DeKalb County School District/Education Other

# Coralwood Education

Final

## School Assessment Report

May 19, 2016

PARSONS

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## School Executive Summary

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

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

| | |
|---|---|
| Gross Area (SF): | 39,121 |
| Year Built: | 1967 |
| Last Renovation: | |
| Replacement Value: | $10,071,661 |
| Repair Cost: | $2,023,426.23 |
| Total FCI: | 20.09 % |
| Total RSLI: | 44.83 % |
| FCA Score: | 79.91 |

**Description:**

The Coralwood Education campus consists of one main school building located at 2477 Coralwood Drive in Decatur, Georgia. The original campus was constructed in 1967 and an addition to the main school building was constructed in 2004. In addition to the main school building, the campus contains a covered walkway, hard surface play area, playing field, playground, and storage buildings. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

**Attributes:**

**General Attributes:**

| | | | |
|---|---|---|---|
| Assigned Region: | Region 2 | Board District: | District 4 |
| DOE Facility: | 5016 | Geographic Region: | Region 2 |
| HS Attendance Area: | Lakeside HS | Jurisdictional City: | DeKalb County (Unincorporated) |
| Site Acreage: | 14.2 | | |

## School Condition Summary

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

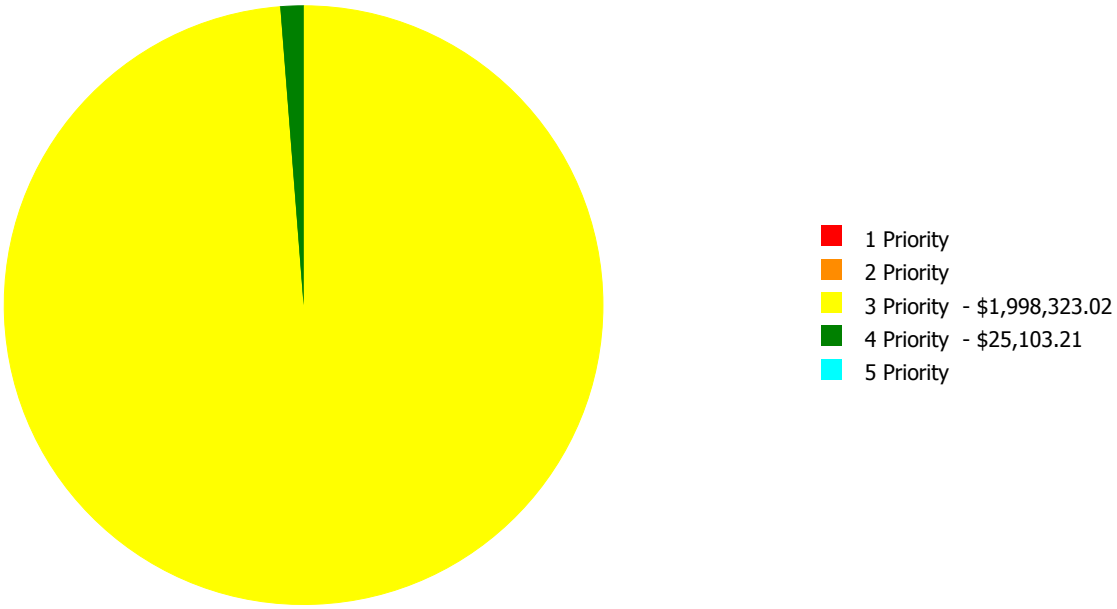
### Current Investment Requirement and Condition by Uniformat Classification

| UNIFORMAT Classification | RSLI% | FCI % | Current Repair |
|---|---|---|---|
| A10 - Foundations | 57.82 % | 0.00 % | $0.00 |
| A20 - Basement Construction | 0.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 57.94 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 59.58 % | 2.03 % | $18,650.50 |
| B30 - Roofing | 55.91 % | 0.54 % | $4,432.00 |
| C10 - Interior Construction | 55.96 % | 0.00 % | $0.00 |
| C20 - Stairs | 0.00 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 28.97 % | 16.74 % | $194,650.00 |
| D10 - Conveying | 63.33 % | 0.00 % | $0.00 |
| D20 - Plumbing | 63.48 % | 2.95 % | $28,868.51 |
| D30 - HVAC | 18.27 % | 68.54 % | $989,069.73 |
| D40 - Fire Protection | 63.33 % | 0.00 % | $0.00 |
| D50 - Electrical | 52.10 % | 0.00 % | $0.00 |
| E10 - Equipment | 45.00 % | 0.00 % | $0.00 |
| E20 - Furnishings | 45.00 % | 0.00 % | $0.00 |
| F10 - Special Construction | 60.00 % | 0.00 % | $0.00 |
| G10 - Site Preparation | 0.00 % | 110.00 % | $15,835.00 |
| G20 - Site Improvements | 23.71 % | 62.82 % | $691,939.85 |
| G30 - Site Mechanical Utilities | 77.41 % | 0.00 % | $0.00 |
| G40 - Site Electrical Utilities | 73.78 % | 55.56 % | $79,980.64 |
| **Totals:** | **44.83 %** | **20.09 %** | **$2,023,426.23** |

### Condition Deficiency Priority

| Facility Name | Gross Area (S.F.) | FCI % | 1 Priority | 2 Priority | 3 Priority | 4 Priority | 5 Priority |
|---|---|---|---|---|---|---|---|
| 1967 Building | 32,208 | 16.72 | $0.00 | $0.00 | $1,199,865.24 | $17,288.50 | $0.00 |
| 1967 Driver's Education Tower | 680 | 110.00 | $0.00 | $0.00 | $15,835.00 | $0.00 | $0.00 |
| 2004 Addition | 5,993 | 1.04 | $0.00 | $0.00 | $12,723.00 | $0.00 | $0.00 |
| Site | 39,121 | 50.40 | $0.00 | $0.00 | $764,105.78 | $7,814.71 | $0.00 |
| Storage Building 1 | 120 | 29.98 | $0.00 | $0.00 | $2,897.00 | $0.00 | $0.00 |
| Storage Building 2 | 120 | 29.98 | $0.00 | $0.00 | $2,897.00 | $0.00 | $0.00 |
| **Total:** | | **20.09** | **$0.00** | **$0.00** | **$1,998,323.02** | **$25,103.21** | **$0.00** |

### Deficiencies By Priority




**Budget Estimate Total: $2,023,426.23**

## Executive Summary

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| | |
|---|---|
| Function: | Education Other |
| Gross Area (SF): | 32,208 |
| Year Built: | 1967 |
| Last Renovation: | 2004 |
| Replacement Value: | $7,280,198 |
| Repair Cost: | $1,217,153.74 |
| Total FCI: | 16.72 % |
| Total RSLI: | 44.13 % |
| FCA Score: | 83.28 |

**Description:**

The main building at Coralwood Education is a one-story building located at 2477 Coralwood Drive in Decatur, Georgia. Originally built in 1967, there has been one addition and a major renovation in 2004 under SPLOST III. 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 | 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 | 52.00 % | 0.00 % | $0.00 |
| A20 - Basement Construction | 0.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 52.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 55.68 % | 2.26 % | $17,288.50 |
| B30 - Roofing | 56.22 % | 0.00 % | $0.00 |
| C10 - Interior Construction | 52.62 % | 0.00 % | $0.00 |
| C20 - Stairs | 0.00 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 27.36 % | 17.60 % | $181,927.00 |
| D10 - Conveying | 63.33 % | 0.00 % | $0.00 |
| D20 - Plumbing | 63.48 % | 3.52 % | $28,868.51 |
| D30 - HVAC | 15.44 % | 80.95 % | $989,069.73 |
| D40 - Fire Protection | 63.33 % | 0.00 % | $0.00 |
| D50 - Electrical | 51.99 % | 0.00 % | $0.00 |
| E10 - Equipment | 45.00 % | 0.00 % | $0.00 |
| E20 - Furnishings | 45.00 % | 0.00 % | $0.00 |
| F10 - Special Construction | 60.00 % | 0.00 % | $0.00 |
| **Totals:** | **44.13 %** | **16.72 %** | **$1,217,153.74** |

## Photo Album

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

1). North Elevation - Jul 17, 2015

2). South Elevation - Jul 17, 2015

3). West Elevation - Jul 17, 2015

4). West Elevation - Jul 17, 2015

5). East Elevation - Jul 17, 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. | 32,208 | 100 | 1967 | 2067 | | 52.00 % | 0.00 % | 52 | | | $209,030 |
| A1020 | Special Foundations | $4.46 | S.F. | 0 | 100 | 1967 | 2067 | | 52.00 % | 0.00 % | 52 | | | $0 |
| A1030 | Slab on Grade | $7.09 | S.F. | 32,208 | 100 | 1967 | 2067 | | 52.00 % | 0.00 % | 52 | | | $228,355 |
| A2010 | Basement Excavation | $0.26 | S.F. | 0 | 100 | 1967 | 2067 | | 52.00 % | 0.00 % | 52 | | | $0 |
| A2020 | Basement Walls | $6.13 | S.F. | 0 | 100 | 1967 | 2067 | | 52.00 % | 0.00 % | 52 | | | $0 |
| B1010 | Floor Construction | $15.61 | S.F. | 0 | 100 | 1967 | 2067 | | 52.00 % | 0.00 % | 52 | | | $0 |
| B1020 | Roof Construction | $5.34 | S.F. | 32,208 | 100 | 1967 | 2067 | | 52.00 % | 0.00 % | 52 | | | $171,991 |
| B2010 | Exterior Walls | $16.02 | S.F. | 32,208 | 100 | 1967 | 2067 | | 52.00 % | 3.35 % | 52 | | $17,288.50 | $515,972 |
| B2020 | Exterior Windows | $6.79 | S.F. | 32,208 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $218,692 |
| B2030 | Exterior Doors | $0.92 | S.F. | 32,208 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $29,631 |
| B3010 | Roof Coverings - Asphalt Shingles | $0.00 | S.F. | 32,208 | 10 | 1967 | 1977 | | 0.00 % | 0.00 % | -38 | | | $0 |
| B3010 | Roof Coverings - BUR | $20.70 | S.F. | 32,208 | 25 | 2004 | 2029 | | 56.00 % | 0.00 % | 14 | | | $666,706 |
| B3010 | Roof Coverings - EPDM | $0.00 | S.F. | 32,208 | 15 | 1967 | 1982 | | 0.00 % | 0.00 % | -33 | | | $0 |
| B3010 | Roof Coverings - Preformed Metal | $0.00 | S.F. | 32,208 | 30 | 1967 | 1997 | | 0.00 % | 0.00 % | -18 | | | $0 |
| B3010 | Roof Coverings - Standing Seam Metal | $0.00 | S.F. | 32,208 | 75 | 1967 | 2042 | | 36.00 % | 0.00 % | 27 | | | $0 |
| B3020 | Roof Openings | $0.63 | S.F. | 32,208 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $20,291 |
| C1010 | Partitions | $7.01 | S.F. | 32,208 | 100 | 1967 | 2067 | | 52.00 % | 0.00 % | 52 | | | $225,778 |
| C1020 | Interior Doors | $2.39 | S.F. | 32,208 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $76,977 |
| C1030 | Fittings | $2.79 | S.F. | 32,208 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $89,860 |
| C2010 | Stair Construction | $1.81 | S.F. | 0 | 100 | 1967 | 2067 | | 52.00 % | 0.00 % | 52 | | | $0 |
| C3010 | Wall Finishes - Ceramic & Glazed | $10.27 | S.F. | 16,104 | 30 | 1967 | 1997 | | 0.00 % | 110.00 % | -18 | | $181,927.00 | $165,388 |
| C3010 | Wall Finishes - Paint | $1.93 | S.F. | 16,104 | 10 | 2012 | 2022 | | 70.00 % | 0.00 % | 7 | | | $31,081 |
| C3010 | Wall Finishes - Wall Coverings | $0.00 | S.F. | 0 | 10 | 1967 | 1977 | | 0.00 % | 0.00 % | -38 | | | $0 |
| C3020 | Floor Finishes - Carpet | $8.50 | S.F. | 2,657 | 8 | 2004 | 2012 | 2020 | 62.50 % | 0.00 % | 5 | | | $22,585 |
| C3020 | Floor Finishes - Ceramic & Quarry Tile | $14.49 | S.F. | 3,551 | 50 | 1967 | 2017 | | 4.00 % | 0.00 % | 2 | | | $51,454 |
| C3020 | Floor Finishes - Terrazzo | $53.01 | S.F. | 4,534 | 50 | 1967 | 2017 | | 4.00 % | 0.00 % | 2 | | | $240,347 |
| C3020 | Floor Finishes - VCT | $9.54 | S.F. | 21,286 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $203,068 |
| C3020 | Floor Finishes - Wood | $0.00 | S.F. | 0 | 20 | 1967 | 1987 | | 0.00 % | 0.00 % | -28 | | | $0 |
| C3030 | Ceiling Finishes | $9.98 | S.F. | 32,028 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $319,639 |
| D1010 | Elevators and Lifts | $0.50 | S.F. | 32,208 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $16,104 |
| D2010 | Plumbing Fixtures | $17.66 | S.F. | 32,208 | 30 | 2004 | 2034 | | 63.33 % | 5.06 % | 19 | | $28,802.93 | $568,793 |
| D2020 | Domestic Water Distribution | $3.99 | S.F. | 32,208 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $128,510 |
| D2030 | Sanitary Waste | $3.41 | S.F. | 32,208 | 30 | 2004 | 2034 | | 63.33 % | 0.06 % | 19 | | $65.58 | $109,829 |
| D2040 | Rain Water Drainage | $0.98 | S.F. | | 0 | 2004 | | | 0.00 % | 0.00 % | | | | $0 |

# School Assessment Report - 1967 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. | 32,208 | 40 | 2004 | 2044 | | 72.50 % | 0.00 % | 29 | | | $13,205 |
| D3020 | Heat Generating Systems | $4.55 | S.F. | 0 | 30 | 1967 | 1997 | | 0.00 % | 0.00 % | -18 | | | $0 |
| D3030 | Cooling Generating Systems | $4.73 | S.F. | 0 | 30 | 1967 | 1997 | | 0.00 % | 0.00 % | -18 | | | $0 |
| D3040 | Distribution & Exhaust Systems | $5.51 | S.F. | 32,028 | 30 | 2004 | 2034 | | 63.33 % | 5.27 % | 19 | | $9,300.73 | $176,474 |
| D3050 | Terminal & Package Units | $27.81 | S.F. | 32,028 | 15 | 2004 | 2019 | 2015 | 0.00 % | 110.00 % | 0 | | $979,769.00 | $890,699 |
| D3060 | Controls & Instrumentation | $3.60 | S.F. | 32,028 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $115,301 |
| D3090 | Other HVAC Systems/Equip - Kitchen Hood | $1.23 | S.F. | 32,028 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $39,394 |
| D4010 | Sprinklers | $4.75 | S.F. | 32,208 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $152,988 |
| D4020 | Standpipes | $0.51 | S.F. | 0 | 30 | 1967 | 1997 | | 0.00 % | 0.00 % | -18 | | | $0 |
| D5010 | Electrical Service/Distribution | $1.81 | S.F. | 32,208 | 40 | 2004 | 2044 | | 72.50 % | 0.00 % | 29 | | | $58,296 |
| D5020 | Branch Wiring | $6.78 | S.F. | 32,208 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $218,370 |
| D5020 | Lighting | $8.90 | S.F. | 32,208 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $286,651 |
| D5030 | Communications and Security - Clock & PA Systems | $5.60 | S.F. | 32,208 | 15 | 2004 | 2019 | | 26.67 % | 0.00 % | 4 | | | $180,365 |
| D5030 | Communications and Security - Fire Alarm | $1.23 | S.F. | 32,208 | 15 | 2004 | 2019 | | 26.67 % | 0.00 % | 4 | | | $39,616 |
| D5030 | Communications and Security - Security & CCTV | $0.61 | S.F. | 32,208 | 15 | 2004 | 2019 | | 26.67 % | 0.00 % | 4 | | | $19,647 |
| D5090 | Other Electrical Systems - Emergency Generator | $1.05 | S.F. | 32,208 | 15 | 2004 | 2019 | | 26.67 % | 0.00 % | 4 | | | $33,818 |
| E1020 | Institutional Equipment | $0.40 | S.F. | 32,208 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $12,883 |
| E1090 | Other Equipment (Kitchen Equipment) | $15.76 | S.F. | 32,208 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $507,598 |
| E2010 | Fixed Furnishings | $5.37 | S.F. | 32,208 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $172,957 |
| F1010 | Special Structures - Canopies | $1.61 | S.F. | 32,208 | 25 | 2005 | 2030 | | 60.00 % | 0.00 % | 15 | | | $51,855 |
| | | | | | | | | **Total** | **44.13 %** | **16.72 %** | | | **$1,217,153.74** | **$7,280,198** |

## 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:** | **$1,217,154** | **$0** | **$340,529** | **$0** | **$338,542** | **$28,800** | **$0** | **$42,048** | **$0** | **$2,039,932** | **$0** | **$4,007,004** |
| *** 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** | $17,289 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$17,289** |
| **B2020 - Exterior Windows** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2030 - Exterior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings - Asphalt Shingles** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings - BUR** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings - EPDM** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings - Preformed Metal** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings - Standing Seam Metal** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3020 - Roof Openings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C - Interiors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C10 - Interior Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

