DeKalb County School District/Middle Schools

Champion Theme Middle

Final

School Assessment Report

May 20, 2016

PARSONS

Table of Contents

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):	135,535
Year Built:	1961
Last Renovation:	
Replacement Value:	$29,951,248
Repair Cost:	$16,993,141.31
Total FCI:	56.74 %
Total RSLI:	18.79 %
FCA Score:	43.26

Description:

The Champion Theme Middle School campus consists of one main building located at 5265 Mimosa Drive in Stone Mountain, Georgia. The original campus was constructed in 1961 and three additions to the main school building were constructed in 1966, 1971, and 1988. In addition to the main school building, the campus contains a football field, tennis court, track, and two storage buildings. 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 3	Board District:	District 6
DOE Facility:	1618	Geographic Region:	Region 3
HS Attendance Area:	Stone Mountain HS	Jurisdictional City:	City of Stone Mountain
Site Acreage:	8.2		

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.

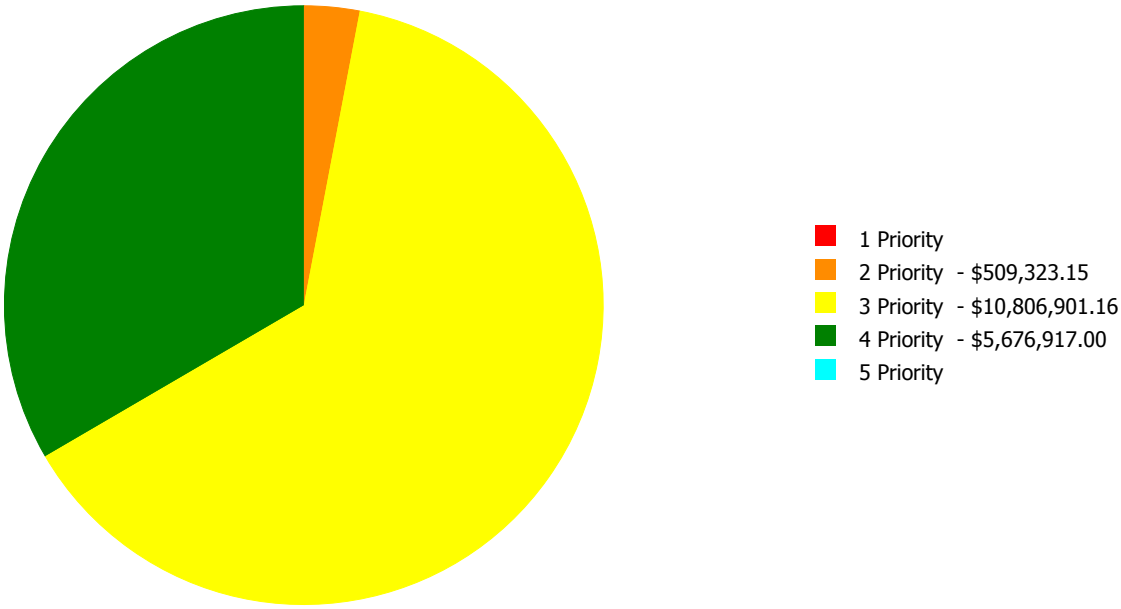
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	55.27 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	53.28 %	0.12 %	$3,591.59
B20 - Exterior Enclosure	32.03 %	26.80 %	$923,395.00
B30 - Roofing	46.68 %	0.42 %	$3,694.00
C10 - Interior Construction	12.09 %	31.93 %	$528,331.00
C20 - Stairs	55.28 %	0.00 %	$0.00
C30 - Interior Finishes	10.85 %	47.49 %	$2,088,006.48
D10 - Conveying	24.84 %	0.00 %	$0.00
D20 - Plumbing	3.24 %	82.50 %	$2,006,117.00
D30 - HVAC	13.89 %	90.07 %	$4,418,684.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	10.41 %	86.49 %	$2,727,126.30
E10 - Equipment	0.00 %	110.00 %	$1,407,900.00
E20 - Furnishings	0.00 %	110.00 %	$976,838.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	9.12 %	59.23 %	$935,910.02
G30 - Site Mechanical Utilities	3.47 %	98.26 %	$973,547.92
G40 - Site Electrical Utilities	28.20 %	0.00 %	$0.00
Totals:	**18.79 %**	**56.74 %**	**$16,993,141.31**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1961 Storage	170	7.10	$0.00	$0.00	$972.00	$0.00	$0.00
1961, 1966, 1971 Building	88,721	64.61	$0.00	$100,666.00	$7,195,708.48	$4,438,535.00	$0.00
1971 Storage	200	52.31	$0.00	$0.00	$8,429.59	$0.00	$0.00
1988 Addition	46,444	38.43	$0.00	$66,930.30	$2,034,060.00	$1,238,382.00	$0.00
Site	135,535	62.21	$0.00	$341,726.85	$1,567,731.09	$0.00	$0.00
Total:		**56.74**	**$0.00**	**$509,323.15**	**$10,806,901.16**	**$5,676,917.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $16,993,141.31

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:	Middle School
Gross Area (SF):	170
Year Built:	1961
Last Renovation:	
Replacement Value:	$13,697
Repair Cost:	$972.00
Total FCI:	7.10 %
Total RSLI:	31.80 %
FCA Score:	92.90

Description:

The 1961 storage building at Champion Theme Middle School is a one-story building located on the school grounds. 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:	4020	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	46.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	46.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	8.81 %	13.04 %	$972.00
B30 - Roofing	75.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**31.80 %**	**7.10 %**	**$972.00**

Photo Album

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

1). East/South Elevation - Jun 29, 2015

2). South/West Elevation - Jun 29, 2015

3). North Elevation - Jun 29, 2015

4). West Elevation - Jul 01, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	170	100	1961	2061		46.00 %	0.00 %	46			$612
A2010	Basement Excavation	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B1020	Roof Construction	$16.33	S.F.	170	100	1961	2061		46.00 %	0.00 %	46			$2,776
B2010	Exterior Walls	$38.65	S.F.	170	60	1961	2021		10.00 %	0.00 %	6			$6,571
B2020	Exterior Windows	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$5.20	S.F.	170	30	1961	1991		0.00 %	109.95 %	-24		$972.00	$884
B3010	Roof Coverings	$16.79	S.F.	170	20	2010	2030		75.00 %	0.00 %	15			$2,854
C1010	Partitions	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C1020	Interior Doors	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3010	Wall Finishes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**31.80 %**	**7.10 %**			**$972.00**	**$13,697**

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%

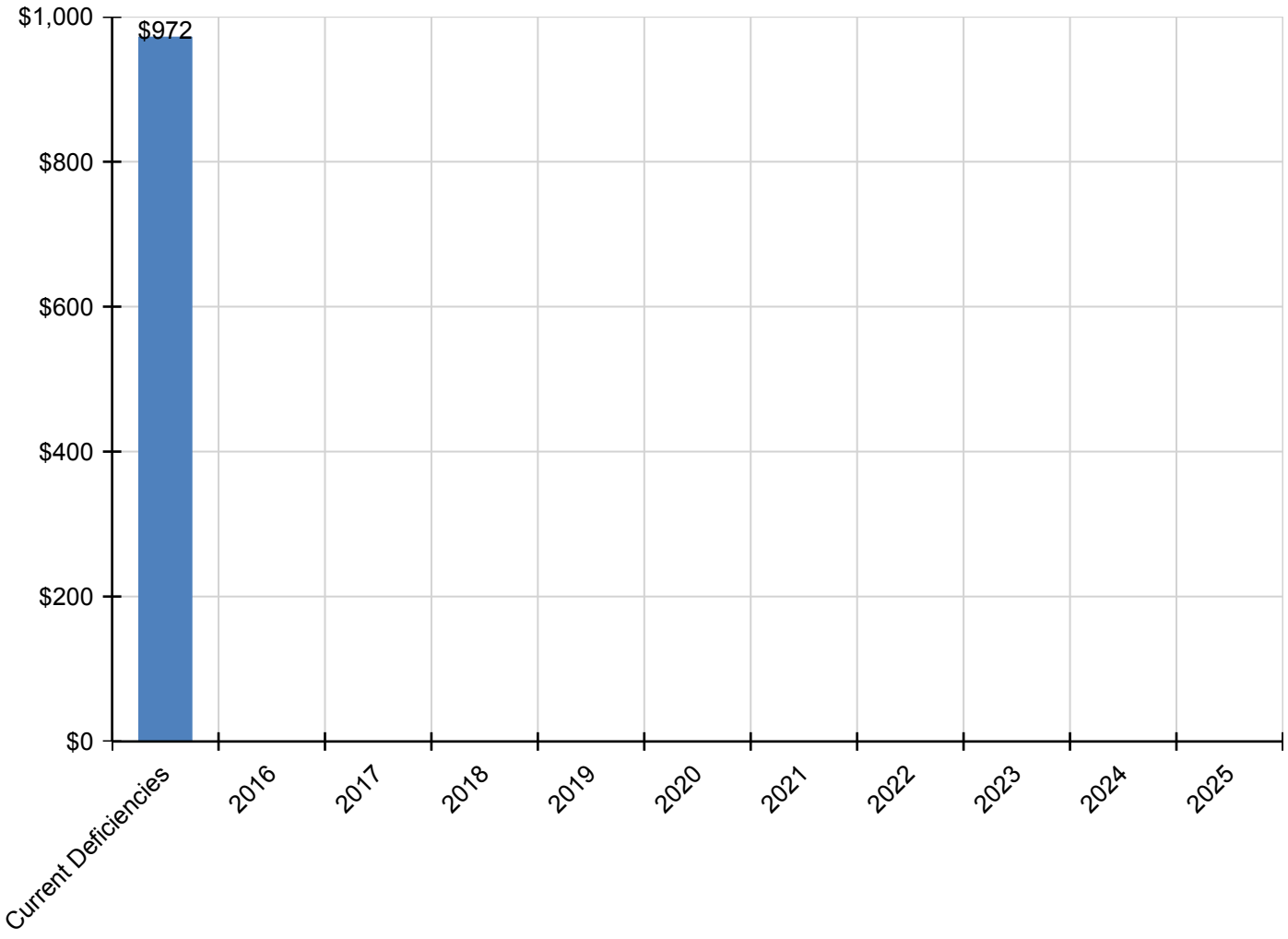
School Assessment Report - 1961 Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$972**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$972**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** 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	$972	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$972**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$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**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

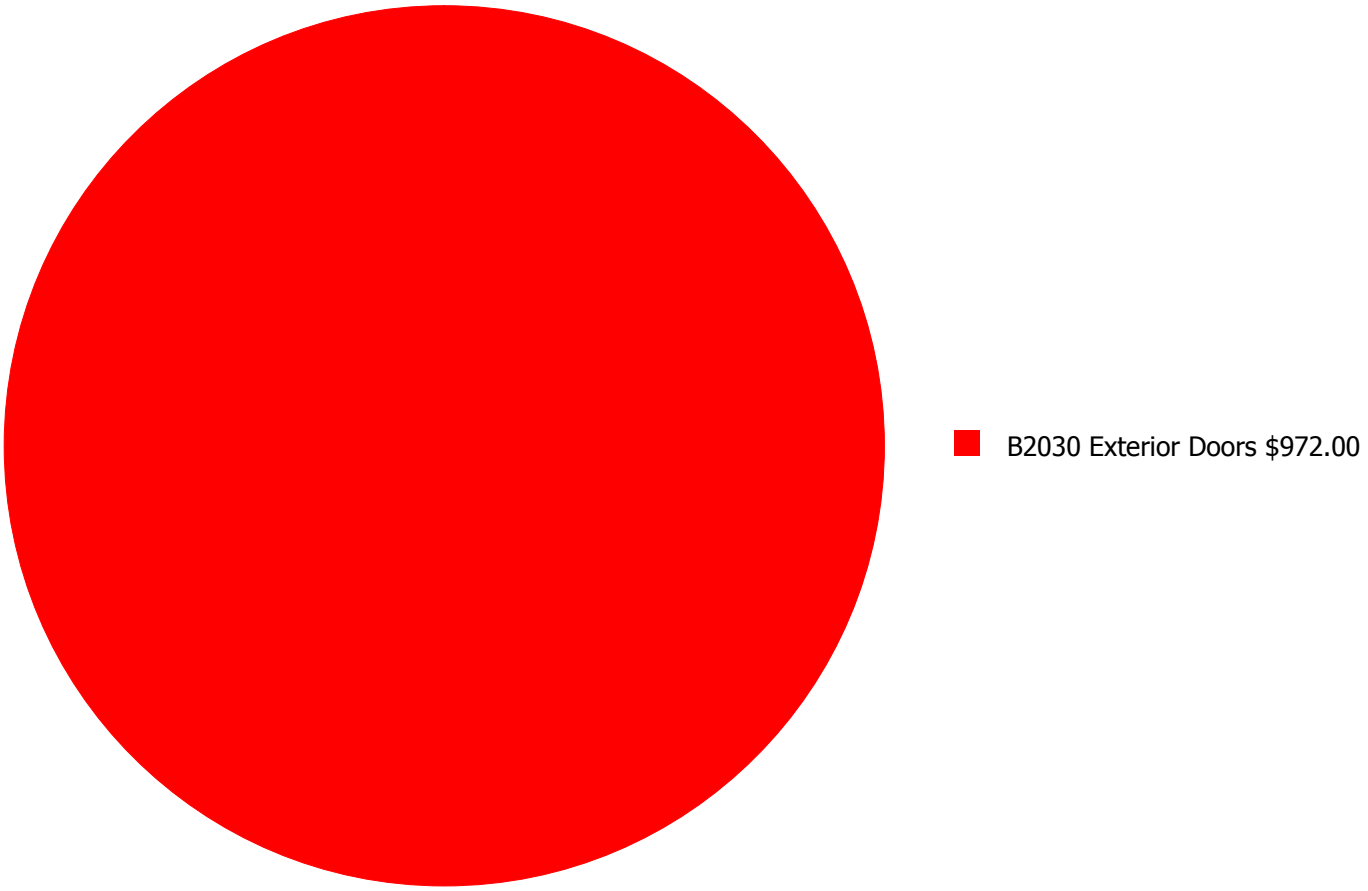
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

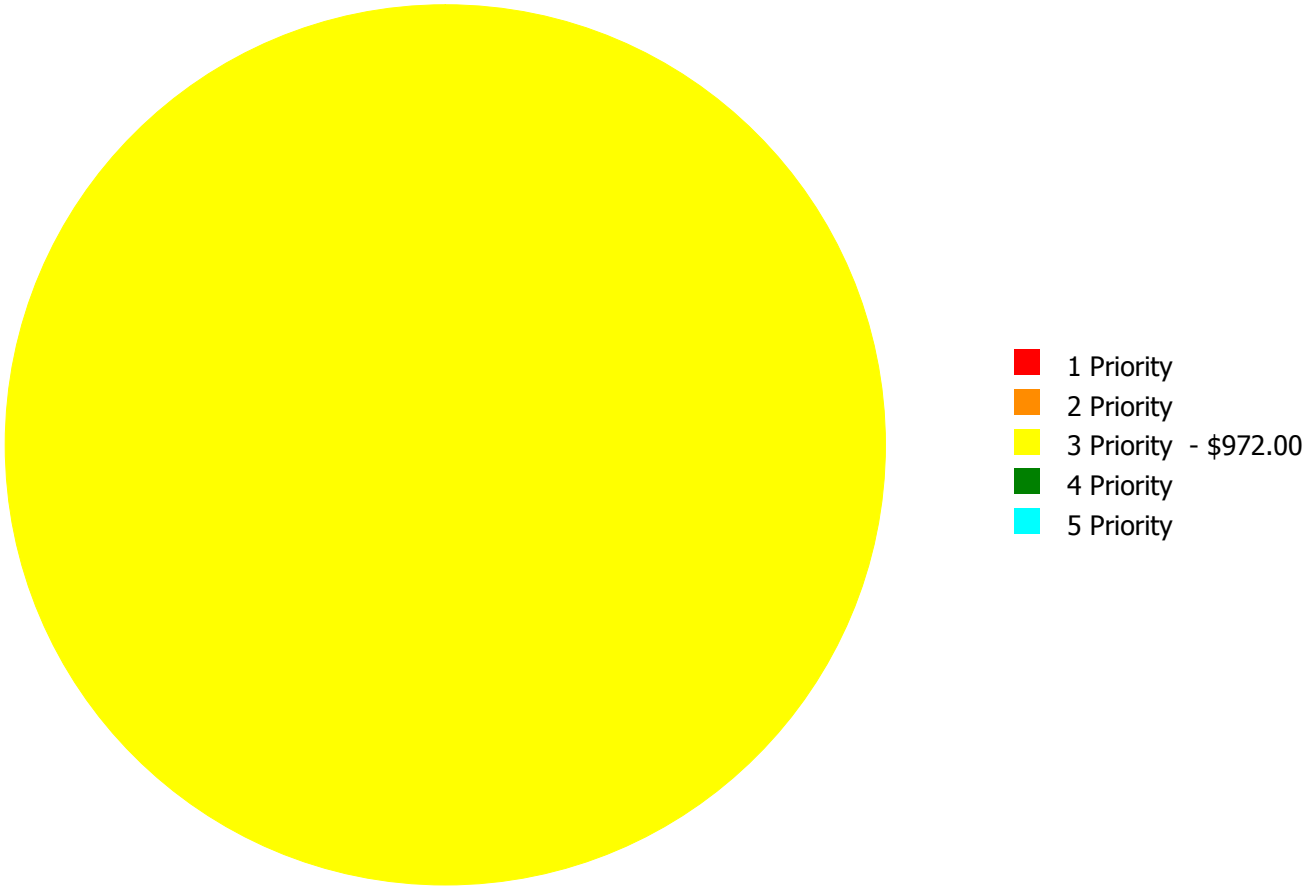
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $972.00

