DeKalb County School District/Elementary Schools

Columbia Elementary

Final

School Assessment Report

May 19, 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):	75,903
Year Built:	1961
Last Renovation:	
Replacement Value:	$18,032,749
Repair Cost:	$8,000,747.16
Total FCI:	44.37 %
Total RSLI:	31.63 %
FCA Score:	55.63

Description:

The Columbia Elementary School campus consists of two buildings located at 3230 Columbia Woods Drive in Decatur, Georgia. The original campus was constructed in 1961, additions to the main school building were constructed in 1966 and 2000, and a gymnasium building was constructed in 2000. In addition to these buildings, the campus contains a storage building, covered walkways, playground, and playing field. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 5	Board District:	District 3
DOE Facility:	1054	Geographic Region:	Region 5
HS Attendance Area:	Columbia HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	9.4		

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.

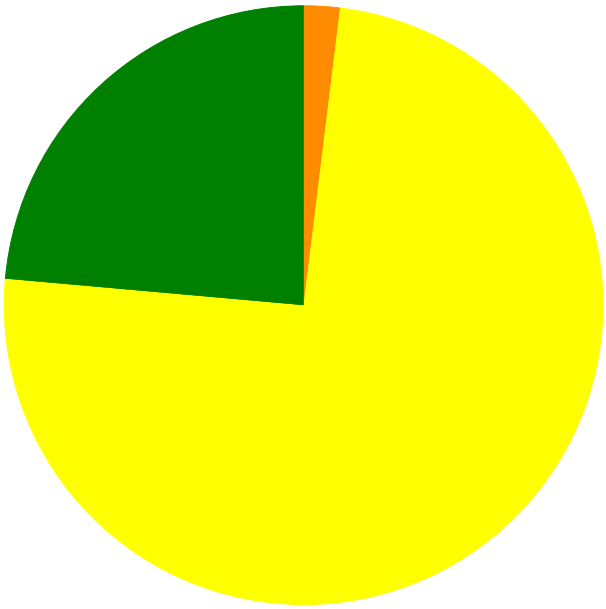
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	59.43 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	58.82 %	0.00 %	$0.00
B20 - Exterior Enclosure	45.39 %	24.09 %	$431,937.00
B30 - Roofing	10.76 %	86.10 %	$1,195,765.90
C10 - Interior Construction	40.77 %	26.17 %	$253,682.00
C20 - Stairs	56.75 %	0.00 %	$0.00
C30 - Interior Finishes	31.13 %	7.94 %	$169,114.00
D10 - Conveying	50.00 %	0.00 %	$0.00
D20 - Plumbing	53.89 %	25.30 %	$493,666.94
D30 - HVAC	4.14 %	99.32 %	$2,601,830.00
D40 - Fire Protection	50.00 %	0.00 %	$0.00
D50 - Electrical	39.49 %	42.83 %	$787,476.32
E10 - Equipment	1.42 %	103.76 %	$514,851.00
E20 - Furnishings	6.89 %	79.67 %	$300,844.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	11.82 %	54.19 %	$489,286.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$610,336.00
G40 - Site Electrical Utilities	20.22 %	54.40 %	$151,958.00
Totals:	**31.63 %**	**44.37 %**	**$8,000,747.16**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1961 Storage	110	22.93	$0.00	$0.00	$2,032.00	$0.00	$0.00
1961, 1966 Building	50,930	51.88	$0.00	$0.00	$4,326,845.26	$1,682,371.00	$0.00
2000 Addition	19,385	14.65	$0.00	$1,646.06	$514,323.00	$39,235.00	$0.00
2000 Gym	5,478	19.98	$0.00	$2,159.84	$167,720.00	$12,835.00	$0.00
Site	75,903	72.05	$0.00	$151,958.00	$946,829.00	$152,793.00	$0.00
Total:		**44.37**	**$0.00**	**$155,763.90**	**$5,957,749.26**	**$1,887,234.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $8,000,747.16

Executive Summary

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Function:	Elementary School
Gross Area (SF):	110
Year Built:	1961
Last Renovation:	
Replacement Value:	$8,863
Repair Cost:	$2,032.00
Total FCI:	22.93 %
Total RSLI:	34.52 %
FCA Score:	77.07

Description:

The storage building at Columbia Elementary School is located at 3230 Columbia Woods Drive in Decatur, Georgia. Originally built in 1961, there have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		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	42.52 %	0.00 %	$0.00
B30 - Roofing	0.00 %	110.02 %	$2,032.00
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:	**34.52 %**	**22.93 %**	**$2,032.00**

Photo Album

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

1). East Elevation - Jul 27, 2015

2). North Elevation - Jul 27, 2015

3). West Elevation - Jul 27, 2015

4). South Elevation - Jul 27, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	0	100	1961	2061		46.00 %	0.00 %	46			$0
A1030	Slab on Grade	$3.60	S.F.	110	100	1961	2061		46.00 %	0.00 %	46			$396
A2010	Basement Excavation	$0.00	S.F.	0	100	1961	2061		46.00 %	0.00 %	46			$0
A2020	Basement Walls	$0.00	S.F.	0	100	1961	2061		46.00 %	0.00 %	46			$0
B1020	Roof Construction	$16.33	S.F.	110	100	1961	2061		46.00 %	0.00 %	46			$1,796
B2010	Exterior Walls	$38.65	S.F.	110	100	1961	2061		46.00 %	0.00 %	46			$4,252
B2020	Exterior Windows	$0.00	S.F.	0	30	1961	1991		0.00 %	0.00 %	-24			$0
B2030	Exterior Doors	$5.20	S.F.	110	30	1961	1991	2020	16.67 %	0.00 %	5			$572
B3010	Roof Coverings	$16.79	S.F.	110	20	1961	1981		0.00 %	110.02 %	-34		$2,032.00	$1,847
C1010	Partitions	$13.04	S.F.	0	40	1961	2001		0.00 %	0.00 %	-14			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1961	1991		0.00 %	0.00 %	-24			$0
C1030	Fittings	$3.04	S.F.	0	20	1961	1981		0.00 %	0.00 %	-34			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1961	1981		0.00 %	0.00 %	-34			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1961	1981		0.00 %	0.00 %	-34			$0
C3030	Ceiling Finishes	$6.06	S.F.		20	1961	1981		0.00 %	0.00 %	-34			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1961	1991		0.00 %	0.00 %	-24			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	40	1961	2001		0.00 %	0.00 %	-14			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	30	1961	1991		0.00 %	0.00 %	-24			$0
								Total	**34.52 %**	**22.93 %**			**$2,032.00**	**$8,863**

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%

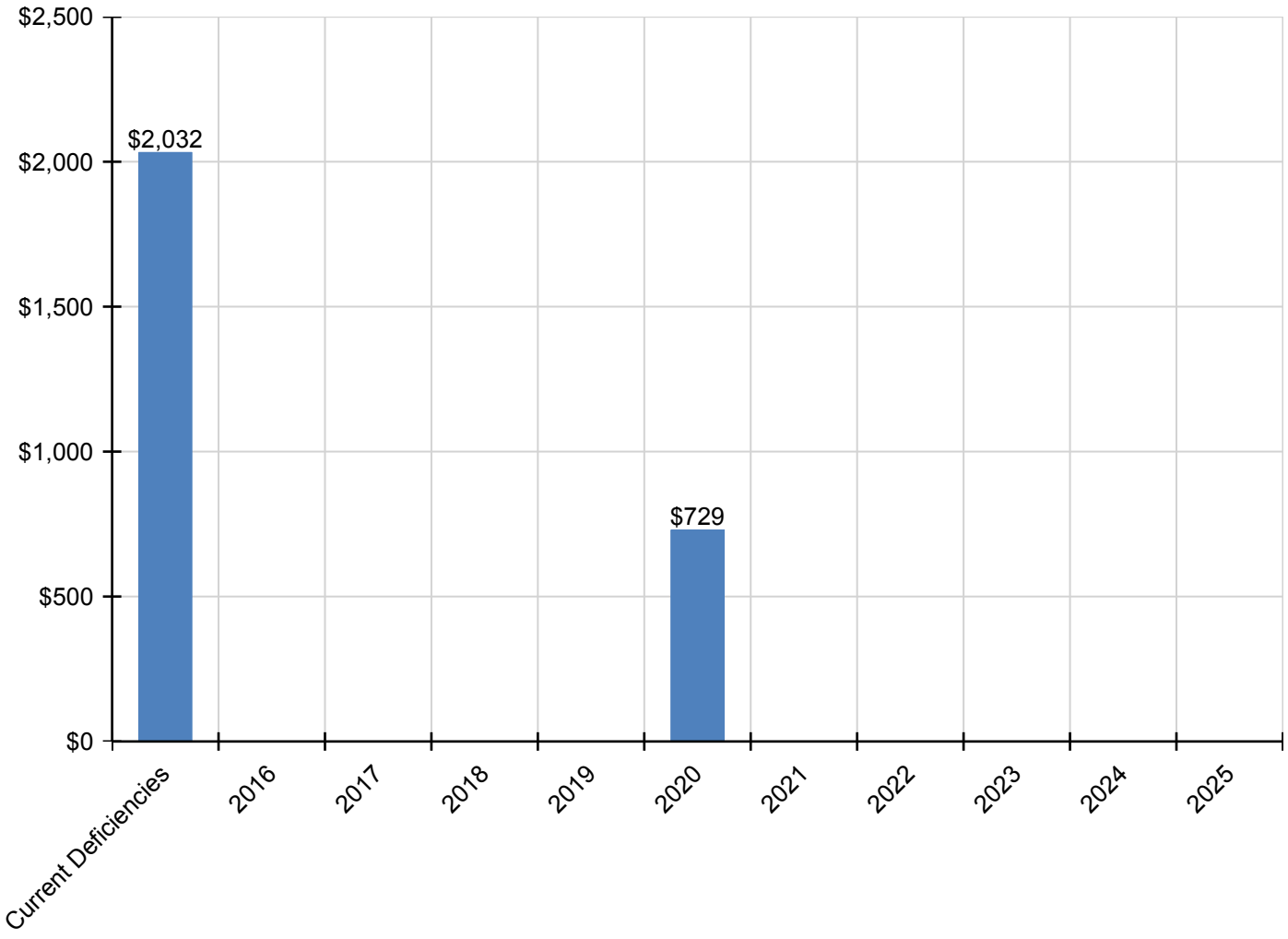
School Assessment Report - 1961 Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$2,032**	**$0**	**$0**	**$0**	**$0**	**$729**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,761**
*** 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	$0	$0	$0	$0	$0	$729	$0	$0	$0	$0	$0	**$729**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$2,032	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,032**
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*

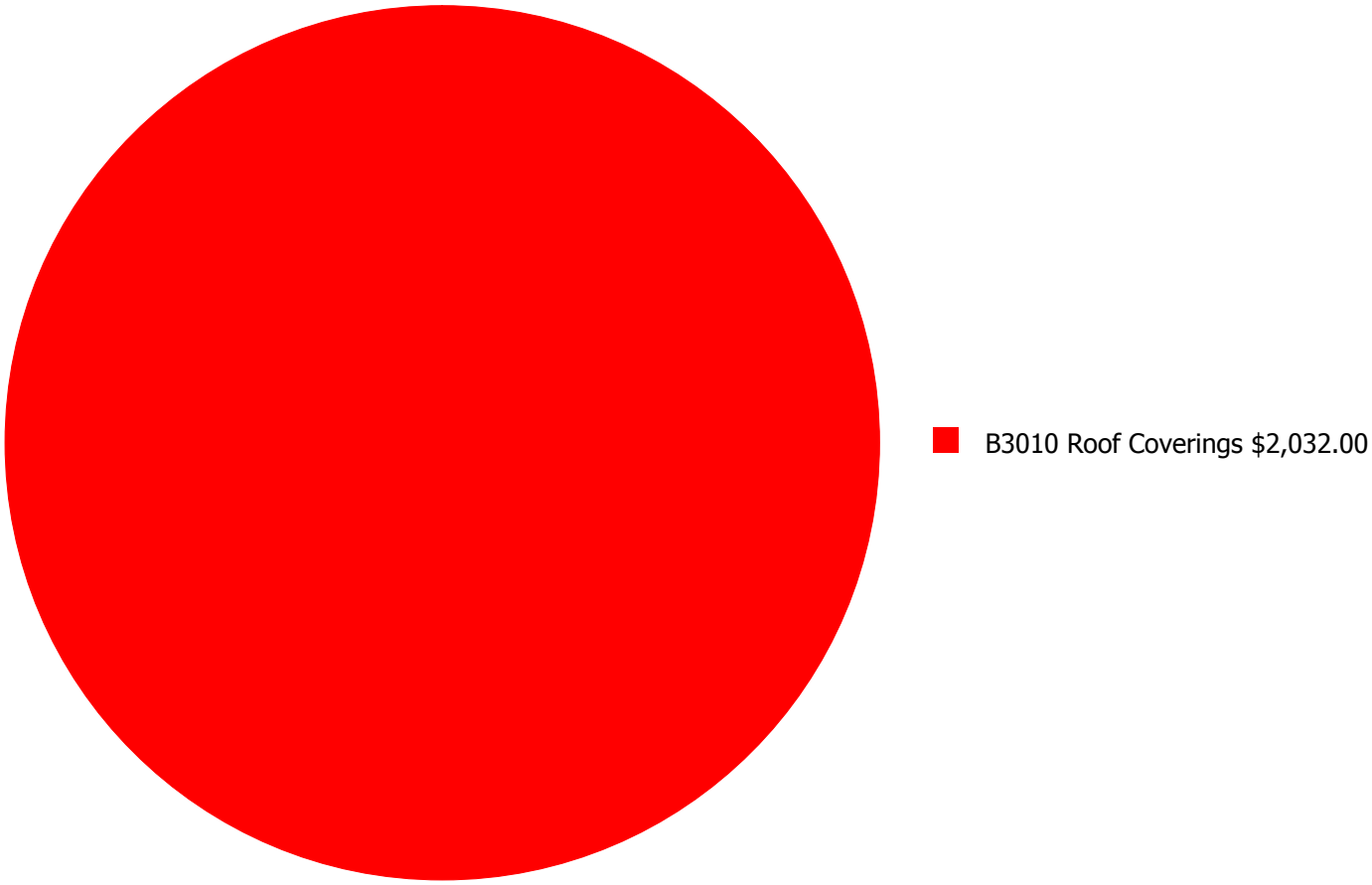
Forecasted Capital Renewal Requirement

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

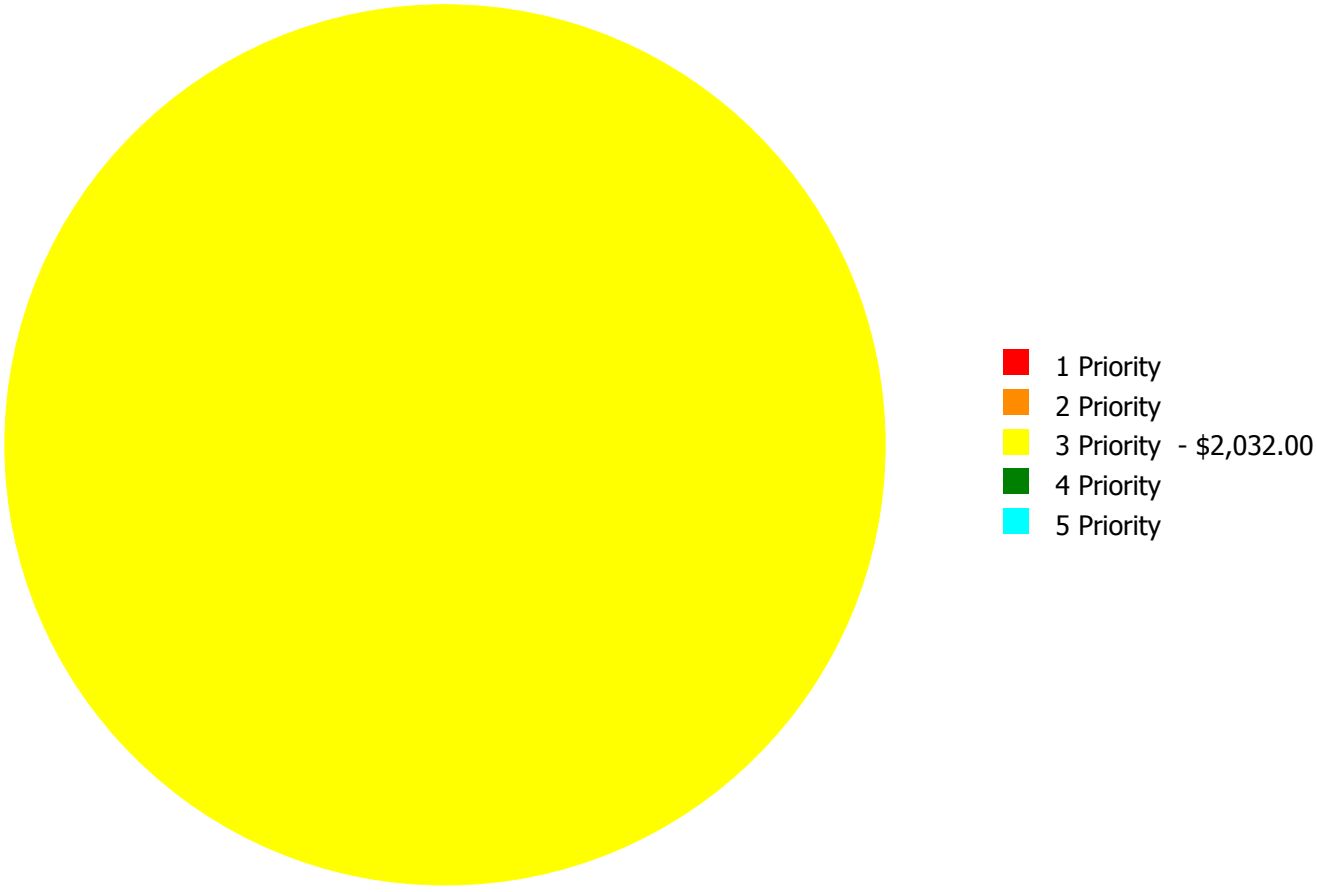
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $2,032.00