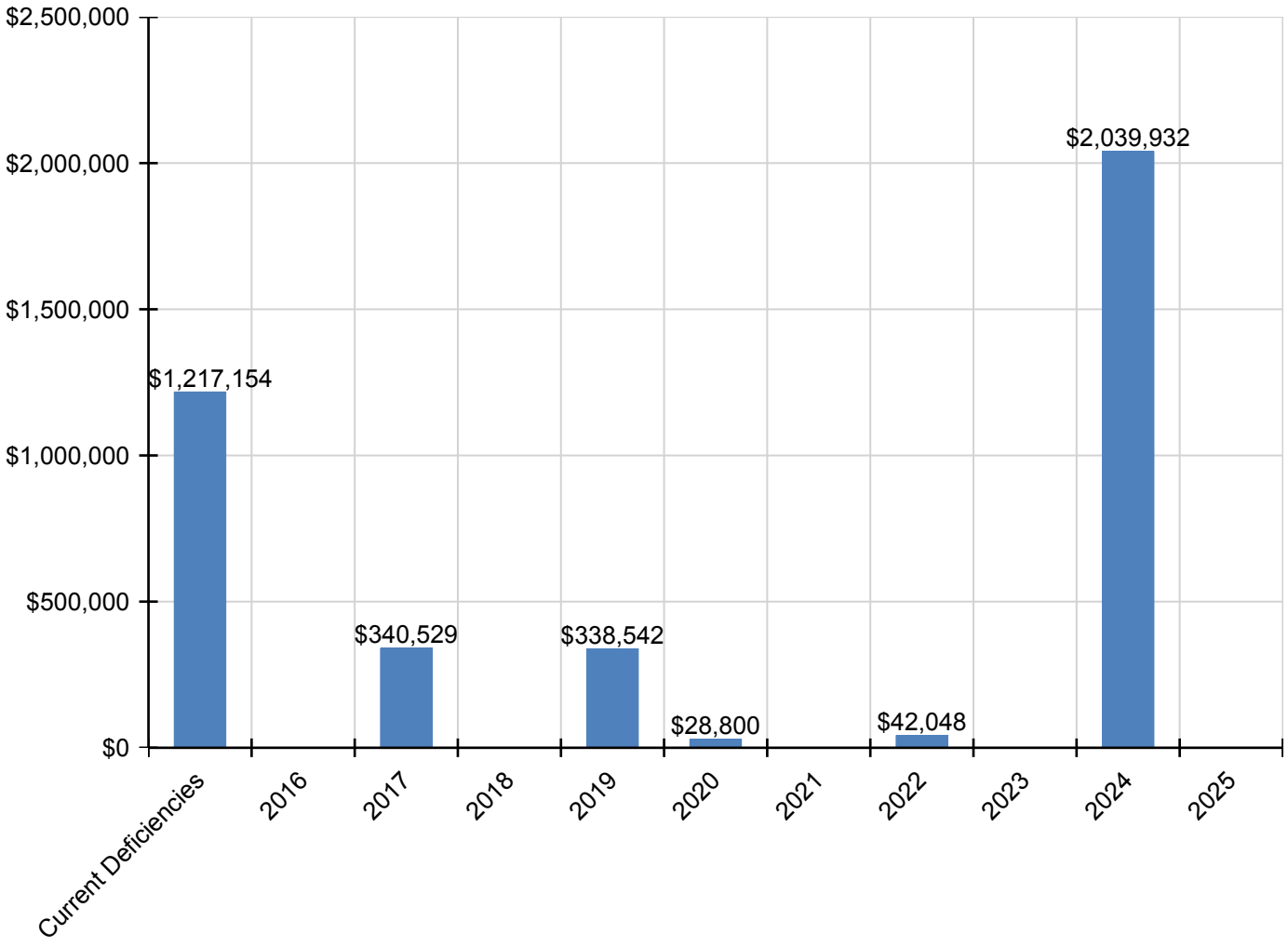
| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **C1010 - Partitions** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1020 - Interior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1030 - Fittings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $128,972 | $0 | **$128,972** |
| **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** | $181,927 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$181,927** |
| **C3010 - Wall Finishes - Paint** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $42,048 | $0 | $0 | $0 | **$42,048** |
| **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 | $28,800 | $0 | $0 | $0 | $0 | $0 | **$28,800** |
| **C3020 - Floor Finishes - Ceramic & Quarry Tile** | $0 | $0 | $60,046 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$60,046** |
| **C3020 - Floor Finishes - Terrazzo** | $0 | $0 | $280,483 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$280,483** |
| **C3020 - Floor Finishes - VCT** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $291,454 | $0 | **$291,454** |
| **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 | $458,762 | $0 | **$458,762** |
| **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** | $28,803 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$28,803** |
| **D2020 - Domestic Water Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2030 - Sanitary Waste** | $66 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$66** |
| **D2040 - Rain Water Drainage** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2090 - Other Plumbing Systems - Natural Gas** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D30 - HVAC** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3020 - Heat Generating Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3030 - Cooling Generating Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3040 - Distribution & Exhaust Systems** | $9,301 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$9,301** |
| **D3050 - Terminal & Package Units** | $979,769 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$979,769** |
| **D3060 - Controls & Instrumentation** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $165,486 | $0 | **$165,486** |
| **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** | $0 | $0 | $0 | $0 | $223,302 | $0 | $0 | $0 | $0 | $0 | $0 | **$223,302** |
| **D5030 - Communications and Security - Fire Alarm** | $0 | $0 | $0 | $0 | $49,046 | $0 | $0 | $0 | $0 | $0 | $0 | **$49,046** |
| **D5030 - Communications and Security - Security & CCTV** | $0 | $0 | $0 | $0 | $24,324 | $0 | $0 | $0 | $0 | $0 | $0 | **$24,324** |
| **D5090 - Other Electrical Systems - Emergency Generator** | $0 | $0 | $0 | $0 | $41,869 | $0 | $0 | $0 | $0 | $0 | $0 | **$41,869** |
| **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 | $0 | $0 | $0 | $0 | $18,491 | $0 | **$18,491** |
| **E1090 - Other Equipment (Kitchen Equipment)** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $728,531 | $0 | **$728,531** |
| **E20 - Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E2010 - Fixed Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $248,237 | $0 | **$248,237** |
| **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*

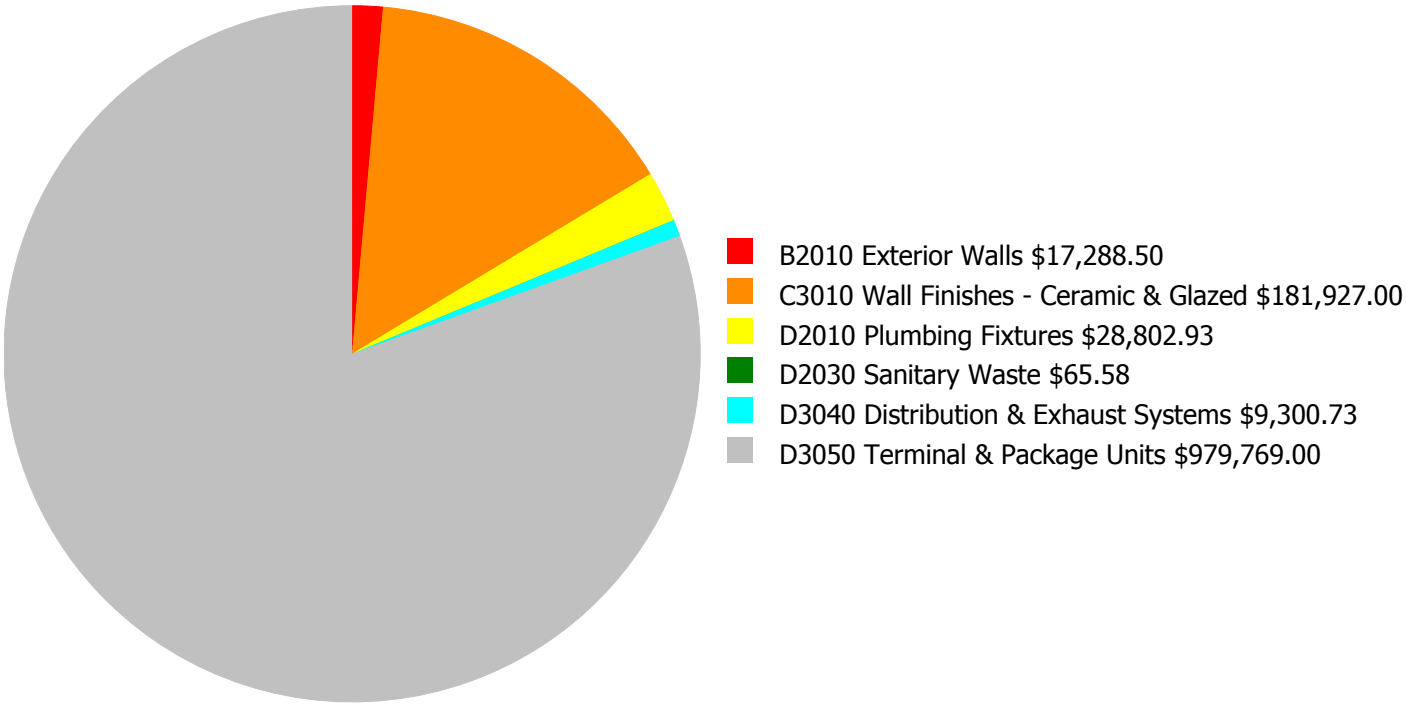
## Forecasted Capital Renewal Requirement

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

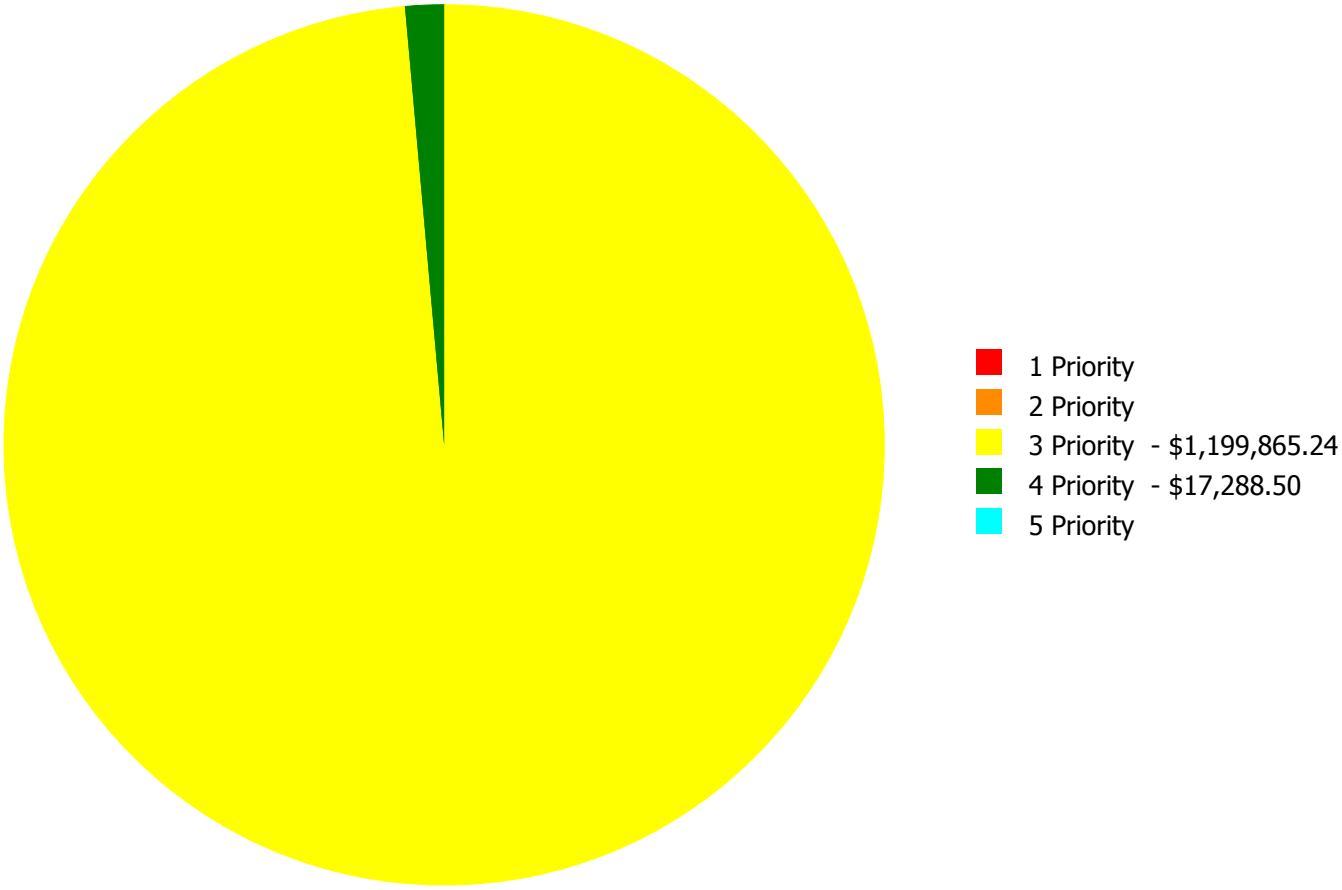
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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




**Budget Estimate Total: $1,217,153.74**

## 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: $1,217,153.74**

## Deficiency By Priority Investment Table

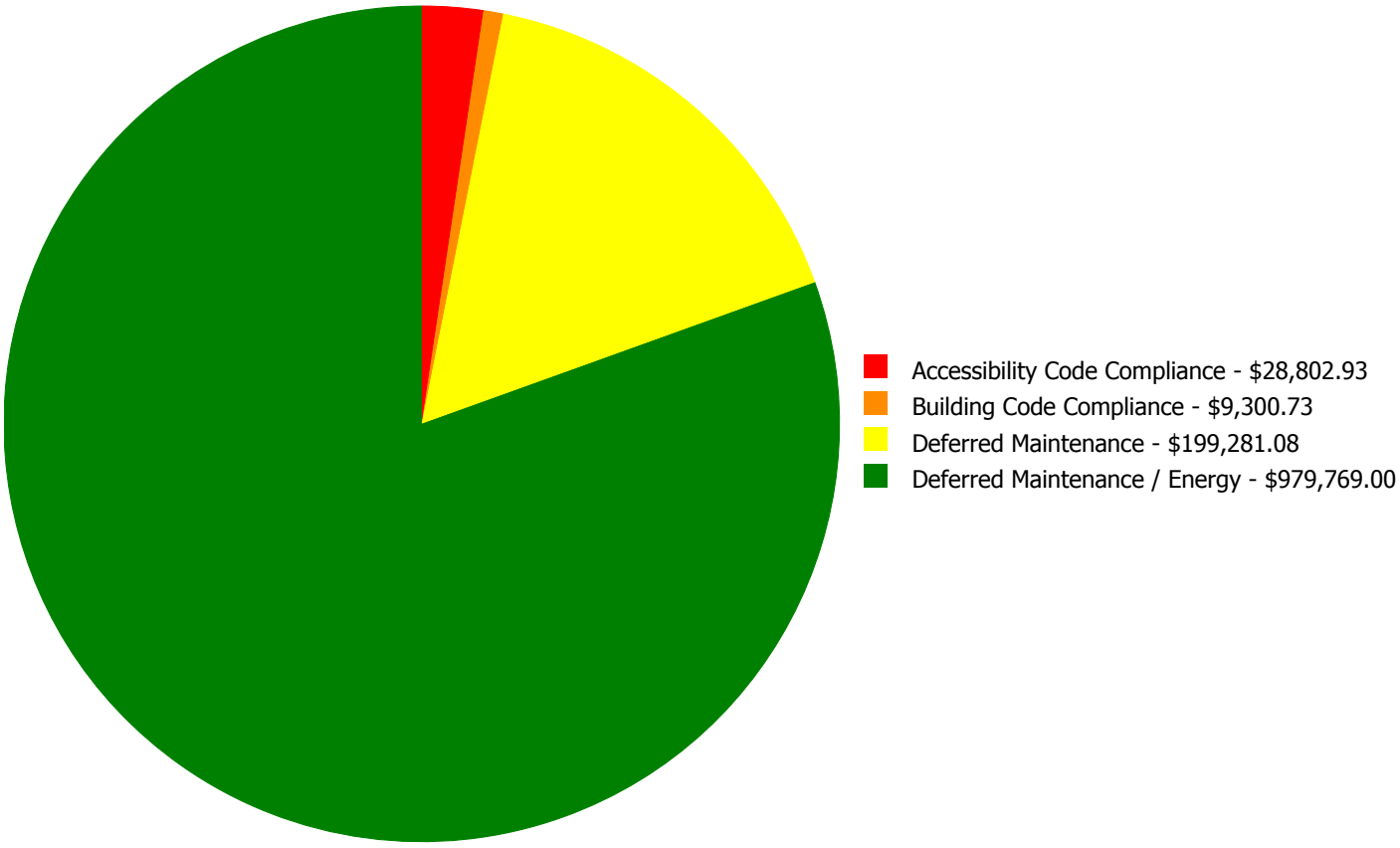
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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 |
|---|---|---|---|---|---|---|---|
| B2010 | Exterior Walls | $0.00 | $0.00 | $0.00 | $17,288.50 | $0.00 | $17,288.50 |
| C3010 | Wall Finishes - Ceramic & Glazed | $0.00 | $0.00 | $181,927.00 | $0.00 | $0.00 | $181,927.00 |
| D2010 | Plumbing Fixtures | $0.00 | $0.00 | $28,802.93 | $0.00 | $0.00 | $28,802.93 |
| D2030 | Sanitary Waste | $0.00 | $0.00 | $65.58 | $0.00 | $0.00 | $65.58 |
| D3040 | Distribution & Exhaust Systems | $0.00 | $0.00 | $9,300.73 | $0.00 | $0.00 | $9,300.73 |
| D3050 | Terminal & Package Units | $0.00 | $0.00 | $979,769.00 | $0.00 | $0.00 | $979,769.00 |
| | **Total:** | $0.00 | $0.00 | $1,199,865.24 | $17,288.50 | $0.00 | $1,217,153.74 |

## 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:



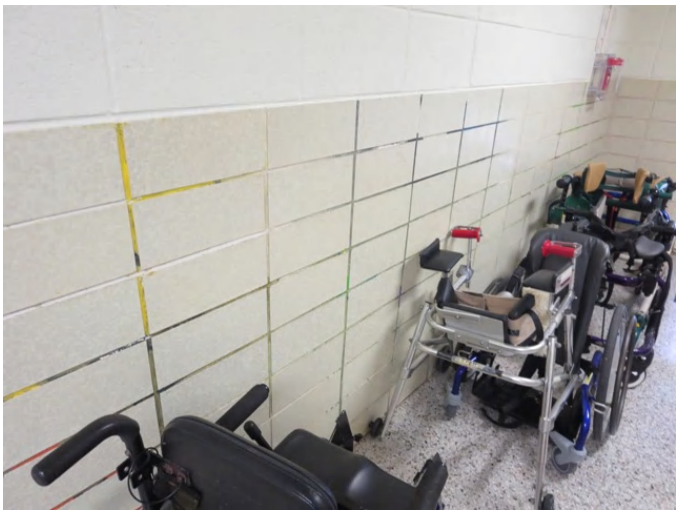

**Budget Estimate Total: $1,217,153.74**

## Deficiency Details by Priority

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

### Priority 3 Priority:

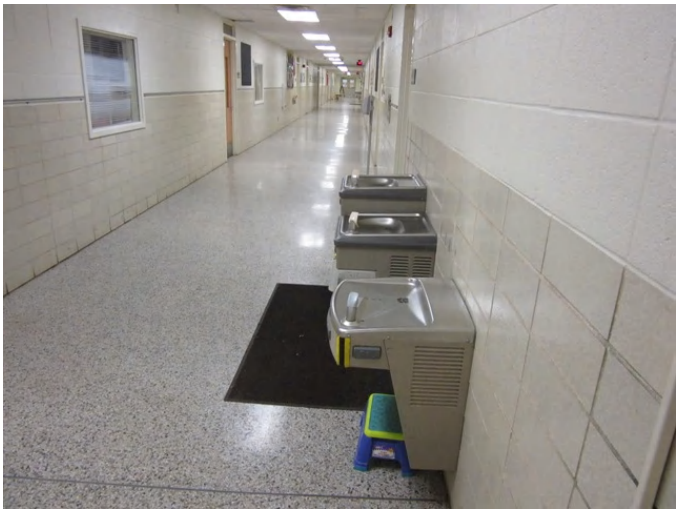
**System: C3010 - Wall Finishes - Ceramic & Glazed**



**Location:** Throughout Building
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 Priority
**Correction:** Renew System
**Qty:** 16,104.00
**Unit of Measure:** S.F.
**Estimate:** $181,927.00
**Assessor Name:** Ben Nixon
**Date Created:** 09/08/2015

**Notes:** The ceramic wall tiles were recently replaced in the restrooms. However, the ceramic wall tiles in the rest of the school are beyond their expected service life, damaged in areas, and should be replaced.

**System: D2010 - Plumbing Fixtures**



**Location:** Corridor and Cafeteria
**Distress:** Needs Remediation
**Category:** Accessibility Code Compliance
**Priority:** 3 Priority
**Correction:** Remove/replace drinking fountain w/recessed ADA compliant drinking fountain
**Qty:** 8.00
**Unit of Measure:** Ea.
**Estimate:** $28,802.93
**Assessor Name:** Ben Nixon
**Date Created:** 09/08/2015

**Notes:** Water fountains protrude into the hallway more than four inches. Protrusion is not ADA compliant if more than four inches.

**System: D2030 - Sanitary Waste**

**Location:** Boys Restroom

**Distress:** Needs Remediation

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Unclog main drain pipe & fittings, cast iron

**Qty:** 1.00

**Unit of Measure:** Ea.

**Estimate:** $65.58

**Assessor Name:** Ben Nixon

**Date Created:** 07/14/2015

**Notes:** The boys restroom floor drain has significant fowling and should be scoped to check for blockages.

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

**Location:** Restrooms

**Distress:** Missing

**Category:** Building Code Compliance

**Priority:** 3 Priority

**Correction:** Add restroom exhaust fan

**Qty:** 2.00

**Unit of Measure:** Ea.

**Estimate:** $9,300.73

**Assessor Name:** Ben Nixon

**Date Created:** 07/14/2015

**Notes:** The restrooms do not have exhaust fans and they should be provided.

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

**Location:** Roof

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Energy

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 32,028.00

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

**Estimate:** $979,769.00

**Assessor Name:** Ben Nixon

**Date Created:** 07/14/2015

**Notes:** Terminal and package units are beginning to show wear in minor and major components, including but not limited to the cooling fans, compressor and fan motors. In addition, the music room is currently without a cooling system. Due to the occupants special needs, this system should be scheduled for installation.