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: $972.00

Deficiency By Priority Investment Table

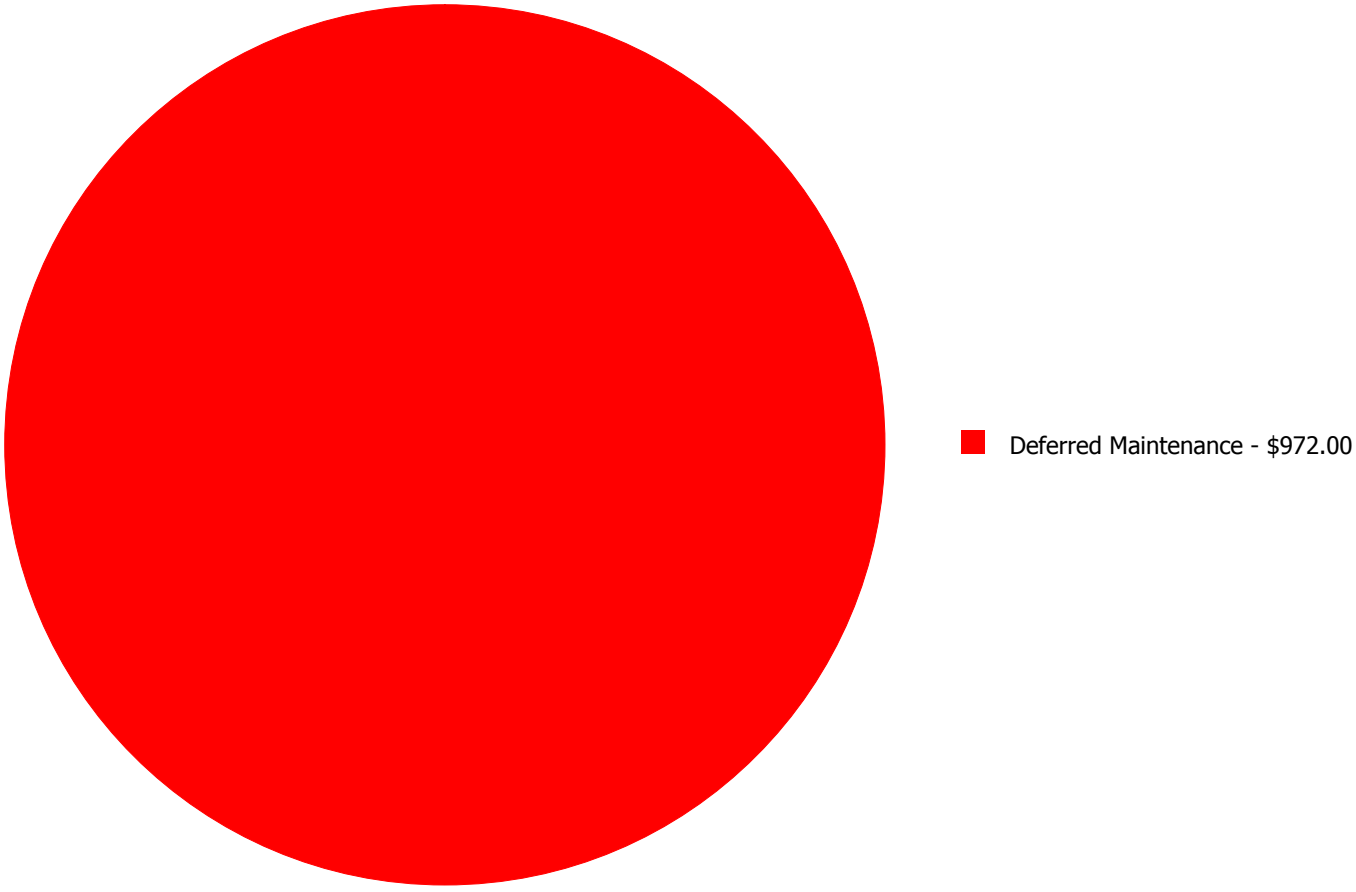
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2030	Exterior Doors	$0.00	$0.00	$972.00	$0.00	$0.00	$972.00
	Total:	$0.00	$0.00	$972.00	$0.00	$0.00	$972.00

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: $972.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 170.00
Unit of Measure: S.F.
Estimate: $972.00
Assessor Name: Charles Gulley
Date Created: 04/11/2015

Notes: The exterior doors are beyond their expected service life and should be replaced.

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	88,721
Year Built:	1961
Last Renovation:	1988
Replacement Value:	$18,162,682
Repair Cost:	$11,734,909.48
Total FCI:	64.61 %
Total RSLI:	14.06 %
FCA Score:	35.39

Description:

The main building at Champion Theme Middle School is a two-story building located at 5265 Mimosa Drive in Stone Mountain, Georgia. Originally built in 1961, there has been three additions in 1966, 1971, and 1988, and some renovations in 1983 and 1988. 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:	4010, 4011, 4012	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	46.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	46.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	28.88 %	40.93 %	$921,279.00
B30 - Roofing	45.26 %	0.00 %	$0.00
C10 - Interior Construction	6.46 %	38.91 %	$422,578.00
C20 - Stairs	46.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.85 %	50.10 %	$1,392,967.48
D10 - Conveying	70.00 %	0.00 %	$0.00
D20 - Plumbing	1.57 %	99.67 %	$1,590,768.00
D30 - HVAC	0.00 %	110.00 %	$3,512,376.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	8.88 %	97.35 %	$1,989,923.00
E10 - Equipment	0.00 %	110.00 %	$1,263,831.00
E20 - Furnishings	0.00 %	110.00 %	$641,187.00
Totals:	**14.06 %**	**64.61 %**	**$11,734,909.48**

Photo Album

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

1). North Elevation - Jul 01, 2015

2). West Elevation - Jul 01, 2015

3). South Elevation - Jul 01, 2015

4). East Elevation - Jul 01, 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	$1.63	S.F.	88,721	100	1961	2061		46.00 %	0.00 %	46			$144,615
A1020	Special Foundations	$0.00	S.F.	0	100				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	88,721	100	1961	2061		46.00 %	0.00 %	46			$315,847
A2010	Basement Excavation	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B1010	Floor Construction	$15.65	S.F.	88,721	100	1961	2061		46.00 %	0.00 %	46			$1,388,484
B1020	Roof Construction	$7.88	S.F.	88,721	100	1961	2061		46.00 %	0.00 %	46			$699,121
B2010	Exterior Walls	$15.93	S.F.	88,721	100	1961	2061		46.00 %	0.00 %	46			$1,413,326
B2020	Exterior Windows	$8.60	S.F.	88,721	30	1961	1991		0.00 %	110.00 %	-24		$839,301.00	$763,001
B2030	Exterior Doors	$0.84	S.F.	88,721	30	1961	1991		0.00 %	110.00 %	-24		$81,978.00	$74,526
B3010	Roof Coverings - Asphalt Shingles	$0.00	S.F.	0	10				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$0.00	S.F.	0	20				0.00 %	0.00 %				$0
B3010	Roof Coverings - EPDM	$3.33	S.F.	37,515	15	2010	2025		66.67 %	0.00 %	10			$124,925
B3010	Roof Coverings Standing Seam Metal	$27.45	S.F.	24,798	75	1971	2046		41.33 %	0.00 %	31			$680,705
B3020	Roof Openings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C1010	Partitions	$7.91	S.F.	88,721	60	1961	2021		10.00 %	0.00 %	6			$701,783
C1020	Interior Doors	$2.26	S.F.	88,721	30	1983	2013		0.00 %	110.00 %	-2		$220,560.00	$200,509
C1030	Fittings	$2.07	S.F.	88,721	20	1983	2003		0.00 %	110.00 %	-12		$202,018.00	$183,652
C2010	Stair Construction	$1.06	S.F.	88,721	100	1961	2061		46.00 %	0.00 %	46			$94,044
C3010	Wall Finishes - Ceramic Tile	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.93	S.F.	88,721	10	1983	1993		0.00 %	110.00 %	-22		$188,355.00	$171,232
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	8,872	50	1961	2011	2020	10.00 %	0.00 %	5			$128,555
C3020	Floor Finishes - Epoxy	$3.67	S.F.	4,436	15	2010	2025		66.67 %	283.05 %	10		$46,080.48	$16,280
C3020	Floor Finishes - Neoprene	$20.63	S.F.	4,436	10	1983	1993		0.00 %	110.00 %	-22		$100,666.00	$91,515
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	26,616	50	1961	2011		0.00 %	0.00 %	-4			$1,410,914
C3020	Floor Finishes - VCT	$9.54	S.F.	39,925	20	1983	2003		0.00 %	110.00 %	-12		$418,973.00	$380,885
C3020	Floor Finishes - Wood	$9.73	S.F.	4,436	20	1971	1991		0.00 %	110.00 %	-24		$47,479.00	$43,162
C3030	Ceiling Finishes	$6.06	S.F.	88,721	20	1983	2003		0.00 %	110.00 %	-12		$591,414.00	$537,649
D1010	Elevators and Lifts	$0.37	S.F.	88,721	30	2006	2036		70.00 %	0.00 %	21			$32,827
D2010	Plumbing Fixtures	$8.13	S.F.	88,721	20	1961	1981		0.00 %	110.00 %	-34		$793,432.00	$721,302
D2020	Domestic Water Distribution	$3.84	S.F.	88,721	30	1961	1991		0.00 %	110.00 %	-24		$374,758.00	$340,689
D2030	Sanitary Waste	$4.33	S.F.	88,721	30	1961	1991		0.00 %	110.00 %	-24		$422,578.00	$384,162

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 $
D2040	Rain Water Drainage	$0.92	S.F.	88,721	30	1961	1991	2020	16.67 %	0.00 %	5			$81,623
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	88,721	30	1961	1991	2020	16.67 %	0.00 %	5			$68,315
D3020	Heat Generating Systems	$4.55	S.F.	88,721	30	1961	1991		0.00 %	110.00 %	-24		$444,049.00	$403,681
D3030	Cooling Generating Systems	$19.14	S.F.	88,721	30	1988	2018	2015	0.00 %	110.00 %	0		$1,867,932.00	$1,698,120
D3040	Distribution Systems & Exhaust Systems	$4.84	S.F.	88,721	30	1961	1991		0.00 %	110.00 %	-24		$472,351.00	$429,410
D3050	Terminal & Package Units	$2.83	S.F.	88,721	15	2006	2021	2015	0.00 %	110.00 %	0		$276,188.00	$251,080
D3060	Controls & Instrumentation	$3.57	S.F.	88,721	20	1961	1981		0.00 %	110.00 %	-34		$348,407.00	$316,734
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.06	S.F.	88,721	30	1961	1991		0.00 %	110.00 %	-24		$103,449.00	$94,044
D4010	Sprinklers	$0.00	S.F.	0	30				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	88,721	40	1961	2001		0.00 %	110.00 %	-14		$168,836.00	$153,487
D5020	Branch Wiring	$5.53	S.F.	88,721	30	1961	1991		0.00 %	110.00 %	-24		$539,690.00	$490,627
D5020	Lighting	$8.36	S.F.	88,721	30	1988	2018	2015	0.00 %	110.00 %	0		$815,878.00	$741,708
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	88,721	10	1988	1998		0.00 %	110.00 %	-17		$140,534.00	$127,758
D5030	Communications and Security - PA & Clock Systems	$3.33	S.F.	88,721	10	1988	1998		0.00 %	110.00 %	-17		$324,985.00	$295,441
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	88,721	10	2010	2020		50.00 %	0.00 %	5			$107,352
D5030	Communications and Security - Telephone & Data	$1.44	S.F.	88,721	10	2015	2025		100.00 %	0.00 %	10			$127,758
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1010	Commercial Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$2.82	S.F.	88,721	20	1983	2003		0.00 %	110.00 %	-12		$275,213.00	$250,193
E1090	Other Equipment (Kitchen Equipment)	$8.57	S.F.	88,721	15	1983	1998		0.00 %	110.00 %	-17		$836,373.00	$760,339
E1090	Other Equipment (Sports Equipment)	$1.56	S.F.	88,721	15	1983	1998		0.00 %	110.00 %	-17		$152,245.00	$138,405
E2010	Fixed Furnishings	$6.57	S.F.	88,721	20	1983	2003		0.00 %	110.00 %	-12		$641,187.00	$582,897
								Total	**14.06 %**	**64.61 %**			**$11,734,909.48**	**$18,162,682**

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:	**$11,734,909**	**$0**	**$0**	**$0**	**$0**	**$492,033**	**$921,762**	**$0**	**$0**	**$0**	**$1,411,648**	**$14,560,353**
*** 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	$839,301	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$839,301**
B2030 - Exterior Doors	$81,978	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,978**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$184,677	**$184,677**
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	$921,762	$0	$0	$0	$0	**$921,762**