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: $2,032.00

Deficiency By Priority Investment Table

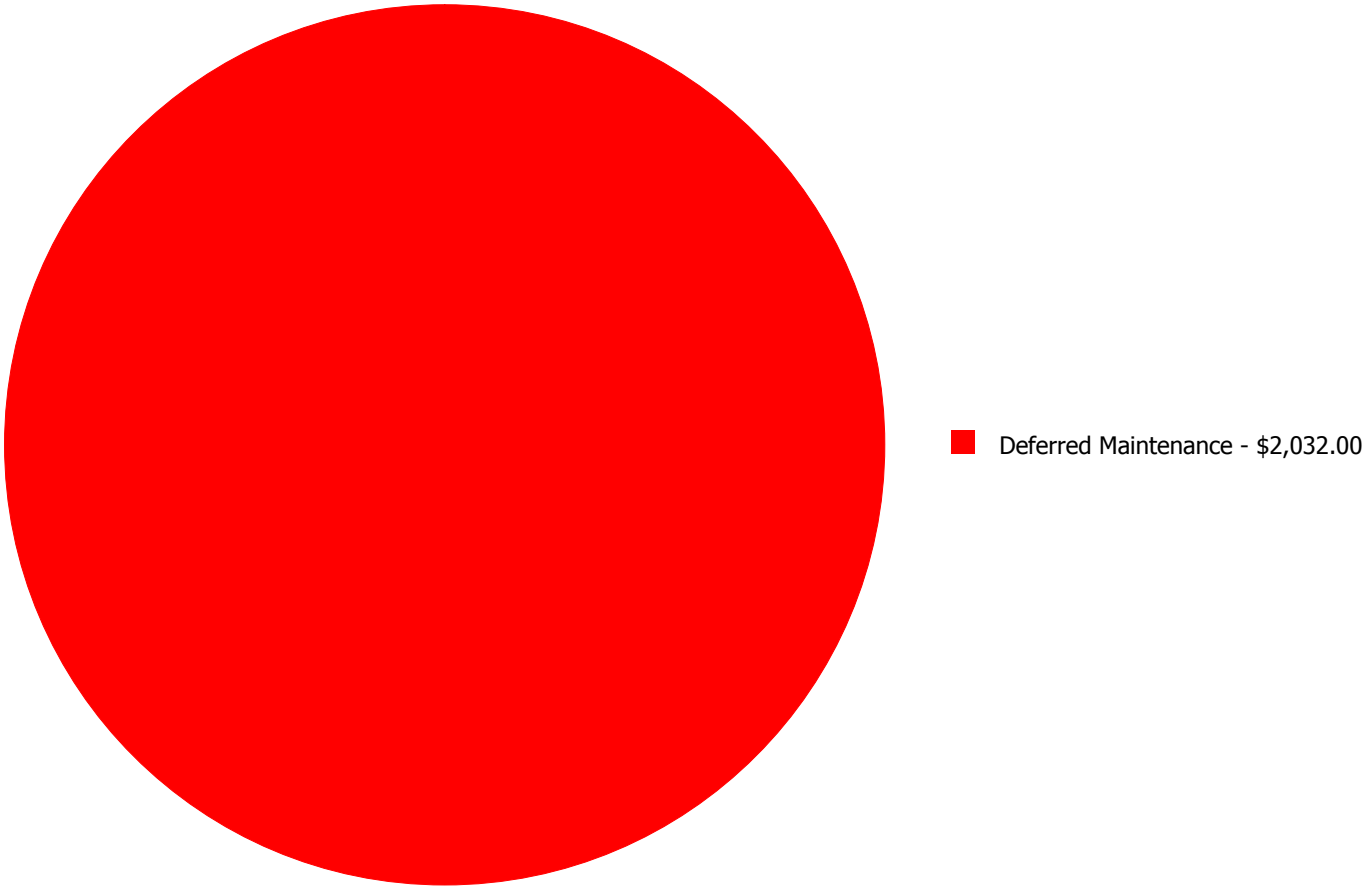
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings	$0.00	$0.00	$2,032.00	$0.00	$0.00	$2,032.00
	Total:	$0.00	$0.00	$2,032.00	$0.00	$0.00	$2,032.00

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: $2,032.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 110.00
Unit of Measure: S.F.
Estimate: $2,032.00
Assessor Name: Dave Cunningham
Date Created: 07/27/2015

Notes: The roof covering is leaking, beyond its expected service life, and should be replaced.

Executive Summary

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Function:	Elementary School
Gross Area (SF):	50,930
Year Built:	1961
Last Renovation:	
Replacement Value:	$11,583,305
Repair Cost:	$6,009,216.26
Total FCI:	51.88 %
Total RSLI:	27.22 %
FCA Score:	48.12

Description:

The main building at Columbia Elementary School is a one-story building located at 3230 Columbia Woods Drive in Decatur, Georgia. Originally built in 1961, there have been two additions in 1966 and 2000, and a number of minor renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2010, 2011	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	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	31.05 %	35.74 %	$431,937.00
B30 - Roofing	0.00 %	110.00 %	$1,189,928.00
C10 - Interior Construction	26.45 %	40.86 %	$253,682.00
C20 - Stairs	46.00 %	0.00 %	$0.00
C30 - Interior Finishes	33.38 %	5.13 %	$82,201.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	55.64 %	36.65 %	$493,666.94
D30 - HVAC	0.00 %	110.00 %	$2,136,718.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	40.89 %	47.68 %	$605,388.32
E10 - Equipment	1.04 %	105.41 %	$514,851.00
E20 - Furnishings	0.00 %	110.00 %	$300,844.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**27.22 %**	**51.88 %**	**$6,009,216.26**

Photo Album

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

1). South Elevation - Jul 27, 2015

2). East Elevation - Jul 27, 2015

3). North Elevation - Jul 27, 2015

4). West Elevation - Jul 27, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	0	100	1961	2061		46.00 %	0.00 %	46			$0
A1020	Special Foundations	$4.46	S.F.	50,930	100	1961	2061		46.00 %	0.00 %	46			$227,148
A1030	Slab on Grade	$7.09	S.F.	50,930	100	1961	2061		46.00 %	0.00 %	46			$361,094
A2010	Basement Excavation	$0.00	S.F.	0	100	1961	2061		46.00 %	0.00 %	46			$0
A2020	Basement Walls	$0.00	S.F.	0	100	1961	2061		46.00 %	0.00 %	46			$0
B1010	Floor Construction	$15.61	S.F.	50,930	100	1961	2061		46.00 %	0.00 %	46			$795,017
B1020	Roof Construction	$5.34	S.F.	50,930	100	1961	2061		46.00 %	0.00 %	46			$271,966
B2010	Exterior Walls	$16.02	S.F.	50,930	100	1961	2061		46.00 %	0.00 %	46			$815,899
B2020	Exterior Windows	$6.79	S.F.	50,930	30	1961	1991		0.00 %	110.00 %	-24		$380,396.00	$345,815
B2030	Exterior Doors	$0.92	S.F.	50,930	30	1961	1991		0.00 %	110.00 %	-24		$51,541.00	$46,856
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	1961	1971		0.00 %	0.00 %	-44			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	50,930	25	1985	2010		0.00 %	110.00 %	-5		$1,159,676.00	$1,054,251
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1961	1976		0.00 %	0.00 %	-39			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1961	1991		0.00 %	0.00 %	-24			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1961	2036		28.00 %	0.00 %	21			$0
B3020	Roof Openings	$0.54	S.F.	50,930	30	1961	1991		0.00 %	110.00 %	-24		$30,252.00	$27,502
C1010	Partitions	$7.01	S.F.	50,930	100	1961	2061		46.00 %	0.00 %	46			$357,019
C1020	Interior Doors	$2.39	S.F.	50,930	30	1961	1991		0.00 %	80.00 %	-24		$97,378.00	$121,723
C1030	Fittings	$2.79	S.F.	50,930	20	1961	1981		0.00 %	110.00 %	-34		$156,304.00	$142,095
C2010	Stair Construction	$1.81	S.F.	50,930	100	1961	2061		46.00 %	0.00 %	46			$92,183
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	20,372	30	1961	1991	2020	16.67 %	0.00 %	5			$209,220
C3010	Wall Finishes - Paint	$1.93	S.F.	27,502	10	1961	1971		0.00 %	110.00 %	-44		$58,387.00	$53,079
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	3,056	10	1961	1971		0.00 %	0.00 %	-44			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	2,547	8	1995	2003		0.00 %	110.00 %	-12		$23,814.00	$21,650
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	3,565	50	1961	2011	2020	10.00 %	0.00 %	5			$51,657
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	7,640	50	1961	2011		0.00 %	0.00 %	-4			$404,996
C3020	Floor Finishes - VCT	$9.54	S.F.	37,179	20	2000	2020		25.00 %	0.00 %	5			$354,688
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1961	1981		0.00 %	0.00 %	-34			$0
C3030	Ceiling Finishes	$9.98	S.F.	50,930	20	2011	2031		80.00 %	0.00 %	16			$508,281
D1010	Elevators and Lifts	$0.00	S.F.	0	0	1961			0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	50,930	30	2010	2040		83.33 %	0.14 %	25		$1,224.94	$899,424
D2020	Domestic Water Distribution	$3.99	S.F.	50,930	30	1961	1991		0.00 %	110.00 %	-24		$223,532.00	$203,211
D2030	Sanitary Waste	$3.41	S.F.	50,930	30	1961	1991		0.00 %	110.00 %	-24		$191,038.00	$173,671
D2040	Rain Water Drainage	$0.98	S.F.	50,930	30	1961	1991		0.00 %	110.00 %	-24		$54,903.00	$49,911

School Assessment Report - 1961, 1966 Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	50,930	30	1961	1991		0.00 %	110.00 %	-24		$22,969.00	$20,881
D3020	Heat Generating Systems	$4.55	S.F.	50,930	30	1984	2014		0.00 %	110.00 %	-1		$254,905.00	$231,732
D3030	Cooling Generating Systems	$4.73	S.F.	50,930	25	1980	2005		0.00 %	110.00 %	-10		$264,989.00	$240,899
D3040	Distribution & Exhaust Systems	$5.51	S.F.	50,930	30	1980	2010		0.00 %	110.00 %	-5		$308,687.00	$280,624
D3050	Terminal & Package Units	$18.52	S.F.	50,930	15	1998	2013		0.00 %	110.00 %	-2		$1,037,546.00	$943,224
D3060	Controls & Instrumentation	$3.60	S.F.	50,930	20	1980	2000		0.00 %	110.00 %	-15		$201,683.00	$183,348
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	50,930	30	1961	1991	2015	0.00 %	110.00 %	0		$68,908.00	$62,644
D4010	Sprinklers	$4.75	S.F.	0	0	1961			0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.	0	0	1961			0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	S.F.	50,930	40	1961	2001		0.00 %	110.00 %	-14		$101,402.00	$92,183
D5020	Branch Wiring	$6.78	S.F.	50,930	30	1961	1991		0.00 %	110.00 %	-24		$379,836.00	$345,305
D5020	Lighting	$8.90	S.F.	50,930	30	2011	2041		86.67 %	27.39 %	26		$124,150.32	$453,277
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	50,930	15	2005	2020		33.33 %	0.00 %	5			$285,208
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	50,930	15	2005	2020		33.33 %	0.00 %	5			$62,644
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	50,930	15	2005	2020		33.33 %	0.00 %	5			$31,067
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.	0	0	1961			0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	50,930	20	2000	2020		25.00 %	0.00 %	5			$20,372
E1090	Other Equipment (Kitchen Equipment)	$9.19	S.F.	50,930	20	1961	1981		0.00 %	110.00 %	-34		$514,851.00	$468,047
E2010	Fixed Furnishings	$5.37	S.F.	50,930	20	1961	1981		0.00 %	110.00 %	-34		$300,844.00	$273,494
F1010	Special Structures - Canopies	$0.00	S.F.		0	1961		2020	0.00 %	0.00 %	5			$0
								Total	**27.22 %**	**51.88 %**			**$6,009,216.26**	**$11,583,305**

Renewal Schedule

eComet forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$6,009,216**	**$0**	**$0**	**$0**	**$0**	**$1,294,145**	**$0**	**$0**	**$30,167**	**$0**	**$78,467**	**$7,411,996**
*** 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	$380,396	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$380,396**
B2030 - Exterior Doors	$51,541	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,541**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$1,159,676	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,159,676**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$30,252	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,252**
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**