## Priority 4 Priority:

**System: B2010 - Exterior Walls**

**Location:** Exterior Walls, Eaves and Ceilings

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 4 Priority

**Correction:** Repaint exterior wall

**Qty:** 3,500.00

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

**Estimate:** $17,288.50

**Assessor Name:** Ben Nixon

**Date Created:** 09/08/2015

**Notes:** The exterior paint finish is aged, faded, stained, and peeling, and should be replaced.

## Executive Summary

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

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

| | |
|---|---|
| Function: | Education Other |
| Gross Area (SF): | 680 |
| Year Built: | 1967 |
| Last Renovation: | |
| Replacement Value: | $14,396 |
| Repair Cost: | $15,835.00 |
| Total FCI: | 110.00 % |
| Total RSLI: | 0.00 % |
| FCA Score: | 0.00 |

**Description:**

The driver's education tower at Coralwood Education is a two-story building located at 2477 Coralwood Drive in Decatur, Georgia. This building is abandoned, in disrepair and poses a safety hazard, and should be demolished. 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 |
|---|---|---|---|
| G10 - Site Preparation | 0.00 % | 110.00 % | $15,835.00 |
| **Totals:** | **0.00 %** | **110.00 %** | **$15,835.00** |

## Photo Album

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

1). Northeast Elevation - Sep 08, 2015

2). Northwest Elevation - Sep 08, 2015

3). Southwest Elevation - Sep 08, 2015

4). Southeast Elevation - Sep 08, 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 $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G1020 | Site Demolitions and Relocations | $21.17 | S.F. | 680 | 10 | 1967 | 1977 | | 0.00 % | 110.00 % | -38 | | $15,835.00 | $14,396 |
| | | | | | | | | **Total** | **0.00 %** | **110.00 %** | | | **$15,835.00** | **$14,396** |

## 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.

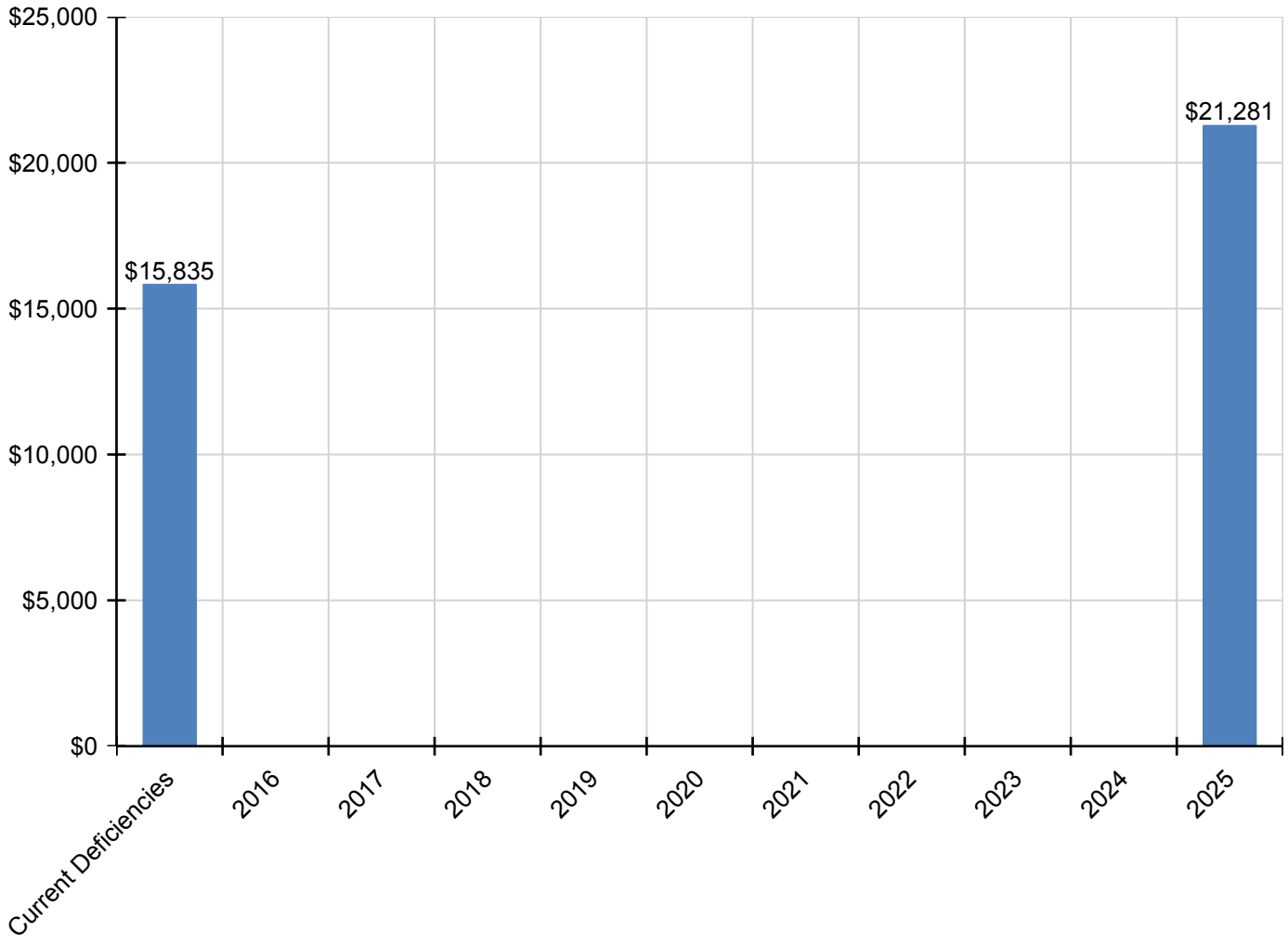
*Inflation Rate: 3%*

| System | Current Deficiencies | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$15,835** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$21,281** | **$37,116** |
| **G - Building Sitework** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G10 - Site Preparation** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G1020 - Site Demolitions and Relocations** | $15,835 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $21,281 | **$37,116** |

** Indicates non-renewable system*

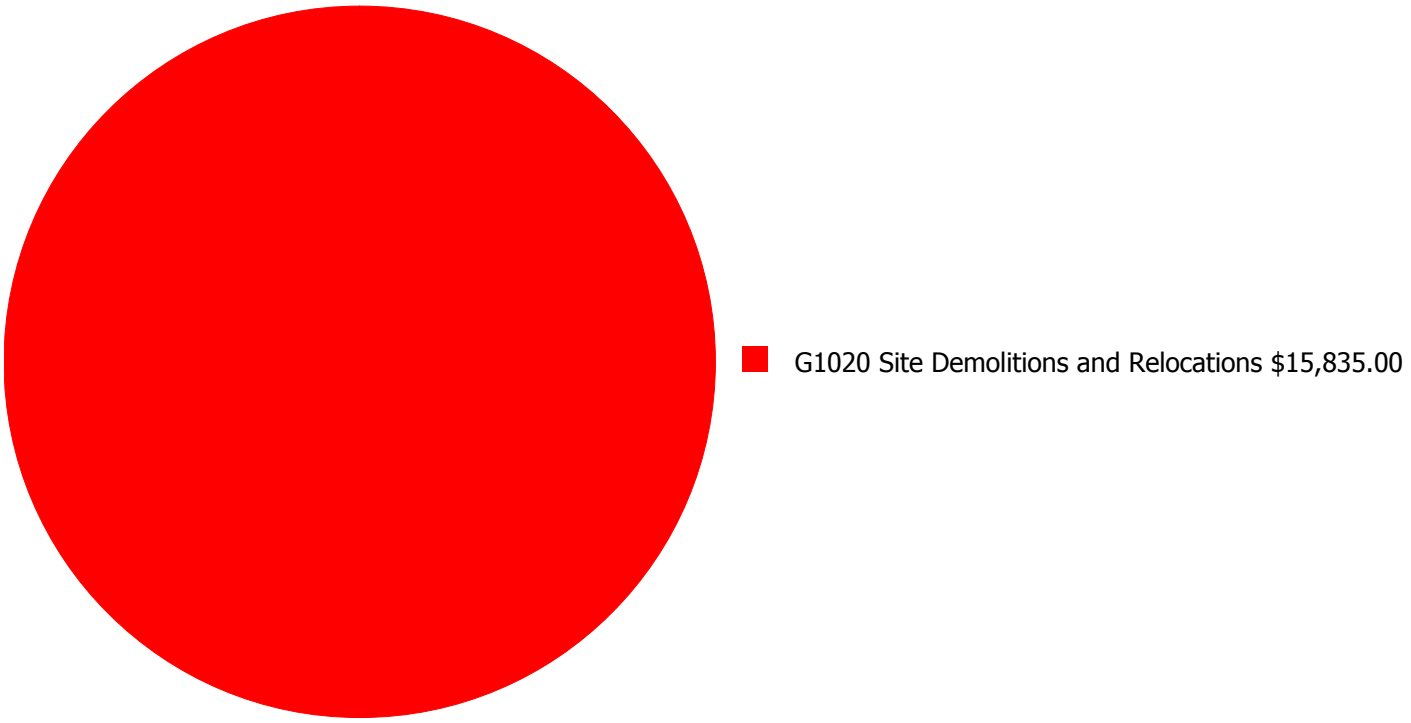
## Forecasted Capital Renewal Requirement

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

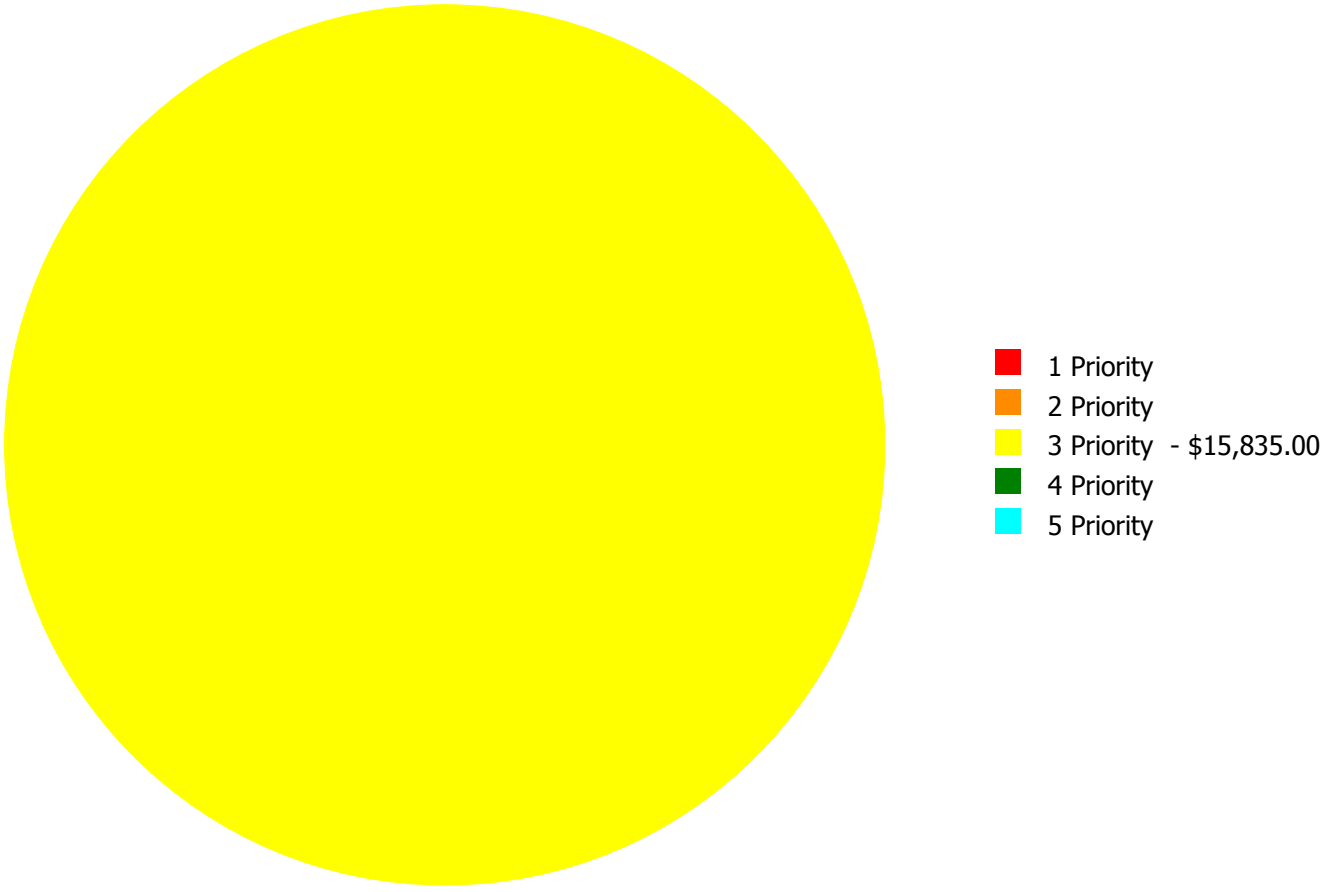
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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




**Budget Estimate Total: $15,835.00**

## 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: $15,835.00**

## Deficiency By Priority Investment Table

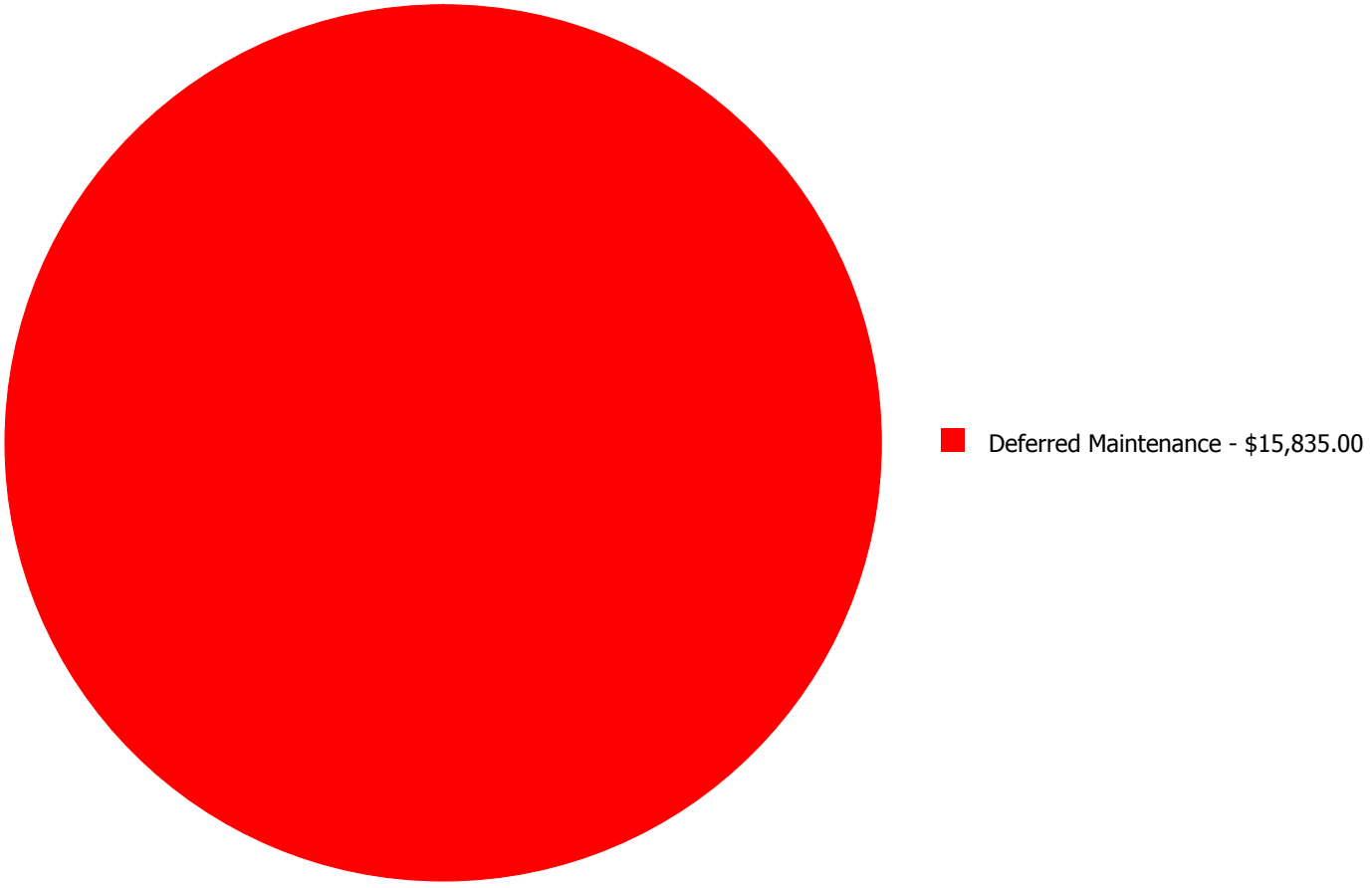
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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 |
|---|---|---|---|---|---|---|---|
| G1020 | Site Demolitions and Relocations | $0.00 | $0.00 | $15,835.00 | $0.00 | $0.00 | $15,835.00 |
| | **Total:** | $0.00 | $0.00 | $15,835.00 | $0.00 | $0.00 | $15,835.00 |

## 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: $15,835.00**

## Deficiency Details by Priority

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

### Priority 3 Priority:

**System: G1020 - Site Demolitions and Relocations**

**Location:** Entire Building
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 Priority
**Correction:** Renew System
**Qty:** 680.00
**Unit of Measure:** S.F.
**Estimate:** $15,835.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 09/09/2015

**Notes:** The tower building is abandoned, damaged and a safety hazard, and should be demolished.

## 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: | Education Other |
| Gross Area (SF): | 5,993 |
| Year Built: | 2004 |
| Last Renovation: | |
| Replacement Value: | $1,226,289 |
| Repair Cost: | $12,723.00 |
| Total FCI: | 1.04 % |
| Total RSLI: | 57.48 % |
| FCA Score: | 98.96 |

**Description:**

The 2004 addition at Coralwood Education is a one-story building located at 2477 Coralwood Drive in Decatur, Georgia. There have been no additions or major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

**Attributes:**

**General Attributes:**

| | | | |
|---|---|---|---|
| Building Codes: | 2011 | 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 | 89.00 % | 0.00 % | $0.00 |
| A20 - Basement Construction | 0.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 89.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 80.66 % | 0.00 % | $0.00 |
| B30 - Roofing | 56.00 % | 0.00 % | $0.00 |
| C10 - Interior Construction | 73.90 % | 0.00 % | $0.00 |
| C20 - Stairs | 0.00 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 41.89 % | 9.85 % | $12,723.00 |
| D10 - Conveying | 0.00 % | 0.00 % | $0.00 |
| D20 - Plumbing | 63.48 % | 0.00 % | $0.00 |
| D30 - HVAC | 33.93 % | 0.00 % | $0.00 |
| D40 - Fire Protection | 63.33 % | 0.00 % | $0.00 |
| D50 - Electrical | 52.69 % | 0.00 % | $0.00 |
| E10 - Equipment | 45.00 % | 0.00 % | $0.00 |
| E20 - Furnishings | 45.00 % | 0.00 % | $0.00 |
| F10 - Special Construction | 0.00 % | 0.00 % | $0.00 |
| **Totals:** | **57.48 %** | **1.04 %** | **$12,723.00** |