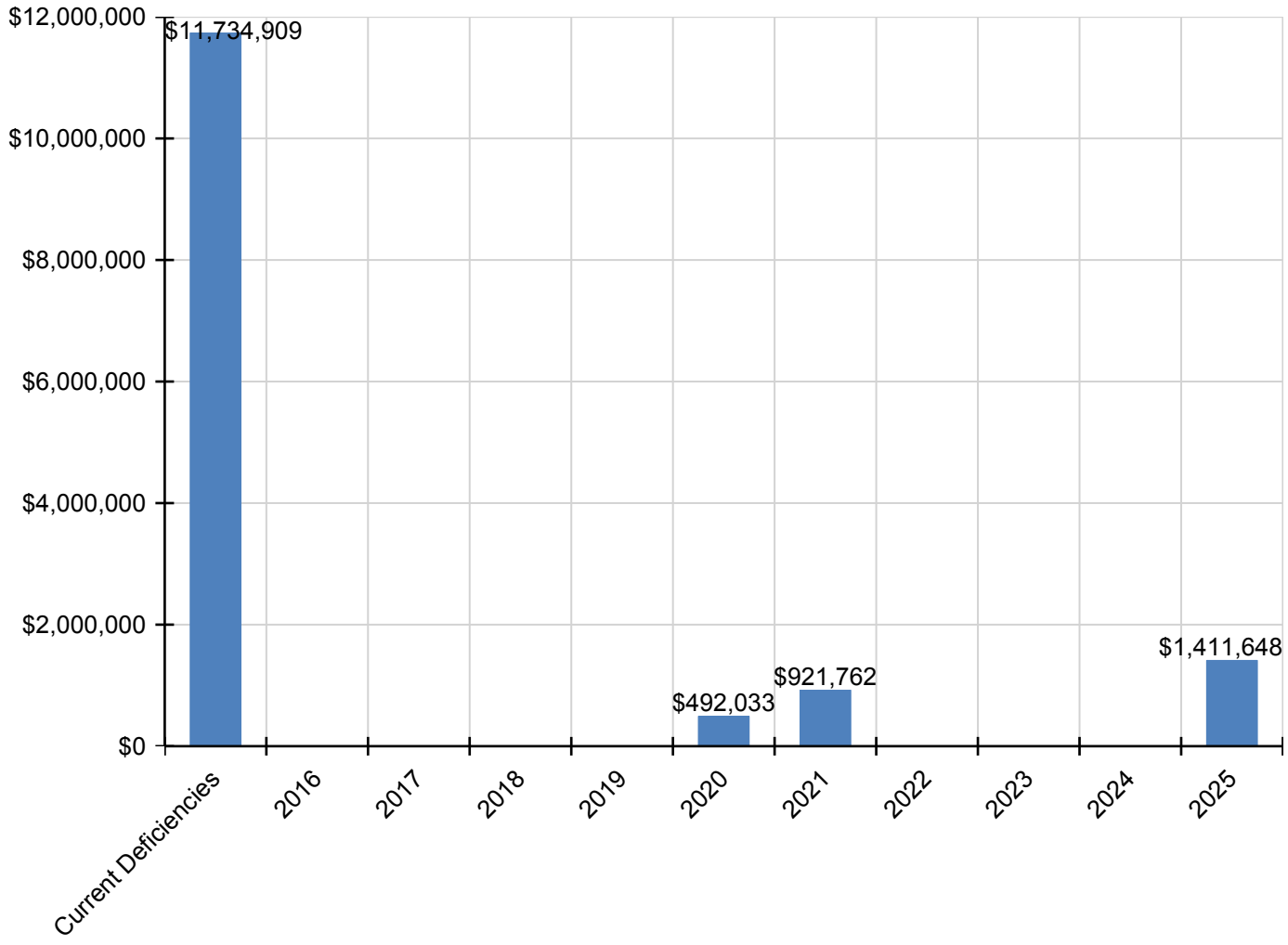
C1020 - Interior Doors	$220,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$220,560**
C1030 - Fittings	$202,018	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$202,018**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$188,355	$0	$0	$0	$0	$0	$0	$0	$0	$0	$253,133	**$441,488**
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	$163,934	$0	$0	$0	$0	$0	**$163,934**
C3020 - Floor Finishes - Epoxy	$46,080	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,067	**$70,147**
C3020 - Floor Finishes - Neoprene	$100,666	$0	$0	$0	$0	$0	$0	$0	$0	$0	$135,287	**$235,953**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$418,973	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$418,973**
C3020 - Floor Finishes - Wood	$47,479	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,479**
C3030 - Ceiling Finishes	$591,414	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$591,414**
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	$793,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$793,432**
D2020 - Domestic Water Distribution	$374,758	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$374,758**
D2030 - Sanitary Waste	$422,578	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$422,578**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$104,087	$0	$0	$0	$0	$0	**$104,087**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$87,116	$0	$0	$0	$0	$0	**$87,116**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$444,049	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$444,049**
D3030 - Cooling Generating Systems	$1,867,932	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,867,932**
D3040 - Distribution Systems & Exhaust Systems	$472,351	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$472,351**
D3050 - Terminal & Package Units	$276,188	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$276,188**
D3060 - Controls & Instrumentation	$348,407	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$348,407**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$103,449	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$103,449**

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	$168,836	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$168,836**
D5020 - Branch Wiring	$539,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$539,690**
D5020 - Lighting	$815,878	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$815,878**
D5030 - Communications and Security - Fire Alarm	$140,534	$0	$0	$0	$0	$0	$0	$0	$0	$0	$188,866	**$329,400**
D5030 - Communications and Security - PA & Clock Systems	$324,985	$0	$0	$0	$0	$0	$0	$0	$0	$0	$436,753	**$761,738**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$136,896	$0	$0	$0	$0	$0	**$136,896**
D5030 - Communications and Security - Telephone & Data	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$188,866	**$188,866**
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	$275,213	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$275,213**
E1090 - Other Equipment (Kitchen Equipment)	$836,373	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$836,373**
E1090 - Other Equipment (Sports Equipment)	$152,245	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$152,245**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$641,187	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$641,187**

** Indicates non-renewable system*

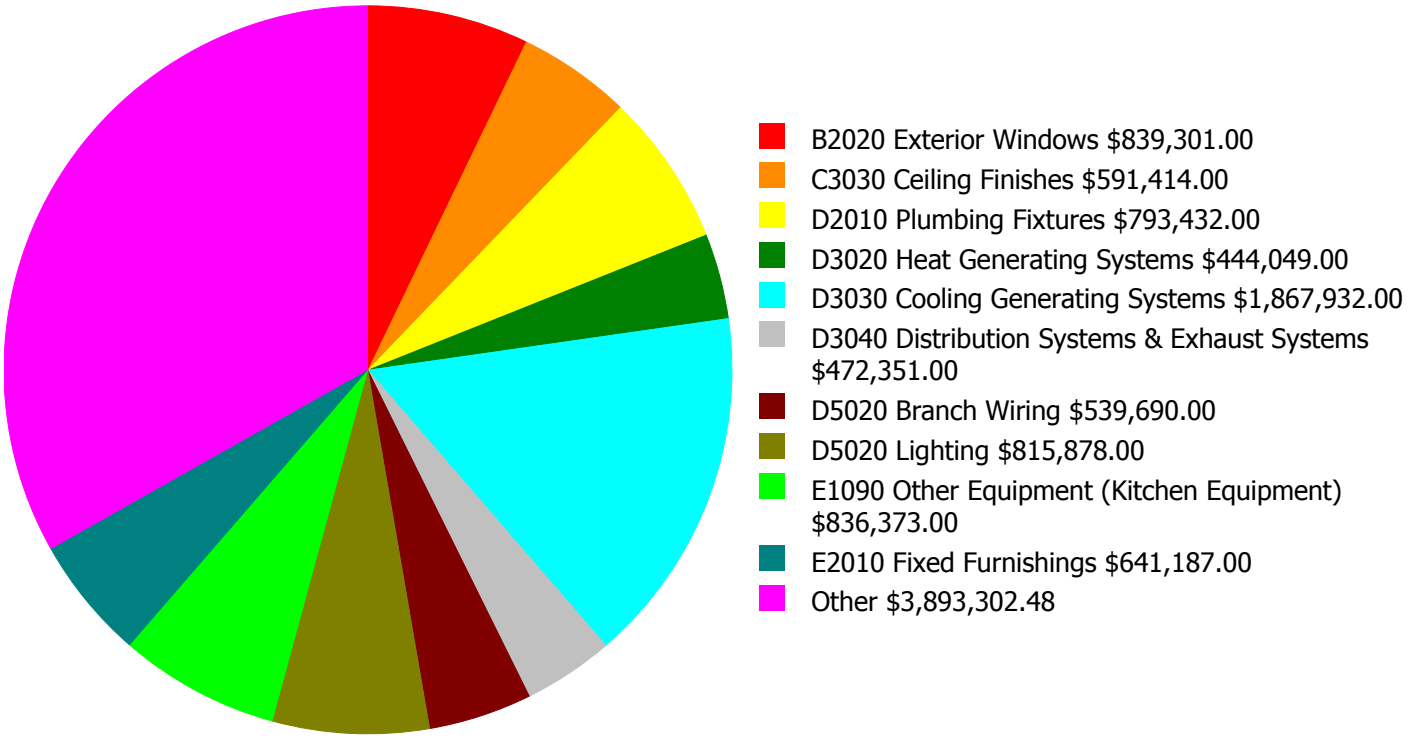
Forecasted Capital Renewal Requirement

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

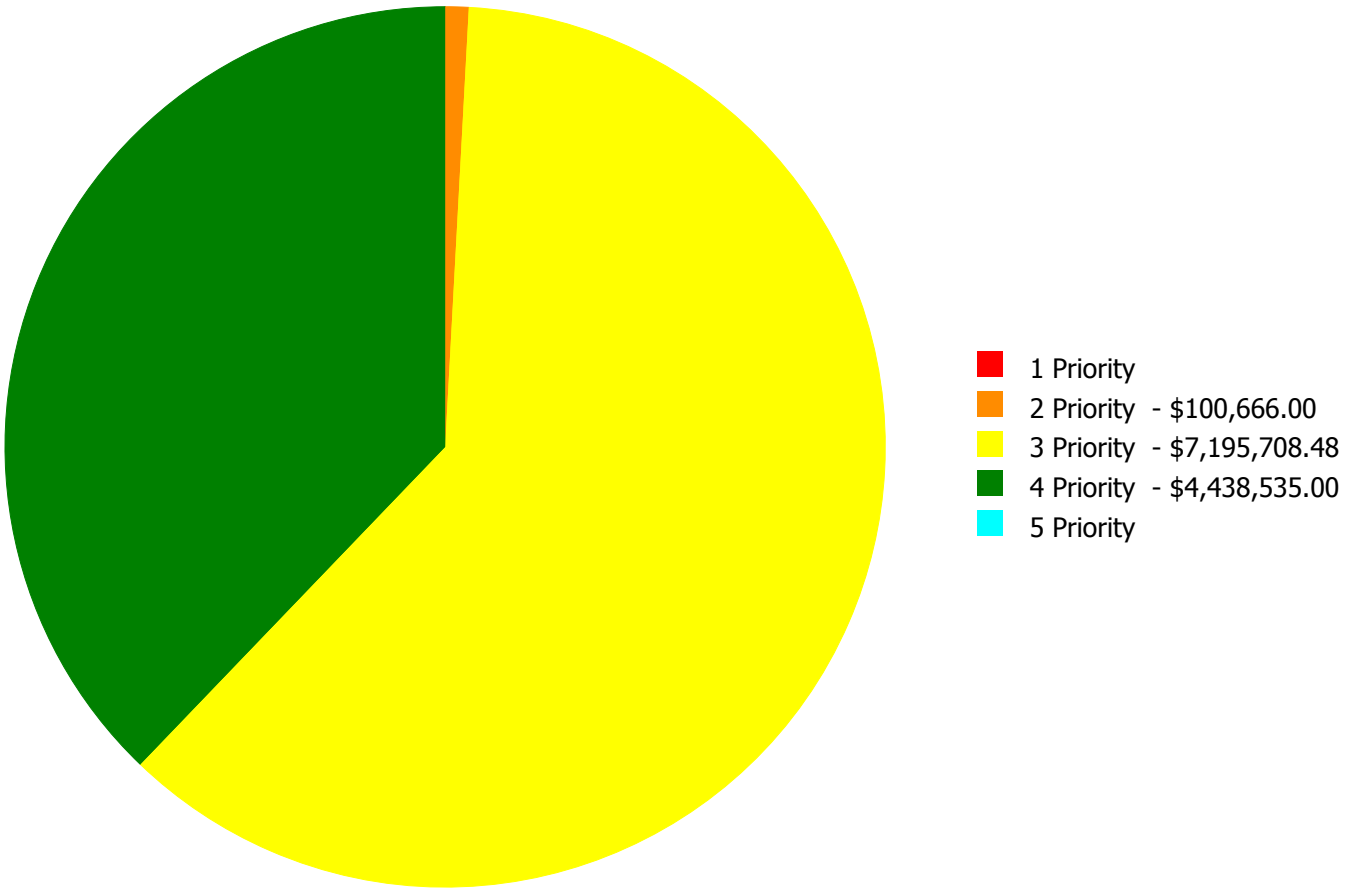
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $11,734,909.48

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: $11,734,909.48

Deficiency By Priority Investment Table

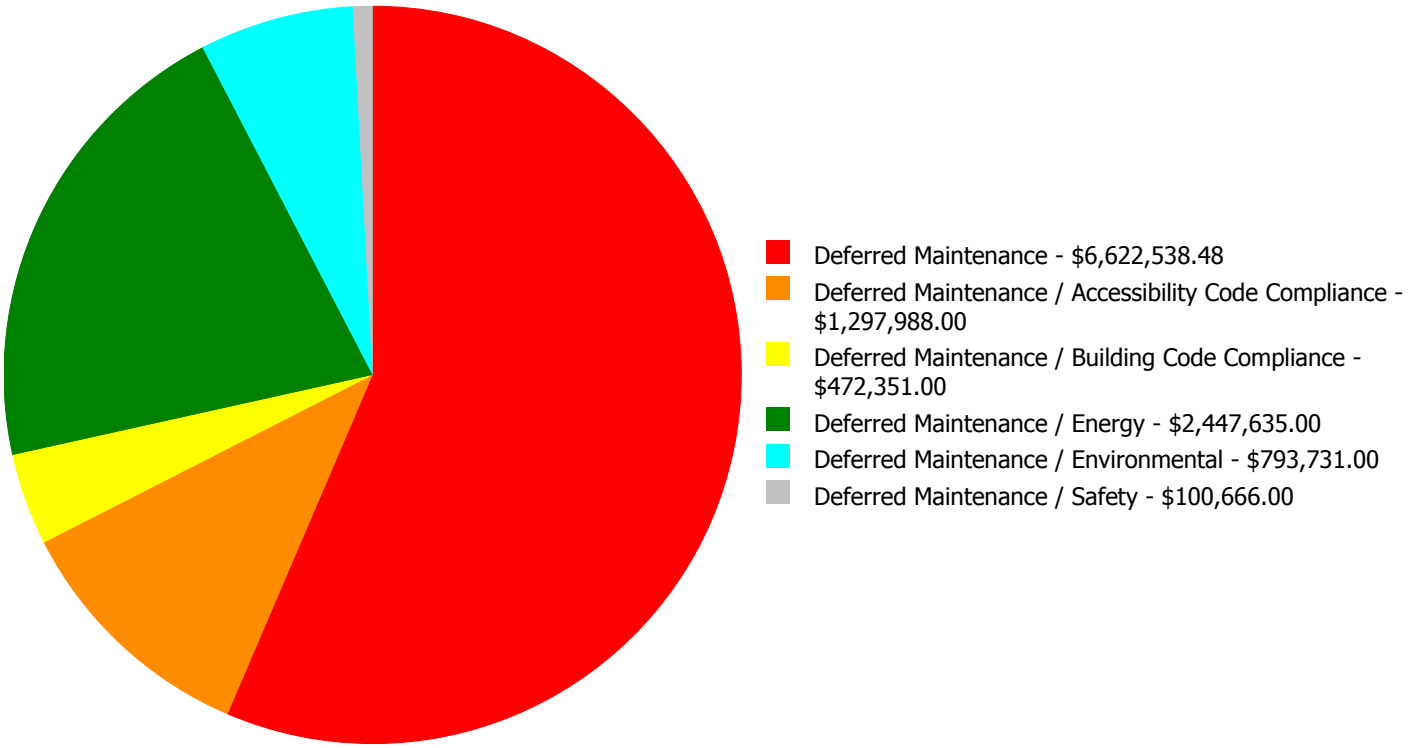
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$839,301.00	$0.00	$0.00	$839,301.00
B2030	Exterior Doors	$0.00	$0.00	$81,978.00	$0.00	$0.00	$81,978.00
C1020	Interior Doors	$0.00	$0.00	$220,560.00	$0.00	$0.00	$220,560.00
C1030	Fittings	$0.00	$0.00	$202,018.00	$0.00	$0.00	$202,018.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$188,355.00	$0.00	$0.00	$188,355.00
C3020	Floor Finishes - Epoxy	$0.00	$0.00	$46,080.48	$0.00	$0.00	$46,080.48
C3020	Floor Finishes - Neoprene	$0.00	$100,666.00	$0.00	$0.00	$0.00	$100,666.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$418,973.00	$0.00	$0.00	$418,973.00
C3020	Floor Finishes - Wood	$0.00	$0.00	$47,479.00	$0.00	$0.00	$47,479.00
C3030	Ceiling Finishes	$0.00	$0.00	$591,414.00	$0.00	$0.00	$591,414.00
D2010	Plumbing Fixtures	$0.00	$0.00	$0.00	$793,432.00	$0.00	$793,432.00
D2020	Domestic Water Distribution	$0.00	$0.00	$374,758.00	$0.00	$0.00	$374,758.00
D2030	Sanitary Waste	$0.00	$0.00	$422,578.00	$0.00	$0.00	$422,578.00
D3020	Heat Generating Systems	$0.00	$0.00	$0.00	$444,049.00	$0.00	$444,049.00
D3030	Cooling Generating Systems	$0.00	$0.00	$1,867,932.00	$0.00	$0.00	$1,867,932.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$0.00	$472,351.00	$0.00	$472,351.00
D3050	Terminal & Package Units	$0.00	$0.00	$276,188.00	$0.00	$0.00	$276,188.00
D3060	Controls & Instrumentation	$0.00	$0.00	$0.00	$348,407.00	$0.00	$348,407.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	$0.00	$0.00	$103,449.00	$0.00	$103,449.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$0.00	$168,836.00	$0.00	$168,836.00
D5020	Branch Wiring	$0.00	$0.00	$0.00	$539,690.00	$0.00	$539,690.00
D5020	Lighting	$0.00	$0.00	$0.00	$815,878.00	$0.00	$815,878.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$140,534.00	$0.00	$0.00	$140,534.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$0.00	$324,985.00	$0.00	$324,985.00
E1020	Institutional Equipment	$0.00	$0.00	$0.00	$275,213.00	$0.00	$275,213.00
E1090	Other Equipment (Kitchen Equipment)	$0.00	$0.00	$836,373.00	$0.00	$0.00	$836,373.00
E1090	Other Equipment (Sports Equipment)	$0.00	$0.00	$0.00	$152,245.00	$0.00	$152,245.00
E2010	Fixed Furnishings	$0.00	$0.00	$641,187.00	$0.00	$0.00	$641,187.00
	Total:	$0.00	$100,666.00	$7,195,708.48	$4,438,535.00	$0.00	$11,734,909.48

