DeKalb County School District/Middle Schools

Druid Hills Middle

Final

School Assessment Report

May 20, 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):	167,097
Year Built:	1967
Last Renovation:	2008
Replacement Value:	$38,636,163
Repair Cost:	$9,387,468.11
Total FCI:	24.30 %
Total RSLI:	43.33 %
FCA Score:	75.70

Description:

Druid Hills Middle School, formerly Shamrock Middle School, campus consists of one main school building located at 3100 Mount Olive Drive in Decatur, Georgia. The original campus was constructed in 1967 and an addition to the main school building was constructed in 1970. In addition to the main school building, the campus contains a storage building, baseball field, football field, track, and hard surface play area. 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 2
DOE Facility:	897	Geographic Region:	Region 2
HS Attendance Area:	Druid Hills HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	28.9		

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.

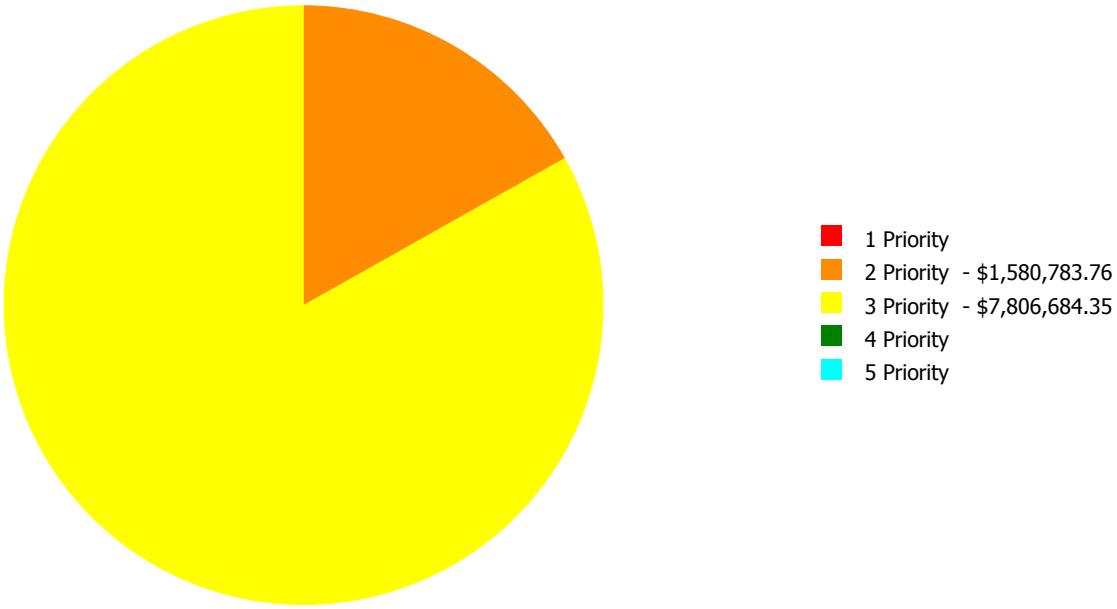
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	53.74 %	0.00 %	$0.00
A20 - Basement Construction	52.01 %	0.00 %	$0.00
B10 - Superstructure	52.70 %	0.00 %	$0.00
B20 - Exterior Enclosure	63.13 %	3.63 %	$155,487.75
B30 - Roofing	55.84 %	0.14 %	$4,742.00
C10 - Interior Construction	49.89 %	18.49 %	$367,831.00
C20 - Stairs	52.00 %	0.00 %	$0.00
C30 - Interior Finishes	20.81 %	42.94 %	$1,550,946.32
D10 - Conveying	66.67 %	0.00 %	$0.00
D20 - Plumbing	7.47 %	99.65 %	$2,896,448.00
D30 - HVAC	52.08 %	13.20 %	$808,518.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	38.93 %	50.87 %	$1,881,802.00
E10 - Equipment	59.16 %	0.00 %	$0.00
E20 - Furnishings	65.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	39.64 %	42.01 %	$1,387,164.84
G30 - Site Mechanical Utilities	4.91 %	0.00 %	$0.00
G40 - Site Electrical Utilities	2.02 %	54.40 %	$334,528.20
Totals:	**43.33 %**	**24.30 %**	**$9,387,468.11**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1967, 1970 Building	161,542	23.24	$0.00	$1,290,074.00	$6,364,736.32	$0.00	$0.00
1970 Concession Stand	125	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1970 Football Storage	160	27.99	$0.00	$0.00	$3,864.75	$0.00	$0.00
1970 Softball Storage	900	5.40	$0.00	$0.00	$4,198.00	$0.00	$0.00
1970 Storage Building	120	30.01	$0.00	$0.00	$2,902.00	$0.00	$0.00
2015 Baseball Practice Building	4,250	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	167,097	33.50	$0.00	$290,709.76	$1,430,983.28	$0.00	$0.00
Total:		**24.30**	**$0.00**	**$1,580,783.76**	**$7,806,684.35**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $9,387,468.11