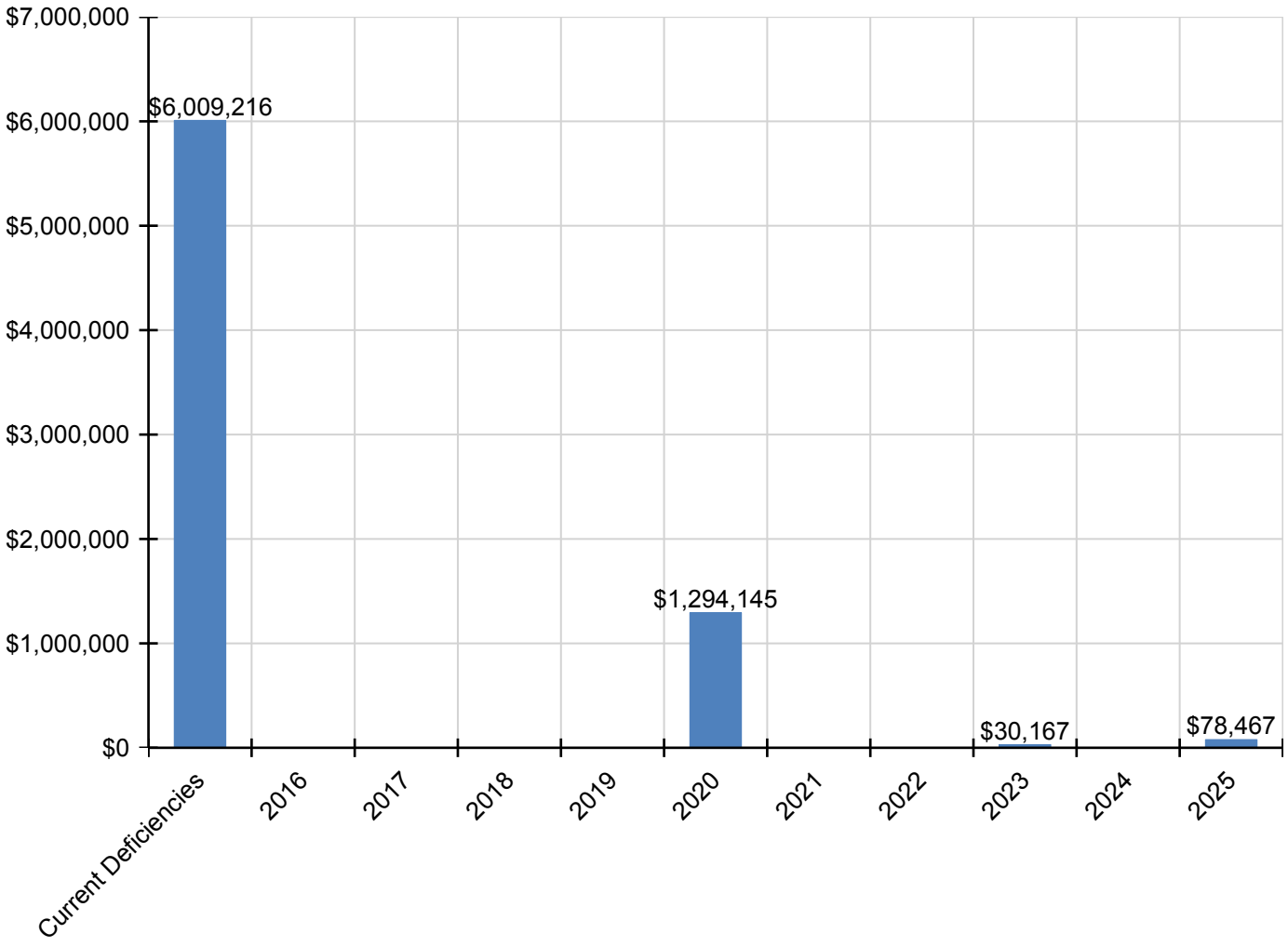
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$97,378	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$97,378**
C1030 - Fittings	$156,304	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$156,304**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$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	$266,798	$0	$0	$0	$0	$0	**$266,798**
C3010 - Wall Finishes - Paint	$58,387	$0	$0	$0	$0	$0	$0	$0	$0	$0	$78,467	**$136,854**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$23,814	$0	$0	$0	$0	$0	$0	$0	$30,167	$0	$0	**$53,981**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$65,873	$0	$0	$0	$0	$0	**$65,873**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$452,298	$0	$0	$0	$0	$0	**$452,298**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$1,225	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,225**
D2020 - Domestic Water Distribution	$223,532	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$223,532**
D2030 - Sanitary Waste	$191,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$191,038**
D2040 - Rain Water Drainage	$54,903	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,903**
D2090 - Other Plumbing Systems - Natural Gas	$22,969	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,969**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$254,905	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$254,905**
D3030 - Cooling Generating Systems	$264,989	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$264,989**
D3040 - Distribution & Exhaust Systems	$308,687	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$308,687**
D3050 - Terminal & Package Units	$1,037,546	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,037,546**
D3060 - Controls & Instrumentation	$201,683	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$201,683**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$68,908	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,908**
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	$101,402	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,402**
D5020 - Branch Wiring	$379,836	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$379,836**
D5020 - Lighting	$124,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$124,150**
D5030 - Communications and Security - Clock & PA Systems	$0	$0	$0	$0	$0	$363,698	$0	$0	$0	$0	$0	**$363,698**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$79,883	$0	$0	$0	$0	$0	**$79,883**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$39,617	$0	$0	$0	$0	$0	**$39,617**
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**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$25,978	$0	$0	$0	$0	$0	**$25,978**
E1090 - Other Equipment (Kitchen Equipment)	$514,851	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$514,851**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$300,844	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$300,844**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

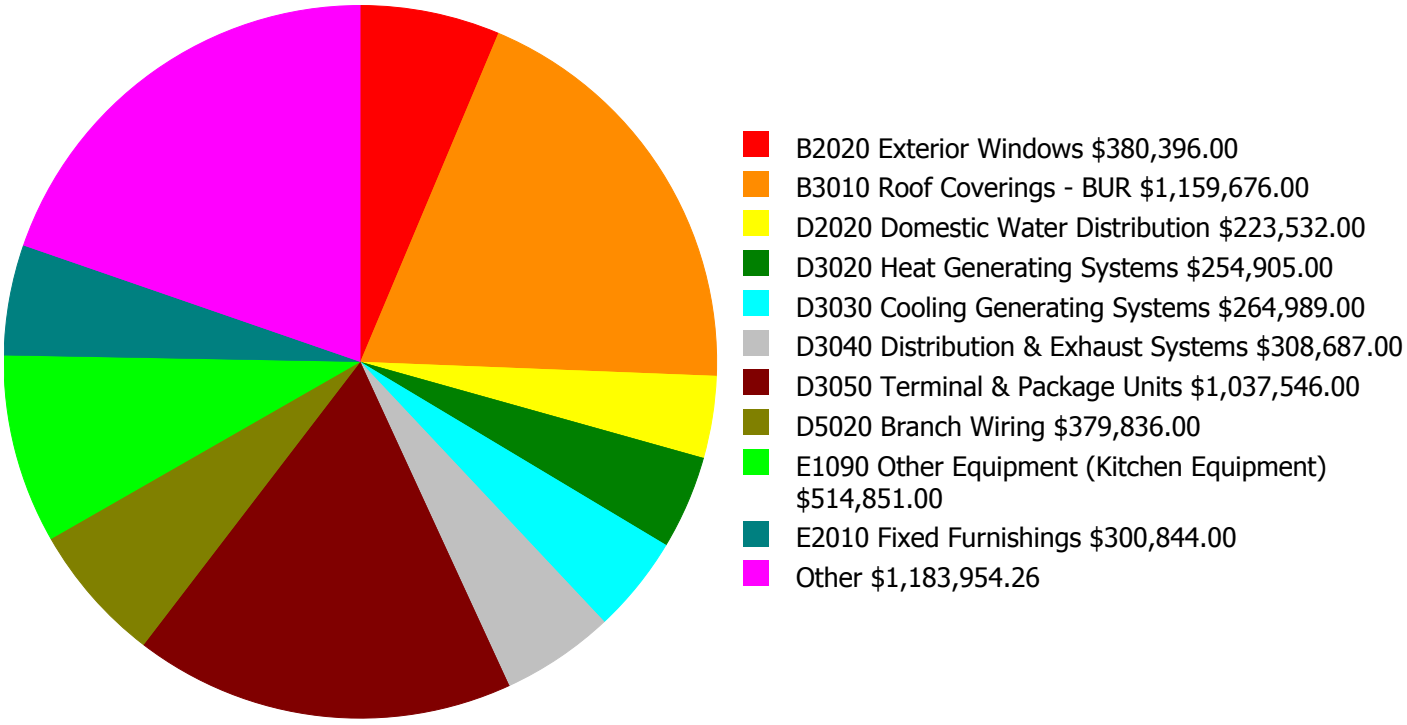
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

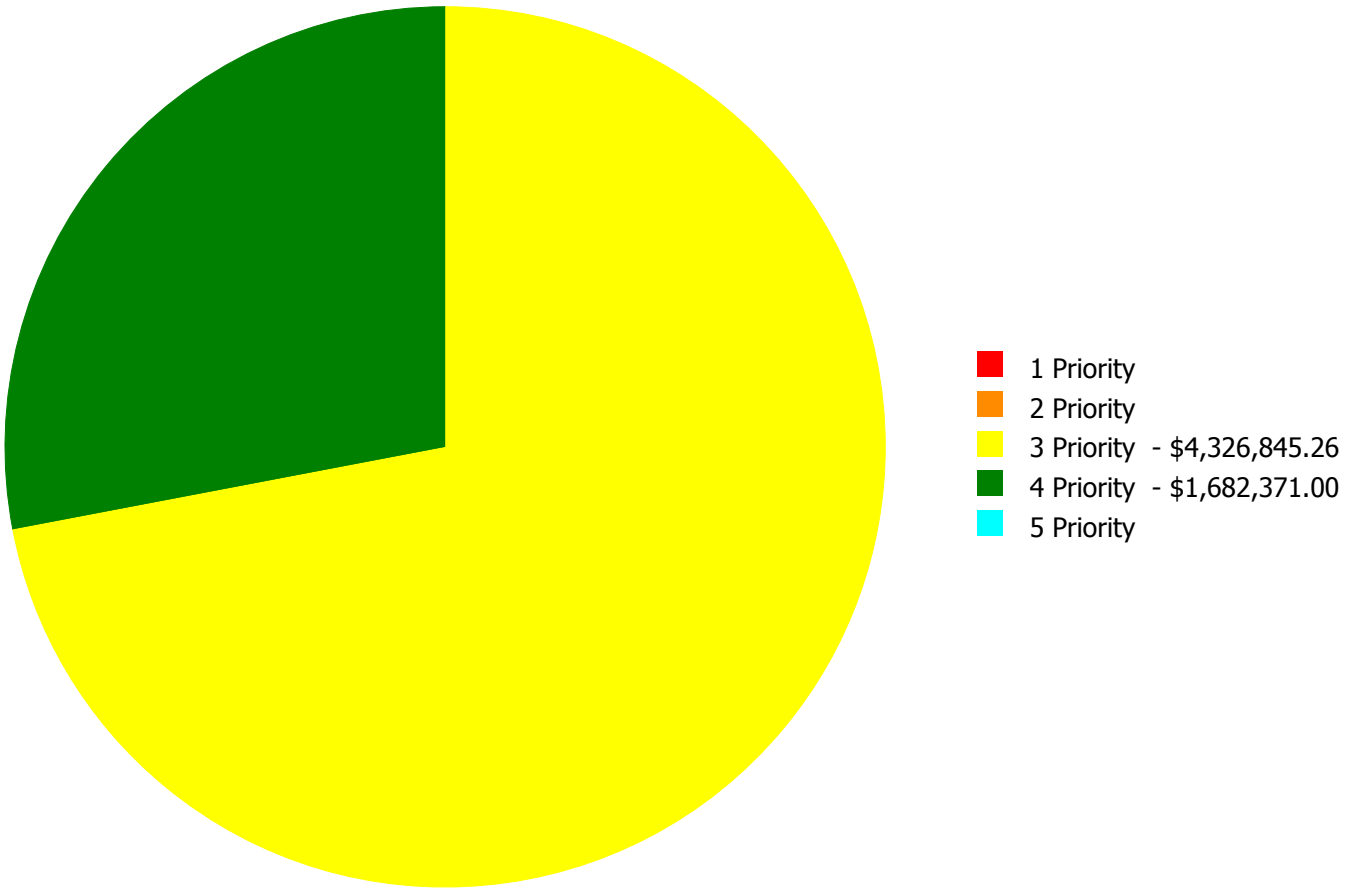
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $6,009,216.26

Deficiency Summary by Priority

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



Budget Estimate Total: $6,009,216.26

Deficiency By Priority Investment Table

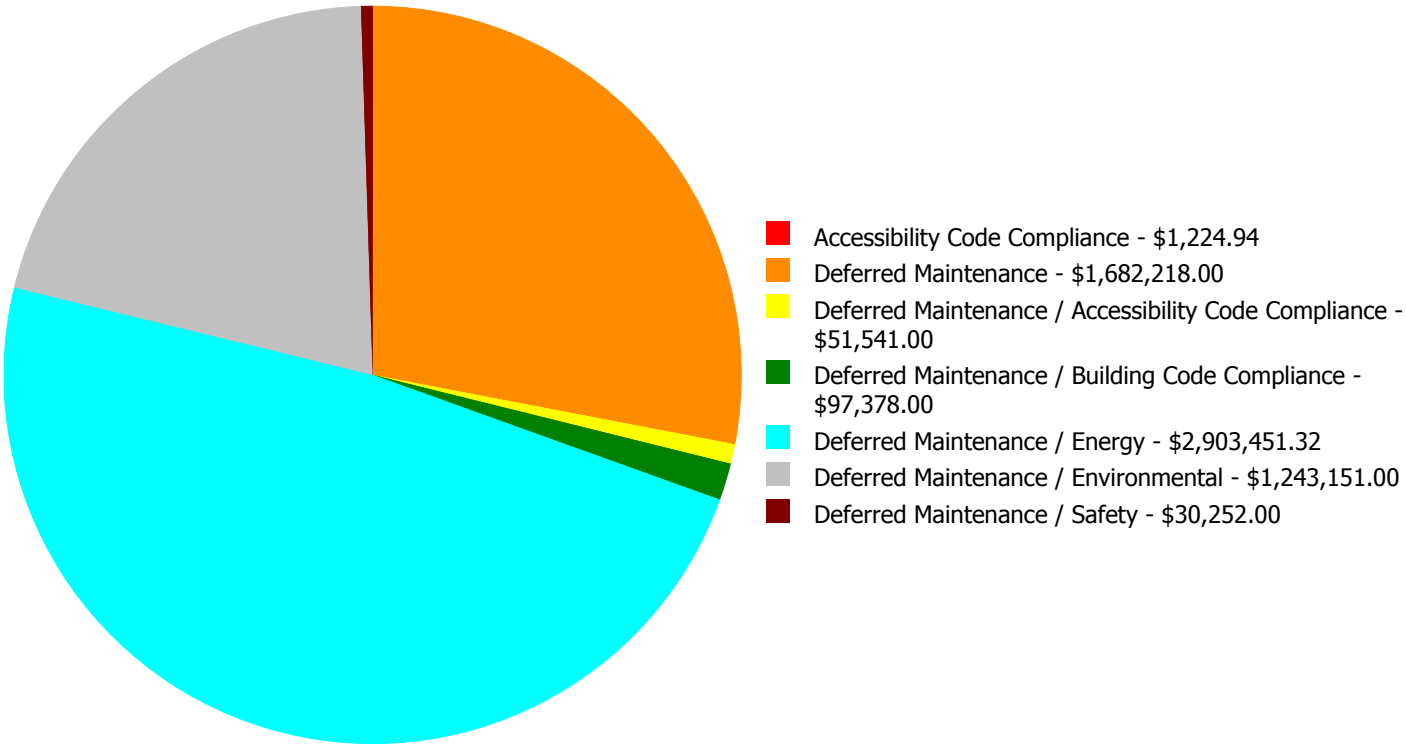
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$380,396.00	$0.00	$0.00	$380,396.00
B2030	Exterior Doors	$0.00	$0.00	$51,541.00	$0.00	$0.00	$51,541.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$1,159,676.00	$0.00	$0.00	$1,159,676.00
B3020	Roof Openings	$0.00	$0.00	$30,252.00	$0.00	$0.00	$30,252.00
C1020	Interior Doors	$0.00	$0.00	$97,378.00	$0.00	$0.00	$97,378.00
C1030	Fittings	$0.00	$0.00	$156,304.00	$0.00	$0.00	$156,304.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$58,387.00	$0.00	$0.00	$58,387.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$23,814.00	$0.00	$0.00	$23,814.00
D2010	Plumbing Fixtures	$0.00	$0.00	$1,224.94	$0.00	$0.00	$1,224.94
D2020	Domestic Water Distribution	$0.00	$0.00	$223,532.00	$0.00	$0.00	$223,532.00
D2030	Sanitary Waste	$0.00	$0.00	$191,038.00	$0.00	$0.00	$191,038.00
D2040	Rain Water Drainage	$0.00	$0.00	$54,903.00	$0.00	$0.00	$54,903.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$22,969.00	$0.00	$0.00	$22,969.00
D3020	Heat Generating Systems	$0.00	$0.00	$254,905.00	$0.00	$0.00	$254,905.00
D3030	Cooling Generating Systems	$0.00	$0.00	$0.00	$264,989.00	$0.00	$264,989.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$308,687.00	$0.00	$0.00	$308,687.00
D3050	Terminal & Package Units	$0.00	$0.00	$0.00	$1,037,546.00	$0.00	$1,037,546.00
D3060	Controls & Instrumentation	$0.00	$0.00	$201,683.00	$0.00	$0.00	$201,683.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	$0.00	$68,908.00	$0.00	$0.00	$68,908.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$101,402.00	$0.00	$0.00	$101,402.00
D5020	Branch Wiring	$0.00	$0.00	$0.00	$379,836.00	$0.00	$379,836.00
D5020	Lighting	$0.00	$0.00	$124,150.32	$0.00	$0.00	$124,150.32
E1090	Other Equipment (Kitchen Equipment)	$0.00	$0.00	$514,851.00	$0.00	$0.00	$514,851.00
E2010	Fixed Furnishings	$0.00	$0.00	$300,844.00	$0.00	$0.00	$300,844.00
	Total:	$0.00	$0.00	$4,326,845.26	$1,682,371.00	$0.00	$6,009,216.26

Deficiency Summary by Category

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



Budget Estimate Total: $6,009,216.26

Deficiency Details by Priority

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

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: 50,930.00
Unit of Measure: S.F.
Estimate: $380,396.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The exterior window system is beyond its expected service life, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 50,930.00
Unit of Measure: S.F.
Estimate: $51,541.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The exterior door system is beyond its expected service life, not easy to operate, and should be replaced to improve ADA accessibility.