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: $11,734,909.48

Deficiency Details by Priority

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

Priority 2 Priority:

System: C3020 - Floor Finishes - Neoprene

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 4,436.00
Unit of Measure: S.F.
Estimate: $100,666.00
Assessor Name: Eduardo Lopez
Date Created: 07/01/2015

Notes: The neoprene flooring is loose, damaged, has tripping hazards, and should be replaced.

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 88,721.00

Unit of Measure: S.F.

Estimate: $839,301.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The original windows are beyond their expected service life, not energy efficient, and should be replaced. Many window seals are damaged and should be repaired or replaced in conjunction with window replacement.

System: B2030 - Exterior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 88,721.00

Unit of Measure: S.F.

Estimate: $81,978.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The original exterior doors are beyond their expected service life, not energy efficient, and should be replaced to improve ADA accessibility.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 88,721.00

Unit of Measure: S.F.

Estimate: $220,560.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The original interior doors are beyond their expected service life and should be replaced to improve ADA accessibility.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 88,721.00

Unit of Measure: S.F.

Estimate: $202,018.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails, lockers and signage, are beyond their expected service life, and should be replaced to improve ADA accessibility.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 88,721.00
Unit of Measure: S.F.
Estimate: $188,355.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

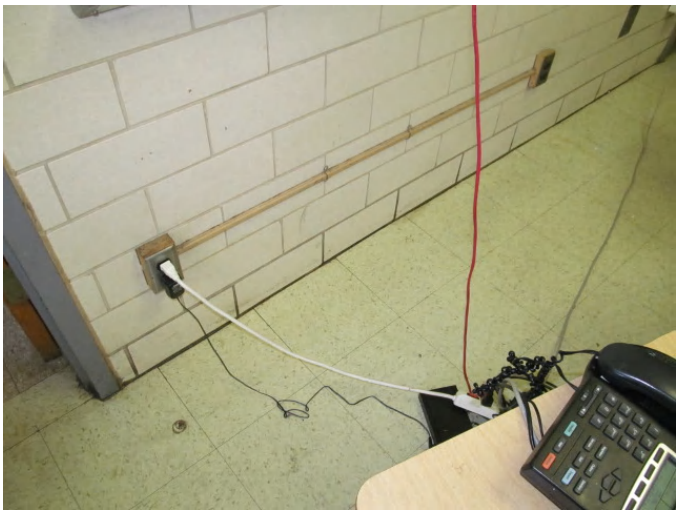
Notes: The painted wall finish is beyond its expected service life and should be scheduled for replacement.

System: C3020 - Floor Finishes - Epoxy

Location: Locker Room and Weight Room
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace epoxy flooring
Qty: 1,771.00
Unit of Measure: C.S.F.
Estimate: $46,080.48
Assessor Name: Eduardo Lopez
Date Created: 09/29/2015

Notes: The epoxy floor finish is in poor condition and should be replaced.

System: C3020 - Floor Finishes - VCT



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 39,925.00
Unit of Measure: S.F.
Estimate: $418,973.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Wood

Location: Gym
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,436.00
Unit of Measure: S.F.
Estimate: $47,479.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The gym floor has sustained water damage and needs to be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 88,721.00
Unit of Measure: S.F.
Estimate: $591,414.00
Assessor Name: Eduardo Lopez
Date Created: 07/01/2015

Notes: The acoustical ceilings are beyond their expected service life, rusted, 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: 88,721.00
Unit of Measure: S.F.
Estimate: $374,758.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The domestic water system is original, beyond its expected service life, has numerous patches and water quality issues, and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 88,721.00
Unit of Measure: S.F.
Estimate: $422,578.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Sanitary waste system is beyond its expected service life, has a number of reported problems, and should be replaced.

System: D3030 - Cooling Generating Systems

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 88,721.00
Unit of Measure: S.F.
Estimate: $1,867,932.00
Assessor Name: Sam Mandola
Date Created: 09/29/2015

Notes: The chillers are nearing the end of their expected service life and should be scheduled for replacement. SPLOST project 306-422 to replace the HVAC systems throughout the building.

System: D3050 - Terminal & Package Units

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 88,721.00

Unit of Measure: S.F.

Estimate: $276,188.00

Assessor Name: Sam Mandola

Date Created: 09/29/2015

Notes: The unit ventilators on the chill water side need to be replaced. SPLOST project 306-422 to replace the HVAC systems throughout the building.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 88,721.00

Unit of Measure: S.F.

Estimate: $140,534.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: Fire alarm system is beyond its expected service life and should be scheduled for replacement. System was tied into the office in 1988.

System: E1090 - Other Equipment (Kitchen Equipment)

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 88,721.00
Unit of Measure: S.F.
Estimate: $836,373.00
Assessor Name: Eduardo Lopez
Date Created: 09/29/2015

Notes: The kitchen equipment is beyond its expected service life and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 88,721.00
Unit of Measure: S.F.
Estimate: $641,187.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Fixed furnishings are beyond their expected service life and should be replaced.

Priority 4 Priority:

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 4 Priority

Correction: Renew System

Qty: 88,721.00

Unit of Measure: S.F.

Estimate: $793,432.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The plumbing fixtures are beyond their expected service life, not fully ADA compliant, and should be replaced.

System: D3020 - Heat Generating Systems

Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 4 Priority

Correction: Renew System

Qty: 88,721.00

Unit of Measure: S.F.

Estimate: $444,049.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Heat generating system is original, beyond its expected service life, showing heavy signs of wear, and should be scheduled for replacement. SPLOST project 306-422 to replace the HVAC systems throughout the building.

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 4 Priority

Correction: Renew System

Qty: 88,721.00

Unit of Measure: S.F.

Estimate: $472,351.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: Distribution and exhaust systems are original, beyond their expected service life, and should be scheduled for replacement. Staff reports that units continually break down. Buckets are placed underneath units that are leaking. Return air does not travel to units via ductwork in mechanical room.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 4 Priority

Correction: Renew System

Qty: 88,721.00

Unit of Measure: S.F.

Estimate: $348,407.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: Controls and Instrumentation are beyond their expected service life and should be scheduled for replacement.

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

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 88,721.00
Unit of Measure: S.F.
Estimate: $103,449.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 88,721.00
Unit of Measure: S.F.
Estimate: $168,836.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Electrical system is beyond its expected service life and should be schedule for replacement. Some panels and wiring were upgraded, but the vast majority of the system is still original.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 88,721.00
Unit of Measure: S.F.
Estimate: $539,690.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Branch wiring system is mostly original, beyond its expected service life, inadequate, and should be scheduled for replacement.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 4 Priority
Correction: Renew System
Qty: 88,721.00
Unit of Measure: S.F.
Estimate: $815,878.00
Assessor Name: Eduardo Lopez
Date Created: 06/30/2015

Notes: The majority of the lights are T-12 lamp fixtures that are worn, missing or broken. These fixtures should be upgraded.

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

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 88,721.00
Unit of Measure: S.F.
Estimate: $324,985.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 88,721.00
Unit of Measure: S.F.
Estimate: $275,213.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Institutional equipment, such as theater and stage equipment, audio-visual equipment and lab equipment, is outdated and should be scheduled for replacement.

System: E1090 - Other Equipment (Sports Equipment)

Location: Gym

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 88,721.00

Unit of Measure: S.F.

Estimate: $152,245.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: Sports equipment is beyond its 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:	Middle School
Gross Area (SF):	200
Year Built:	1971
Last Renovation:	
Replacement Value:	$16,114
Repair Cost:	$8,429.59
Total FCI:	52.31 %
Total RSLI:	15.29 %
FCA Score:	47.69

Description:

The 1971 storage building at Champion Theme Middle School is a one-story building located on the school grounds. 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:		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	56.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	0.00 %	109.97 %	$3,591.59
B20 - Exterior Enclosure	23.50 %	13.04 %	$1,144.00
B30 - Roofing	0.00 %	110.01 %	$3,694.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**15.29 %**	**52.31 %**	**$8,429.59**

Photo Album

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

1). West Elevation - Jul 01, 2015

2). Northwest Elevation - Jul 01, 2015

3). South Elevation - Jul 01, 2015

4). East Elevation - Jul 01, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	200	100	1971	2071		56.00 %	0.00 %	56			$720
A2010	Basement Excavation	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B1020	Roof Construction	$16.33	S.F.	200	100	1971	2071	2015	0.00 %	109.97 %	0		$3,591.59	$3,266
B2010	Exterior Walls	$38.65	S.F.	200	60	1971	2031		26.67 %	0.00 %	16			$7,730
B2020	Exterior Windows	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$5.20	S.F.	200	30	1971	2001		0.00 %	110.00 %	-14		$1,144.00	$1,040
B3010	Roof Coverings	$16.79	S.F.	200	20	1971	1991		0.00 %	110.01 %	-24		$3,694.00	$3,358
C1010	Partitions	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C1020	Interior Doors	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3010	Wall Finishes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**15.29 %**	**52.31 %**			**$8,429.59**	**$16,114**

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%

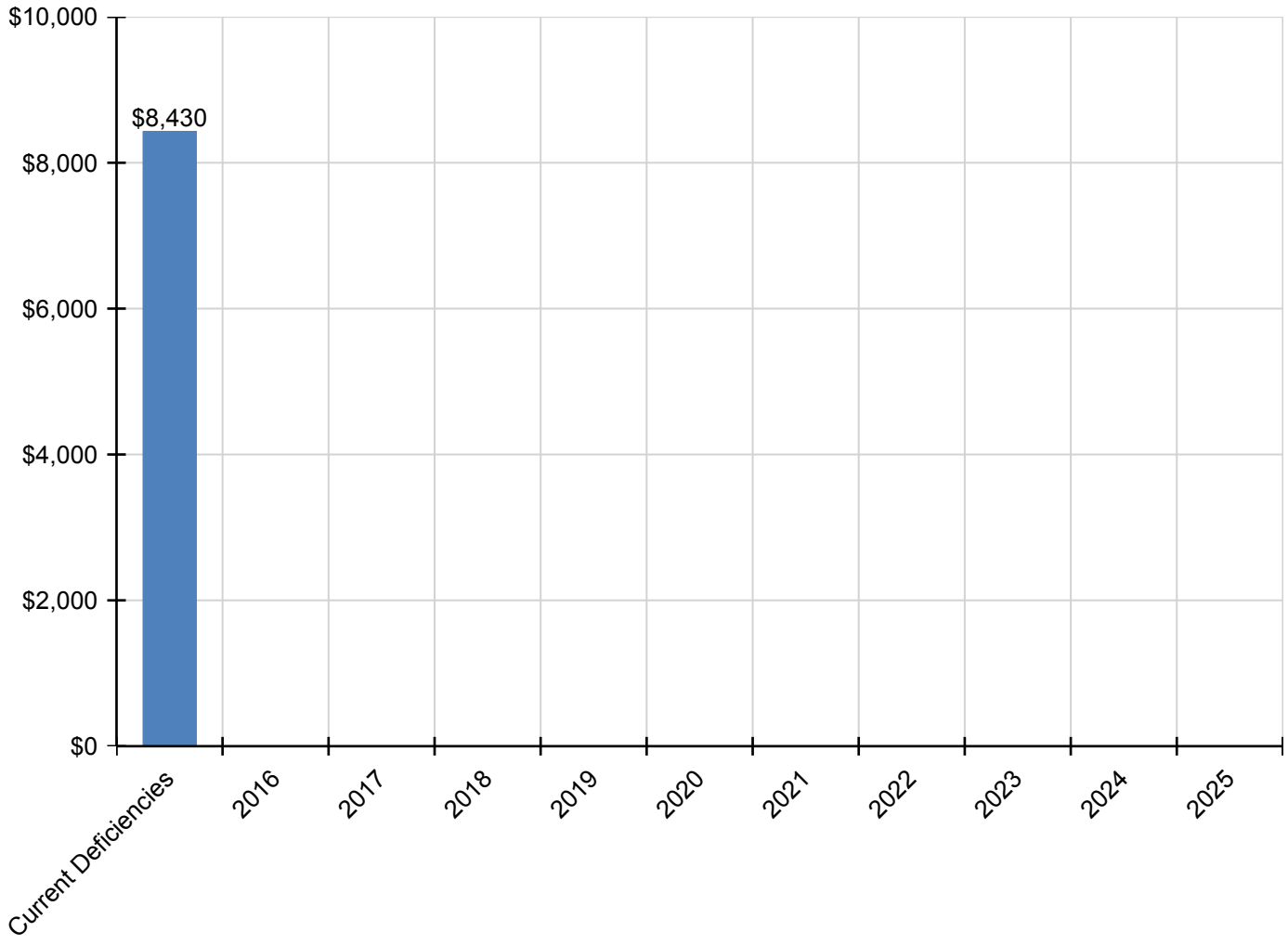
School Assessment Report - 1971 Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$8,430**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$8,430**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$3,592	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,592**
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	$1,144	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,144**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$3,694	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,694**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$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**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