## Photo Album

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

1). North Elevation - Jul 17, 2015

2). East Elevation - Jul 17, 2015

3). South Elevation - Jul 17, 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. | 5,993 | 100 | 2004 | 2104 | | 89.00 % | 0.00 % | 89 | | | $38,895 |
| A1020 | Special Foundations | $4.46 | S.F. | 0 | 100 | 2004 | 2104 | | 89.00 % | 0.00 % | 89 | | | $0 |
| A1030 | Slab on Grade | $7.09 | S.F. | 5,993 | 100 | 2004 | 2104 | | 89.00 % | 0.00 % | 89 | | | $42,490 |
| A2010 | Basement Excavation | $0.26 | S.F. | 0 | 100 | 2004 | 2104 | | 89.00 % | 0.00 % | 89 | | | $0 |
| A2020 | Basement Walls | $6.13 | S.F. | 0 | 100 | 2004 | 2104 | | 89.00 % | 0.00 % | 89 | | | $0 |
| B1010 | Floor Construction | $15.61 | S.F. | 0 | 100 | 2004 | 2104 | | 89.00 % | 0.00 % | 89 | | | $0 |
| B1020 | Roof Construction | $5.34 | S.F. | 5,993 | 100 | 2004 | 2104 | | 89.00 % | 0.00 % | 89 | | | $32,003 |
| B2010 | Exterior Walls | $16.02 | S.F. | 5,993 | 100 | 2004 | 2104 | | 89.00 % | 0.00 % | 89 | | | $96,008 |
| B2020 | Exterior Windows | $6.79 | S.F. | 5,993 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $40,692 |
| B2030 | Exterior Doors | $0.92 | S.F. | 5,993 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $5,514 |
| B3010 | Roof Coverings - Asphal Shingles | $4.32 | S.F. | 0 | 10 | 2004 | 2014 | | 0.00 % | 0.00 % | -1 | | | $0 |
| B3010 | Roof Coverings - BUR | $20.70 | S.F. | 5,993 | 25 | 2004 | 2029 | | 56.00 % | 0.00 % | 14 | | | $124,055 |
| B3010 | Roof Coverings - EPDM | $3.33 | S.F. | 0 | 15 | 2004 | 2019 | | 26.67 % | 0.00 % | 4 | | | $0 |
| B3010 | Roof Coverings - Preformed Metal | $5.01 | S.F. | 0 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $0 |
| B3010 | Roof Coverings - Standing Seam Metal | $27.45 | S.F. | 0 | 75 | 2004 | 2079 | | 85.33 % | 0.00 % | 64 | | | $0 |
| B3020 | Roof Openings | $0.63 | S.F. | 0 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $0 |
| C1010 | Partitions | $7.01 | S.F. | 5,993 | 100 | 2004 | 2104 | | 89.00 % | 0.00 % | 89 | | | $42,011 |
| C1020 | Interior Doors | $2.39 | S.F. | 5,993 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $14,323 |
| C1030 | Fittings | $2.79 | S.F. | 5,993 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $16,720 |
| C2010 | Stair Construction | $1.81 | S.F. | | 100 | 2004 | 2104 | | 89.00 % | 0.00 % | 89 | | | $0 |
| C3010 | Wall Finishes - Ceramic & Glazed | $10.27 | S.F. | 0 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $0 |
| C3010 | Wall Finishes - Paint | $1.93 | S.F. | 5,993 | 10 | 2004 | 2014 | | 0.00 % | 110.00 % | -1 | | $12,723.00 | $11,566 |
| C3010 | Wall Finishes - Wall Coverings | $2.13 | S.F. | 0 | 10 | 2004 | 2014 | | 0.00 % | 0.00 % | -1 | | | $0 |
| C3020 | Floor Finishes - Carpet | $8.50 | S.F. | 220 | 8 | 2004 | 2012 | 2020 | 62.50 % | 0.00 % | 5 | | | $1,870 |
| C3020 | Floor Finishes - Ceramic & Quarry Tile | $14.49 | S.F. | 180 | 50 | 2004 | 2054 | | 78.00 % | 0.00 % | 39 | | | $2,608 |
| C3020 | Floor Finishes - Terrazzo | $53.01 | S.F. | 0 | 50 | 2004 | 2054 | | 78.00 % | 0.00 % | 39 | | | $0 |
| C3020 | Floor Finishes - VCT | $9.54 | S.F. | 5,593 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $53,357 |
| C3020 | Floor Finishes - Wood | $14.70 | S.F. | 0 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $0 |
| C3030 | Ceiling Finishes | $9.98 | S.F. | 5,993 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $59,810 |
| D1010 | Elevators and Lifts | $1.17 | S.F. | 0 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $0 |
| D2010 | Plumbing Fixtures | $17.66 | S.F. | 5,993 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $105,836 |
| D2020 | Domestic Water Distribution | $3.99 | S.F. | 5,993 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $23,912 |
| D2030 | Sanitary Waste | $3.41 | S.F. | 5,993 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $20,436 |
| D2040 | Rain Water Drainage | $0.98 | S.F. | 5,993 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $5,873 |

# School Assessment Report - 2004 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. | 5,993 | 40 | 2004 | 2044 | | 72.50 % | 0.00 % | 29 | | | $2,457 |
| D3020 | Heat Generating Systems | $4.55 | S.F. | 0 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $0 |
| D3030 | Cooling Generating Systems | $4.73 | S.F. | 0 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $0 |
| D3040 | Distribution & Exhaust Systems | $5.51 | S.F. | 5,993 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $33,021 |
| D3050 | Terminal & Package Units | $27.81 | S.F. | 5,993 | 15 | 2004 | 2019 | | 26.67 % | 0.00 % | 4 | | | $166,665 |
| D3060 | Controls & Instrumentation | $3.60 | S.F. | 5,993 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $21,575 |
| D3090 | Other HVAC Systems/Equip - Kitchen Hood | $1.23 | S.F. | 0 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $0 |
| D4010 | Sprinklers | $4.75 | S.F. | 5,993 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $28,467 |
| D4020 | Standpipes | $0.51 | S.F. | 0 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $0 |
| D5010 | Electrical Service/Distribution | $1.81 | S.F. | 5,993 | 40 | 2004 | 2044 | | 72.50 % | 0.00 % | 29 | | | $10,847 |
| D5020 | Branch Wiring | $6.78 | S.F. | 5,993 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $40,633 |
| D5020 | Lighting | $8.90 | S.F. | 5,993 | 30 | 2004 | 2034 | | 63.33 % | 0.00 % | 19 | | | $53,338 |
| D5030 | Communications and Security - Clock & PA Systems | $5.60 | S.F. | 5,993 | 15 | 2004 | 2019 | | 26.67 % | 0.00 % | 4 | | | $33,561 |
| D5030 | Communications and Security - Fire Alarm | $1.23 | S.F. | 5,993 | 15 | 2004 | 2019 | | 26.67 % | 0.00 % | 4 | | | $7,371 |
| D5030 | Communications and Security - Security & CCTV | $0.61 | S.F. | 5,993 | 15 | 2004 | 2019 | | 26.67 % | 0.00 % | 4 | | | $3,656 |
| D5090 | Other Electrical Systems - Emergency Generator | $0.35 | S.F. | 5,993 | 15 | 2004 | 2019 | | 26.67 % | 0.00 % | 4 | | | $2,098 |
| E1020 | Institutional Equipment | $0.40 | S.F. | 0 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $0 |
| E1090 | Other Equipment (Kitchen Equipment) | $8.75 | S.F. | 5,993 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $52,439 |
| E2010 | Fixed Furnishings | $5.37 | S.F. | 5,993 | 20 | 2004 | 2024 | | 45.00 % | 0.00 % | 9 | | | $32,182 |
| F1010 | Special Structures - Canopies | $1.61 | S.F. | 0 | 25 | 2004 | 2029 | | 56.00 % | 0.00 % | 14 | | | $0 |
| | | | | | | | | **Total** | **57.48 %** | **1.04 %** | | | **$12,723.00** | **$1,226,289** |

## 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:** | **$12,723** | **$0** | **$0** | **$0** | **$264,141** | **$2,385** | **$0** | **$0** | **$0** | **$338,840** | **$17,099** | **$635,188** |
| *** A - Substructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A10 - Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1010 - Standard Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1020 - Special Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1030 - Slab on Grade** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A20 - Basement Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A2010 - Basement Excavation** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A2020 - Basement Walls** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B - Shell** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B10 - Superstructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B1010 - Floor Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B1020 - Roof Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B20 - Exterior Enclosure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B2010 - Exterior Walls** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2020 - Exterior Windows** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2030 - Exterior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings - Asphal Shingles** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings - BUR** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings - EPDM** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings - Preformed Metal** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings - Standing Seam Metal** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3020 - Roof Openings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C - Interiors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C10 - Interior Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

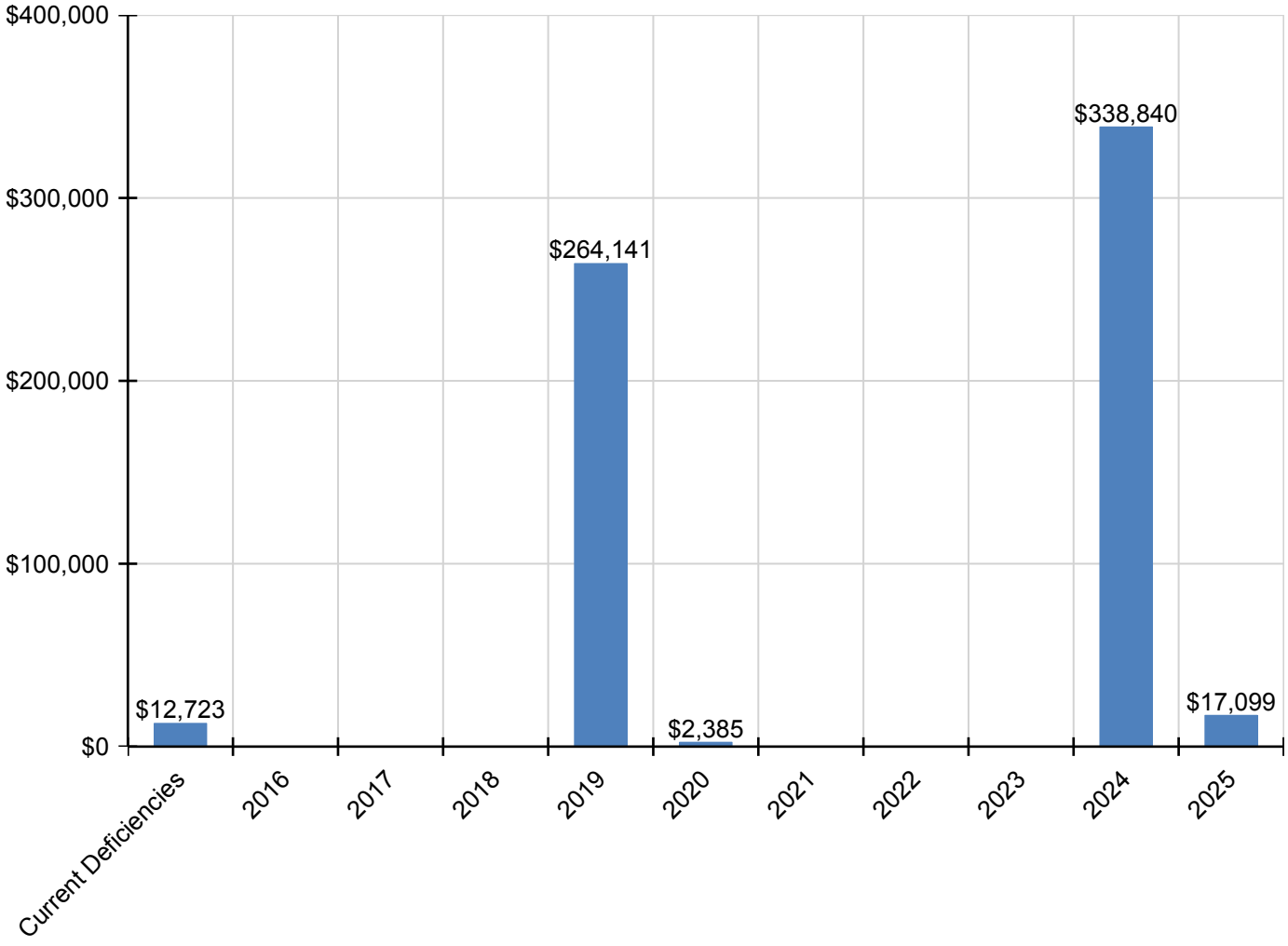
| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **C1010 - Partitions** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1020 - Interior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1030 - Fittings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $23,999 | $0 | **$23,999** |
| **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** | $12,723 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $17,099 | **$29,822** |
| **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 | $2,385 | $0 | $0 | $0 | $0 | $0 | **$2,385** |
| **C3020 - Floor Finishes - Ceramic & Quarry Tile** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3020 - Floor Finishes - Terrazzo** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3020 - Floor Finishes - VCT** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $76,581 | $0 | **$76,581** |
| **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 | $85,842 | $0 | **$85,842** |
| **D - Services** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D10 - Conveying** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D1010 - Elevators and Lifts** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D20 - Plumbing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2010 - Plumbing Fixtures** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2020 - Domestic Water Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2030 - Sanitary Waste** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2040 - Rain Water Drainage** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2090 - Other Plumbing Systems - Natural Gas** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D30 - HVAC** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3020 - Heat Generating Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3030 - Cooling Generating Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3040 - Distribution & Exhaust Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3050 - Terminal & Package Units** | $0 | $0 | $0 | $0 | $206,342 | $0 | $0 | $0 | $0 | $0 | $0 | **$206,342** |
| **D3060 - Controls & Instrumentation** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $30,965 | $0 | **$30,965** |
| **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** | $0 | $0 | $0 | $0 | $41,550 | $0 | $0 | $0 | $0 | $0 | $0 | **$41,550** |
| **D5030 - Communications and Security - Fire Alarm** | $0 | $0 | $0 | $0 | $9,127 | $0 | $0 | $0 | $0 | $0 | $0 | **$9,127** |
| **D5030 - Communications and Security - Security & CCTV** | $0 | $0 | $0 | $0 | $4,526 | $0 | $0 | $0 | $0 | $0 | $0 | **$4,526** |
| **D5090 - Other Electrical Systems - Emergency Generator** | $0 | $0 | $0 | $0 | $2,597 | $0 | $0 | $0 | $0 | $0 | $0 | **$2,597** |
| **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 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E1090 - Other Equipment (Kitchen Equipment)** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $75,263 | $0 | **$75,263** |
| **E20 - Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E2010 - Fixed Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $46,190 | $0 | **$46,190** |
| **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*

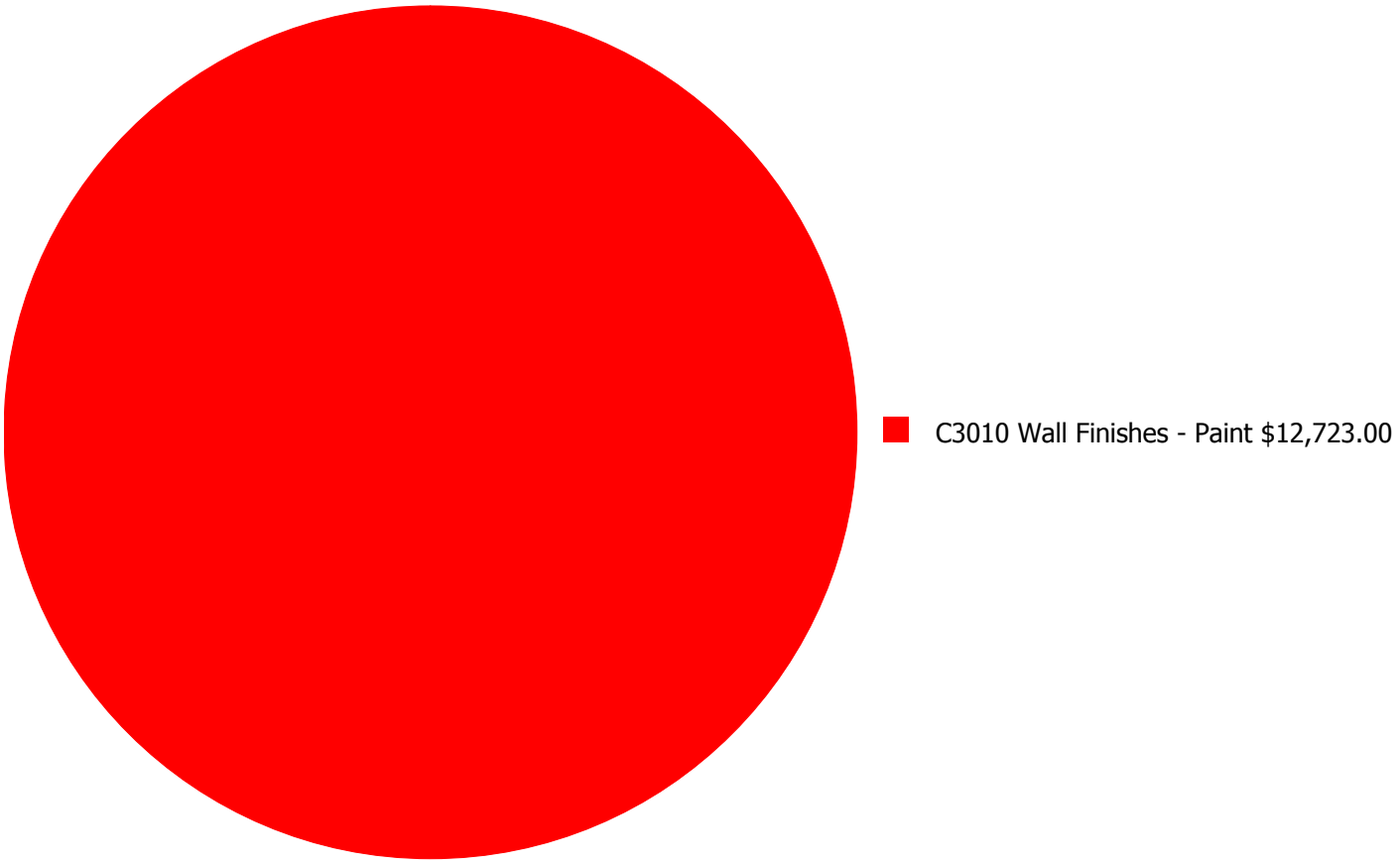
## Forecasted Capital Renewal Requirement