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $1,159,676.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The roof covering has numerous reported leaks, is beyond its expected service life, and should be replaced. SPLOST project 308-422 to replace the roof on the 61 and 66 buildings.

System: B3020 - Roof Openings

Location: Roof

Distress: Missing

Category: Deferred Maintenance / Safety

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $30,252.00

Assessor Name: Sam Mandola

Date Created: 10/26/2015

Notes: There is no safe roof access for maintenance personnel. Recommend installation of an OSHA-compliant roof hatch/ladder system for safe access. SPLOST project 308-422 to add roof hatches and ladders to the 1961 and 1966 buildings.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $97,378.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Interior doors are beyond their expected service life and should be replaced to improve ADA accessibility and comply with building code.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $156,304.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 27,502.00
Unit of Measure: S.F.
Estimate: $58,387.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Carpet

Location: Media Center, Offices
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 2,547.00
Unit of Measure: S.F.
Estimate: $23,814.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D2010 - Plumbing Fixtures

Location: Restrooms

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add ADA compliant insulation to lavatory piping

Qty: 13.00

Unit of Measure: Ea.

Estimate: $1,224.94

Assessor Name: Ben Nixon

Date Created: 07/30/2015

Notes: Exposed piping underneath sinks is to be protected with insulation against contact.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $223,532.00

Assessor Name: Sam Mandola

Date Created: 07/29/2015

Notes: The domestic water distribution system is beyond its expected service life, has been repaired on a number of occasions, and should be scheduled for replacement. White mastic on fiberglass pipe insulation is identified as ACM by others.

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $191,038.00

Assessor Name: Sam Mandola

Date Created: 07/29/2015

Notes: The sanitary waste system is beyond its expected service life, does not function properly, and should be scheduled for replacement.

System: D2040 - Rain Water Drainage

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $54,903.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The rainwater drainage system is beyond its expected service life and should be replaced in conjunction with the roof. Drains constantly clog with debris from the roof top.

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $22,969.00

Assessor Name: Ben Nixon

Date Created: 07/29/2015

Notes: Gas line on roof and interior of building is rusted and beyond its expected service life, and should be scheduled for replacement.

System: D3020 - Heat Generating Systems

Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $254,905.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The heat generating system, including boiler, pumps and piping, is beyond its expected service life, inadequate, and should be scheduled for replacement. White mastic on fiberglass pipe insulation is identified as ACM by others.

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $308,687.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The distribution and exhaust systems are beyond their expected service life, damaged, cause indoor air quality problems, and should be scheduled for replacement. Fan coils and roof exhaust systems constantly break down. White mastic on fiberglass pipe insulation is identified as ACM by others.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $201,683.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

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

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $68,908.00

Assessor Name: Ben Nixon

Date Created: 08/14/2015

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

System: D5010 - Electrical Service/Distribution

Location: Main Switch Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $101,402.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5020 - Lighting

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', four 32 W

Qty: 400.00

Unit of Measure: Ea.

Estimate: $124,150.32

Assessor Name: Ben Nixon

Date Created: 07/29/2015

Notes: Only the hallway lights were changed in 2011. The remaining lights in classrooms, offices, kitchen, cafeteria, and restrooms are beyond their expected service life, inefficient, and should be scheduled for replacement.

System: E1090 - Other Equipment (Kitchen Equipment)

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $514,851.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Kitchen equipment is beyond its expected service life and should be scheduled for replacement. The door on the walk-in cooler was replaced but the unit itself is original.

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $300,844.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Priority 4 Priority:

System: D3030 - Cooling Generating Systems

Location: Exterior of Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 4 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $264,989.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The cooling generating system, including cooling tower and piping, is beyond its expected service life, inadequate, and should be scheduled for replacement. The kitchen is not air conditioned.

System: D3050 - Terminal & Package Units

Location: Roof/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 4 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

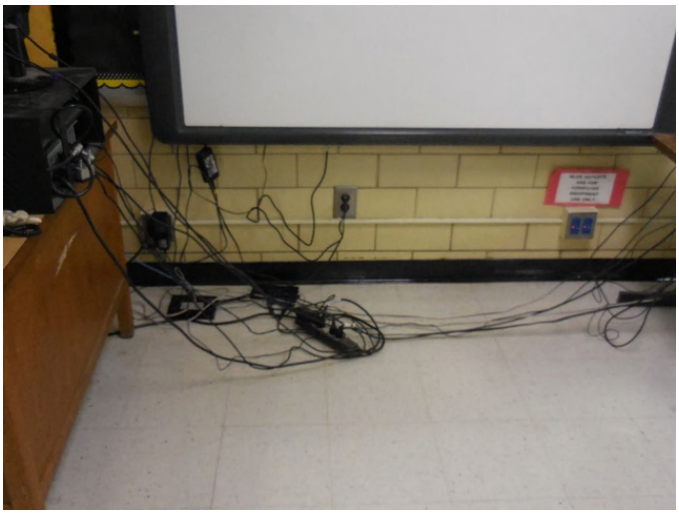
Estimate: $1,037,546.00

Assessor Name: Ben Nixon

Date Created: 07/29/2015

Notes: School staff reports numerous maintenance issues with split system on roof and the water source heat pumps throughout the building. The kitchen is not air conditioned. The system is beyond its expected service life and should be scheduled for replacement.

System: D5020 - Branch Wiring



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 50,930.00

Unit of Measure: S.F.

Estimate: $379,836.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The branch wiring system is beyond its expected service life and should be scheduled for replacement. Outlets are overloaded and tripping breakers.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	19,385
Year Built:	2000
Last Renovation:	
Replacement Value:	$3,789,299
Repair Cost:	$555,204.06
Total FCI:	14.65 %
Total RSLI:	49.20 %
FCA Score:	85.35

Description:

The 2000 classroom addition at Columbia Elementary School is a two-story building located at 3230 Columbia Woods Drive in Decatur, Georgia. There have been no additions or renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2012	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.63 %	0.00 %	$0.00
B30 - Roofing	40.51 %	0.69 %	$1,646.06
C10 - Interior Construction	64.41 %	0.00 %	$0.00
C20 - Stairs	85.00 %	0.00 %	$0.00
C30 - Interior Finishes	28.73 %	0.00 %	$0.00
D10 - Conveying	50.00 %	0.00 %	$0.00
D20 - Plumbing	50.00 %	0.00 %	$0.00
D30 - HVAC	13.68 %	72.49 %	$394,911.00
D40 - Fire Protection	50.00 %	0.00 %	$0.00
D50 - Electrical	35.99 %	32.83 %	$158,647.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**49.20 %**	**14.65 %**	**$555,204.06**

Photo Album

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

1). East Elevation - Jul 27, 2015

2). North Elevation - Jul 27, 2015

3). Northwest Elevation - Jul 27, 2015

4). Southwest Elevation - Jul 27, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			$0
A1020	Special Foundations	$4.46	S.F.	19,385	100	2000	2100		85.00 %	0.00 %	85			$86,457
A1030	Slab on Grade	$7.09	S.F.	19,385	100	2000	2100		85.00 %	0.00 %	85			$137,440
A2010	Basement Excavation	$0.26	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			$0
A2020	Basement Walls	$6.13	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			$0
B1010	Floor Construction	$15.61	S.F.	19,385	100	2000	2100		85.00 %	0.00 %	85			$302,600
B1020	Roof Construction	$5.34	S.F.	19,385	100	2000	2100		85.00 %	0.00 %	85			$103,516
B2010	Exterior Walls	$16.02	S.F.	19,385	100	2000	2100		85.00 %	0.00 %	85			$310,548
B2020	Exterior Windows	$6.79	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$131,624
B2030	Exterior Doors	$0.92	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$17,834
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	2000	2010		0.00 %	0.00 %	-5			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	11,000	25	2000	2025		40.00 %	0.72 %	10		$1,646.06	$227,700
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	2000	2015		0.00 %	0.00 %	0			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	2000	2075		80.00 %	0.00 %	60			$0
B3020	Roof Openings	$0.63	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$12,213
C1010	Partitions	$7.01	S.F.	19,385	100	2000	2100		85.00 %	0.00 %	85			$135,889
C1020	Interior Doors	$2.39	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$46,330
C1030	Fittings	$2.79	S.F.	19,385	20	2000	2020		25.00 %	0.00 %	5			$54,084
C2010	Stair Construction	$1.81	S.F.	19,385	100	2000	2100		85.00 %	0.00 %	85			$35,087
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	19,385	10	2010	2020		50.00 %	0.00 %	5			$37,413
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	2000	2010		0.00 %	0.00 %	-5			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	0	8	2000	2008		0.00 %	0.00 %	-7			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	969	50	2000	2050		70.00 %	0.00 %	35			$14,041
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	2000	2050		70.00 %	0.00 %	35			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	18,416	20	2000	2020		25.00 %	0.00 %	5			$175,689
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	2000	2020		25.00 %	0.00 %	5			$0
C3030	Ceiling Finishes	$9.98	S.F.	19,385	20	2000	2020		25.00 %	0.00 %	5			$193,462
D1010	Elevators and Lifts	$1.17	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$22,680
D2010	Plumbing Fixtures	$17.66	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$342,339
D2020	Domestic Water Distribution	$3.99	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$77,346
D2030	Sanitary Waste	$3.41	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$66,103
D2040	Rain Water Drainage	$0.98	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$18,997

School Assessment Report - 2000 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$7,948
D3020	Heat Generating Systems	$4.55	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
D3030	Cooling Generating Systems	$4.73	S.F.	1,935	25	2000	2025		40.00 %	0.00 %	10			$9,153
D3040	Distribution & Exhaust Systems	$5.51	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$106,811
D3050	Terminal & Package Units	$18.52	S.F.	19,385	15	2002	2017	2015	0.00 %	110.00 %	0		$394,911.00	$359,010
D3060	Controls & Instrumentation	$3.60	S.F.	19,385	20	2000	2020		25.00 %	0.00 %	5			$69,786
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
D4010	Sprinklers	$4.75	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$92,079
D4020	Standpipes	$0.51	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	19,385	40	2000	2040		62.50 %	0.00 %	25			$35,087
D5020	Branch Wiring	$6.78	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$131,430
D5020	Lighting	$8.90	S.F.	19,385	30	2000	2030		50.00 %	0.00 %	15			$172,527
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	19,385	15	2000	2015		0.00 %	110.00 %	0		$119,412.00	$108,556
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	19,385	15	2000	2015		0.00 %	110.00 %	0		$26,228.00	$23,844
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	19,385	15	2000	2015		0.00 %	110.00 %	0		$13,007.00	$11,825
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.	0	0	2000			0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	19,385	20	2000	2020		25.00 %	0.00 %	5			$7,754
E1090	Other Equipment	$0.00	S.F.	0	0	2000			0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$5.37	S.F.	19,385	20	2000	2020		25.00 %	0.00 %	5			$104,097
F1010	Special Structures - Canopies	$1.61	S.F.	0	25	2000	2025		40.00 %	0.00 %	10			$0
								Total	**49.20 %**	**14.65 %**			**$555,204.06**	**$3,789,299**

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:	**$555,204**	**$0**	**$0**	**$0**	**$0**	**$819,045**	**$0**	**$0**	**$0**	**$0**	**$350,141**	**$1,724,390**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$1,646	$0	$0	$0	$0	$0	$0	$0	$0	$0	$336,611	**$338,257**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

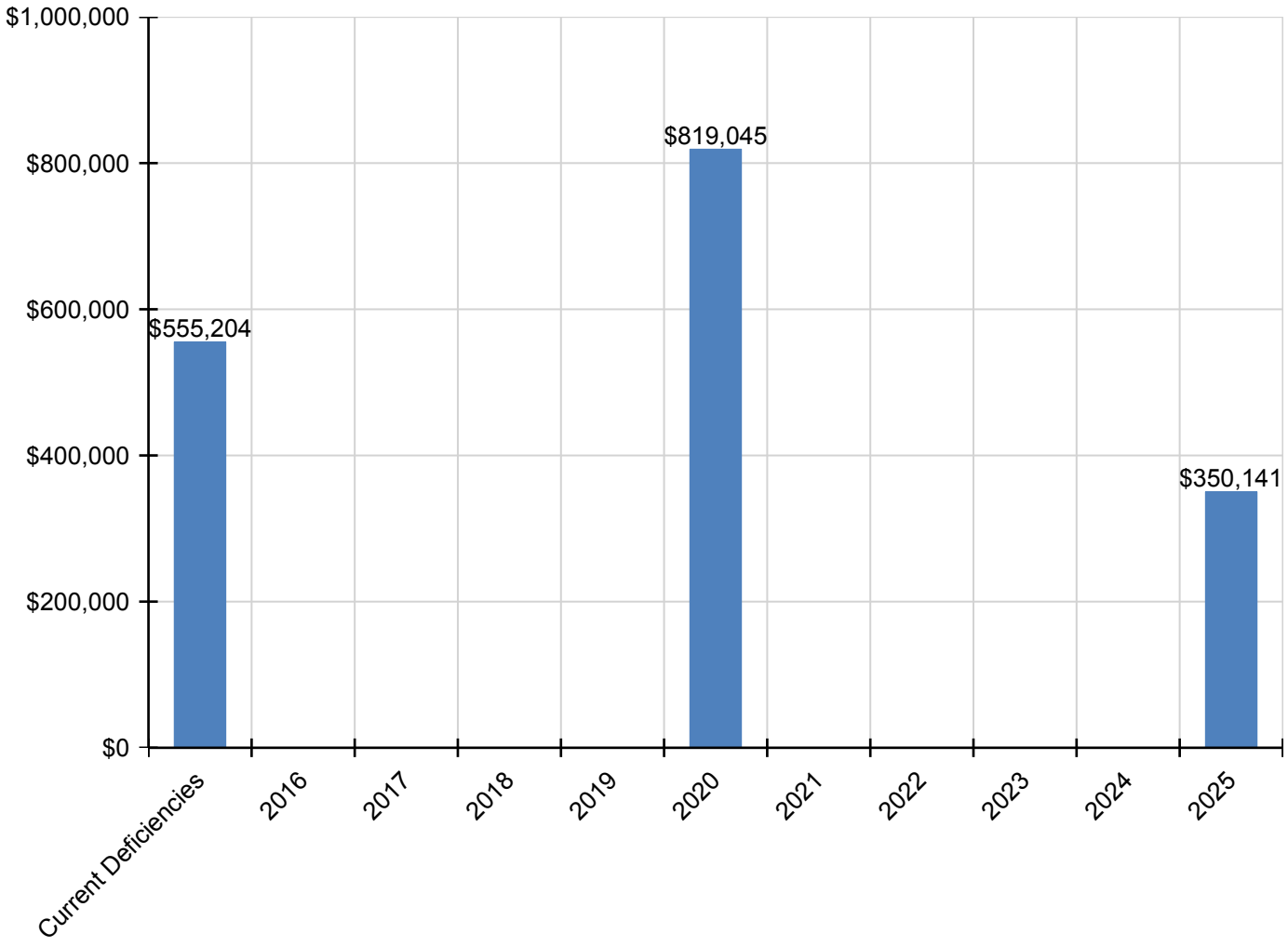
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$68,969	$0	$0	$0	$0	$0	**$68,969**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$47,709	$0	$0	$0	$0	$0	**$47,709**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$224,039	$0	$0	$0	$0	$0	**$224,039**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$246,704	$0	$0	$0	$0	$0	**$246,704**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,531	**$13,531**
D3040 - Distribution & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$394,911	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$394,911**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$88,992	$0	$0	$0	$0	$0	**$88,992**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$119,412	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$119,412**
D5030 - Communications and Security - Fire Alarm	$26,228	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,228**
D5030 - Communications and Security - Security & CCTV	$13,007	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,007**
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**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$9,887	$0	$0	$0	$0	$0	**$9,887**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$132,745	$0	$0	$0	$0	$0	**$132,745**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