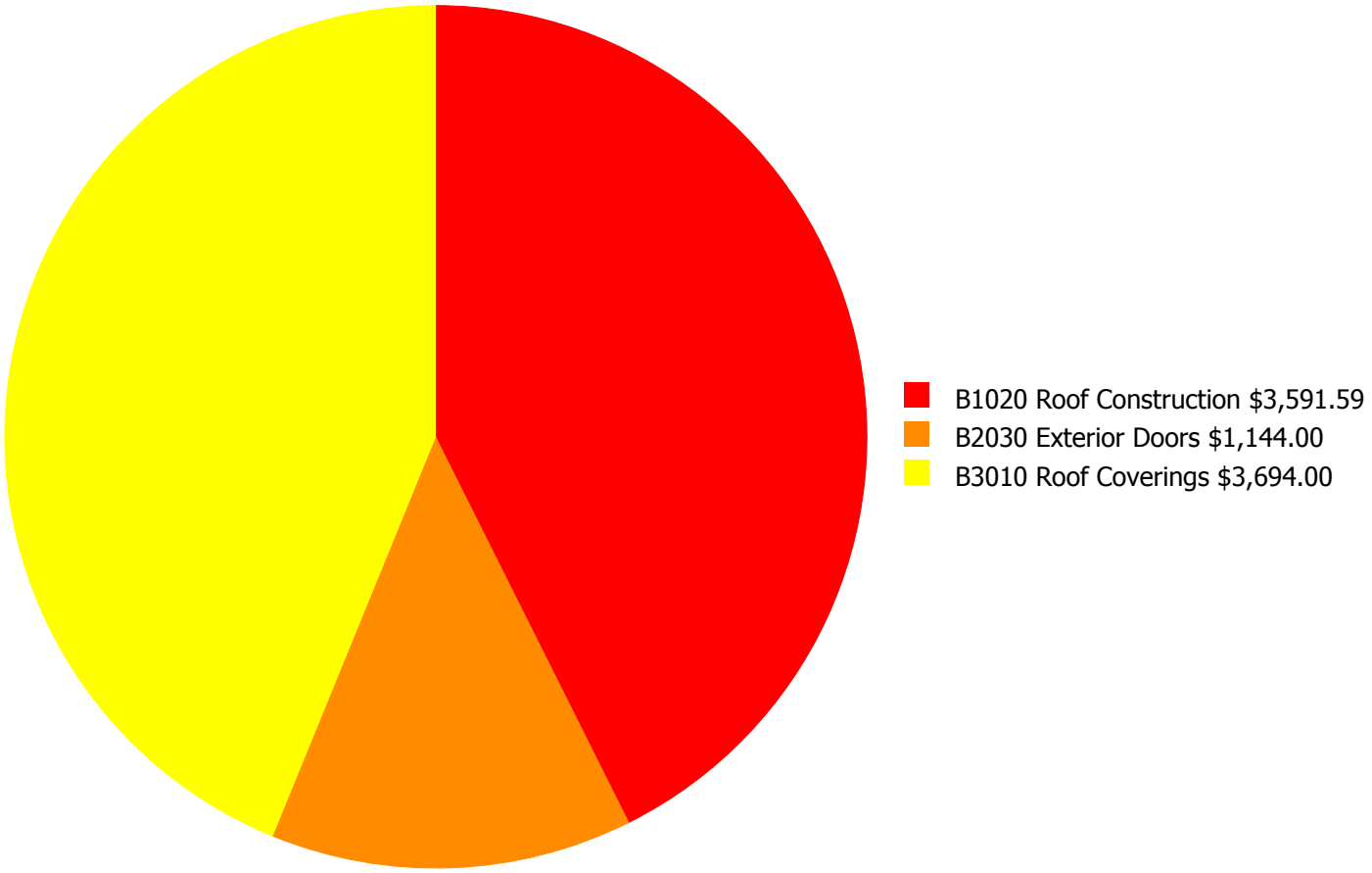
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

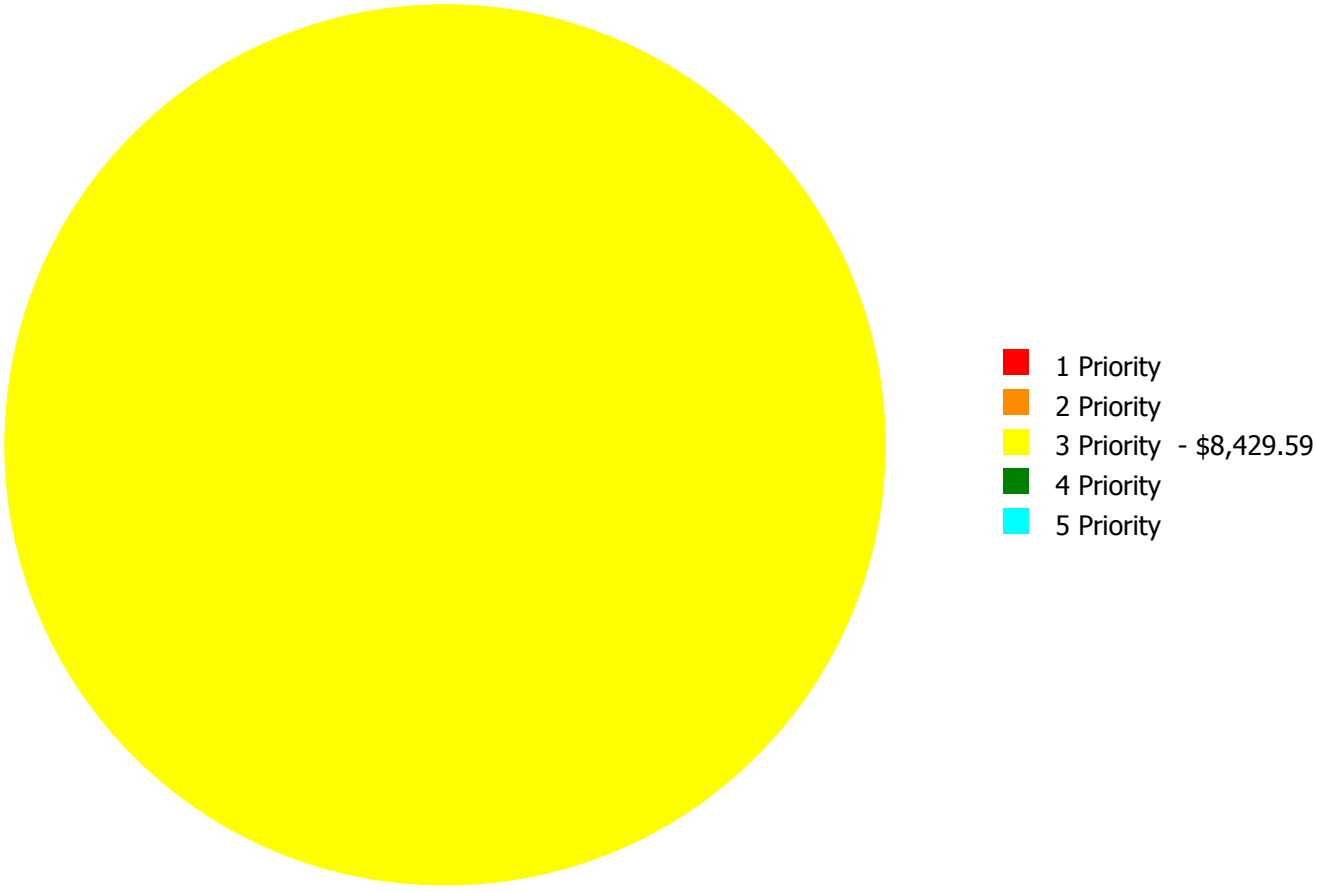
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $8,429.59

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: $8,429.59

Deficiency By Priority Investment Table

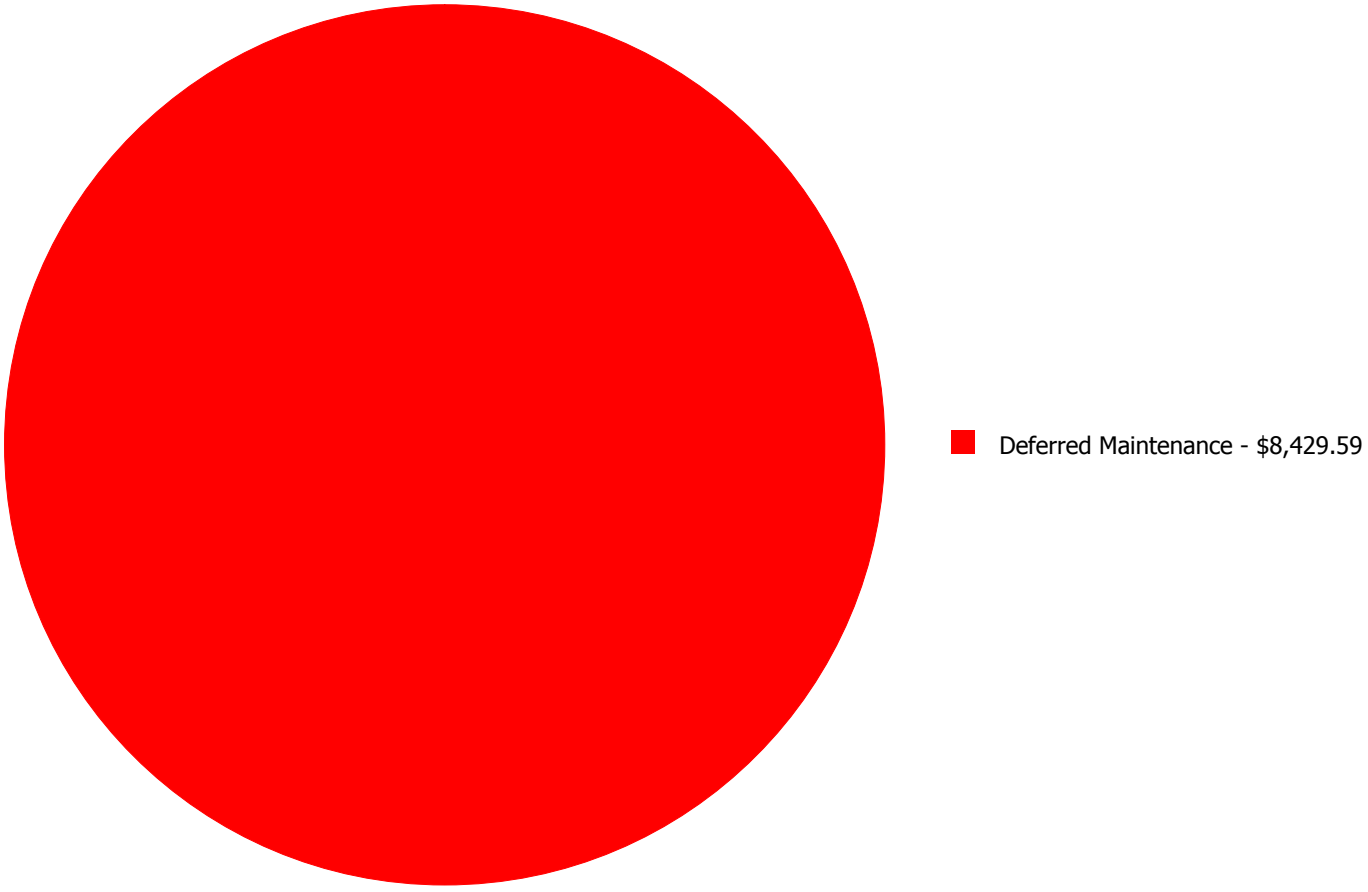
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B1020	Roof Construction	$0.00	$0.00	$3,591.59	$0.00	$0.00	$3,591.59
B2030	Exterior Doors	$0.00	$0.00	$1,144.00	$0.00	$0.00	$1,144.00
B3010	Roof Coverings	$0.00	$0.00	$3,694.00	$0.00	$0.00	$3,694.00
	Total:	$0.00	$0.00	$8,429.59	$0.00	$0.00	$8,429.59

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: $8,429.59

Deficiency Details by Priority

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

Priority 3 Priority:

System: B1020 - Roof Construction

Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace entire roof ($13.54/sf)
Qty: 220.00
Unit of Measure: S.F.
Estimate: $3,591.59
Assessor Name: Sam Mandola
Date Created: 07/01/2015

Notes: The metal roof pan is rusted, failing, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 200.00
Unit of Measure: S.F.
Estimate: $1,144.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The exterior door is beyond its expected service life and should be replaced.

System: B3010 - Roof Coverings

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 200.00

Unit of Measure: S.F.

Estimate: $3,694.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The roof covering should be replaced in conjunction with the roof construction.

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:	Middle School
Gross Area (SF):	46,444
Year Built:	1988
Last Renovation:	
Replacement Value:	$8,689,194
Repair Cost:	$3,339,372.30
Total FCI:	38.43 %
Total RSLI:	31.63 %
FCA Score:	61.57

Description:

The 1988 addition to Champion Theme Middle School is a two-story building located at 5265 Mimosa Drive in Stone Mountain, Georgia. There has been no additions 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:	4013	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	73.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	73.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	38.26 %	0.00 %	$0.00
B30 - Roofing	66.67 %	0.00 %	$0.00
C10 - Interior Construction	22.85 %	18.60 %	$105,753.00
C20 - Stairs	73.00 %	0.00 %	$0.00
C30 - Interior Finishes	28.03 %	42.98 %	$695,039.00
D10 - Conveying	10.00 %	0.00 %	$0.00
D20 - Plumbing	6.44 %	49.71 %	$415,349.00
D30 - HVAC	39.79 %	52.91 %	$906,308.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	13.23 %	66.47 %	$737,203.30
E10 - Equipment	0.00 %	110.00 %	$144,069.00
E20 - Furnishings	0.00 %	110.00 %	$335,651.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**31.63 %**	**38.43 %**	**$3,339,372.30**

Photo Album

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

1). North Elevation - Jul 01, 2015

2). West Elevation - Jul 01, 2015

3). East Elevation - Jul 01, 2015

4). South elevation - Jul 01, 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	$1.63	S.F.	46,444	100	1988	2088		73.00 %	0.00 %	73			$75,704
A1020	Special Foundations	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	46,444	100	1988	2088		73.00 %	0.00 %	73			$165,341
A2010	Basement Excavation	$1.31	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			$0
A2020	Basement Walls	$1.66	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			$0
B1010	Floor Construction	$17.86	S.F.	23,222	100	1988	2088		73.00 %	0.00 %	73			$414,745
B1020	Roof Construction	$7.88	S.F.	46,444	100	1988	2088		73.00 %	0.00 %	73			$365,979
B2010	Exterior Walls	$15.93	S.F.	46,444	60	1988	2048		55.00 %	0.00 %	33			$739,853
B2020	Exterior Windows	$8.60	S.F.	46,444	30	1988	2018		10.00 %	0.00 %	3			$399,418
B2030	Exterior Doors	$0.84	S.F.	46,444	30	1988	2018		10.00 %	0.00 %	3			$39,013
B3010	Roof Coverings - Asphalt Shingles	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - EPDM	$3.33	S.F.	18,322	15	2010	2025		66.67 %	0.00 %	10			$61,012
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings Standing Seam Metal	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C1010	Partitions	$7.91	S.F.	46,444	40	1988	2028		32.50 %	0.00 %	13			$367,372
C1020	Interior Doors	$2.26	S.F.	46,444	30	1988	2018		10.00 %	0.00 %	3			$104,963
C1030	Fittings	$2.07	S.F.	46,444	20	1988	2008		0.00 %	110.00 %	-7		$105,753.00	$96,139
C2010	Stair Construction	$1.06	S.F.	46,444	100	1988	2088		73.00 %	0.00 %	73			$49,231
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.	0	30				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.93	S.F.	46,327	10	1988	1998		0.00 %	110.00 %	-17		$98,352.00	$89,411
C3010	Wall Finishes - Wall Coverings	$1.85	S.F.	117	10	1988	1998	2020	50.00 %	0.00 %	5			$216
C3020	Floor Finishes - Carpet	$8.50	S.F.	4,645	8	1988	1996		0.00 %	110.00 %	-19		$43,431.00	$39,483
C3020	Floor Finishes - Ceramic & Quarry Tile	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	18,580	50	1988	2038		46.00 %	0.00 %	23			$984,926
C3020	Floor Finishes - VCT	$9.54	S.F.	23,219	20	1988	2008		0.00 %	110.00 %	-7		$243,660.00	$221,509
C3020	Floor Finishes - Wood	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$6.06	S.F.	46,444	20	1988	2008		0.00 %	110.00 %	-7		$309,596.00	$281,451
D1010	Elevators and Lifts	$2.15	S.F.	46,444	30	1988	2018		10.00 %	0.00 %	3			$99,855
D2010	Plumbing Fixtures	$8.13	S.F.	46,444	20	1988	2008		0.00 %	110.00 %	-7		$415,349.00	$377,590
D2020	Domestic Water Distribution	$3.84	S.F.	46,444	30	1988	2018		10.00 %	0.00 %	3			$178,345
D2030	Sanitary Waste	$4.33	S.F.	46,444	30	1988	2018		10.00 %	0.00 %	3			$201,103
D2040	Rain Water Drainage	$0.92	S.F.	46,444	30	1988	2018		10.00 %	0.00 %	3			$42,728