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

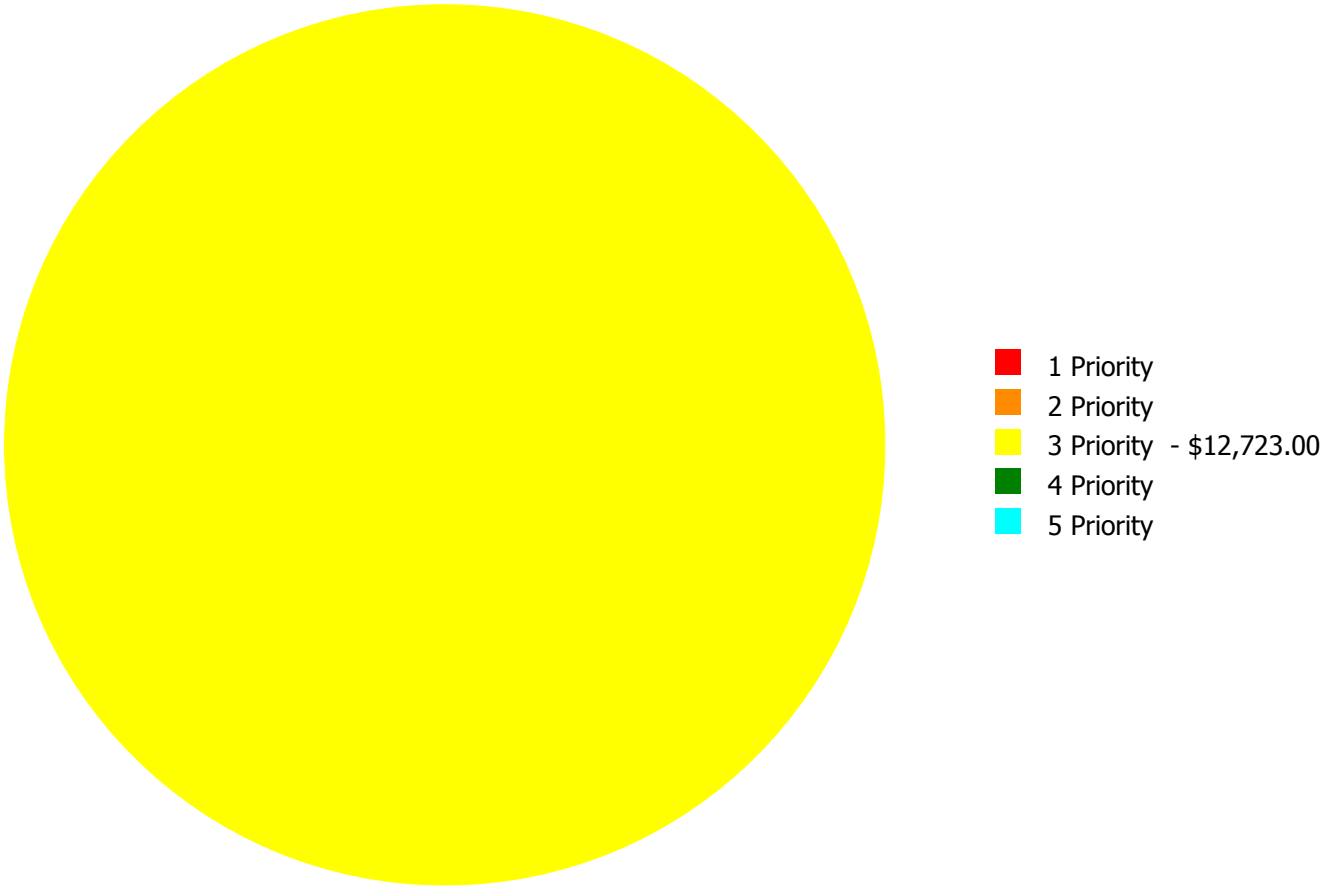
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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




**Budget Estimate Total: $12,723.00**

## 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: $12,723.00**

## Deficiency By Priority Investment Table

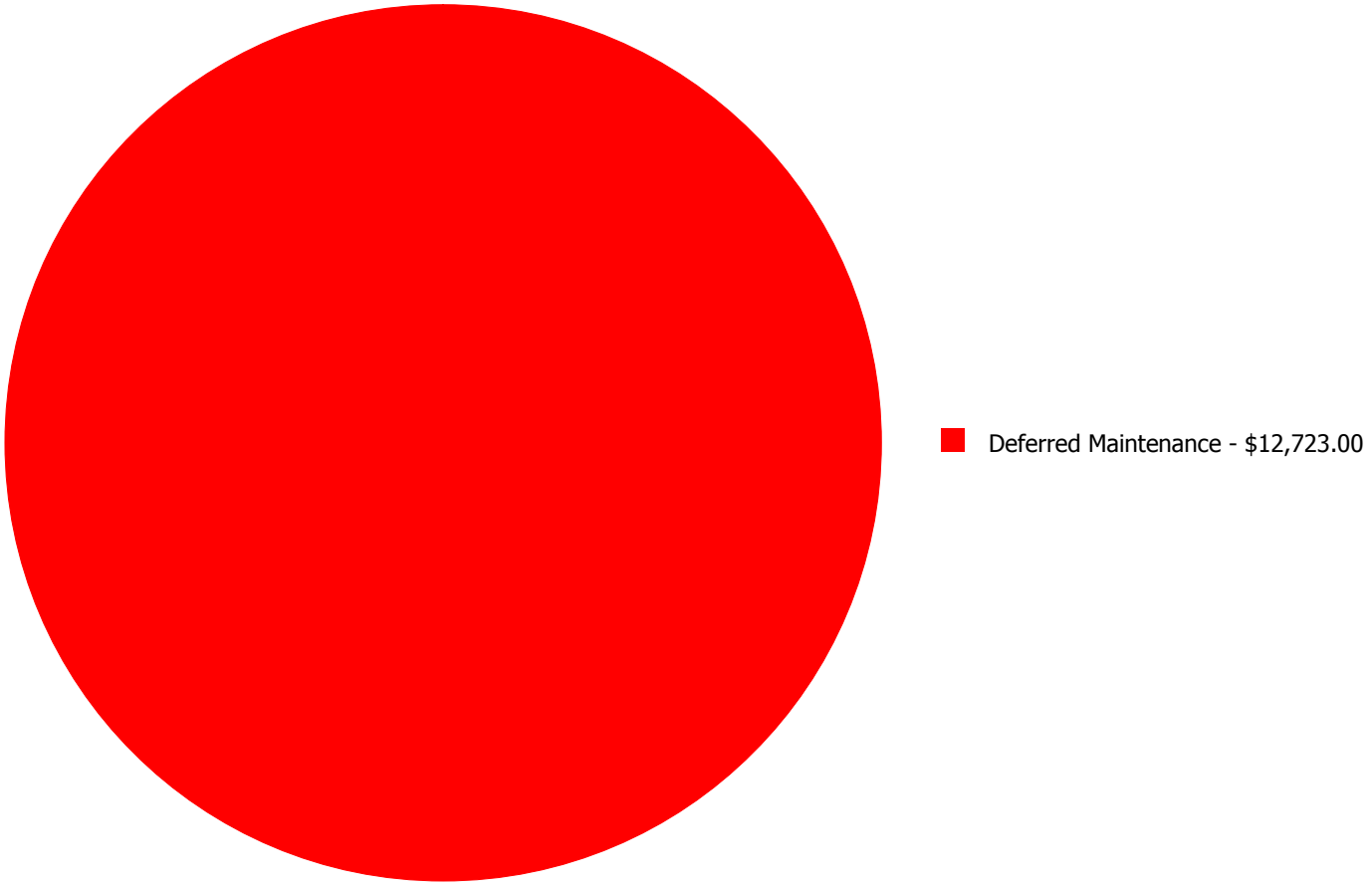
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

| System Code | System Description | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 | Total |
|---|---|---|---|---|---|---|---|
| C3010 | Wall Finishes - Paint | $0.00 | $0.00 | $12,723.00 | $0.00 | $0.00 | $12,723.00 |
| | **Total:** | $0.00 | $0.00 | $12,723.00 | $0.00 | $0.00 | $12,723.00 |

## 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: $12,723.00**

## Deficiency Details by Priority

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

### Priority 3 Priority:

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


**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 5,993.00

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

**Estimate:** $12,723.00

**Assessor Name:** Ben Nixon

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

**Notes:** Painted wall finishes are beyond their expected service life and should be renewed.

## 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: | Education Other |
| Gross Area (SF): | 39,121 |
| Year Built: | 1967 |
| Last Renovation: | 2004 |
| Replacement Value: | $1,531,450 |
| Repair Cost: | $771,920.49 |
| Total FCI: | 50.40 % |
| Total RSLI: | 38.45 % |
| FCA Score: | 49.60 |

**Description:**

The Coralwood Education site was originally constructed in 1967, has a total area of 14.2 acres, and is occupied by approximately 39,121 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian paving, 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: | 1155 |

## 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 | 23.71 % | 62.82 % | $691,939.85 |
| G30 - Site Mechanical Utilities | 77.41 % | 0.00 % | $0.00 |
| G40 - Site Electrical Utilities | 73.78 % | 55.56 % | $79,980.64 |
| **Totals:** | **38.45 %** | **50.40 %** | **$771,920.49** |

## Photo Album

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

1). Aerial Image of Coralwood Education - 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. | 53,477 | 25 | 2004 | 2029 | | 56.00 % | 0.00 % | 14 | | | $276,476 |
| G2020 | Parking Lots | $4.56 | S.F. | 103,273 | 25 | 1967 | 1992 | | 0.00 % | 110.00 % | -23 | | $518,017.37 | $470,925 |
| G2030 | Pedestrian Paving | $1.50 | S.F. | 39,121 | 30 | 1967 | 1997 | | 0.00 % | 110.00 % | -18 | | $64,549.65 | $58,682 |
| G2040 | Baseball Field | $8.35 | S.F. | | 20 | | | | 0.00 % | 0.00 % | | | | $0 |
| G2040 | Canopies | $0.29 | S.F. | | 25 | 1967 | 1992 | | 0.00 % | 0.00 % | -23 | | | $0 |
| G2040 | Covered Walkways | $48.72 | S.F. | 3,285 | 25 | 2005 | 2030 | | 60.00 % | 4.88 % | 15 | | $7,814.71 | $160,045 |
| G2040 | Fencing & Guardrails | $0.91 | S.F. | 39,121 | 30 | 1967 | 1997 | | 0.00 % | 110.00 % | -18 | | $39,160.12 | $35,600 |
| G2040 | Football Field | $5.85 | S.F. | | 20 | | | | 0.00 % | 0.00 % | | | | $0 |
| G2040 | Hard Surface Play Area | $6.26 | S.F. | 1,309 | 20 | 1999 | 2019 | | 20.00 % | 0.00 % | 4 | | | $8,194 |
| G2040 | Playing Field | $3.92 | S.F. | 8,894 | 20 | 1967 | 1987 | 2020 | 25.00 % | 0.00 % | 5 | | | $34,864 |
| G2040 | Soccer/Lacross Field | $5.00 | S.F. | | 20 | | | | 0.00 % | 0.00 % | | | | $0 |
| G2040 | Softball Field | $8.86 | S.F. | | 20 | | | | 0.00 % | 0.00 % | | | | $0 |
| G2040 | Tennis Courts | $18.47 | S.F. | | 20 | | | | 0.00 % | 0.00 % | | | | $0 |
| G2040 | Track | $7.04 | S.F. | | 10 | | | | 0.00 % | 0.00 % | | | | $0 |
| G2050 | Landscaping | $1.45 | S.F. | 39,121 | 15 | 1967 | 1982 | | 0.00 % | 110.00 % | -33 | | $62,398.00 | $56,725 |
| G3010 | Water Supply | $1.83 | S.F. | 39,121 | 50 | 2004 | 2054 | | 78.00 % | 0.00 % | 39 | | | $71,591 |
| G3020 | Sanitary Sewer | $1.15 | S.F. | 39,121 | 50 | 2004 | 2054 | | 78.00 % | 0.00 % | 39 | | | $44,989 |
| G3030 | Storm Sewer | $3.55 | S.F. | 39,121 | 50 | 2004 | 2054 | | 78.00 % | 0.00 % | 39 | | | $138,880 |
| G3060 | Fuel Distribution | $0.78 | S.F. | 39,121 | 40 | 2004 | 2044 | | 72.50 % | 0.00 % | 29 | | | $30,514 |
| G4010 | Electrical Distribution | $1.86 | S.F. | 39,121 | 50 | 2004 | 2054 | | 78.00 % | 0.00 % | 39 | | | $72,765 |
| G4020 | Site Lighting | $1.15 | S.F. | 39,121 | 30 | 2004 | 2034 | | 63.33 % | 177.78 % | 19 | | $79,980.64 | $44,989 |
| G4030 | Site Communications & Security | $0.67 | S.F. | 39,121 | 10 | 2013 | 2023 | | 80.00 % | 0.00 % | 8 | | | $26,211 |
| | | | | | | | | **Total** | **38.45 %** | **50.40 %** | | | **$771,920.49** | **$1,531,450** |

## 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.

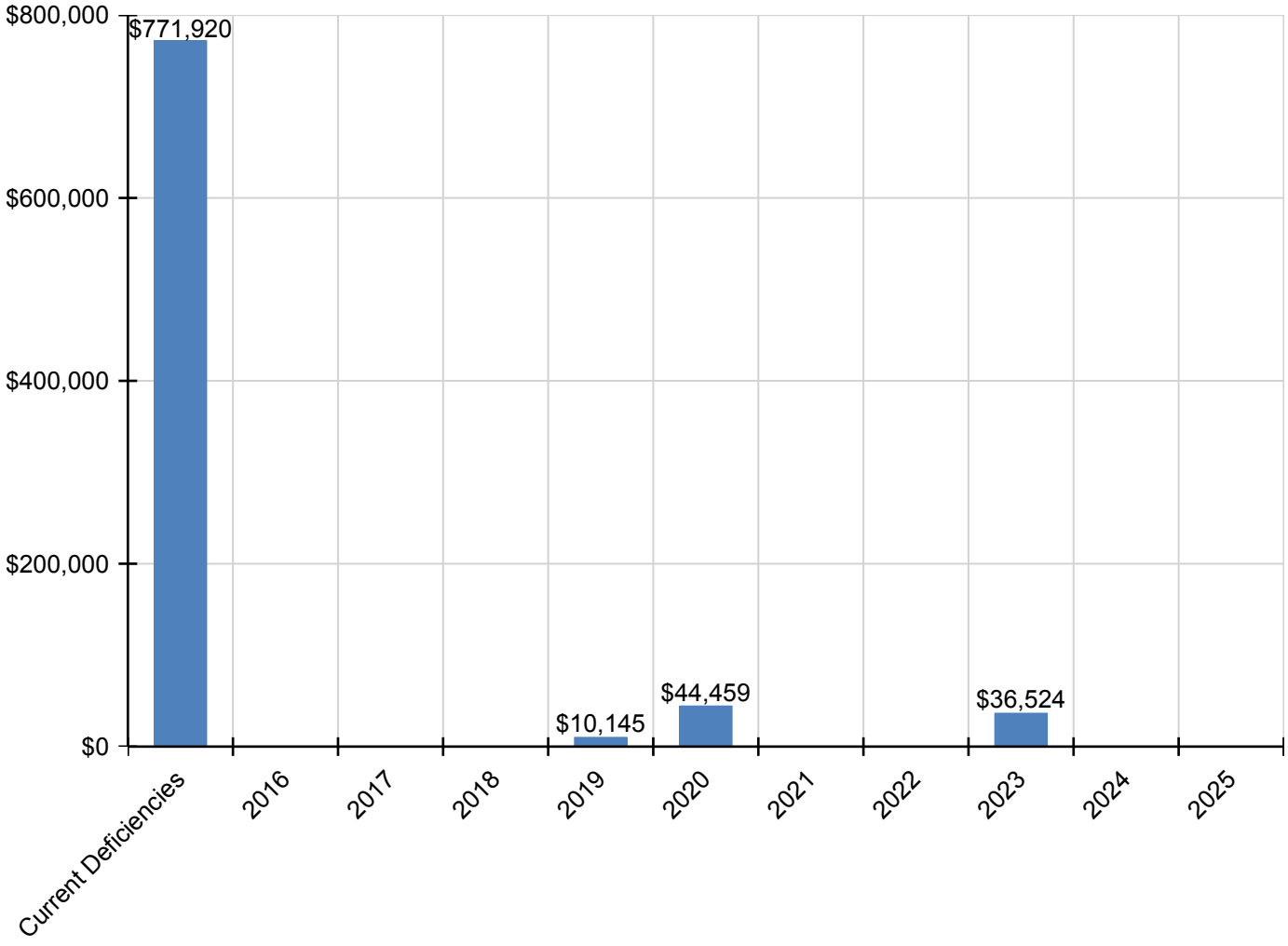
*Inflation Rate: 3%*

| System | Current Deficiencies | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$771,920** | **$0** | **$0** | **$0** | **$10,145** | **$44,459** | **$0** | **$0** | **$36,524** | **$0** | **$0** | **$863,049** |
| **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** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G2020 - Parking Lots** | $518,017 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$518,017** |
| **G2030 - Pedestrian Paving** | $64,550 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$64,550** |
| **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** | $7,815 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$7,815** |
| **G2040 - Fencing & Guardrails** | $39,160 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$39,160** |
| **G2040 - Football Field** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G2040 - Hard Surface Play Area** | $0 | $0 | $0 | $0 | $10,145 | $0 | $0 | $0 | $0 | $0 | $0 | **$10,145** |
| **G2040 - Playing Field** | $0 | $0 | $0 | $0 | $0 | $44,459 | $0 | $0 | $0 | $0 | $0 | **$44,459** |
| **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** | $62,398 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$62,398** |
| **G30 - Site Mechanical Utilities** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3010 - Water Supply** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3020 - Sanitary Sewer** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3030 - Storm Sewer** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3060 - Fuel Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G40 - Site Electrical Utilities** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G4010 - Electrical Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G4020 - Site Lighting** | $79,981 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$79,981** |
| **G4030 - Site Communications & Security** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $36,524 | $0 | $0 | **$36,524** |

** Indicates non-renewable system*

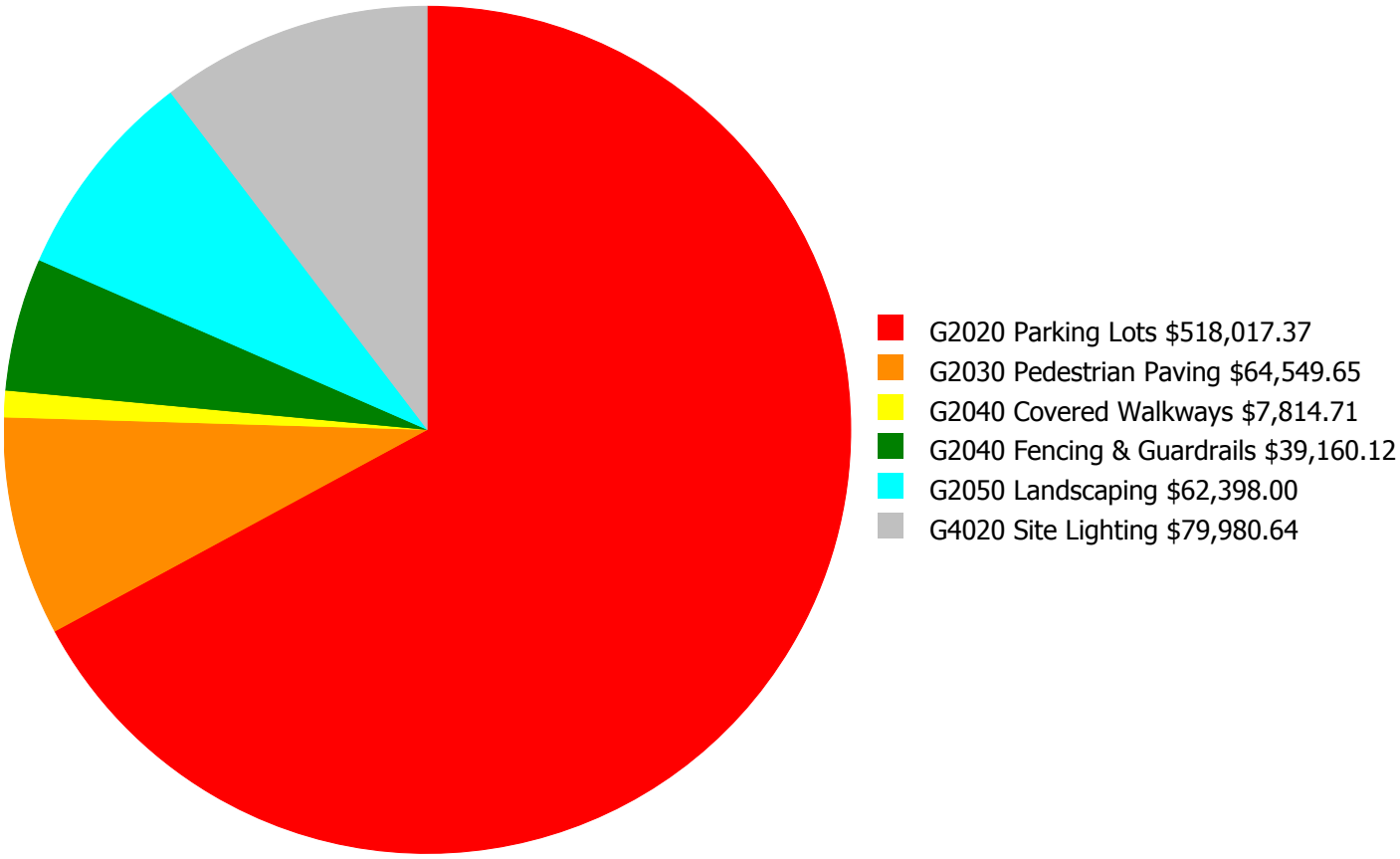
## Forecasted Capital Renewal Requirement