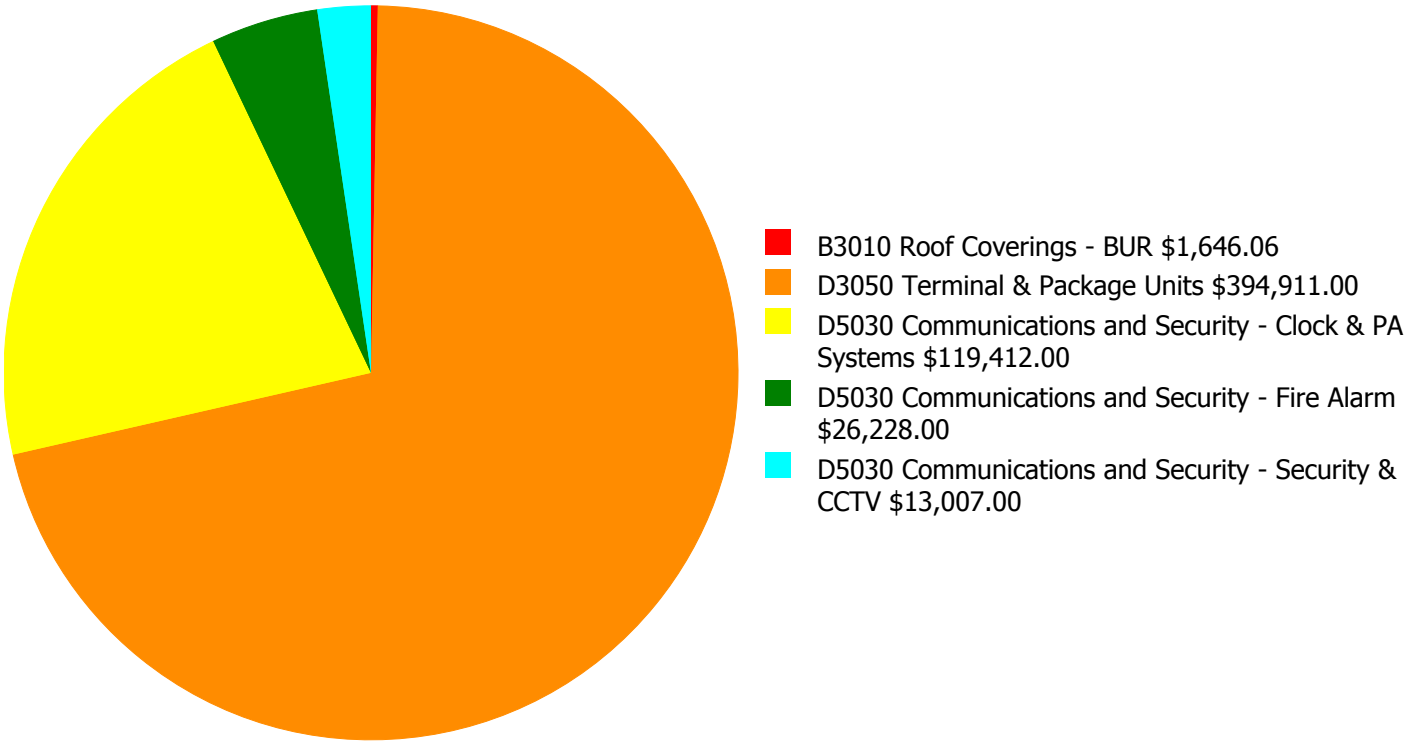
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

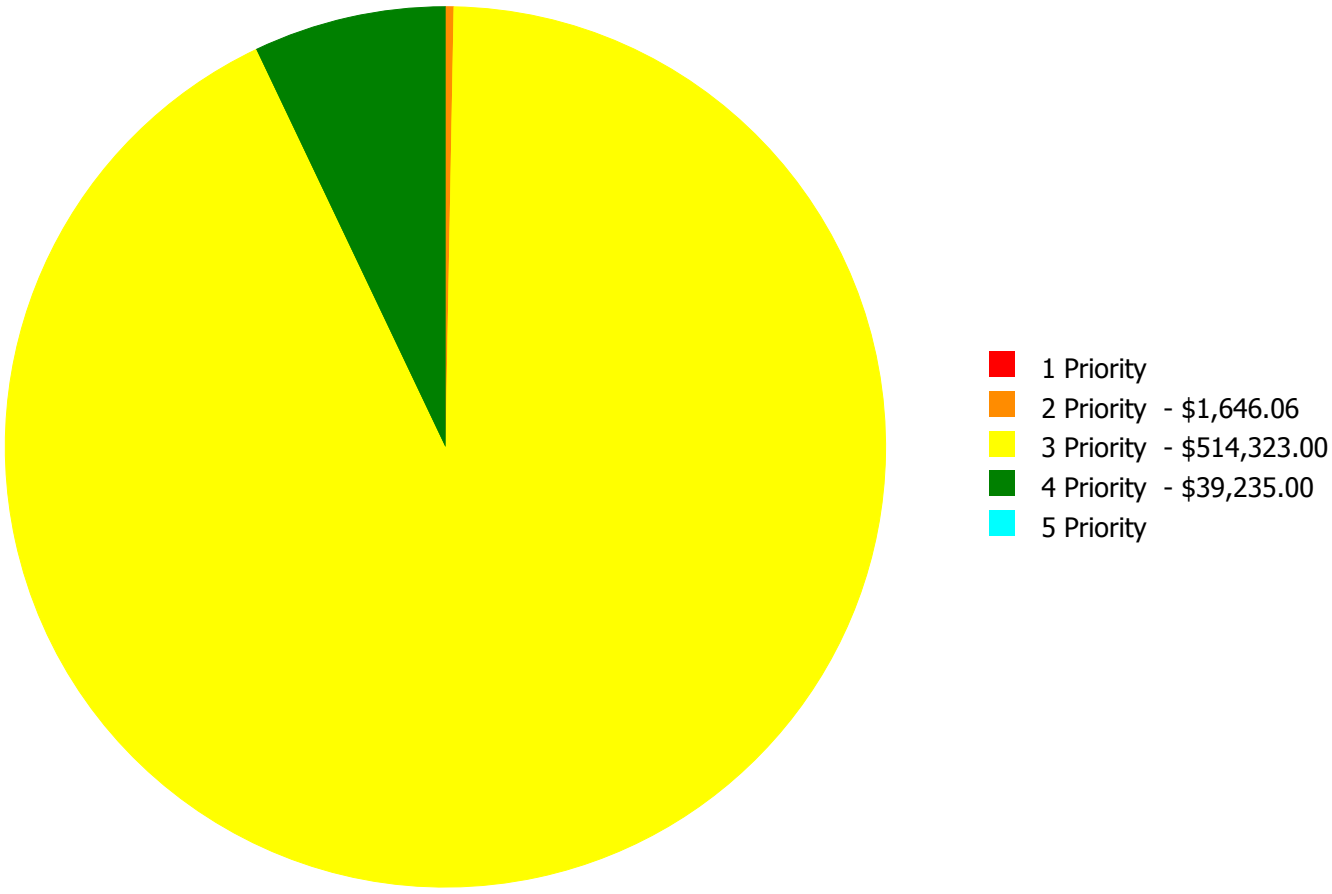
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $555,204.06

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: $555,204.06

Deficiency By Priority Investment Table

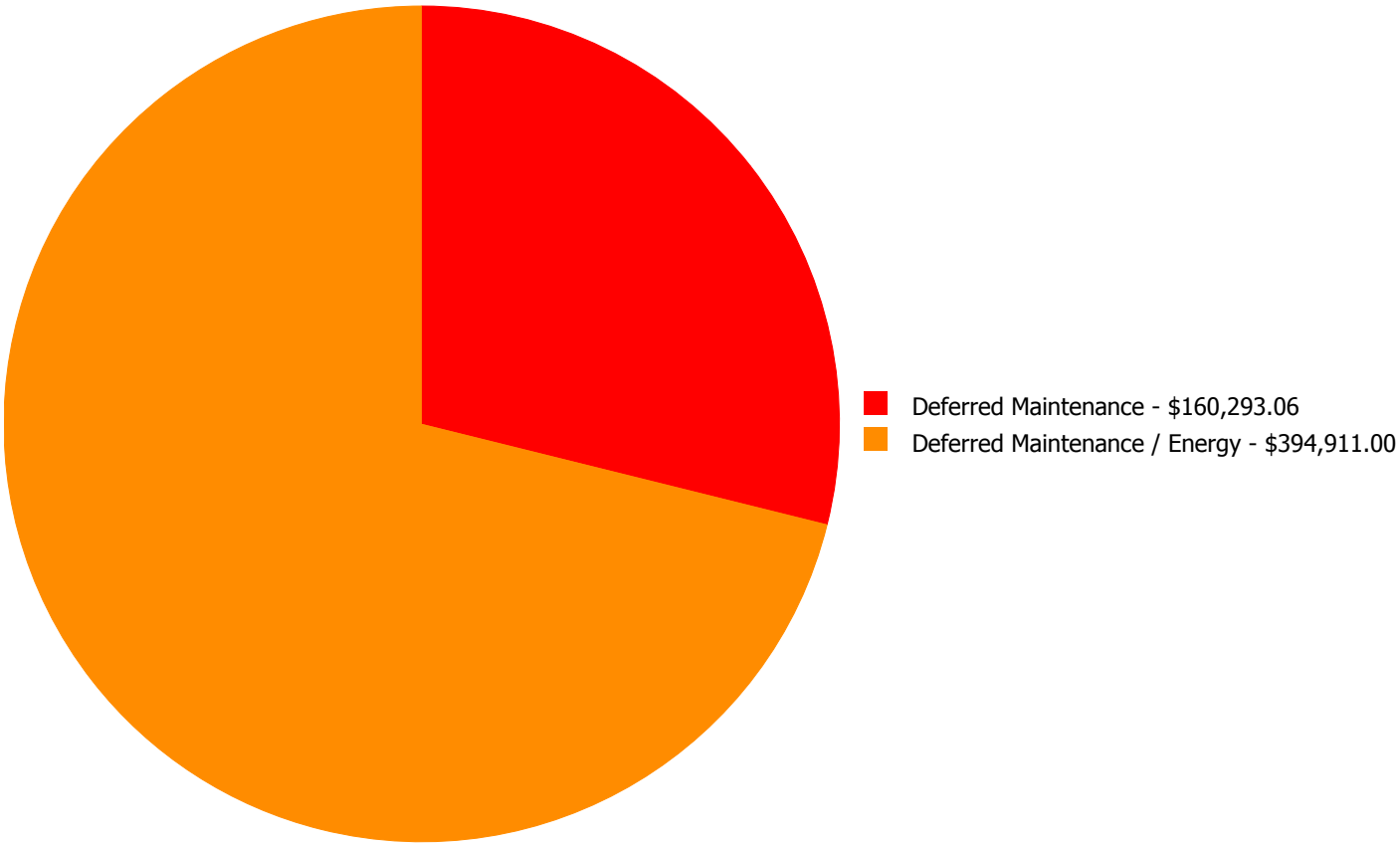
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - BUR	$0.00	$1,646.06	$0.00	$0.00	$0.00	$1,646.06
D3050	Terminal & Package Units	$0.00	$0.00	$394,911.00	$0.00	$0.00	$394,911.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$119,412.00	$0.00	$0.00	$119,412.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$0.00	$26,228.00	$0.00	$26,228.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$0.00	$13,007.00	$0.00	$13,007.00
	Total:	$0.00	$1,646.06	$514,323.00	$39,235.00	$0.00	$555,204.06

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: $555,204.06

Deficiency Details by Priority

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

Priority 2 Priority:

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Replace Gutters and downspouts
Qty: 60.00
Unit of Measure: L.F.
Estimate: $1,646.06
Assessor Name: Eduardo Lopez
Date Created: 07/27/2015

Notes: The downspout on the building has been damaged and is no longer attached to the gutter or drain system.

Priority 3 Priority:

System: D3050 - Terminal & Package Units

Location: Roof
Distress: Needs Remediation
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 19,385.00
Unit of Measure: S.F.
Estimate: $394,911.00
Assessor Name: Eduardo Lopez
Date Created: 07/28/2015

Notes: Roof top package units are nearing the end of their expected service life, constantly breaking down, should be scheduled for replacement.

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

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 19,385.00
Unit of Measure: S.F.
Estimate: $119,412.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Clock and PA systems are beyond their expected service life and should be scheduled for replacement. Replacement systems should be tied into main building.