School Assessment Report - 1988 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	$0.77	S.F.	46,444	40	1988	2028		32.50 %	0.00 %	13			$35,762
D3020	Heat Generating Systems	$4.55	S.F.	46,444	30	1988	2018	2015	0.00 %	110.00 %	0		$232,452.00	$211,320
D3030	Cooling Generating Systems	$19.14	S.F.	46,444	30	2008	2038		76.67 %	0.00 %	23			$888,938
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	46,444	30	1988	2018	2015	0.00 %	110.00 %	0		$281,497.00	$255,906
D3050	Terminal & Package Units	$4.11	S.F.	46,444	15	1988	2003		0.00 %	110.00 %	-12		$209,973.00	$190,885
D3060	Controls & Instrumentation	$3.57	S.F.	46,444	20	1988	2008		0.00 %	110.00 %	-7		$182,386.00	$165,805
D4010	Sprinklers	$0.00	S.F.	0	30				0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.	0	30				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	46,444	40	1988	2028		32.50 %	0.00 %	13			$80,348
D5020	Branch Wiring	$5.53	S.F.	46,444	30	1988	2018		10.00 %	9.15 %	3		$23,499.30	$256,835
D5020	Lighting	$8.36	S.F.	46,444	30	1988	2018	2015	0.00 %	110.00 %	0		$427,099.00	$388,272
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	46,444	10	1988	1998		0.00 %	110.00 %	-17		$73,567.00	$66,879
D5030	Communications and Security - PA & Clock Systems	$3.33	S.F.	46,444	10	1988	1998		0.00 %	110.00 %	-17		$170,124.00	$154,659
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	46,444	10	2010	2020		50.00 %	0.00 %	5			$56,197
D5030	Communications and Security - Telephone & Data	$1.44	S.F.	46,444	10	2015	2025		100.00 %	0.00 %	10			$66,879
D5090	Other Electrical Systems - Emergency Generator	$0.84	S.F.	46,444	15	1988	2003		0.00 %	110.00 %	-12		$42,914.00	$39,013
E1010	Commercial Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment - Lab	$2.82	S.F.	46,444	20	1988	2008		0.00 %	110.00 %	-7		$144,069.00	$130,972
E1090	Other Equipment (sports Equipment)	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$6.57	S.F.	46,444	20	1988	2008		0.00 %	110.00 %	-7		$335,651.00	$305,137
F1010	Special Structures - Canopies	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**31.63 %**	**38.43 %**			**$3,339,372.30**	**$8,689,194**

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:	**$3,339,372**	**$0**	**$0**	**$1,554,947**	**$0**	**$71,939**	**$0**	**$0**	**$55,017**	**$0**	**$648,739**	**$5,670,015**
*** 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	$480,101	$0	$0	$0	$0	$0	$0	$0	**$480,101**
B2030 - Exterior Doors	$0	$0	$0	$46,893	$0	$0	$0	$0	$0	$0	$0	**$46,893**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$90,194	**$90,194**
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**

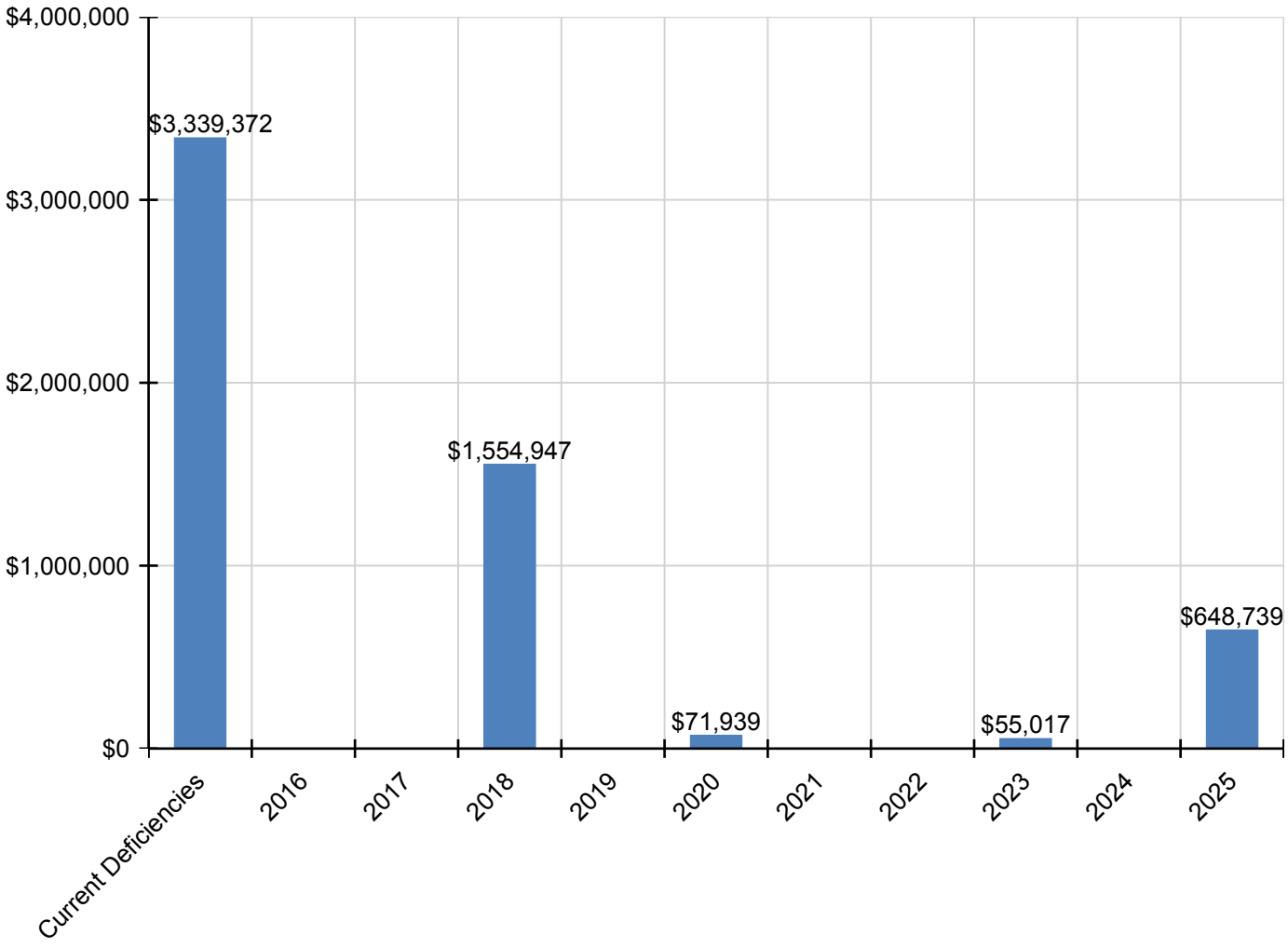
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$91,757	$0	$0	$0	$0	$0	$0	$0	**$91,757**
C1030 - Fittings	$105,753	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$105,753**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$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	$98,352	$0	$0	$0	$0	$0	$0	$0	$0	$0	$132,177	**$230,529**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$276	$0	$0	$0	$0	$0	**$276**
C3020 - Floor Finishes - Carpet	$43,431	$0	$0	$0	$0	$0	$0	$0	$55,017	$0	$0	**$98,448**
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	$243,660	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$243,660**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$309,596	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$309,596**
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	$120,025	$0	$0	$0	$0	$0	$0	$0	**$120,025**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$415,349	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$415,349**
D2020 - Domestic Water Distribution	$0	$0	$0	$214,370	$0	$0	$0	$0	$0	$0	$0	**$214,370**
D2030 - Sanitary Waste	$0	$0	$0	$241,725	$0	$0	$0	$0	$0	$0	$0	**$241,725**
D2040 - Rain Water Drainage	$0	$0	$0	$51,359	$0	$0	$0	$0	$0	$0	$0	**$51,359**
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	$232,452	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$232,452**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$281,497	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$281,497**
D3050 - Terminal & Package Units	$209,973	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$209,973**
D3060 - Controls & Instrumentation	$182,386	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$182,386**
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	$23,499	$0	$0	$308,716	$0	$0	$0	$0	$0	$0	$0	**$332,215**
D5020 - Lighting	$427,099	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$427,099**
D5030 - Communications and Security - Fire Alarm	$73,567	$0	$0	$0	$0	$0	$0	$0	$0	$0	$98,868	**$172,435**
D5030 - Communications and Security - PA & Clock Systems	$170,124	$0	$0	$0	$0	$0	$0	$0	$0	$0	$228,632	**$398,756**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$71,663	$0	$0	$0	$0	$0	**$71,663**
D5030 - Communications and Security - Telephone & Data	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$98,868	**$98,868**
D5090 - Other Electrical Systems - Emergency Generator	$42,914	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,914**
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 - Lab	$144,069	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$144,069**
E1090 - Other Equipment (sports 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	$335,651	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$335,651**
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

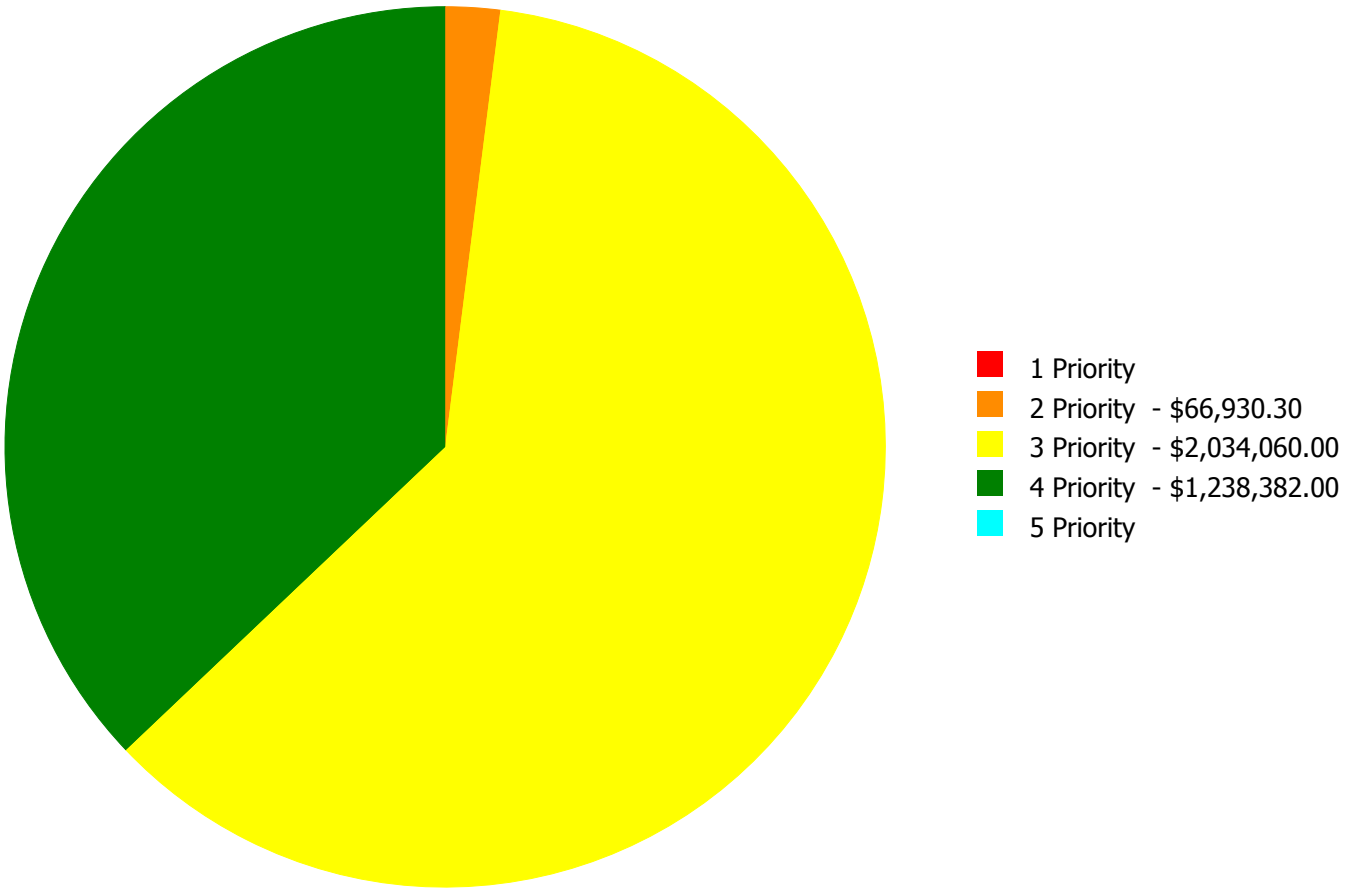
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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

- C3020 Floor Finishes - VCT $243,660.00
- C3030 Ceiling Finishes $309,596.00
- D2010 Plumbing Fixtures $415,349.00
- D3020 Heat Generating Systems $232,452.00
- D3040 Distribution Systems & Exhaust Systems $281,497.00
- D3050 Terminal & Package Units $209,973.00
- D3060 Controls & Instrumentation $182,386.00
- D5020 Lighting $427,099.00
- D5030 Communications and Security - PA & Clock Systems $170,124.00
- E2010 Fixed Furnishings $335,651.00
- Other $531,585.30