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

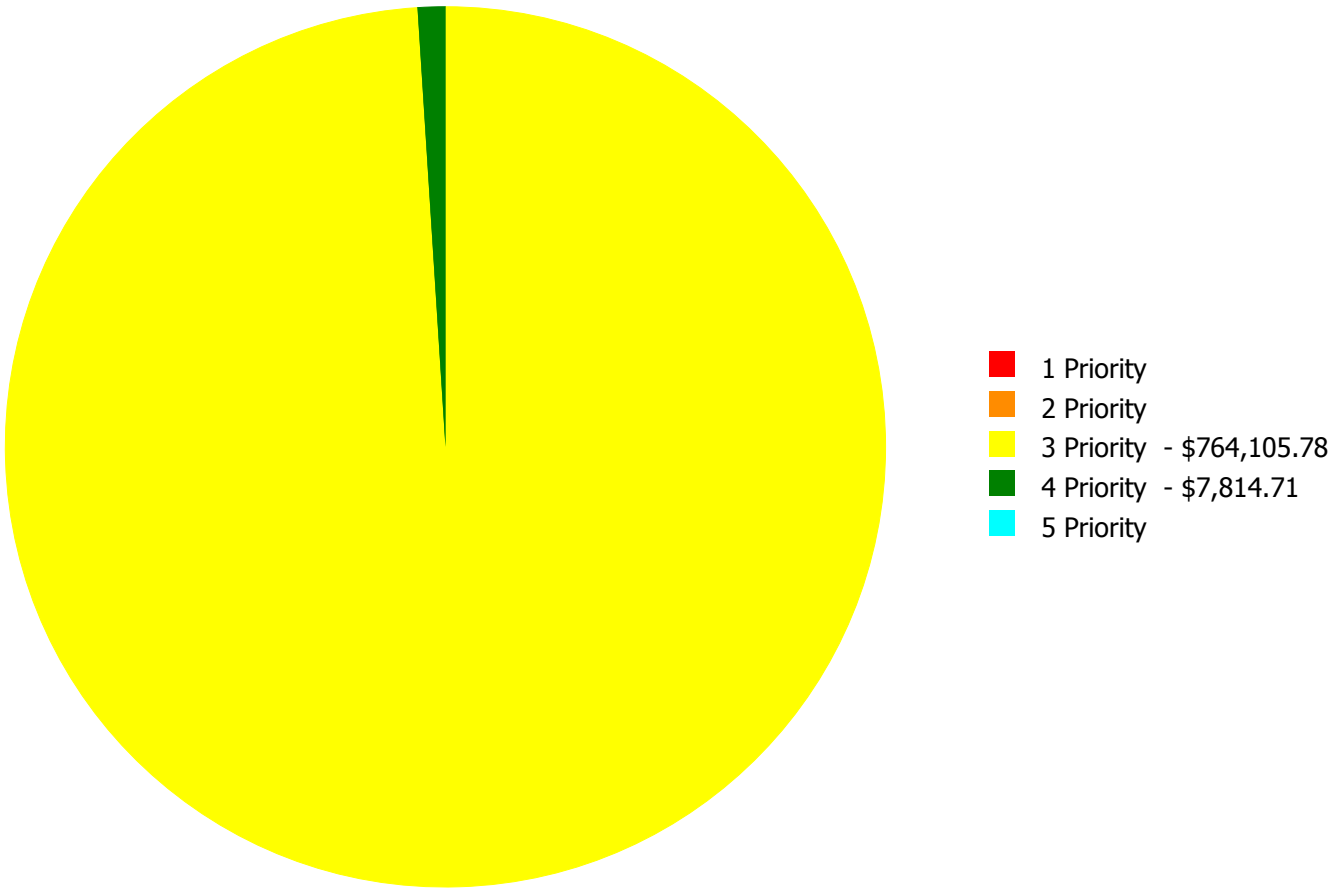
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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




**Budget Estimate Total: $771,920.49**

## 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: $771,920.49**

## Deficiency By Priority Investment Table

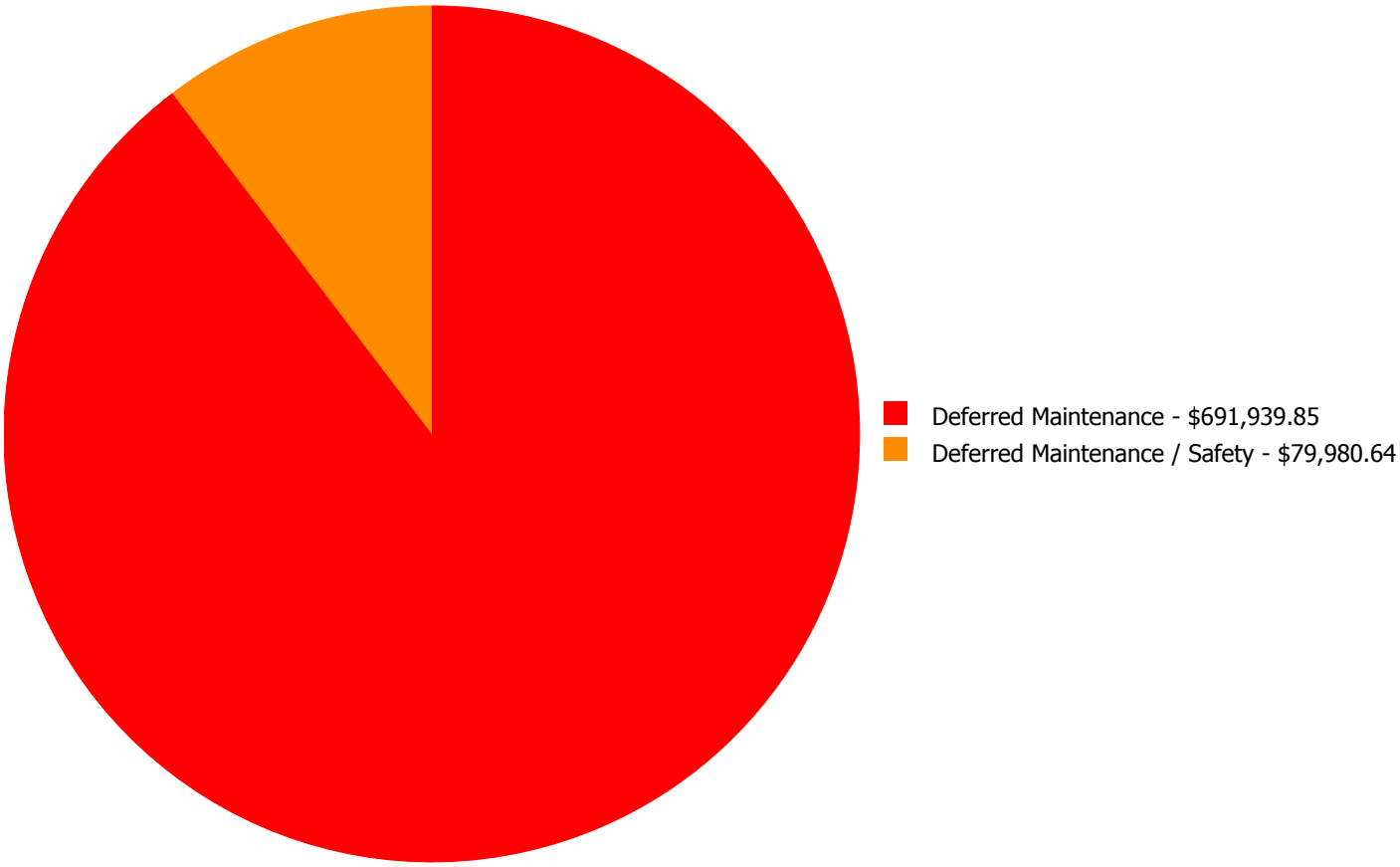
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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 |
|---|---|---|---|---|---|---|---|
| G2020 | Parking Lots | $0.00 | $0.00 | $518,017.37 | $0.00 | $0.00 | $518,017.37 |
| G2030 | Pedestrian Paving | $0.00 | $0.00 | $64,549.65 | $0.00 | $0.00 | $64,549.65 |
| G2040 | Covered Walkways | $0.00 | $0.00 | $0.00 | $7,814.71 | $0.00 | $7,814.71 |
| G2040 | Fencing & Guardrails | $0.00 | $0.00 | $39,160.12 | $0.00 | $0.00 | $39,160.12 |
| G2050 | Landscaping | $0.00 | $0.00 | $62,398.00 | $0.00 | $0.00 | $62,398.00 |
| G4020 | Site Lighting | $0.00 | $0.00 | $79,980.64 | $0.00 | $0.00 | $79,980.64 |
| | **Total:** | $0.00 | $0.00 | $764,105.78 | $7,814.71 | $0.00 | $771,920.49 |

## 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: $771,920.49**

## Deficiency Details by Priority

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

### Priority 3 Priority:

**System: G2020 - Parking Lots**

**Location:** Site
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 Priority
**Correction:** Renew System
**Qty:** 103,273.00
**Unit of Measure:** S.F.
**Estimate:** $518,017.37
**Assessor Name:** Eduardo Lopez
**Date Created:** 07/17/2015

**Notes:** The parking lot is beyond its expected service life, is damaged on the west side (bus area), and should be re-surfaced and restriped.

**System: G2030 - Pedestrian Paving**

**Location:** Site
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 Priority
**Correction:** Renew System
**Qty:** 39,121.00
**Unit of Measure:** S.F.
**Estimate:** $64,549.65
**Assessor Name:** Eduardo Lopez
**Date Created:** 07/17/2015

**Notes:** Pedestrian paving is beyond its expected service life, damaged, and should be renewed.

**System: G2040 - Fencing & Guardrails**

**Location:** Site
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 Priority
**Correction:** Renew System
**Qty:** 39,121.00
**Unit of Measure:** S.F.
**Estimate:** $39,160.12
**Assessor Name:** Eduardo Lopez
**Date Created:** 07/17/2015

**Notes:** The fencing and guardrails are aged, rusted, 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:** 39,121.00
**Unit of Measure:** S.F.
**Estimate:** $62,398.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 07/17/2015

**Notes:** Landscaping is worn, missing, and overgrown and should be renewed.

**System: G4020 - Site Lighting**

**Location:** Site

**Distress:** Inadequate

**Category:** Deferred Maintenance / Safety

**Priority:** 3 Priority

**Correction:** Replace light pole, 2 fixtures, concrete base not included

**Qty:** 10.00

**Unit of Measure:** Ea.

**Estimate:** $79,980.64

**Assessor Name:** Sam Mandola

**Date Created:** 07/14/2015

**Notes:** Site lighting is inadequate and should be upgraded and expanded. The estimated cost is based on on 250,000 lumens per acre, using 250 watt HPS bulbs, and a height of 20 feet. This also assumes 140 lumens per watt.

## Priority 4 Priority:

**System: G2040 - Covered Walkways**

**Location:** Main Entrance

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 4 Priority

**Correction:** Repaint metal structure

**Qty:** 3,285.00

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

**Estimate:** $7,814.71

**Assessor Name:** Eduardo Lopez

**Date Created:** 09/08/2015

**Notes:** The painted finish on the covered walkway is aged, faded, and peeling, and should be replaced.

## Executive Summary

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

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

| | |
|---|---|
| Function: | Education Other |
| Gross Area (SF): | 120 |
| Year Built: | 1980 |
| Last Renovation: | |
| Replacement Value: | $9,664 |
| Repair Cost: | $2,897.00 |
| Total FCI: | 29.98 % |
| Total RSLI: | 47.28 % |
| FCA Score: | 70.02 |


**Description:**

Storage building 1 at Coralwood Education is a one-story building located at 2477 Coralwood Drive in Decatur, Georgia. Originally built in 1980, there have been no additions or major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

**Attributes:**

**General Attributes:**

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

## Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|---|---|---|---|
| A10 - Foundations | 65.00 % | 0.00 % | $0.00 |
| A20 - Basement Construction | 0.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 65.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 57.35 % | 12.95 % | $681.00 |
| B30 - Roofing | 0.00 % | 109.98 % | $2,216.00 |
| 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:** | **47.28 %** | **29.98 %** | **$2,897.00** |

## Photo Album

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

1). North Elevation - Feb 25, 2011


2). East Elevation - Feb 25, 2011

3). South Elevation - Feb 25, 2011

4). West Elevation - Feb 25, 2011

## Condition Detail

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

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

## System Listing

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

| System Code | System Description | Unit Price $ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency $ | Replacement Value $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1010 | Standard Foundations | $0.00 | S.F. | 120 | 100 | 1980 | 2080 | | 65.00 % | 0.00 % | 65 | | | $0 |
| A1030 | Slab on Grade | $3.60 | S.F. | 120 | 100 | 1980 | 2080 | | 65.00 % | 0.00 % | 65 | | | $432 |
| A2010 | Basement Excavation | $0.00 | S.F. | 120 | 100 | 1980 | 2080 | | 65.00 % | 0.00 % | 65 | | | $0 |
| A2020 | Basement Walls | $0.00 | S.F. | 120 | 100 | 1980 | 2080 | | 65.00 % | 0.00 % | 65 | | | $0 |
| B1020 | Roof Construction | $16.33 | S.F. | 120 | 100 | 1980 | 2080 | | 65.00 % | 0.00 % | 65 | | | $1,960 |
| B2010 | Exterior Walls | $38.65 | S.F. | 120 | 100 | 1980 | 2080 | | 65.00 % | 0.00 % | 65 | | | $4,638 |
| B2020 | Exterior Windows | $0.00 | S.F. | 120 | 30 | 1980 | 2010 | | 0.00 % | 0.00 % | -5 | | | $0 |
| B2030 | Exterior Doors | $5.16 | S.F. | 120 | 30 | 1980 | 2010 | | 0.00 % | 110.02 % | -5 | | $681.00 | $619 |
| B3010 | Roof Coverings | $16.79 | S.F. | 120 | 20 | 1980 | 2000 | | 0.00 % | 109.98 % | -15 | | $2,216.00 | $2,015 |
| C1010 | Partitions | $0.00 | S.F. | 120 | 40 | 1980 | 2020 | | 12.50 % | 0.00 % | 5 | | | $0 |
| C1020 | Interior Doors | $0.00 | S.F. | 120 | 30 | 1980 | 2010 | | 0.00 % | 0.00 % | -5 | | | $0 |
| C1030 | Fittings | $0.00 | S.F. | 120 | 20 | 1980 | 2000 | | 0.00 % | 0.00 % | -15 | | | $0 |
| C3010 | Wall Finishes | $0.00 | S.F. | 120 | 20 | 1980 | 2000 | | 0.00 % | 0.00 % | -15 | | | $0 |
| C3020 | Floor Finishes | $0.00 | S.F. | 120 | 20 | 1980 | 2000 | | 0.00 % | 0.00 % | -15 | | | $0 |
| C3030 | Ceiling Finishes | $0.00 | S.F. | 120 | 20 | 1980 | 2000 | | 0.00 % | 0.00 % | -15 | | | $0 |
| D2040 | Rain Water Drainage | $0.00 | S.F. | 120 | 30 | 1980 | 2010 | | 0.00 % | 0.00 % | -5 | | | $0 |
| D5010 | Electrical Service/Distribution | $0.00 | S.F. | 120 | 30 | 1980 | 2010 | | 0.00 % | 0.00 % | -5 | | | $0 |
| D5020 | Lighting and Branch Wiring | $0.00 | S.F. | 120 | 30 | 1980 | 2010 | | 0.00 % | 0.00 % | -5 | | | $0 |
| | | | | | | | | **Total** | **47.28 %** | **29.98 %** | | | **$2,897.00** | **$9,664** |

## 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%*

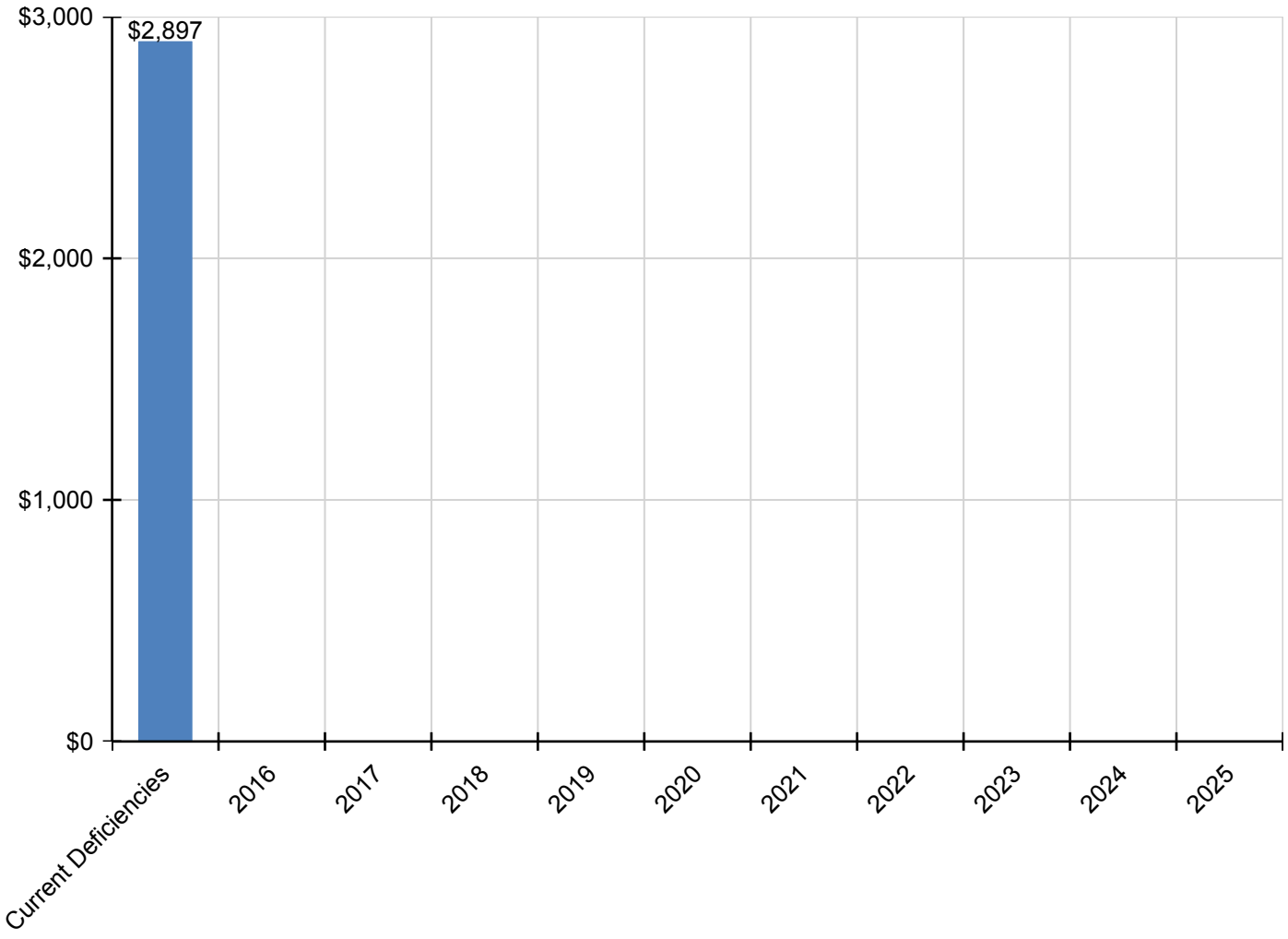
# School Assessment Report - Storage Building 1

| System | Current Deficiencies | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$2,897** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$2,897** |
| *** 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** | $681 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$681** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings** | $2,216 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$2,216** |
| **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*