Priority 4 Priority:

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 19,385.00
Unit of Measure: S.F.
Estimate: $26,228.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement. Ensure the system is tied into main building.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 19,385.00
Unit of Measure: S.F.
Estimate: $13,007.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The security and CCTV systems are original, beyond their expected service life and should be replaced/upgraded.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	2000
Last Renovation:	
Replacement Value:	$914,263
Repair Cost:	$182,714.84
Total FCI:	19.98 %
Total RSLI:	56.87 %
FCA Score:	80.02

Description:

The 2000 gymnasium at Columbia Elementary School is a one-story building located at 3230 Columbia Woods Drive in Decatur, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.77 %	0.00 %	$0.00
B30 - Roofing	80.00 %	3.31 %	$2,159.84
C10 - Interior Construction	70.21 %	0.00 %	$0.00
C30 - Interior Finishes	6.44 %	82.13 %	$86,913.00
D20 - Plumbing	50.00 %	0.00 %	$0.00
D30 - HVAC	25.62 %	53.04 %	$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	38.53 %	27.41 %	$23,441.00
Totals:	**56.87 %**	**19.98 %**	**$182,714.84**

Photo Album

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

1). East Elevation - Jul 27, 2015

2). North Elevation - Jul 27, 2015

3). West Elevation - Jul 27, 2015

4). South Elevation - Jul 27, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.34	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$51,165
A1030	Slab on Grade	$6.21	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$34,018
B1020	Roof Construction	$21.36	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$117,010
B2010	Exterior Walls	$19.80	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$108,464
B2030	Exterior Doors	$2.01	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$11,011
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	5,478	75	2000	2075		80.00 %	3.31 %	60		$2,159.84	$65,243
C1010	Partitions	$12.78	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$70,009
C1020	Interior Doors	$4.24	S.F.	5,478	40	2000	2040		62.50 %	0.00 %	25			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	2000	2020		25.00 %	0.00 %	5			$18,954
C3010	Wall Finishes - Ceramic	$6.65	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
C3010	Wall Finishes - Paint	$1.41	S.F.	5,478	10	2000	2010		0.00 %	109.99 %	-5		$8,496.00	$7,724
C3020	Floor Finishes - Ceramic Tile	$6.67	S.F.	274	20	2000	2020		25.00 %	0.00 %	5			$1,828
C3020	Floor Finishes - Neoprene	$14.46	S.F.	4,930	10	2000	2010		0.00 %	110.00 %	-5		$78,417.00	$71,288
C3020	Floor Finishes - VCT	$5.01	S.F.	273	15	2000	2015	2020	33.33 %	0.00 %	5			$1,368
C3030	Ceiling Finishes	$4.31	S.F.	5,478	20	2000	2020		25.00 %	0.00 %	5			$23,610
D2010	Plumbing Fixtures	$9.66	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$52,917
D2020	Domestic Water Distribution	$5.85	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$32,046
D2030	Sanitary Waste	$0.87	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$4,766
D2040	Rain Water Drainage	$0.22	S.F.	0	0	2000			0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$1,753
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$67,106
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	2000	2015		0.00 %	110.00 %	0		$70,201.00	$63,819
D3060	Controls & Instrumentation	$0.26	S.F.	5,478	20	2000	2020		25.00 %	0.00 %	5			$1,424
D4010	Sprinklers	$3.84	S.F.	0	0	2000			0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	40	2000	2040		62.50 %	0.00 %	25			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$28,705
D5020	Lighting	$5.24	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$28,705
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	15	2000	2015	2015	0.00 %	110.00 %	0		$12,835.00	$11,668
D5030	Communications and Security - Public Address & Clock System	$0.88	S.F.	5,478	15	2000	2015		0.00 %	110.00 %	0		$5,303.00	$4,821
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	5,478	15	2000	2015	2015	0.00 %	110.00 %	0		$5,303.00	$4,821
								Total	**56.87 %**	**19.98 %**			**$182,714.84**	**$914,263**

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%

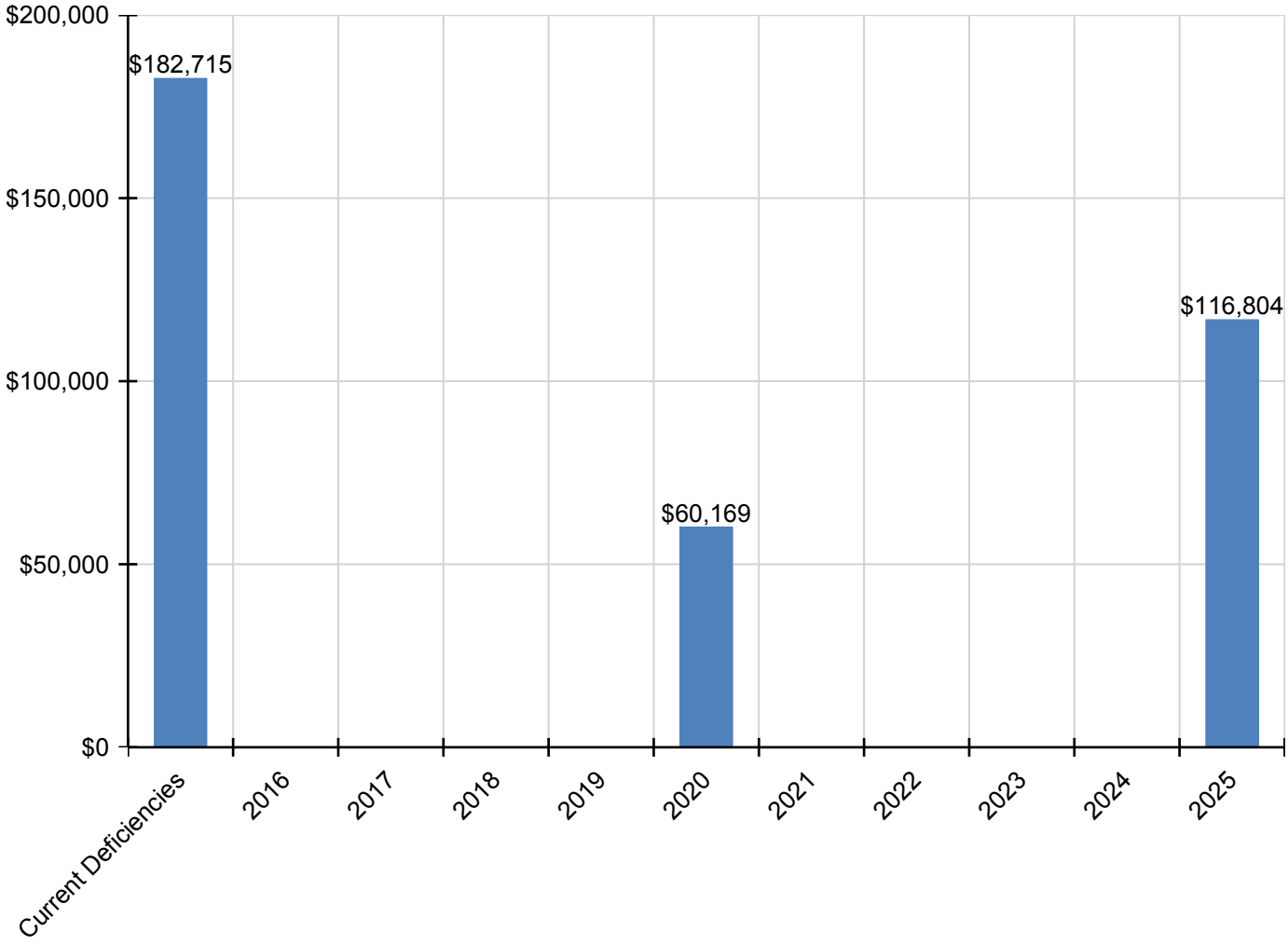
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$182,715**	**$0**	**$0**	**$0**	**$0**	**$60,169**	**$0**	**$0**	**$0**	**$0**	**$116,804**	**$359,687**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$2,160	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,160**
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	$24,170	$0	$0	$0	$0	$0	**$24,170**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$8,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,418	**$19,914**
C3020 - Floor Finishes - Ceramic Tile	$0	$0	$0	$0	$0	$2,330	$0	$0	$0	$0	$0	**$2,330**
C3020 - Floor Finishes - Neoprene	$78,417	$0	$0	$0	$0	$0	$0	$0	$0	$0	$105,386	**$183,803**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$1,745	$0	$0	$0	$0	$0	**$1,745**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$30,108	$0	$0	$0	$0	$0	**$30,108**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$70,201	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,201**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$1,817	$0	$0	$0	$0	$0	**$1,817**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$12,835	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,835**
D5030 - Communications and Security - Public Address & Clock System	$5,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,303**
D5030 - Communications and Security - Security & CCTV	$5,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,303**

** Indicates non-renewable system*

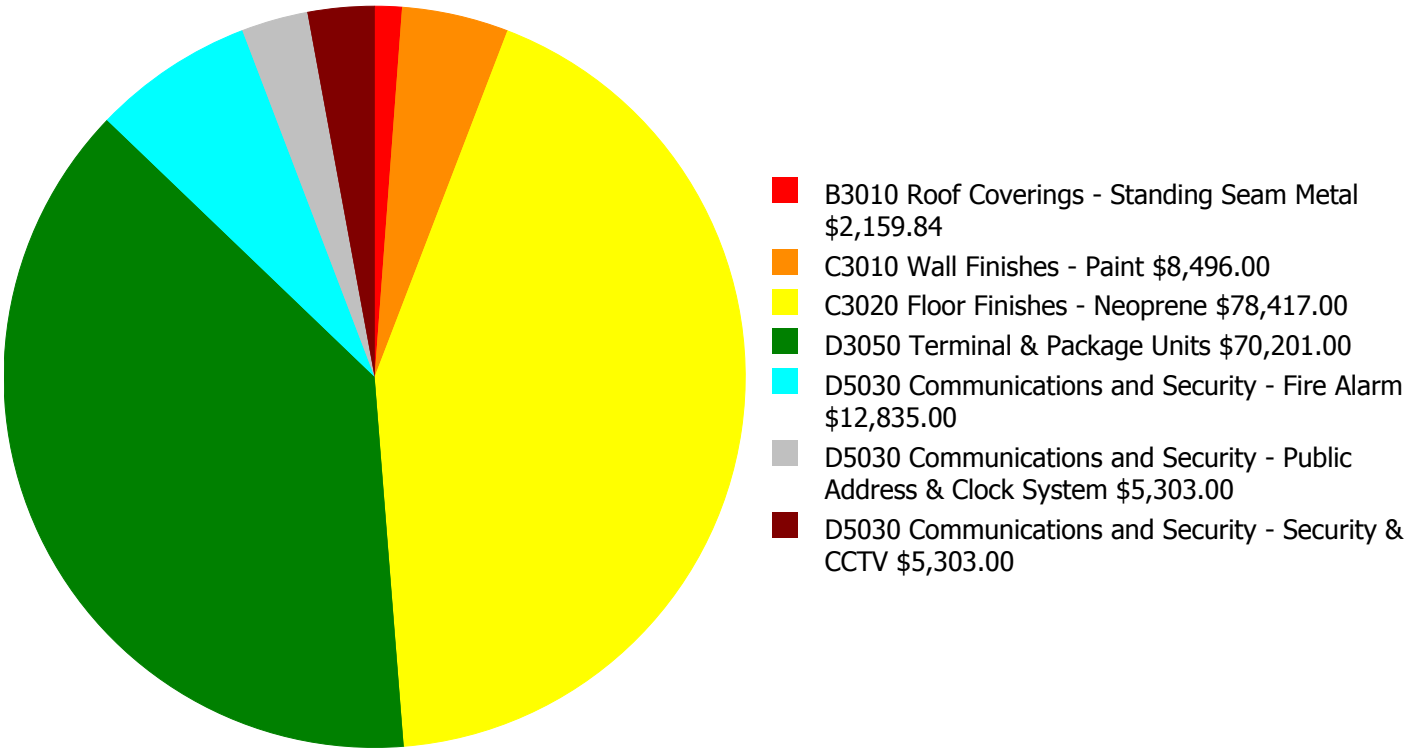
Forecasted Capital Renewal Requirement

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

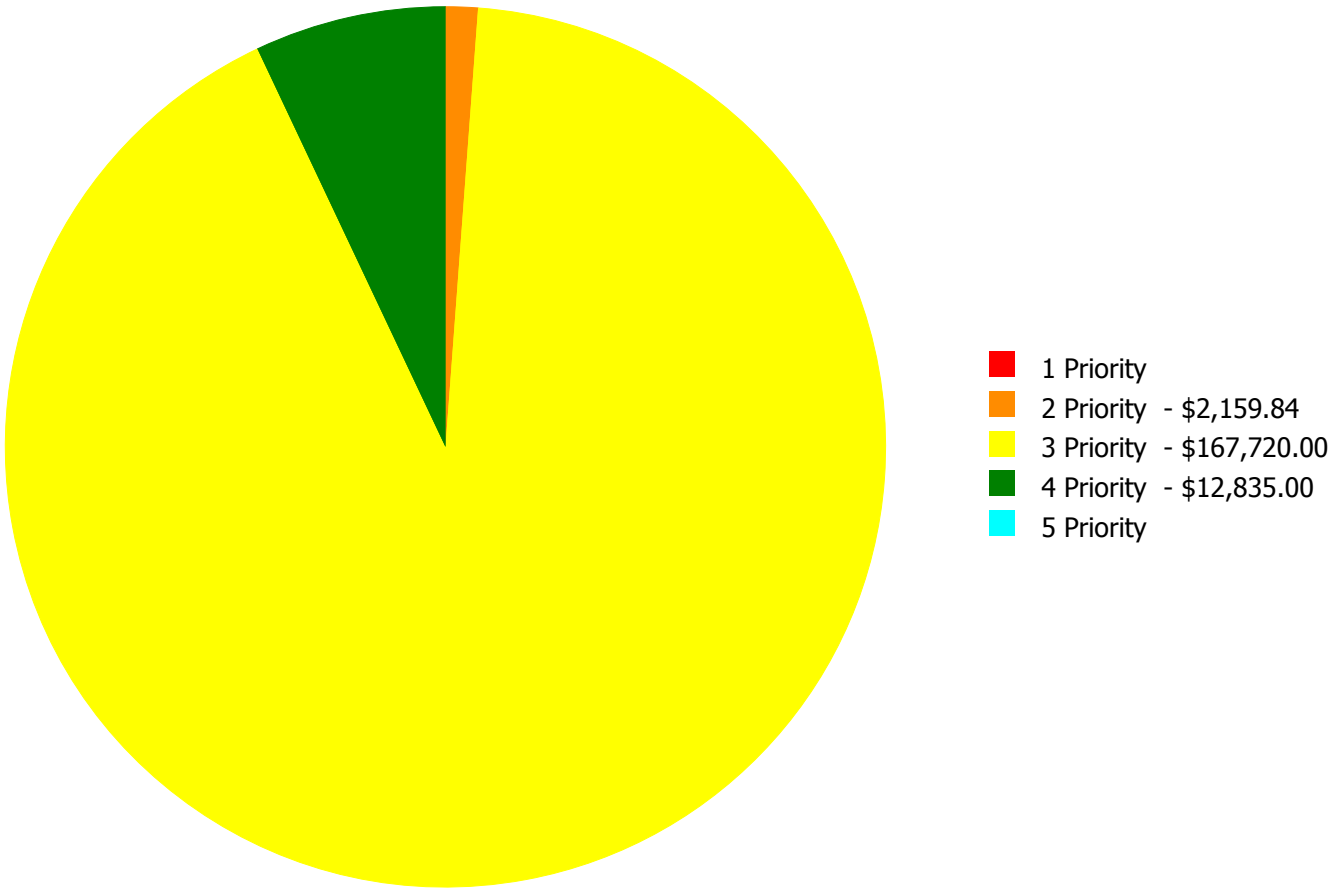
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $182,714.84

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: $182,714.84

Deficiency By Priority Investment Table

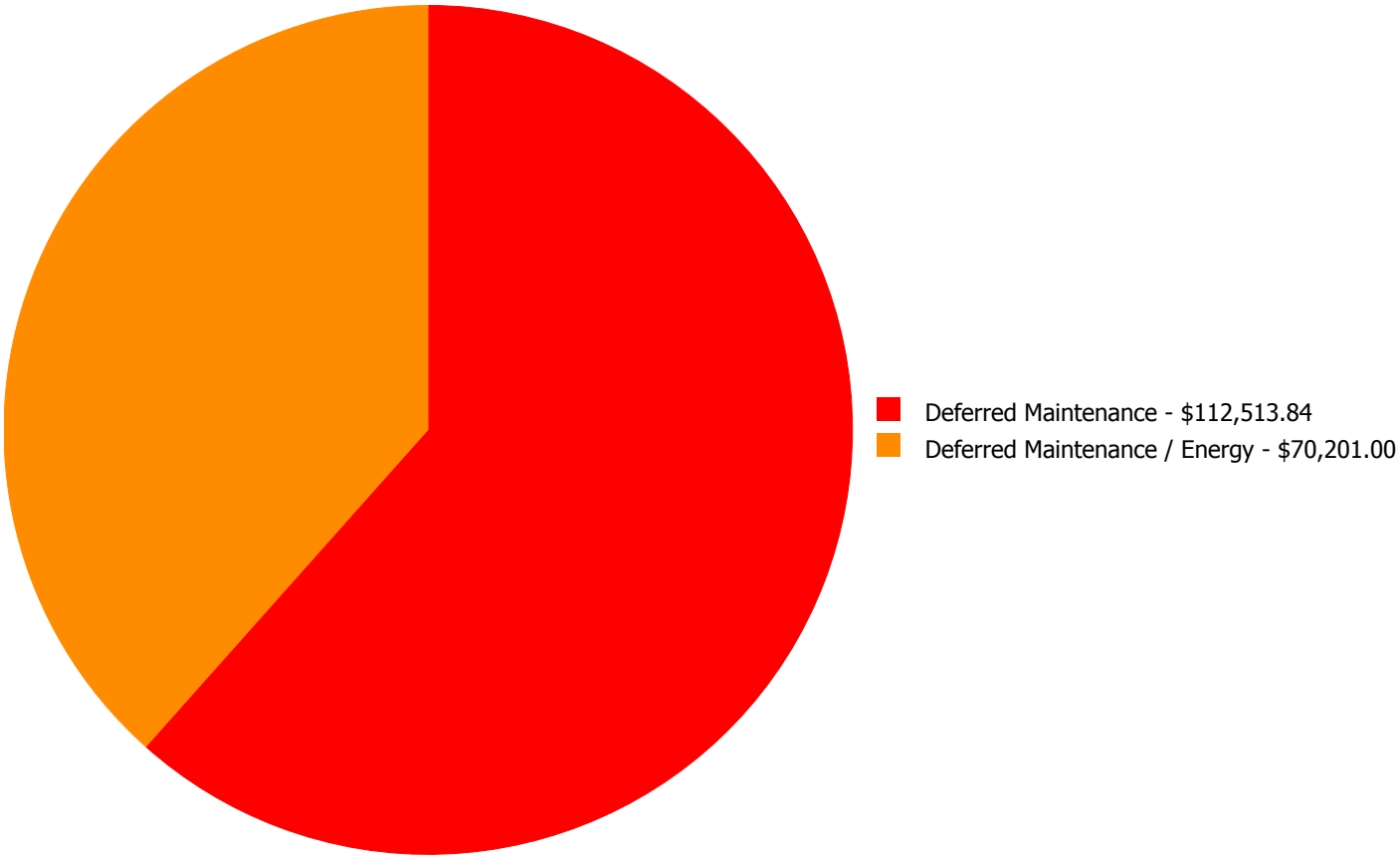
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - Standing Seam Metal	$0.00	$2,159.84	$0.00	$0.00	$0.00	$2,159.84
C3010	Wall Finishes - Paint	$0.00	$0.00	$8,496.00	$0.00	$0.00	$8,496.00
C3020	Floor Finishes - Neoprene	$0.00	$0.00	$78,417.00	$0.00	$0.00	$78,417.00
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$0.00	$12,835.00	$0.00	$12,835.00
D5030	Communications and Security - Public Address & Clock System	$0.00	$0.00	$5,303.00	$0.00	$0.00	$5,303.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$5,303.00	$0.00	$0.00	$5,303.00
	Total:	$0.00	$2,159.84	$167,720.00	$12,835.00	$0.00	$182,714.84