Budget Estimate Total: $3,339,372.30

Deficiency Summary by Priority

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



Budget Estimate Total: $3,339,372.30

Deficiency By Priority Investment Table

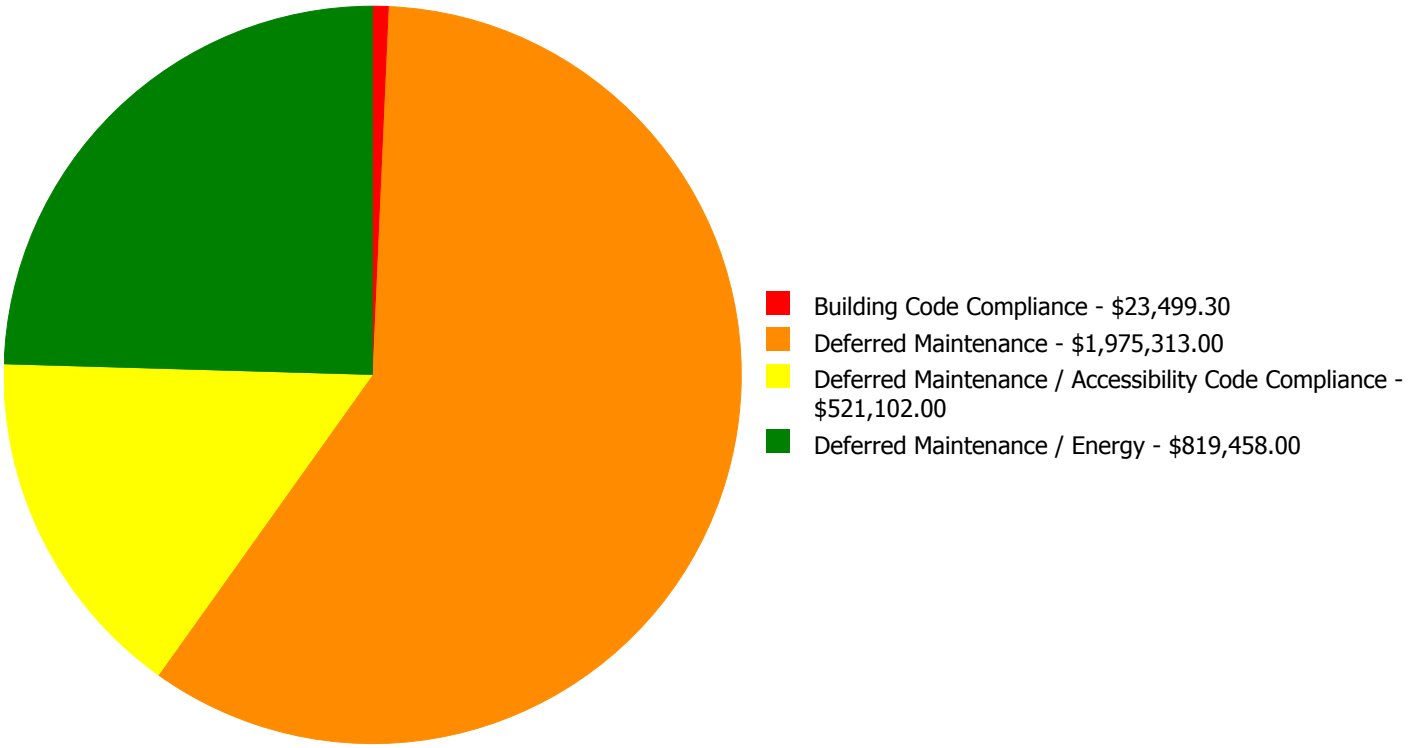
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C1030	Fittings	$0.00	$0.00	$105,753.00	$0.00	$0.00	$105,753.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$98,352.00	$0.00	$0.00	$98,352.00
C3020	Floor Finishes - Carpet	$0.00	$43,431.00	$0.00	$0.00	$0.00	$43,431.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$243,660.00	$0.00	$0.00	$243,660.00
C3030	Ceiling Finishes	$0.00	$0.00	$309,596.00	$0.00	$0.00	$309,596.00
D2010	Plumbing Fixtures	$0.00	$0.00	$0.00	$415,349.00	$0.00	$415,349.00
D3020	Heat Generating Systems	$0.00	$0.00	$232,452.00	$0.00	$0.00	$232,452.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$281,497.00	$0.00	$0.00	$281,497.00
D3050	Terminal & Package Units	$0.00	$0.00	$0.00	$209,973.00	$0.00	$209,973.00
D3060	Controls & Instrumentation	$0.00	$0.00	$0.00	$182,386.00	$0.00	$182,386.00
D5020	Branch Wiring	$0.00	$23,499.30	$0.00	$0.00	$0.00	$23,499.30
D5020	Lighting	$0.00	$0.00	$427,099.00	$0.00	$0.00	$427,099.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$0.00	$73,567.00	$0.00	$73,567.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$0.00	$170,124.00	$0.00	$170,124.00
D5090	Other Electrical Systems - Emergency Generator	$0.00	$0.00	$0.00	$42,914.00	$0.00	$42,914.00
E1020	Institutional Equipment - Lab	$0.00	$0.00	$0.00	$144,069.00	$0.00	$144,069.00
E2010	Fixed Furnishings	$0.00	$0.00	$335,651.00	$0.00	$0.00	$335,651.00
	Total:	$0.00	$66,930.30	$2,034,060.00	$1,238,382.00	$0.00	$3,339,372.30

Deficiency Summary by Category

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



Budget Estimate Total: $3,339,372.30

Deficiency Details by Priority

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

Priority 2 Priority:

System: C3020 - Floor Finishes - Carpet

Location: Media Center
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 4,645.00
Unit of Measure: S.F.
Estimate: $43,431.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The carpet is damaged, has tripping hazards, and should be replaced.

System: D5020 - Branch Wiring

Location: Room 102, 103, 104, 105, 106, 107, 208, 210
Distress: Needs Remediation
Category: Building Code Compliance
Priority: 2 Priority
Correction: Replace safety switch, heavy duty 200 A
Qty: 8.00
Unit of Measure: Ea.
Estimate: $20,343.30
Assessor Name: Sam Mandola
Date Created: 09/29/2015

Notes: Emergency utility shutoffs are inaccessible and inadequate. SPLOST project 306-422 to relocate or install new emergency utility shutoffs at lab room exit doors for access.

System: D5020 - Branch Wiring

Location: Room 102, 104, 105, 106, 107, 210

Distress: Inadequate

Category: Building Code Compliance

Priority: 2 Priority

Correction: Add GFCI receptacle in wet location

Qty: 12.00

Unit of Measure: Ea.

Estimate: $3,156.00

Assessor Name: Eduardo Lopez

Date Created: 09/29/2015

Notes: Science lab workstations do not have GFI outlets and they should be installed.

Priority 3 Priority:

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 46,444.00

Unit of Measure: S.F.

Estimate: $105,753.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, lockers and signage, are beyond their expected service life, not ADA compliant, and should be scheduled for replacement.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 46,327.00

Unit of Measure: S.F.

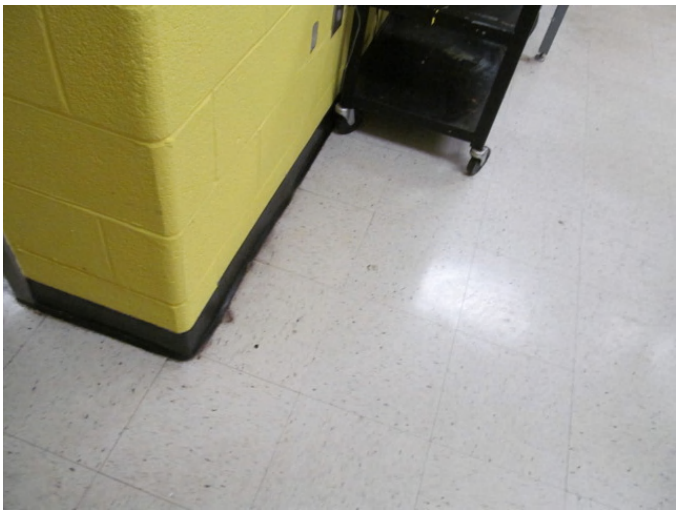
Estimate: $98,352.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - VCT



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 23,219.00
Unit of Measure: S.F.
Estimate: $243,660.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 46,444.00
Unit of Measure: S.F.
Estimate: $309,596.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The acoustical ceiling finishes are beyond their expected service life and should be scheduled for replacement.

System: D3020 - Heat Generating Systems

Location: Boiler Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 46,444.00
Unit of Measure: S.F.
Estimate: $232,452.00
Assessor Name: Eduardo Lopez
Date Created: 09/29/2015

Notes: The heating generating system is nearing the end of its expected service life and should be scheduled for replacement.

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 46,444.00
Unit of Measure: S.F.
Estimate: $281,497.00
Assessor Name: Eduardo Lopez
Date Created: 09/29/2015

Notes: The air distribution and exhaust systems are nearing the end of their expected service life, inadequate, and aged and should be replaced.

System: D5020 - Lighting

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 46,444.00

Unit of Measure: S.F.

Estimate: $427,099.00

Assessor Name: Eduardo Lopez

Date Created: 09/29/2015

Notes: Lighting system is nearing the end of its expected service life. There have been some lamp upgrades, but most of the system is T-12 lamps in original fixtures and they should all be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 46,444.00

Unit of Measure: S.F.

Estimate: $335,651.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The fixed furnishings are beyond their expected service life and should be replaced.

Priority 4 Priority:

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 4 Priority

Correction: Renew System

Qty: 46,444.00

Unit of Measure: S.F.

Estimate: $415,349.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Some fixtures have been replaced as needed but the majority are original, not fully ADA compliant, and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 4 Priority

Correction: Renew System

Qty: 46,444.00

Unit of Measure: S.F.

Estimate: $209,973.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: A couple of units were replaced, but the majority of the units are original. Terminal and package unit systems are beyond its expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 4 Priority
Correction: Renew System
Qty: 46,444.00
Unit of Measure: S.F.
Estimate: $182,386.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Control and instrumentation are beyond their expected service life and should be scheduled for replacement.

System: D5030 - Communications and Security - Fire Alarm

Location: Office/Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 46,444.00
Unit of Measure: S.F.
Estimate: $73,567.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Fire alarm system is beyond its expected service life and should be scheduled for replacement.

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

Location: Office/Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 46,444.00
Unit of Measure: S.F.
Estimate: $170,124.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: PA and clock system is beyond its expected service life and should be scheduled for replacement.

System: D5090 - Other Electrical Systems - Emergency Generator

Location: Outside Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 46,444.00
Unit of Measure: S.F.
Estimate: $42,914.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Generator is beyond its expected service life and should be scheduled for replacement. Casing shows severe signs of rust, however, the generator is still functional.

System: E1020 - Institutional Equipment - Lab

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 46,444.00

Unit of Measure: S.F.

Estimate: $144,069.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: Institutional equipment, such as lab equipment, is beyond its 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:	Middle School
Gross Area (SF):	135,535
Year Built:	1961
Last Renovation:	
Replacement Value:	$3,069,561
Repair Cost:	$1,909,457.94
Total FCI:	62.21 %
Total RSLI:	10.39 %
FCA Score:	37.79

Description:

The Champion Theme Middle School site was originally constructed in 1961, has a total area of 8.2 acres, and is occupied by approximately 135,535 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, landscaping, football field, track, tennis court, 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:	1495

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	9.12 %	59.23 %	$935,910.02
G30 - Site Mechanical Utilities	3.47 %	98.26 %	$973,547.92
G40 - Site Electrical Utilities	28.20 %	0.00 %	$0.00
Totals:	**10.39 %**	**62.21 %**	**$1,909,457.94**

Photo Album

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

1). Aerial Image of Champion Theme Middle School - Sep 29, 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.	34,731	25	1988	2013		0.00 %	110.00 %	-2		$197,515.20	$179,559
G2020	Parking Lots	$4.56	S.F.	13,010	25	1988	2013		0.00 %	110.00 %	-2		$65,258.16	$59,326
G2030	Pedestrian Paving	$1.50	S.F.	135,535	30	1988	2018		10.00 %	0.00 %	3			$203,303
G2040	Baseball Field	$8.35	S.F.		0				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.	3,700	25	1988	2013	2020	20.00 %	0.00 %	5			$180,264
G2040	Fencing & Guardrails	$0.91	S.F.	135,535	30	1961	1991		0.00 %	110.00 %	-24		$135,670.54	$123,337
G2040	Football Field	$5.85	S.F.	58,063	20	1961	1981	2020	25.00 %	1.61 %	5		$5,482.05	$339,669
G2040	Hard Surface Play Area	$6.26	S.F.		0				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	2,794	20	1988	2008	2020	25.00 %	0.00 %	5			$10,952
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		0				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.	7,163	20	1988	2008		0.00 %	110.00 %	-7		$145,530.67	$132,301
G2040	Track	$7.04	S.F.	21,988	10	1961	1971		0.00 %	110.00 %	-44		$170,275.07	$154,796
G2050	Landscaping	$1.45	S.F.	135,535	15	1961	1976		0.00 %	110.00 %	-39		$216,178.33	$196,526
G3010	Water Supply	$1.83	S.F.	135,535	50	1961	2011		0.00 %	110.00 %	-4		$272,831.96	$248,029
G3020	Sanitary Sewer	$1.15	S.F.	135,535	50	1961	2011		0.00 %	110.00 %	-4		$171,451.78	$155,865
G3030	Storm Sewer	$3.55	S.F.	135,535	50	1961	2011		0.00 %	110.00 %	-4		$529,264.18	$481,149
G3060	Fuel Distribution	$0.78	S.F.	135,535	40	1988	2028		32.50 %	0.00 %	13			$105,717
G4010	Electrical Distribution	$1.86	S.F.	135,535	50	1988	2038		46.00 %	0.00 %	23			$252,095
G4020	Site Lighting	$1.15	S.F.	135,535	30	1988	2018		10.00 %	0.00 %	3			$155,865
G4030	Site Communications & Security	$0.67	S.F.	135,535	10	2006	2016		10.00 %	0.00 %	1			$90,808
								Total	**10.39 %**	**62.21 %**			**$1,909,457.94**	**$3,069,561**

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.

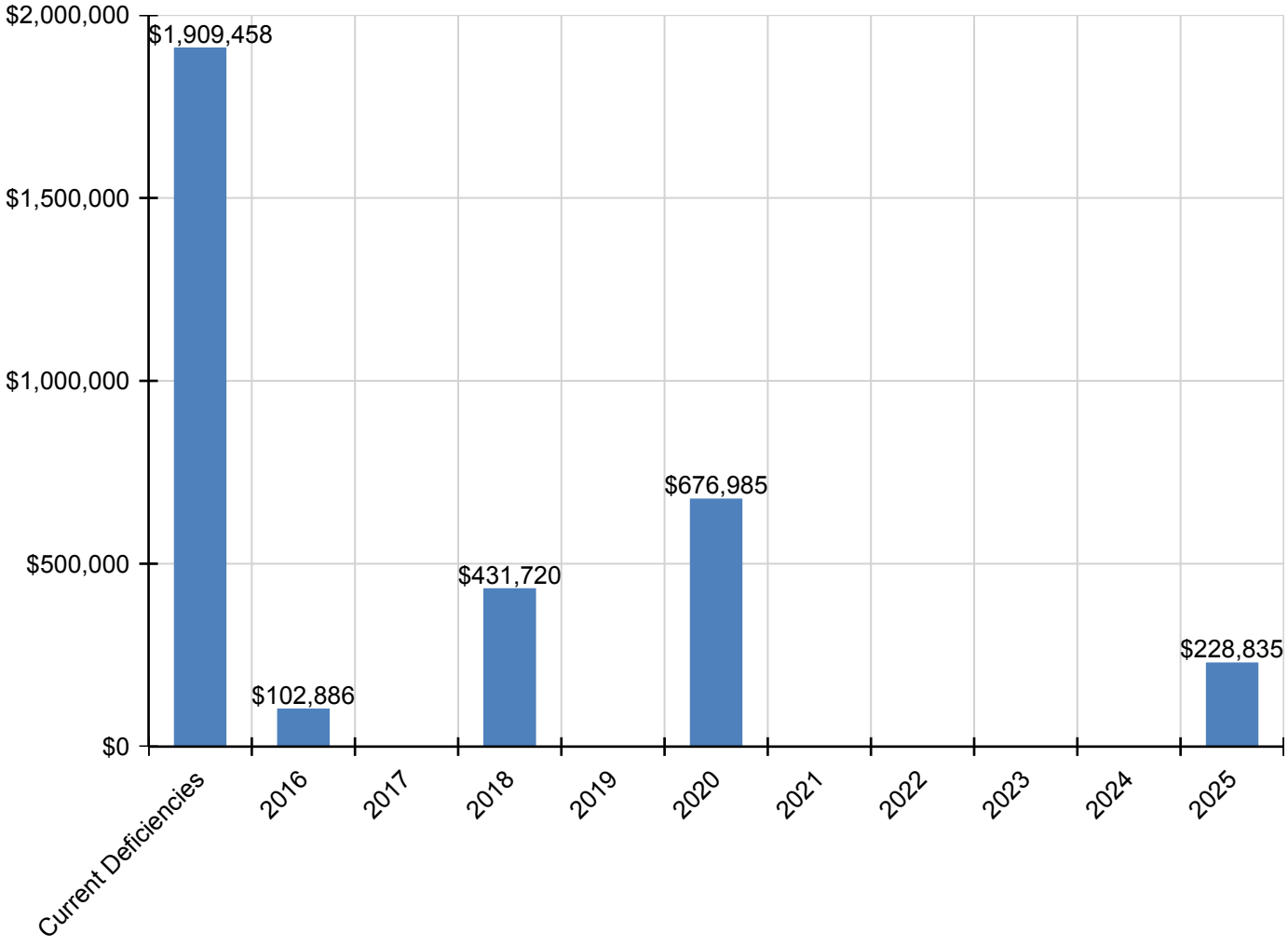
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,909,458**	**$102,886**	**$0**	**$431,720**	**$0**	**$676,985**	**$0**	**$0**	**$0**	**$0**	**$228,835**	**$3,349,884**
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	$197,515	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$197,515**
G2020 - Parking Lots	$65,258	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,258**
G2030 - Pedestrian Paving	$0	$0	$0	$244,370	$0	$0	$0	$0	$0	$0	$0	**$244,370**
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	$229,872	$0	$0	$0	$0	$0	**$229,872**
G2040 - Fencing & Guardrails	$135,671	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$135,671**
G2040 - Football Field	$5,482	$0	$0	$0	$0	$433,145	$0	$0	$0	$0	$0	**$438,627**
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	$13,967	$0	$0	$0	$0	$0	**$13,967**
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	$145,531	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$145,531**
G2040 - Track	$170,275	$0	$0	$0	$0	$0	$0	$0	$0	$0	$228,835	**$399,110**
G2050 - Landscaping	$216,178	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$216,178**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$272,832	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$272,832**
G3020 - Sanitary Sewer	$171,452	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$171,452**
G3030 - Storm Sewer	$529,264	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$529,264**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$187,350	$0	$0	$0	$0	$0	$0	$0	**$187,350**
G4030 - Site Communications & Security	$0	$102,886	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$102,886**