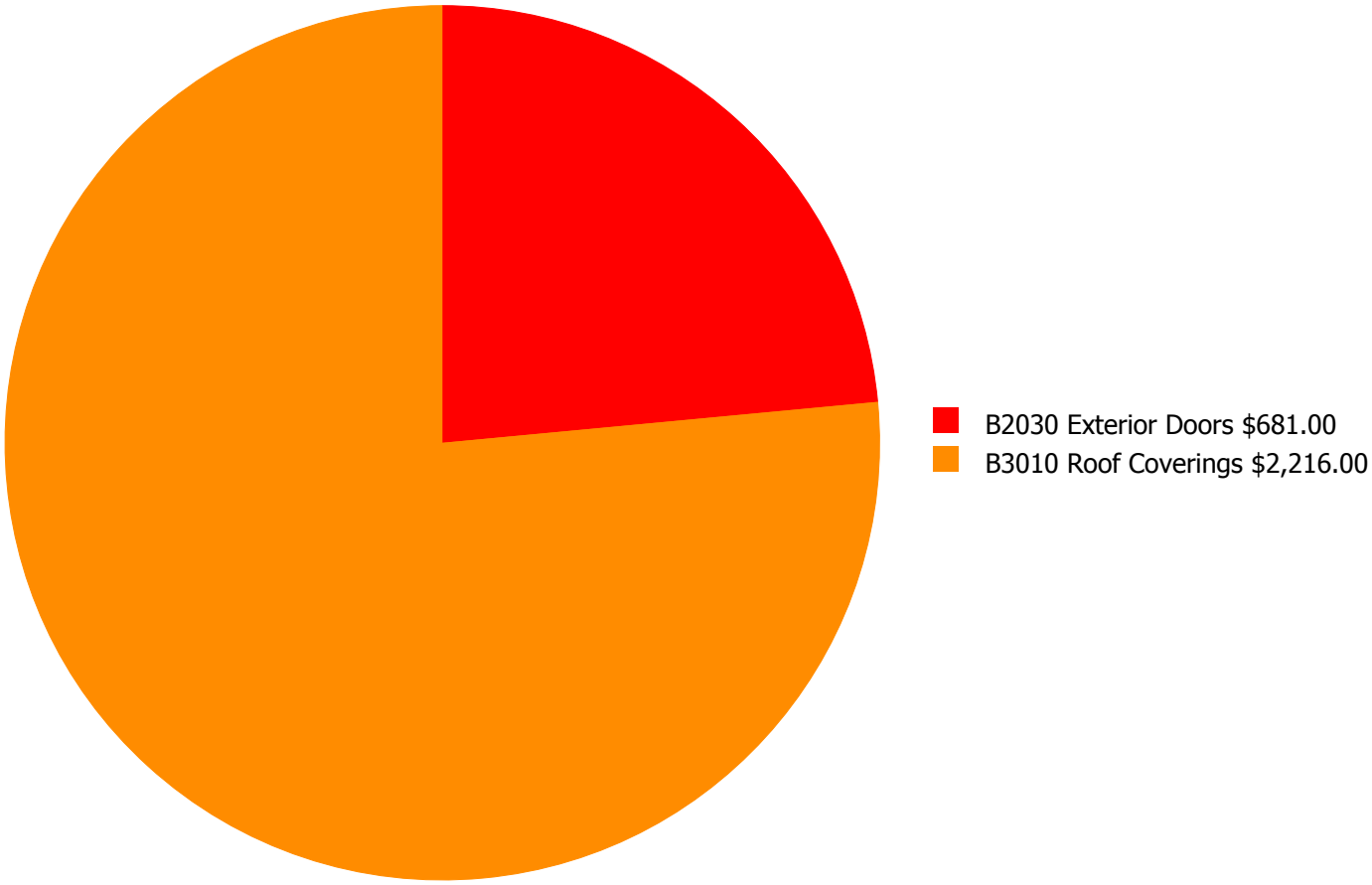
## Forecasted Capital Renewal Requirement

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

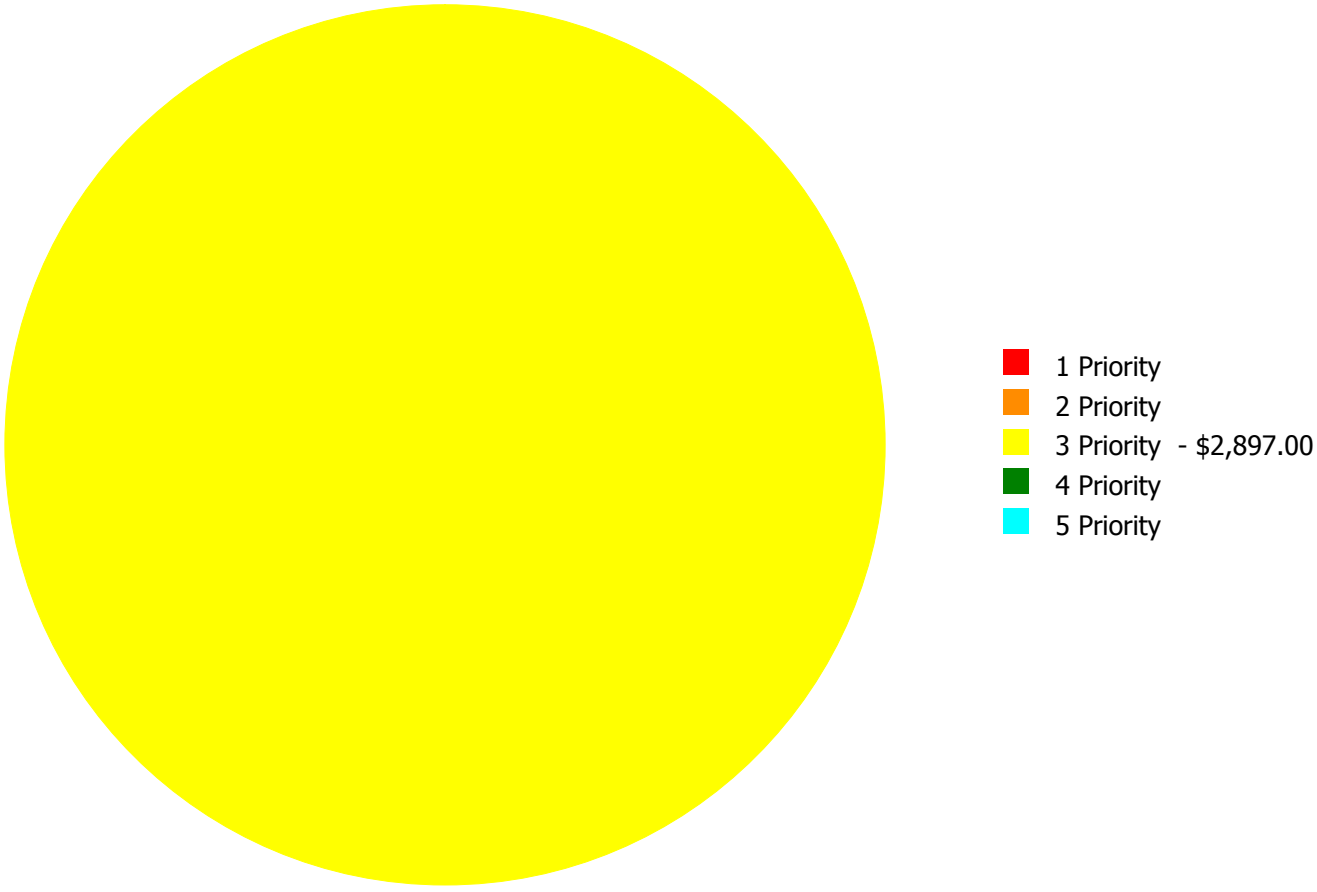
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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




**Budget Estimate Total: $2,897.00**

## 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: $2,897.00**

## Deficiency By Priority Investment Table

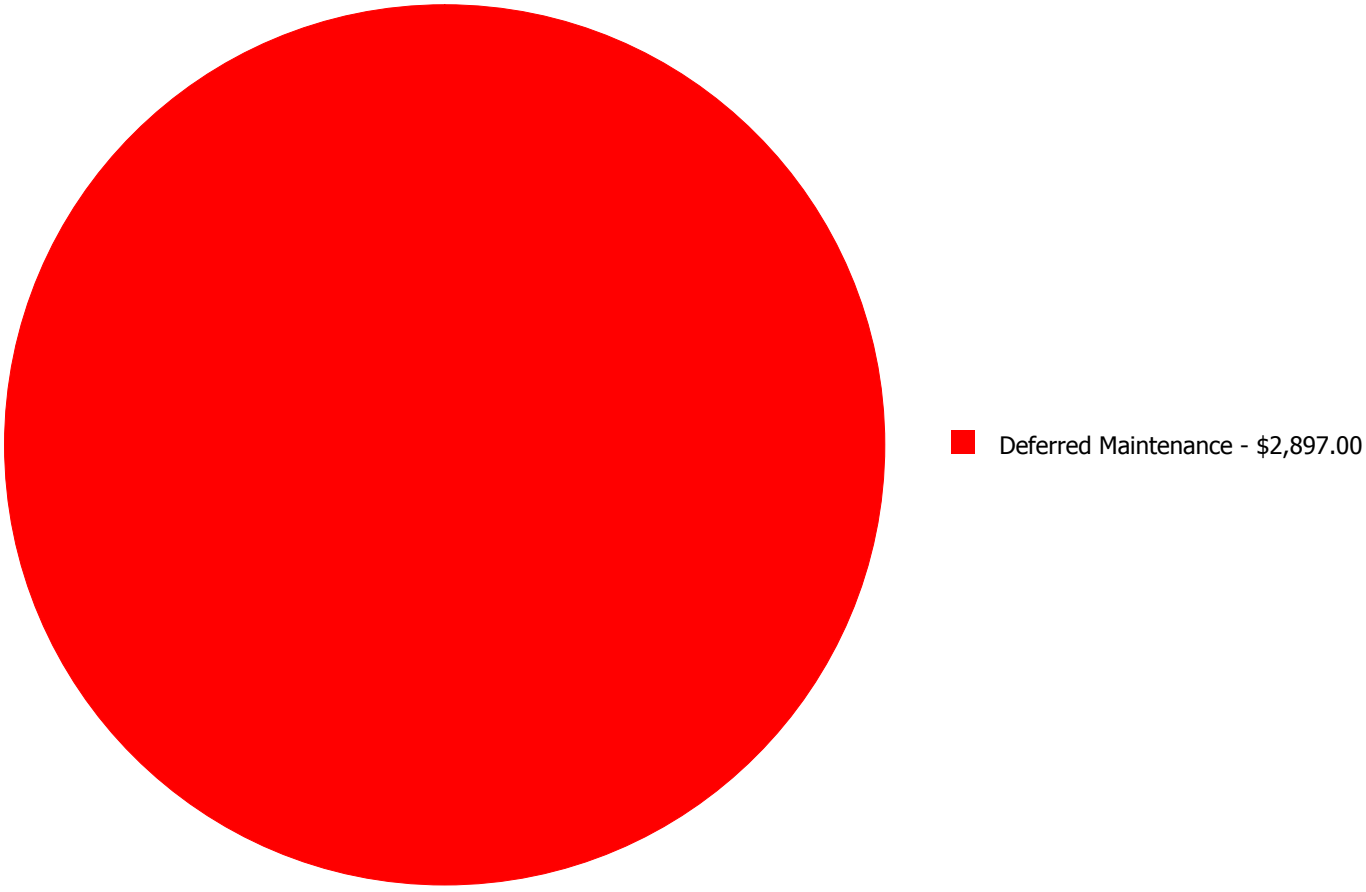
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

| System Code | System Description | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 | Total |
|---|---|---|---|---|---|---|---|
| B2030 | Exterior Doors | $0.00 | $0.00 | $681.00 | $0.00 | $0.00 | $681.00 |
| B3010 | Roof Coverings | $0.00 | $0.00 | $2,216.00 | $0.00 | $0.00 | $2,216.00 |
| | **Total:** | $0.00 | $0.00 | $2,897.00 | $0.00 | $0.00 | $2,897.00 |

## 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: $2,897.00**

## Deficiency Details by Priority

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

### Priority 3 Priority:

**System: B2030 - Exterior Doors**

**Location:** South Elevation
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 Priority
**Correction:** Renew System
**Qty:** 120.00
**Unit of Measure:** S.F.
**Estimate:** $681.00
**Assessor Name:** Fernando Wolf
**Date Created:** 04/11/2015

**Notes:** The original exterior door is aged, rusted, and should be replaced.

**System: B3010 - Roof Coverings**

**Location:** Roof
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 Priority
**Correction:** Renew System
**Qty:** 120.00
**Unit of Measure:** S.F.
**Estimate:** $2,216.00
**Assessor Name:** Fernando Wolf
**Date Created:** 04/11/2015

**Notes:** The built-up roof covering is aged, showing signs of failure and should be replaced.

## Executive Summary

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

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

| | |
|---|---|
| Function: | Education Other |
| Gross Area (SF): | 120 |
| Year Built: | 1980 |
| Last Renovation: | |
| Replacement Value: | $9,664 |
| Repair Cost: | $2,897.00 |
| Total FCI: | 29.98 % |
| Total RSLI: | 47.28 % |
| FCA Score: | 70.02 |

**Description:**

Storage building 2 at Coralwood Education is a one-story building located at 2477 Coralwood Drive in Decatur, Georgia. Originally built in 1980, there have been no additions or major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

**Attributes:**

**General Attributes:**

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

## Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|---|---|---|---|
| A10 - Foundations | 65.00 % | 0.00 % | $0.00 |
| A20 - Basement Construction | 0.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 65.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 57.35 % | 12.95 % | $681.00 |
| B30 - Roofing | 0.00 % | 109.98 % | $2,216.00 |
| 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:** | **47.28 %** | **29.98 %** | **$2,897.00** |

## Photo Album

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

1). West Elevation - Jul 17, 2015

2). East Elevation - Jul 17, 2015

3). South Elevation - Jul 17, 2015

4). North Elevation - Jul 17, 2015

## Condition Detail

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

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

## System Listing

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

| System Code | System Description | Unit Price $ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency $ | Replacement Value $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1010 | Standard Foundations | $0.00 | S.F. | 120 | 100 | 1980 | 2080 | | 65.00 % | 0.00 % | 65 | | | $0 |
| A1030 | Slab on Grade | $3.60 | S.F. | 120 | 100 | 1980 | 2080 | | 65.00 % | 0.00 % | 65 | | | $432 |
| A2010 | Basement Excavation | $0.00 | S.F. | 120 | 100 | 1980 | 2080 | | 65.00 % | 0.00 % | 65 | | | $0 |
| A2020 | Basement Walls | $0.00 | S.F. | 120 | 100 | 1980 | 2080 | | 65.00 % | 0.00 % | 65 | | | $0 |
| B1020 | Roof Construction | $16.33 | S.F. | 120 | 100 | 1980 | 2080 | | 65.00 % | 0.00 % | 65 | | | $1,960 |
| B2010 | Exterior Walls | $38.65 | S.F. | 120 | 100 | 1980 | 2080 | | 65.00 % | 0.00 % | 65 | | | $4,638 |
| B2020 | Exterior Windows | $0.00 | S.F. | 120 | 30 | 1980 | 2010 | | 0.00 % | 0.00 % | -5 | | | $0 |
| B2030 | Exterior Doors | $5.16 | S.F. | 120 | 30 | 1980 | 2010 | | 0.00 % | 110.02 % | -5 | | $681.00 | $619 |
| B3010 | Roof Coverings | $16.79 | S.F. | 120 | 20 | 1980 | 2000 | | 0.00 % | 109.98 % | -15 | | $2,216.00 | $2,015 |
| C1010 | Partitions | $0.00 | S.F. | 120 | 40 | 1980 | 2020 | | 12.50 % | 0.00 % | 5 | | | $0 |
| C1020 | Interior Doors | $0.00 | S.F. | 120 | 30 | 1980 | 2010 | | 0.00 % | 0.00 % | -5 | | | $0 |
| C1030 | Fittings | $0.00 | S.F. | 120 | 20 | 1980 | 2000 | | 0.00 % | 0.00 % | -15 | | | $0 |
| C3010 | Wall Finishes | $0.00 | S.F. | 120 | 20 | 1980 | 2000 | | 0.00 % | 0.00 % | -15 | | | $0 |
| C3020 | Floor Finishes | $0.00 | S.F. | 120 | 20 | 1980 | 2000 | | 0.00 % | 0.00 % | -15 | | | $0 |
| C3030 | Ceiling Finishes | $0.00 | S.F. | 120 | 20 | 1980 | 2000 | | 0.00 % | 0.00 % | -15 | | | $0 |
| D2040 | Rain Water Drainage | $0.00 | S.F. | 120 | 30 | 1980 | 2010 | | 0.00 % | 0.00 % | -5 | | | $0 |
| D5010 | Electrical Service/Distribution | $0.00 | S.F. | 120 | 30 | 1980 | 2010 | | 0.00 % | 0.00 % | -5 | | | $0 |
| D5020 | Lighting and Branch Wiring | $0.00 | S.F. | 120 | 30 | 1980 | 2010 | | 0.00 % | 0.00 % | -5 | | | $0 |
| | | | | | | | | **Total** | **47.28 %** | **29.98 %** | | | **$2,897.00** | **$9,664** |

## 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%*

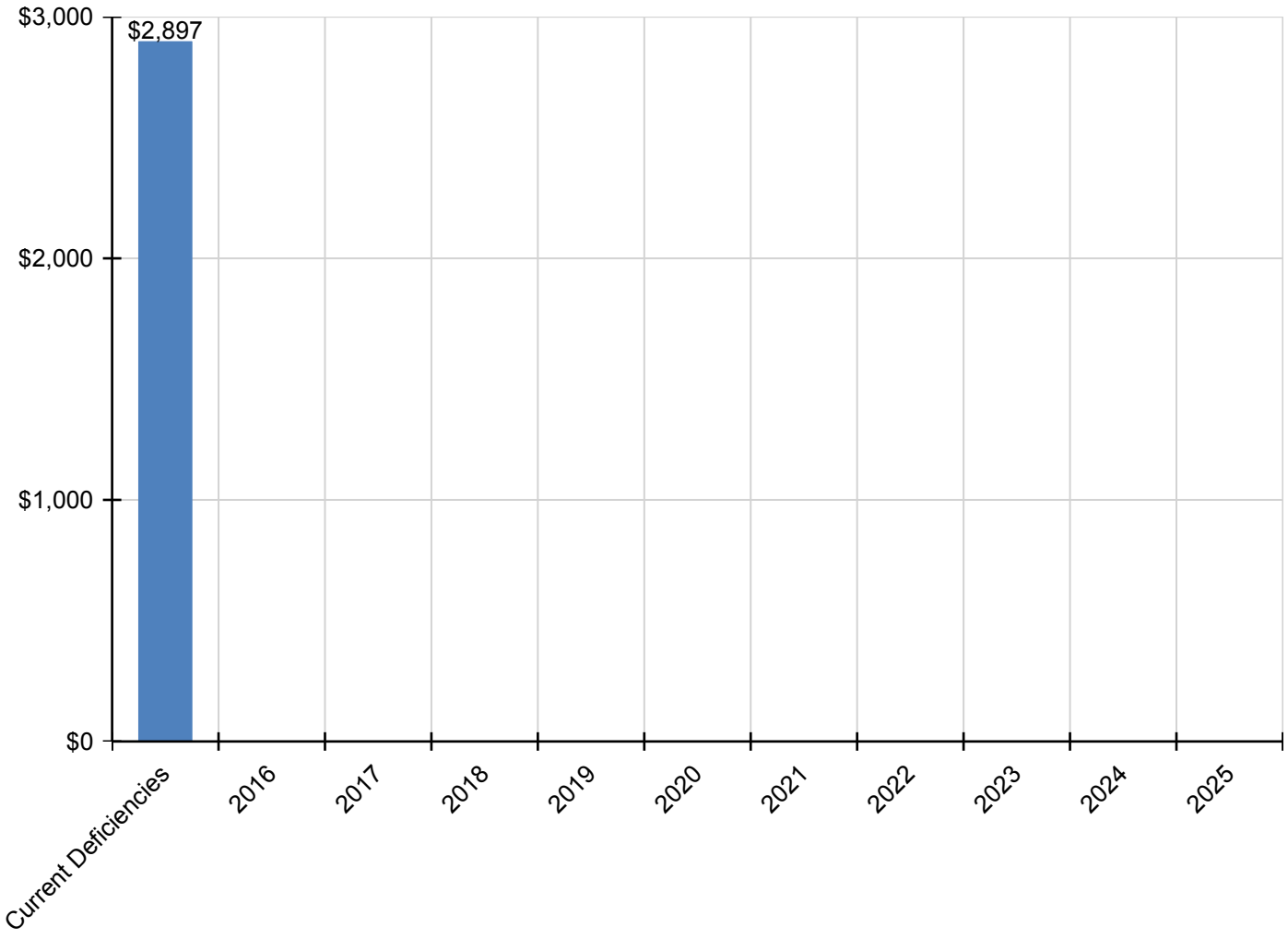
# School Assessment Report - Storage Building 2

| System | Current Deficiencies | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$2,897** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$2,897** |
| *** 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** | $681 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$681** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings** | $2,216 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$2,216** |
| **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*