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: $182,714.84

Deficiency Details by Priority

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

Priority 2 Priority:

System: B3010 - Roof Coverings - Standing Seam Metal

Location: West Side of Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Replace Gutters and downspouts

Qty: 90.00

Unit of Measure: L.F.

Estimate: $2,159.84

Assessor Name: Sam Mandola

Date Created: 07/27/2015

Notes: The gutter on the west side of the building is full of debris and weeds are growing in the system. Repair/replace as necessary.

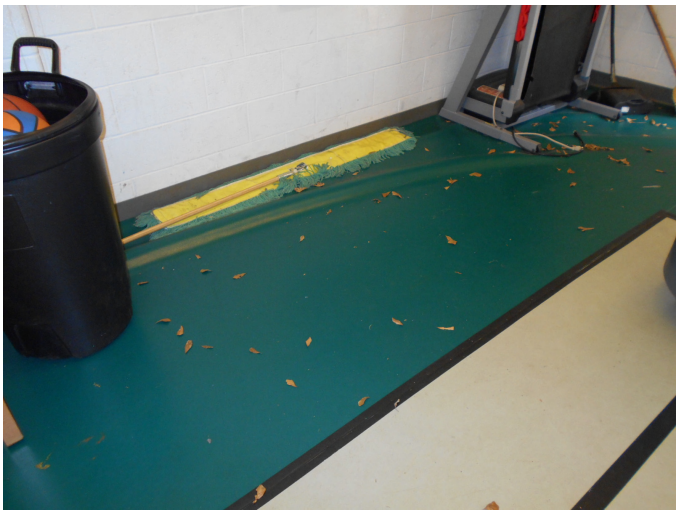
Priority 3 Priority:

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,478.00
Unit of Measure: S.F.
Estimate: $8,496.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Neoprene



Location: Basketball Court
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,930.00
Unit of Measure: S.F.
Estimate: $78,417.00
Assessor Name: Ben Nixon
Date Created: 07/27/2015

Notes: The athletic floor covering is beyond its expected service life, damaged, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $70,201.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: One PTAC AC unit is located in the office area of the gym. It is beyond its expected service life. The main gym area does not have air conditioning and it should be provided. SPLOST project 308-422 to install a 20-ton HVAC package in the gymnasium building.

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $5,303.00

Assessor Name: Ben Nixon

Date Created: 07/19/2015

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

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $5,303.00

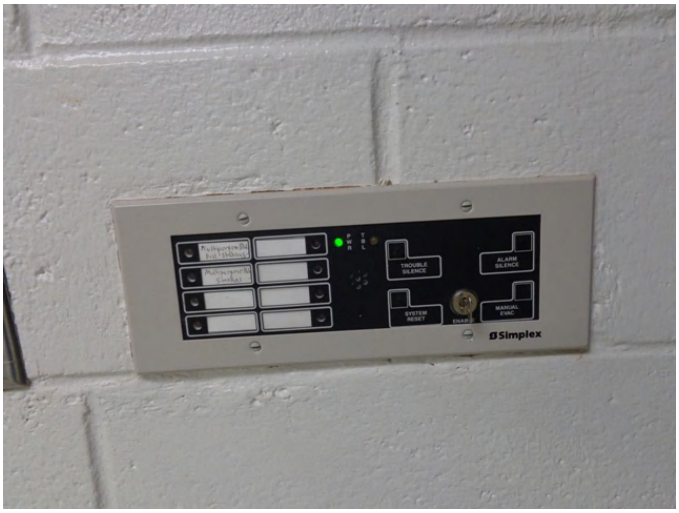
Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The security and CCTV systems are original, beyond their expected service life and should be replaced/upgraded.

Priority 4 Priority:

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $12,835.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The fire alarm system is original, 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:	Elementary School
Gross Area (SF):	75,903
Year Built:	1961
Last Renovation:	
Replacement Value:	$1,737,019
Repair Cost:	$1,251,580.00
Total FCI:	72.05 %
Total RSLI:	9.39 %
FCA Score:	27.95

Description:

The Columbia Elementary School site was originally constructed in 1961, has a total area of 9.4 acres, and is occupied by approximately 75,903 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1145

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	11.82 %	54.19 %	$489,286.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$610,336.00
G40 - Site Electrical Utilities	20.22 %	54.40 %	$151,958.00
Totals:	**9.39 %**	**72.05 %**	**$1,251,580.00**

Photo Album

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

1). Aerial Image of Columbia Elementary School - Oct 20, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	20,519	25	1961	1986		0.00 %	110.00 %	-29		$116,692.00	$106,083
G2020	Parking Lots	$4.56	S.F.	10,030	25	1961	1986		0.00 %	110.00 %	-29		$50,310.00	$45,737
G2030	Pedestrian Paving	$1.50	S.F.	75,903	30	1961	1991		0.00 %	110.00 %	-24		$125,240.00	$113,855
G2040	Baseball Field	$8.35	S.F.		20	1961	1981		0.00 %	0.00 %	-34			$0
G2040	Canopies	$0.29	S.F.		25	1961	1986		0.00 %	0.00 %	-29			$0
G2040	Covered Walkways	$48.72	S.F.	1,600	25	2000	2025		40.00 %	0.00 %	10			$77,952
G2040	Covered Walkways - Concrete	$48.72	S.F.	2,000	100	1961	2061	2020	5.00 %	0.00 %	5			$97,440
G2040	Fencing & Guardrails	$0.91	S.F.	75,903	30	1961	1991		0.00 %	110.00 %	-24		$75,979.00	$69,072
G2040	Football Field	$5.85	S.F.		20	1961	1981		0.00 %	0.00 %	-34			$0
G2040	Hard Surface Play Area	$6.26	S.F.		20	1961	1981		0.00 %	0.00 %	-34			$0
G2040	Playing Field	$3.92	S.F.	72,104	20	1961	1981	2020	25.00 %	0.00 %	5			$282,648
G2040	Soccer/Lacross Field	$5.00	S.F.		20	1961	1981		0.00 %	0.00 %	-34			$0
G2040	Softball Field	$8.86	S.F.		20	1961	1981		0.00 %	0.00 %	-34			$0
G2040	Tennis Courts	$18.47	S.F.		20	1961	1981		0.00 %	0.00 %	-34			$0
G2040	Track	$7.04	S.F.		10	1961	1971		0.00 %	0.00 %	-44			$0
G2050	Landscaping	$1.45	S.F.	75,903	15	1961	1976		0.00 %	110.00 %	-39		$121,065.00	$110,059
G3010	Water Supply	$1.83	S.F.	75,903	50	1961	2011		0.00 %	110.00 %	-4		$152,793.00	$138,902
G3020	Sanitary Sewer	$1.15	S.F.	75,903	50	1961	2011		0.00 %	110.00 %	-4		$96,017.00	$87,288
G3030	Storm Sewer	$3.55	S.F.	75,903	50	1961	2011		0.00 %	110.00 %	-4		$296,401.00	$269,456
G3060	Fuel Distribution	$0.78	S.F.	75,903	40	1961	2001		0.00 %	110.00 %	-14		$65,125.00	$59,204
G4010	Electrical Distribution	$1.86	S.F.	75,903	50	1985	2035		40.00 %	0.00 %	20			$141,180
G4020	Site Lighting	$1.15	S.F.	75,903	30	1961	1991		0.00 %	110.00 %	-24		$96,017.00	$87,288
G4030	Site Communications & Security	$0.67	S.F.	75,903	10	2005	2015		0.00 %	110.00 %	0		$55,941.00	$50,855
								Total	**9.39 %**	**72.05 %**			**$1,251,580.00**	**$1,737,019**

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.

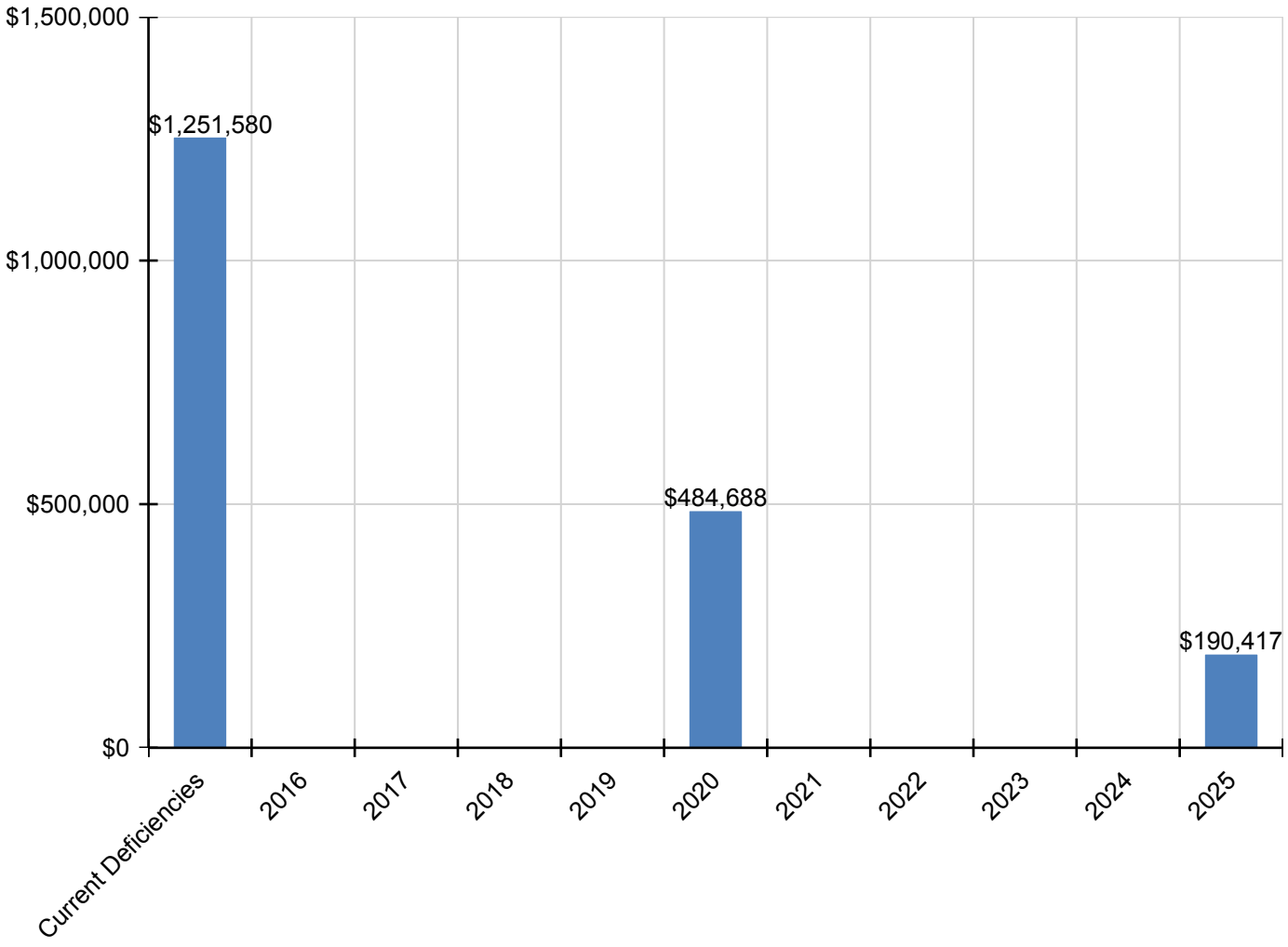
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,251,580**	**$0**	**$0**	**$0**	**$0**	**$484,688**	**$0**	**$0**	**$0**	**$0**	**$190,417**	**$1,926,685**
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	$116,692	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$116,692**
G2020 - Parking Lots	$50,310	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,310**
G2030 - Pedestrian Paving	$125,240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$125,240**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$115,237	**$115,237**
G2040 - Covered Walkways - Concrete	$0	$0	$0	$0	$0	$124,256	$0	$0	$0	$0	$0	**$124,256**
G2040 - Fencing & Guardrails	$75,979	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,979**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$360,432	$0	$0	$0	$0	$0	**$360,432**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$121,065	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$121,065**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$152,793	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$152,793**
G3020 - Sanitary Sewer	$96,017	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,017**
G3030 - Storm Sewer	$296,401	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$296,401**
G3060 - Fuel Distribution	$65,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,125**
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	$96,017	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,017**
G4030 - Site Communications & Security	$55,941	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,180	**$131,121**

