Priority

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



Budget Estimate Total: $406,106.00

Deficiency By Priority Investment Table

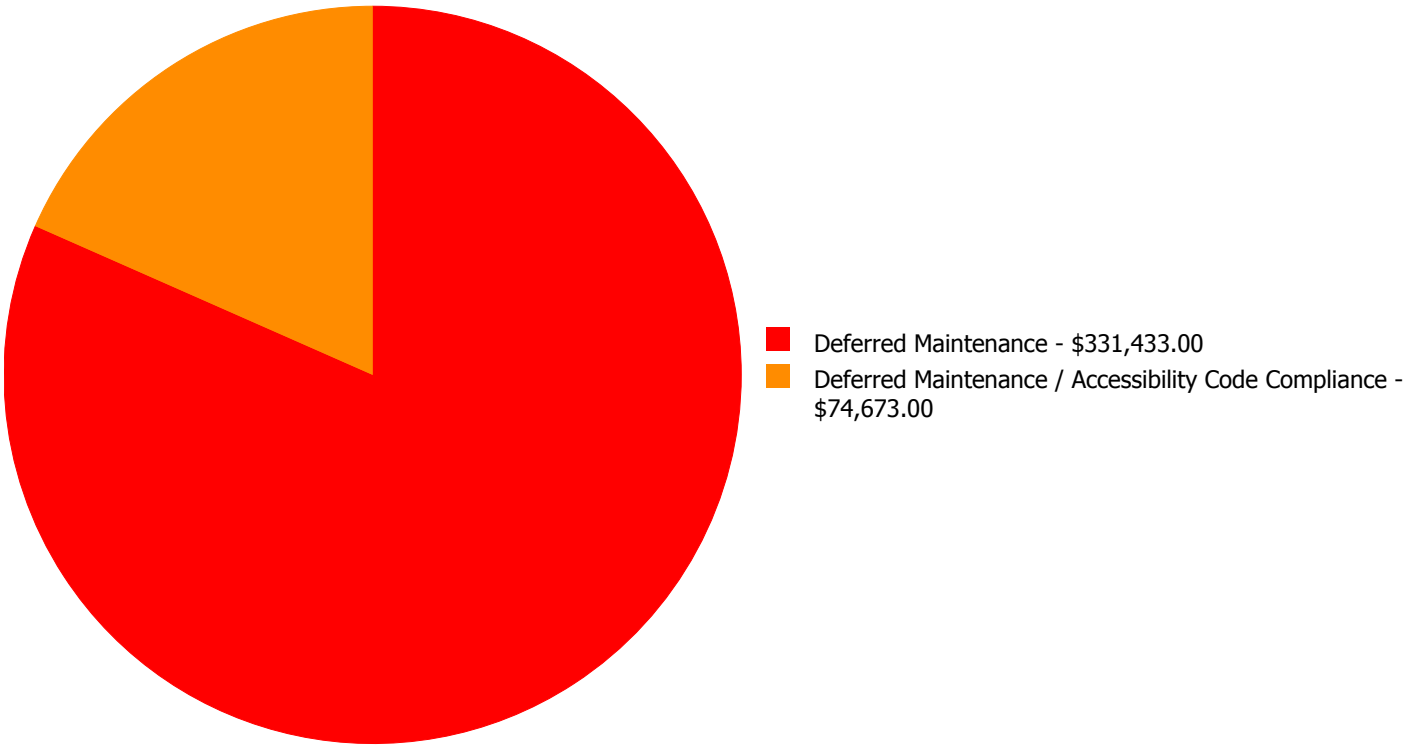
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$331,433.00	$0.00	$0.00	$331,433.00
G2020	Parking Lots	$0.00	$0.00	$74,673.00	$0.00	$0.00	$74,673.00
	Total:	$0.00	$0.00	$406,106.00	$0.00	$0.00	$406,106.00

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:



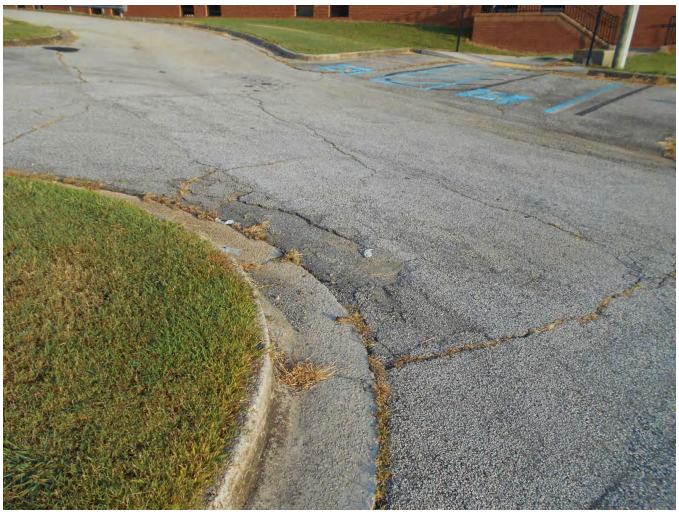
Budget Estimate Total: $406,106.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 58,279.00
Unit of Measure: S.F.
Estimate: $331,433.00
Assessor Name: Sam Mandola
Date Created: 07/21/2015

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: 14,887.00
Unit of Measure: S.F.
Estimate: $74,673.00
Assessor Name: Sam Mandola
Date Created: 07/21/2015

Notes: The parking lot is beyond its expected service life, deteriorated, not fully ADA compliant, and should be replaced.

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.

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.

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.

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.

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.