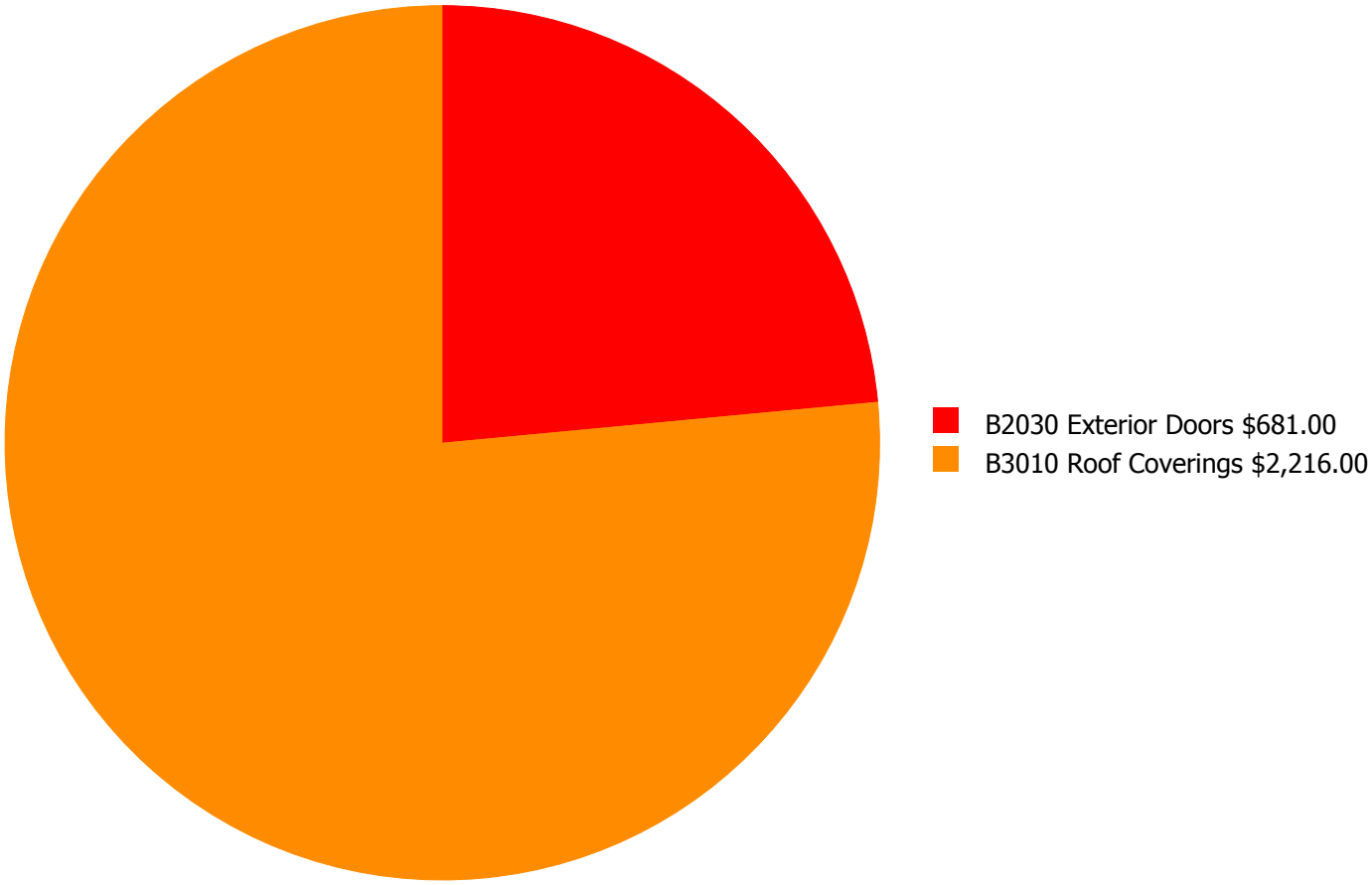
## Forecasted Capital Renewal Requirement

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

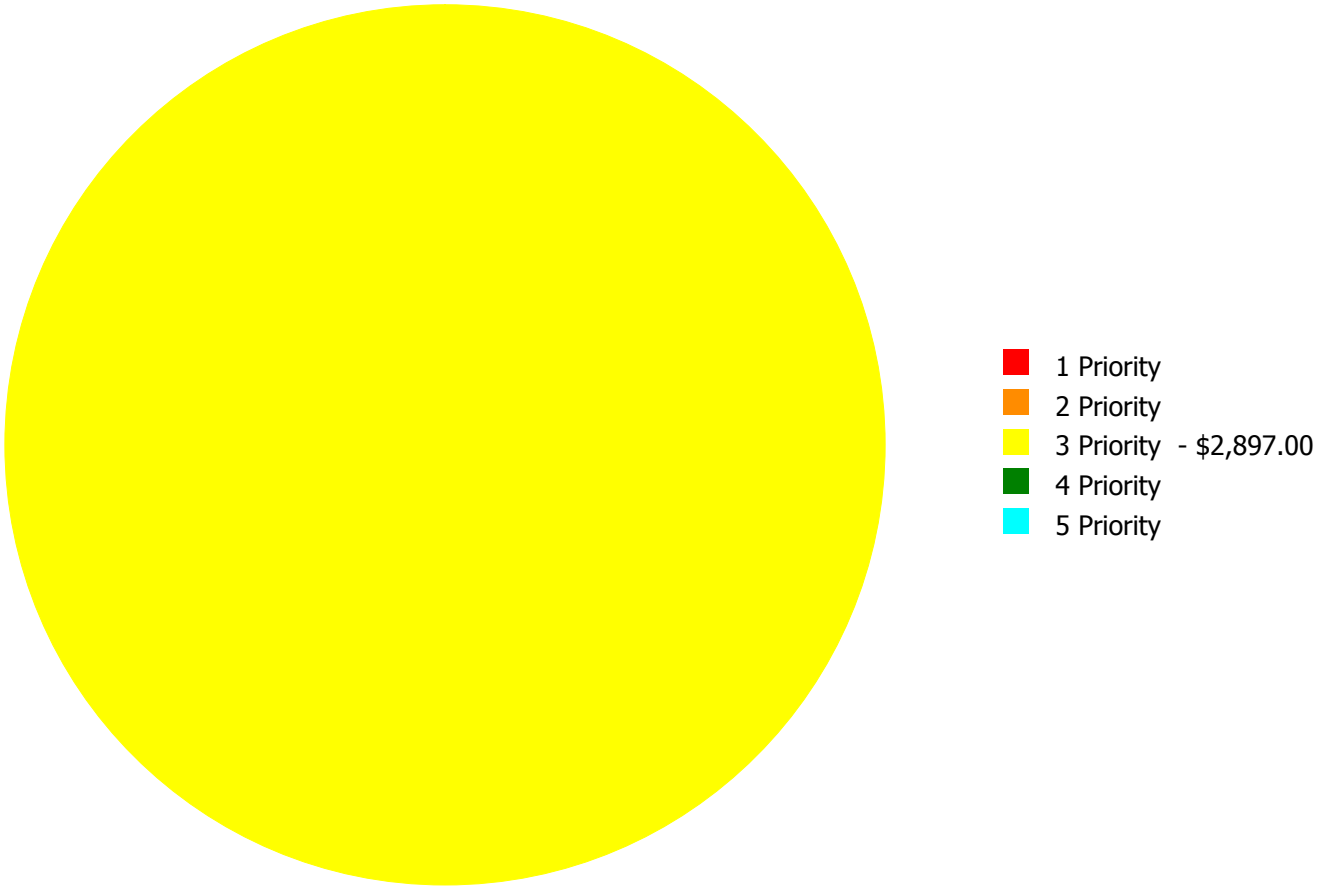
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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




**Budget Estimate Total: $2,897.00**

## 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: $2,897.00**

## Deficiency By Priority Investment Table

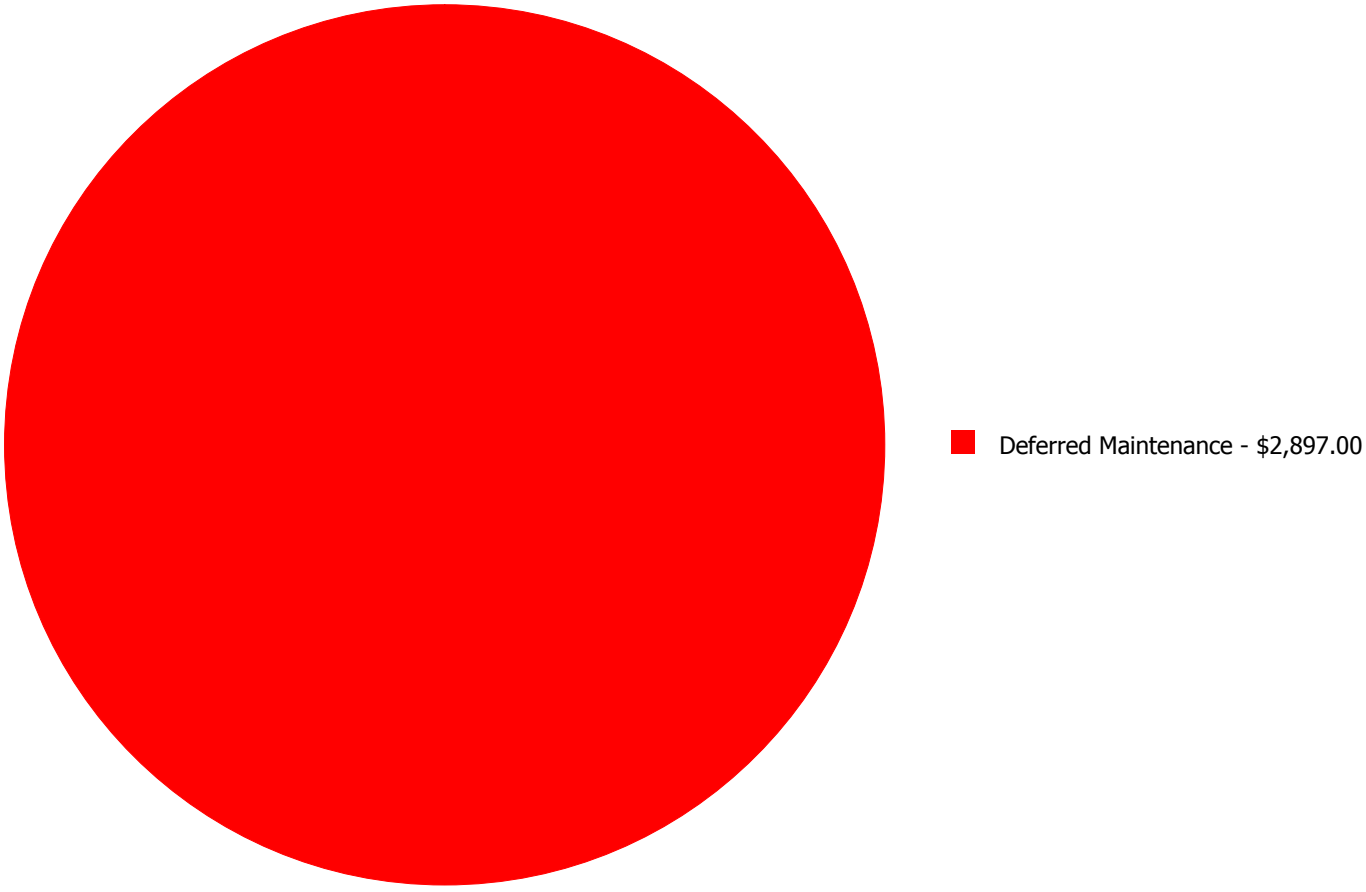
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

| System Code | System Description | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 | Total |
|---|---|---|---|---|---|---|---|
| B2030 | Exterior Doors | $0.00 | $0.00 | $681.00 | $0.00 | $0.00 | $681.00 |
| B3010 | Roof Coverings | $0.00 | $0.00 | $2,216.00 | $0.00 | $0.00 | $2,216.00 |
| | **Total:** | $0.00 | $0.00 | $2,897.00 | $0.00 | $0.00 | $2,897.00 |

## 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: $2,897.00**

## Deficiency Details by Priority

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

### Priority 3 Priority:

**System: B2030 - Exterior Doors**

**Location:** West Elevation
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 Priority
**Correction:** Renew System
**Qty:** 120.00
**Unit of Measure:** S.F.
**Estimate:** $681.00
**Assessor Name:** Fernando Wolf
**Date Created:** 07/17/2015

**Notes:** The original exterior doors are aged, rusted, and should be replaced.

**System: B3010 - Roof Coverings**

**Location:** Roof
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 Priority
**Correction:** Renew System
**Qty:** 120.00
**Unit of Measure:** S.F.
**Estimate:** $2,216.00
**Assessor Name:** Fernando Wolf
**Date Created:** 04/11/2015

**Notes:** The built-up roof covering is aged, showing signs of failure, and should be replaced.

## Glossary

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

| | |
|---|---|
| Condition Index (CI) % | The Condition Index (CI) also known as the Remaining Service Life Index (RSLI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) Value divided by the sum of a system's Replacement Value (both values exclude soft cost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining life). |
| Construction Specifications Institute | Construction Specifications Institute: Primary national organization specializing in construction materials data and data location in construction documents. eCOMET® reference: UNIFORMAT II materials classification. |
| Correction | Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a UNIFORMAT II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction. |
| Cost Model | A cost model is a list of facility systems which could represent the installed systems a given facility. Included in the cost model are standard unit cost estimates, gross areas, life cycles and installed dates. Also represented is the repair cost for deficient systems, replacement values. See eCOMET® cost models. |
| Criteria | Criteria refer to the set of requirements, guidelines or standards that are assessed and rated to develop a score. |
| Current Period | The Current Period is the current year plus a user defined number of forward years. |
| Current Replacement Value (CRV) | The Current Replacement Value (CRV) of a facility, building or system represents the hypothetical cost of rebuilding or replacing an existing facility under today’s codes and construction standards, using its current configuration. It is calculated by multiplying the gross area of the facility by a square foot cost developed in that facility’s cost model. Replacement cost includes construction costs and owner’s additional or soft costs for fees, permits and other expenses to reflect a total project cost. |
| Deferred Maintenance | Deferred maintenance is condition work deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available. |
| Deficiency | A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose. |
| Deficiency Category | Deficiency Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions include, but are not limited to: Accessibility Code Compliance, Appearance, Building Code Compliance, Deferred Maintenance, Energy, Environmental, Life Safety Code Compliance, and Safety. |
| Deficiency Distress | Deficiency Distress refers to a user-defined root cause of a deficiency. Distress descriptions are: Beyond Service Life, Damaged, Inadequate, Needs Remediation, and Missing. |
| Deficiency Priority | Deficiency Priority refers to a deficiency's urgency for repair as determined by the assessment team. Deficiencies were assigned a priority of 1 through 5, with Priority 1 deficiencies being the most urgent. |
| eCOMET® | Energy and Condition Management Estimation Technology (eCOMET®) is Parsons proprietary facility asset management software developed to provide facility managers with a state of the art, web-based tool to develop and maintain a comprehensive database of FCA data and information used for facility asset management, maintenance and repair, and capital renewal planning. eCOMET® is used by Parsons and its clients as the primary tool for collecting FCA data, preparing cost estimates, generating individual facility reports and cost estimates, and developing the overall capital renewal program. |

| | |
|---|---|
| eCOMET® Cost Models | eCOMET® cost models are derived from RS Means Square Foot Cost Data cost models and these models are used to develop the current replacement value (CRV) and assign life cycle costs to the various systems within a building. Cost models are assigned current costs-per-square-foot to establish replacement values. The Cost models are designed to represent a client specific facility that meets local standards cost trends. |
| Element | Elements are the major components that comprise building systems as defined by UNIFORMAT II. |
| Expected Life | Also referred to as Useful Life. See Useful Life definition. |
| Facility | A facility refers to site(s), building(s), or building addition(s), or combinations thereof that provide a particular service or support of an educational purpose. |
| Facility Attributes | Customizable eCOMET® fields to identify attributes specific to a facility. These fields are part of the eCOMET® database set-up with the owner. |
| Facility Condition Assessment (FCA) | A facility condition assessment (FCA) is a visual inspection of buildings and grounds at a facility to identify and estimate current and future needed repairs or replacements of major systems for planning and budgeting purposes. It is typically performed for organizations that are tasked with the day to day maintenance, operation, and capital renewal (replacement) of building systems and components of a large inventory of facilities. The primary goal of an FCA is to objectively and quantifiably identify, inspect, and prioritize the repair and replacement needs of the building and ground systems (e.g., roofs, windows, doors, floor finishes, plumbing fixtures, parking lot, and sidewalks) within facilities that have either failed or have surpassed their service life, and to identify and forecast future capital replacement needs for systems that have not yet failed, but planned replacement of those systems is needed to ensure that the facilities will continue to meet the mission of the organization. |
| Facility Condition Index (FCI) | FCI is an industry-standard measurement of a facility's condition expressed as a percentage from 0.00% to 100.00% that is derived by dividing the cost to correct a facility's deficiencies by its Current Replacement Value (CRV). The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio, a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities. |
| Forecast Period | The Forecast Period refers to a user defined number of years forward of the Current Period. |
| Gen (Generate) | The Cost Model has a Gen box for each system line item. By checking the box, eCOMET® will generate life cycle deficiencies based on the Year Installed and the Life for that system. Systems that typically do not re-generate (foundations, floor construction, roof construction, basement walls, etc.) would not have the Gen box checked as those systems would not re-generate at the end of a life cycle. In those instances, it would be more practical and cost effective to demolish the entire facility than renew those systems. |
| Gross Square Feet (GSF) | The area of the enclosed floor space of a building or building addition in square feet measured to the outside face of the enclosing wall. |
| Life cycle | Life cycle refers to the period of time that a building or site system or element can be expected to adequately serve its intended function. Parsons assigns expected life cycles to all building systems based on Building Operators and Managers of America (BOMA) recommended life cycles, manufacturers suggested life, and RS Means cost data, and client-provided historical data. BOMA standards are a nationally recognized source of life cycle data for various components and/or systems associated with facilities. RS Means is a national company specializing in construction estimating and costs. |
| Next Renewal | Next Renewal refers to a manually-adjusted expected useful life of a system or element based on on-site inspection either by reducing or extending the Calculated Next Renewal to more accurately reflect current conditions. |

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| 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. |

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| 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. |