** Indicates non-renewable system*

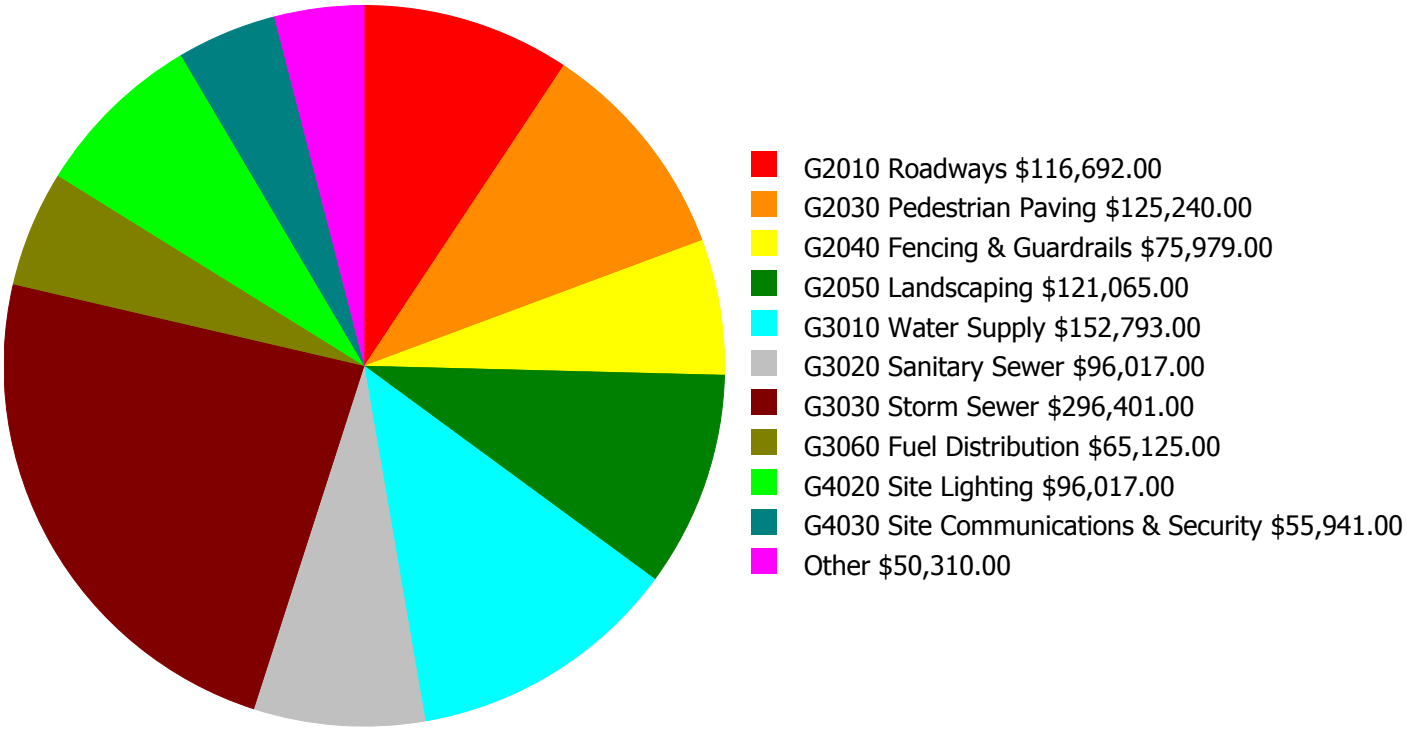
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

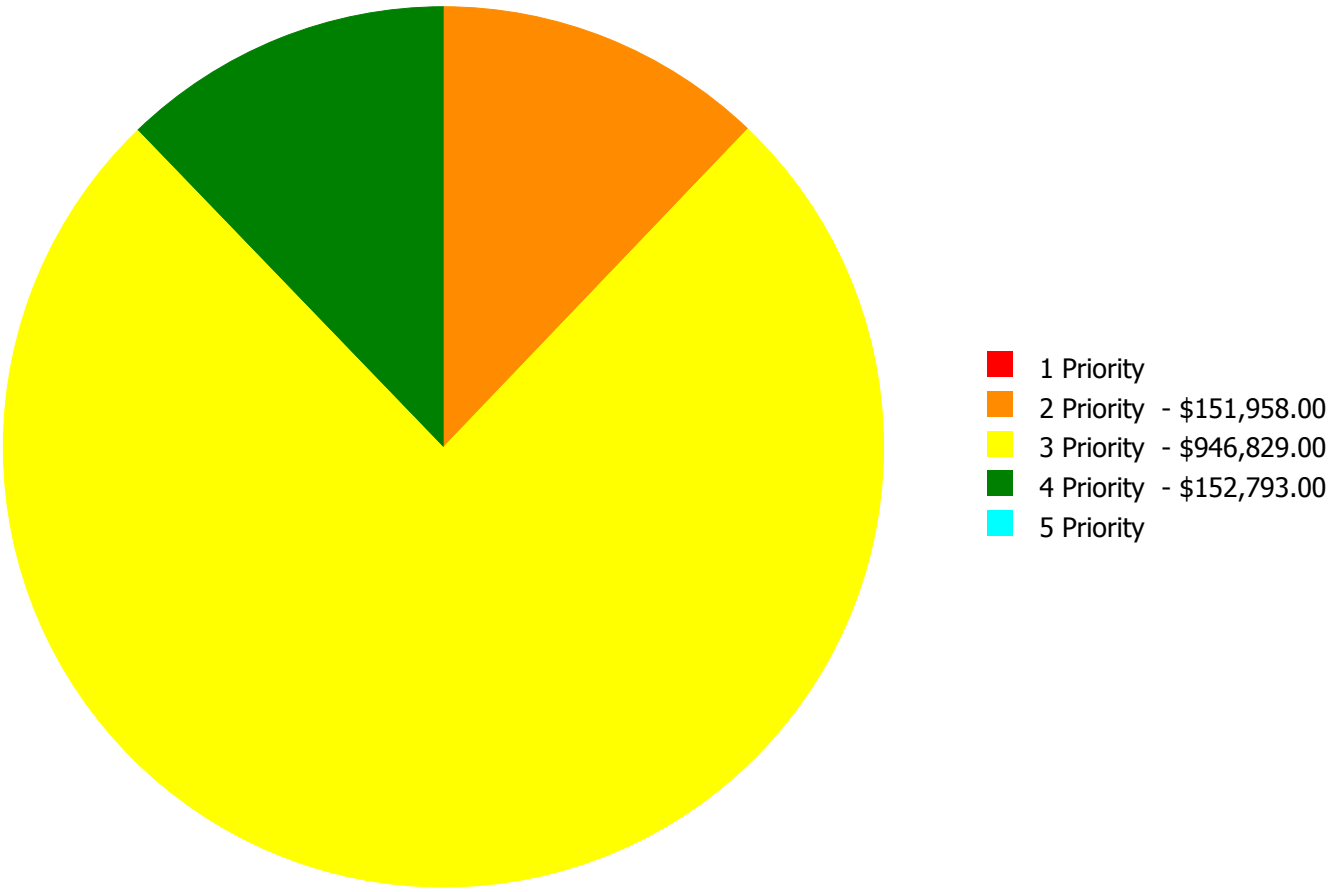
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,251,580.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,251,580.00

Deficiency By Priority Investment Table

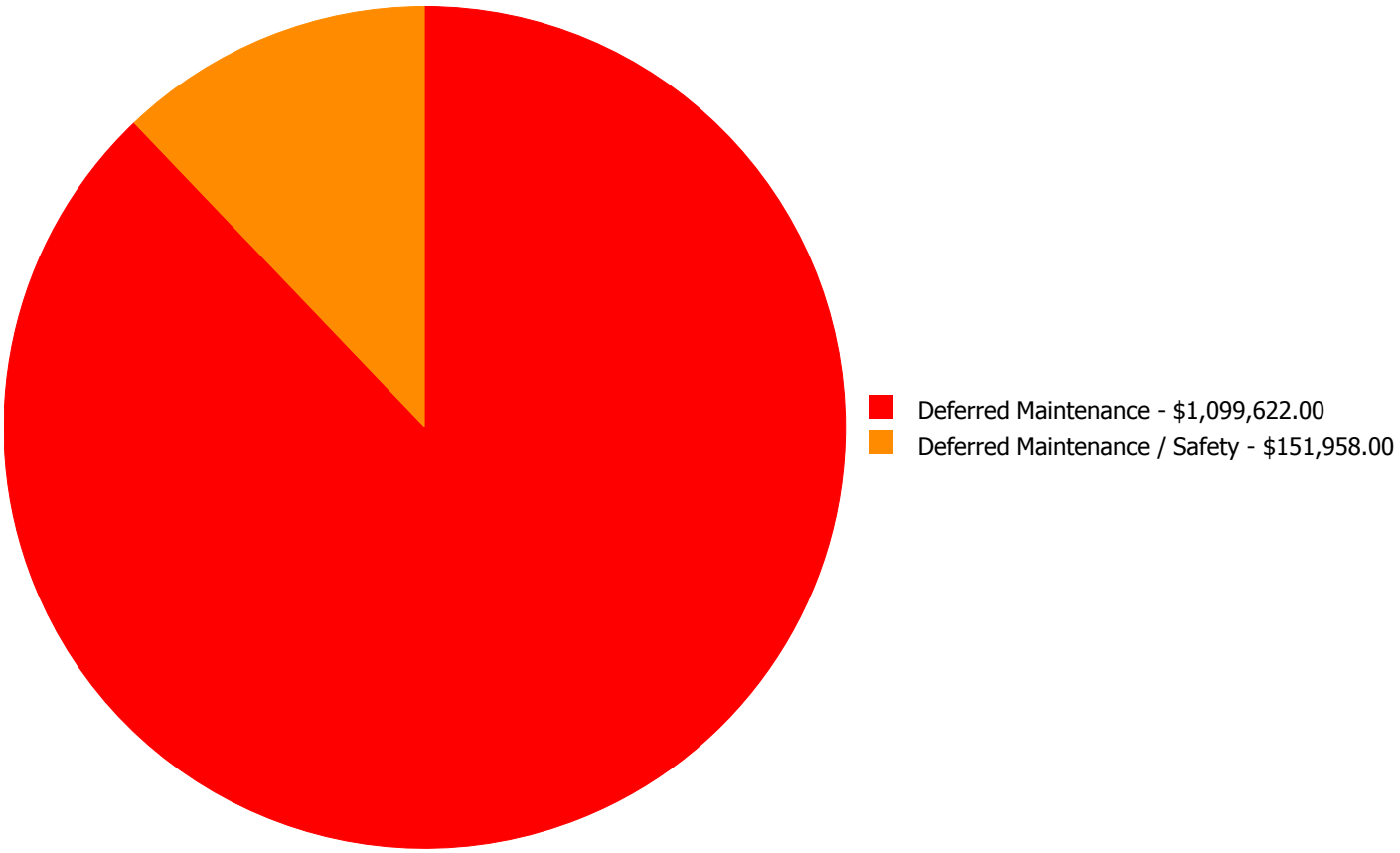
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$116,692.00	$0.00	$0.00	$116,692.00
G2020	Parking Lots	$0.00	$0.00	$50,310.00	$0.00	$0.00	$50,310.00
G2030	Pedestrian Paving	$0.00	$0.00	$125,240.00	$0.00	$0.00	$125,240.00
G2040	Fencing & Guardrails	$0.00	$0.00	$75,979.00	$0.00	$0.00	$75,979.00
G2050	Landscaping	$0.00	$0.00	$121,065.00	$0.00	$0.00	$121,065.00
G3010	Water Supply	$0.00	$0.00	$0.00	$152,793.00	$0.00	$152,793.00
G3020	Sanitary Sewer	$0.00	$0.00	$96,017.00	$0.00	$0.00	$96,017.00
G3030	Storm Sewer	$0.00	$0.00	$296,401.00	$0.00	$0.00	$296,401.00
G3060	Fuel Distribution	$0.00	$0.00	$65,125.00	$0.00	$0.00	$65,125.00
G4020	Site Lighting	$0.00	$96,017.00	$0.00	$0.00	$0.00	$96,017.00
G4030	Site Communications & Security	$0.00	$55,941.00	$0.00	$0.00	$0.00	$55,941.00
	Total:	$0.00	$151,958.00	$946,829.00	$152,793.00	$0.00	$1,251,580.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,251,580.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 75,903.00
Unit of Measure: S.F.
Estimate: $96,017.00
Assessor Name: Sam Mandola
Date Created: 07/28/2015

Notes: Building contains exterior lights that do not provide adequate coverage. Parking area does not contain pole lighting. Site lighting should be replaced and expanded.

System: G4030 - Site Communications & Security

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 75,903.00
Unit of Measure: S.F.
Estimate: $55,941.00
Assessor Name: Sam Mandola
Date Created: 02/09/2016

Notes: Site communications and security systems are at the end of their expected service life, inadequate, and should be replaced. There are no cameras at the kitchen/dock area.

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 20,519.00
Unit of Measure: S.F.
Estimate: $116,692.00
Assessor Name: Sam Mandola
Date Created: 07/27/2015

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

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 10,030.00
Unit of Measure: S.F.
Estimate: $50,310.00
Assessor Name: Sam Mandola
Date Created: 07/27/2015

Notes: The parking lot is beyond its expected service life, deteriorated, and should be replaced.

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 75,903.00
Unit of Measure: S.F.
Estimate: $125,240.00
Assessor Name: Sam Mandola
Date Created: 07/27/2015

Notes: Pedestrian paving is beyond its expected service life, damaged with cracks and trip hazards, and should be replaced.

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 75,903.00
Unit of Measure: S.F.
Estimate: $75,979.00
Assessor Name: Sam Mandola
Date Created: 07/27/2015

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

System: G2050 - Landscaping

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 75,903.00
Unit of Measure: S.F.
Estimate: $121,065.00
Assessor Name: Sam Mandola
Date Created: 07/27/2015

Notes: Landscaping is beyond its expected service life, overgrown in some areas, bare in others, and should be replaced.

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 75,903.00
Unit of Measure: S.F.
Estimate: $96,017.00
Assessor Name: Sam Mandola
Date Created: 07/28/2015

Notes: Staff reports that the exterior sanitary sewer system has been patched and new clean outs installed; however the system is beyond its expected service life and should be scheduled for replacement.

System: G3030 - Storm Sewer

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 75,903.00

Unit of Measure: S.F.

Estimate: $296,401.00

Assessor Name: Sam Mandola

Date Created: 07/28/2015

Notes: The storm sewer system is beyond its expected service life and should be scheduled for replacement. Several drains are overgrown with weeds and grass, and the courtyard has standing water when it rains.

System: G3060 - Fuel Distribution

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 75,903.00

Unit of Measure: S.F.

Estimate: $65,125.00

Assessor Name: Sam Mandola

Date Created: 07/28/2015

Notes: Staff reported that the gas line was patched approximately three years ago. The rest of the service line is original and should be scheduled for replacement.

Priority 4 Priority:

System: G3010 - Water Supply

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 75,903.00

Unit of Measure: S.F.

Estimate: $152,793.00

Assessor Name: Sam Mandola

Date Created: 07/28/2015

Notes: The site water supply system is beyond its expected service life and should be scheduled for replacement.

Glossary

Abandoned	A facility owned by a district that is not occupied and not maintained. See Vacant.
Additional Cost	Total project cost is composed of hard and soft costs. Additional costs or soft expenses are costs that are necessary to accomplish the corrective work but are not directly attributable to the deficient systems direct construction cost, which are often referred to as hard cost. The components included in the soft costs vary by owner but usually include architect and contractor fees, contingencies and other owner-incurred costs necessary to fully develop and build a facility. These soft cost factors can be adjusted anytime within the eCOMET® database at the owner's discretion.
Assessment	Visual survey of a facility to determine its condition. It involves looking at the age of systems, reviewing information from local sources and visual evidence of potential problems to assign a condition rating. It does not include destructive testing of materials or testing of systems or equipment for functionality.
ASTM	ASTM International (ASTM): Originally known as the American Society for Testing and Materials, ASTM is an international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.
BOMA	Building Owners Managers of America (BOMA): National organization of public and private facility owners focused on building management tools and maintenance techniques. eCOMET® reference: Building and component system effective economic life expectancies.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building Addition	An area, space or component of a building added to a building after the original building's year built date. NOTE: As a convention in the database, "Main" was used to designate the original building. Additions built prior to 1983 (30 years) were included in the main building area calculations to reflect their predicted system depreciation characteristics and remaining service life.
Building Systems	eCOMET® uses UNIFORMAT II to organize building data. UNIFORMAT II was originally developed by the federal General Services Administration to delineate building costs by systems rather than by material. UNIFORMAT II was formalized by an NIST standard, NISTIR 6389 in 1999. It has been further quantified and updated by ASTM standard 2005, E1557-05. The Construction Specifications Institute, CSI, has taken over the standard as part of their MasterFormat / MasterSpec system.
Calculated Next Renewal	The year a system or building element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.
Capital Renewal	Capital renewal refers to the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life. It is not normally included in an annual operating/maintenance budget. See calculated next renewal and next renewal.
City Cost Index (CCI)	RS Means provides building system, equipment, and construction costs at a national level. The City Cost Index (also provided by RS Means) localizes those costs to a geographic region of the United States. In eCOMET®, each building or site is assigned a City Cost Index, which adjusts all of the associated costs for systems, deficiencies and inventory to the local value.
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Budget	The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.

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.