** Indicates non-renewable system*

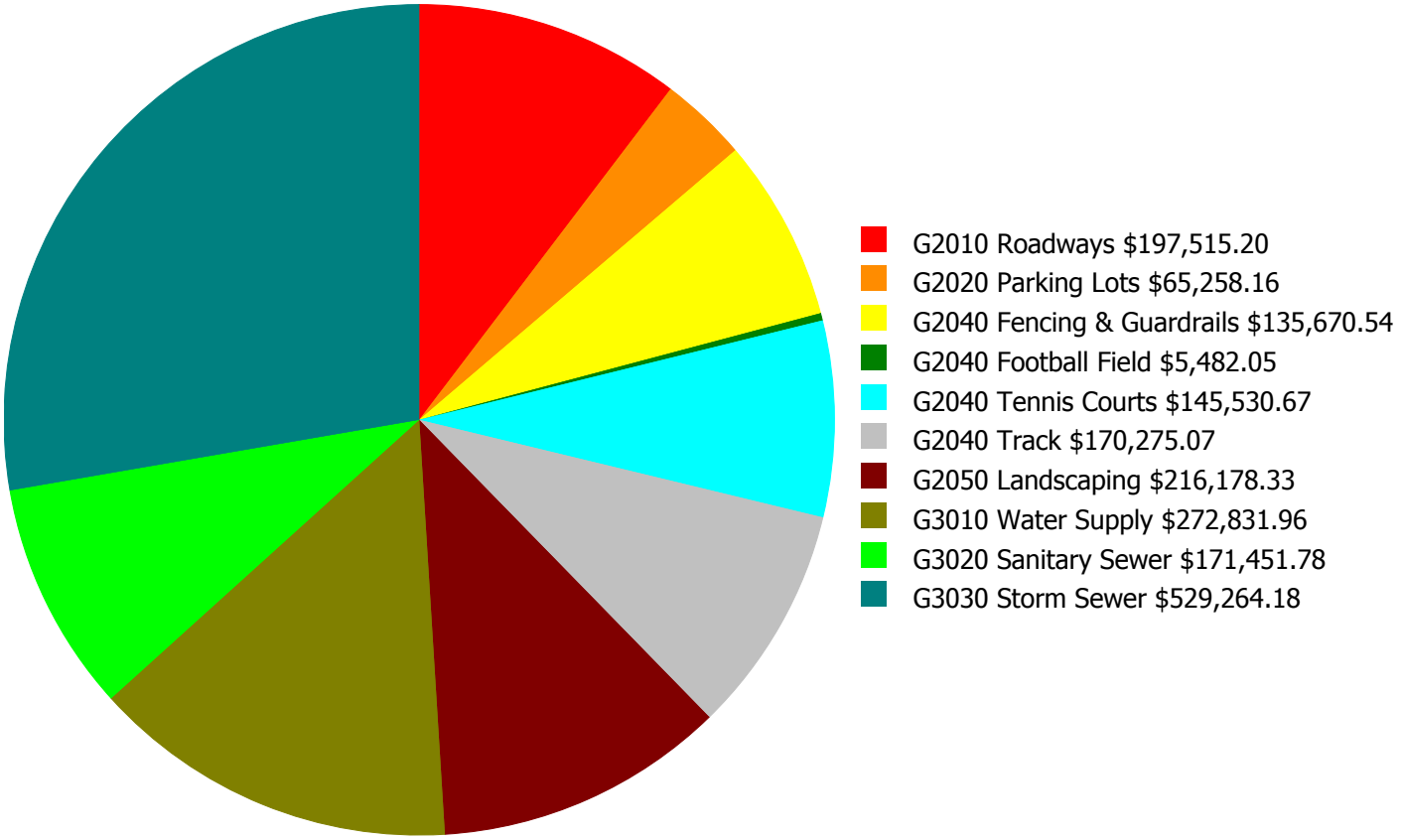
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

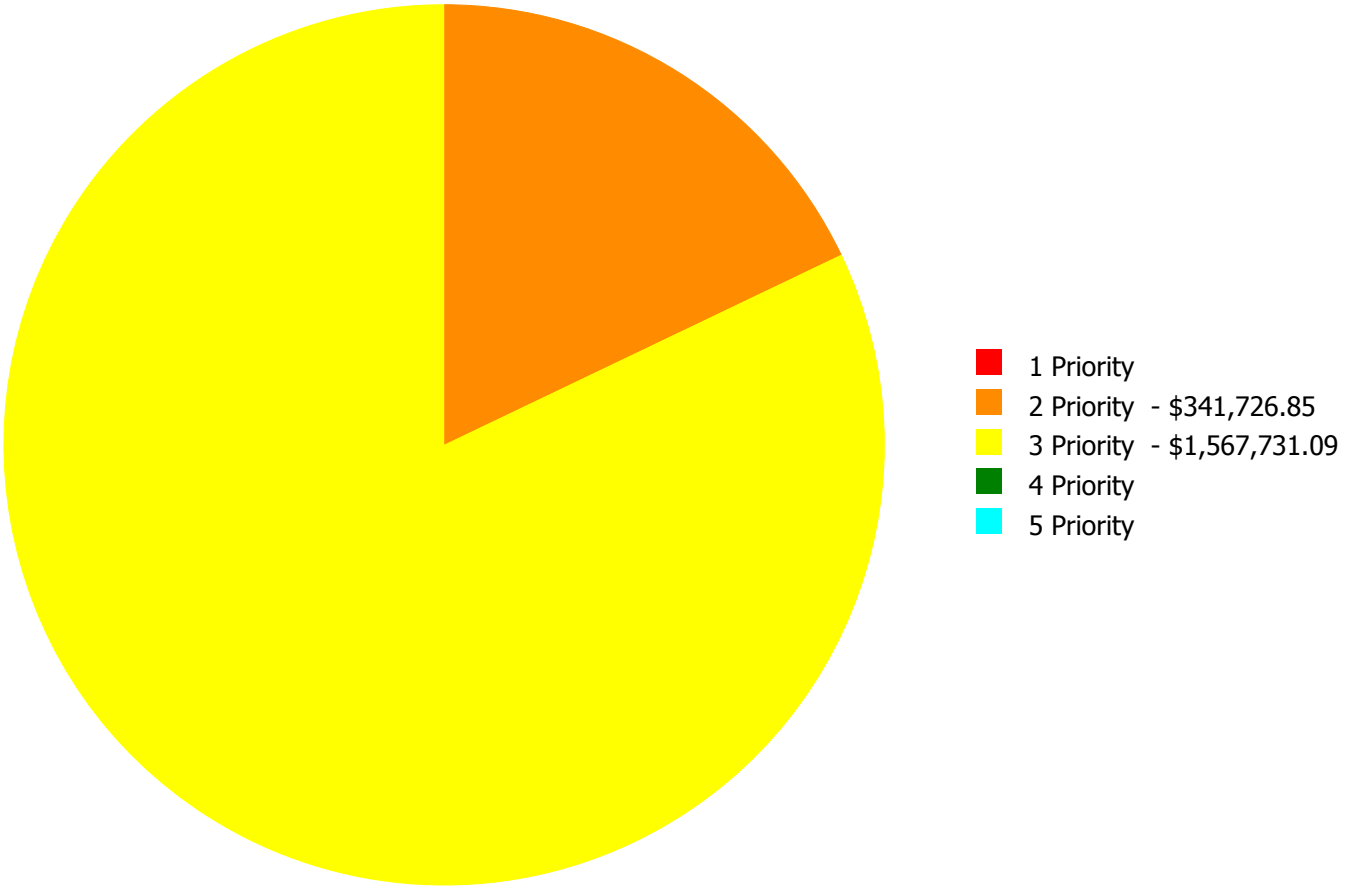
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,909,457.94

Deficiency Summary by Priority

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



Budget Estimate Total: $1,909,457.94

Deficiency By Priority Investment Table

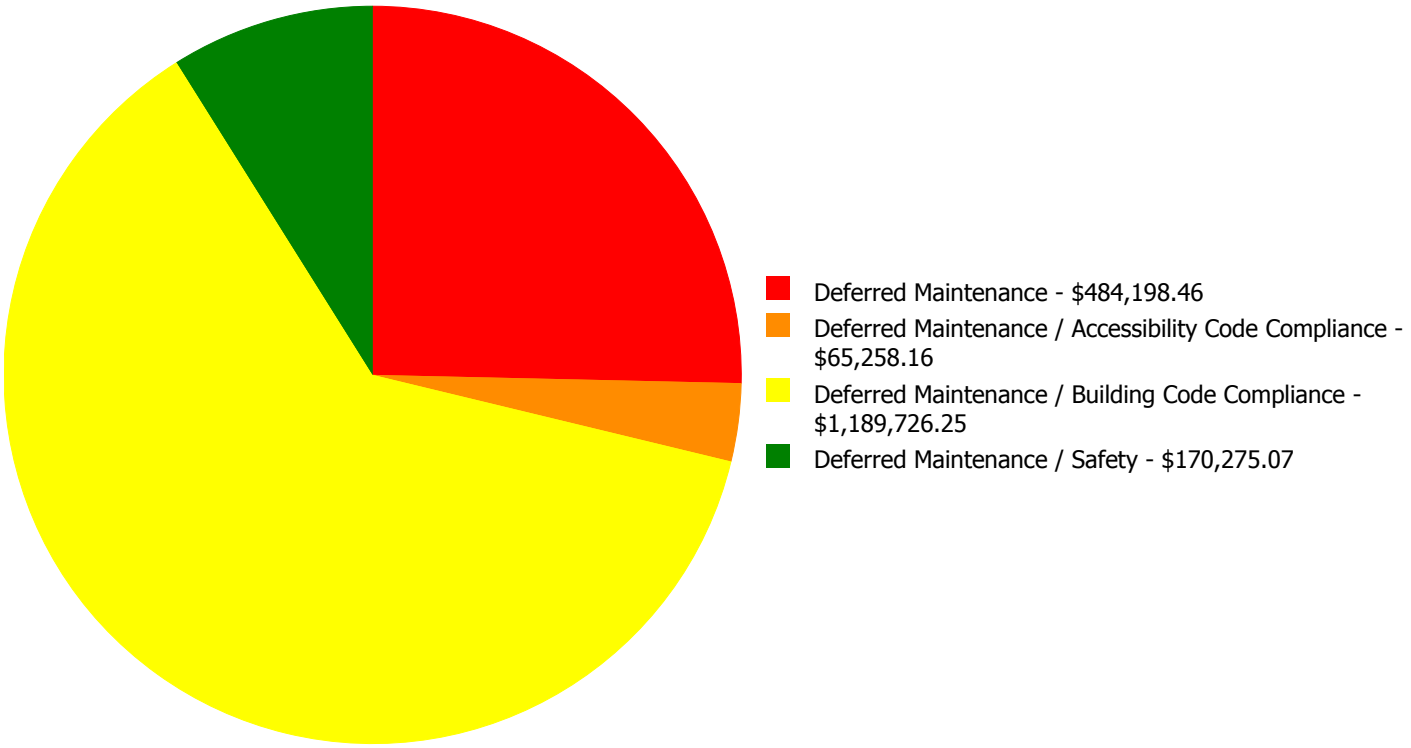
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$197,515.20	$0.00	$0.00	$197,515.20
G2020	Parking Lots	$0.00	$0.00	$65,258.16	$0.00	$0.00	$65,258.16
G2040	Fencing & Guardrails	$0.00	$0.00	$135,670.54	$0.00	$0.00	$135,670.54
G2040	Football Field	$0.00	$0.00	$5,482.05	$0.00	$0.00	$5,482.05
G2040	Tennis Courts	$0.00	$0.00	$145,530.67	$0.00	$0.00	$145,530.67
G2040	Track	$0.00	$170,275.07	$0.00	$0.00	$0.00	$170,275.07
G2050	Landscaping	$0.00	$0.00	$216,178.33	$0.00	$0.00	$216,178.33
G3010	Water Supply	$0.00	$0.00	$272,831.96	$0.00	$0.00	$272,831.96
G3020	Sanitary Sewer	$0.00	$171,451.78	$0.00	$0.00	$0.00	$171,451.78
G3030	Storm Sewer	$0.00	$0.00	$529,264.18	$0.00	$0.00	$529,264.18
	Total:	$0.00	$341,726.85	$1,567,731.09	$0.00	$0.00	$1,909,457.94

Deficiency Summary by Category

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



Budget Estimate Total: $1,909,457.94

Deficiency Details by Priority

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

Priority 2 Priority:

System: G2040 - Track

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 21,988.00
Unit of Measure: S.F.
Estimate: $170,275.07
Assessor Name: Eduardo Lopez
Date Created: 06/30/2015

Notes: The track is damaged, has multiple tripping hazards, and should be replaced.

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 2 Priority
Correction: Renew System
Qty: 135,535.00
Unit of Measure: S.F.
Estimate: $171,451.78
Assessor Name: Sam Mandola
Date Created: 06/30/2015

Notes: The original sanitary sewer system is beyond its expected service life and should be replaced. Sanitary and storm sewer should not be combined per code.

Priority 3 Priority:

System: G2010 - Roadways

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 34,731.00

Unit of Measure: S.F.

Estimate: $197,515.20

Assessor Name: Eduardo Lopez

Date Created: 06/30/2015

Notes: The roadways are beyond their expected service life, damaged with cracks, reported to be inadequate, 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: 13,010.00

Unit of Measure: S.F.

Estimate: $65,258.16

Assessor Name: Eduardo Lopez

Date Created: 06/30/2015

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

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 135,535.00
Unit of Measure: S.F.
Estimate: $135,670.54
Assessor Name: Eduardo Lopez
Date Created: 06/30/2015

Notes: The fencing is beyond its expected service life, damaged and rusted, and should be replaced.

System: G2040 - Football Field

Location: Football Field
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace Goal Posts
Qty: 2.00
Unit of Measure: Ea.
Estimate: $5,482.05
Assessor Name: Eduardo Lopez
Date Created: 09/29/2015

Notes: The goal posts are beyond their expected service life, rusted, and should be replaced.

System: G2040 - Tennis Courts

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 7,163.00

Unit of Measure: S.F.

Estimate: $145,530.67

Assessor Name: Eduardo Lopez

Date Created: 06/30/2015

Notes: The tennis court appears to be abandoned, is damaged, and should be replaced.

System: G2050 - Landscaping

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 135,535.00

Unit of Measure: S.F.

Estimate: $216,178.33

Assessor Name: Eduardo Lopez

Date Created: 06/30/2015

Notes: The landscaping is beyond its expected service life and should be replaced. A backflow prevention device should be installed on irrigation system.

System: G3010 - Water Supply

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 135,535.00

Unit of Measure: S.F.

Estimate: $272,831.96

Assessor Name: Eduardo Lopez

Date Created: 06/30/2015

Notes: The original water supply is beyond its expected service life and should be replaced. A backflow prevention device should be installed when the system is replaced.

System: G3030 - Storm Sewer

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 135,535.00

Unit of Measure: S.F.

Estimate: $529,264.18

Assessor Name: Eduardo Lopez

Date Created: 06/30/2015

Notes: The original storm water drainage system is beyond its expected service life and should be replaced. Sanitary and storm sewer should not be combined per code.

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.