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	161,542
Year Built:	1967
Last Renovation:	2008
Replacement Value:	$32,939,238
Repair Cost:	$7,654,810.32
Total FCI:	23.24 %
Total RSLI:	45.13 %
FCA Score:	76.76

Description:

The main building at Druid Hills Middle School is a one-story building with a partial basement located at 3100 Mount Olive Drive in Decatur, Georgia. Originally built in 1967, there has been one addition in 1970 and a major renovation in 2008. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	4010, 4011	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	52.00 %	0.00 %	$0.00
A20 - Basement Construction	52.00 %	0.00 %	$0.00
B10 - Superstructure	52.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	62.03 %	3.64 %	$149,265.00
B30 - Roofing	55.02 %	0.00 %	$0.00
C10 - Interior Construction	49.61 %	18.60 %	$367,831.00
C20 - Stairs	52.00 %	0.00 %	$0.00
C30 - Interior Finishes	19.33 %	43.74 %	$1,550,946.32
D10 - Conveying	66.67 %	0.00 %	$0.00
D20 - Plumbing	7.45 %	99.67 %	$2,896,448.00
D30 - HVAC	52.08 %	13.20 %	$808,518.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	38.01 %	51.91 %	$1,881,802.00
E10 - Equipment	59.16 %	0.00 %	$0.00
E20 - Furnishings	65.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**45.13 %**	**23.24 %**	**$7,654,810.32**

Photo Album

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

1). East Elevation - Jul 13, 2015

2). South Elevation - Jul 13, 2015

3). North Elevation - Jul 13, 2015

4). West Elevation - Jul 13, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.63	S.F.	161,542	100	1967	2067		52.00 %	0.00 %	52			$263,313
A1020	Special Foundations	$4.46	S.F.	0	100	1967	2067		52.00 %	0.00 %	52			$0
A1030	Slab on Grade	$3.56	S.F.	161,542	100	1967	2067		52.00 %	0.00 %	52			$575,090
A2010	Basement Excavation	$1.31	S.F.	1,452	100	1967	2067		52.00 %	0.00 %	52			$1,902
A2020	Basement Walls	$1.66	S.F.	1,452	100	1967	2067		52.00 %	0.00 %	52			$2,410
B1010	Floor Construction	$17.86	S.F.	161,542	100	1967	2067		52.00 %	0.00 %	52			$2,885,140
B1020	Roof Construction	$7.88	S.F.	161,542	100	1967	2067		52.00 %	0.00 %	52			$1,272,951
B2010	Exterior Walls	$15.93	S.F.	161,542	100	1967	2067		52.00 %	0.00 %	52			$2,573,364
B2020	Exterior Windows	$8.60	S.F.	161,542	30	2011	2041		86.67 %	0.00 %	26			$1,389,261
B2030	Exterior Doors	$0.84	S.F.	161,542	30	1967	1997		0.00 %	110.00 %	-18		$149,265.00	$135,695
B3010	Roof Coverings - Asphalt Shingles	$0.00	S.F.	0	10	1967	1977		0.00 %	0.00 %	-38			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	161,542	20	2006	2026		55.00 %	0.00 %	11			$3,343,919
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	15	1967	1982		0.00 %	0.00 %	-33			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	30	1967	1997		0.00 %	0.00 %	-18			$0
B3010	Roof Coverings Standing Seam Metal	$0.00	S.F.	0	75	1967	2042		36.00 %	0.00 %	27			$0
B3020	Roof Openings	$0.03	S.F.	161,542	30	2006	2036		70.00 %	0.00 %	21			$4,846
C1010	Partitions	$7.91	S.F.	161,542	100	1967	2067		52.00 %	0.00 %	52			$1,277,797
C1020	Interior Doors	$2.26	S.F.	161,542	30	2011	2041		86.67 %	0.00 %	26			$365,085
C1030	Fittings	$2.07	S.F.	161,542	20	1967	1987		0.00 %	110.00 %	-28		$367,831.00	$334,392
C2010	Stair Construction	$1.06	S.F.	161,542	100	1967	2067		52.00 %	0.00 %	52			$171,235
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.		30	1967	1997		0.00 %	0.00 %	-18			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	161,542	10	1967	1977		0.00 %	110.00 %	-38		$342,954.00	$311,776
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1967	1977		0.00 %	0.00 %	-38			$0
C3020	Floor Finishes - Carpet	$7.40	S.F.	4,846	8	2008	2016	2015	0.00 %	110.00 %	0		$39,446.00	$35,860
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.65	S.F.	8,077	50	1967	2017		4.00 %	0.00 %	2			$102,174
C3020	Floor Finishes - Epoxy	$3.67	S.F.	8,077	15	1967	1982		0.00 %	110.00 %	-33		$32,607.00	$29,643
C3020	Floor Finishes - Terrazzo	$46.30	S.F.	24,231	50	1967	2017		4.00 %	0.00 %	2			$1,121,895
C3020	Floor Finishes - VCT	$8.28	S.F.	104,501	15	1967	1982		0.00 %	110.00 %	-33		$951,795.00	$865,268
C3020	Floor Finishes - Wood	$8.47	S.F.	11,810	50	1967	2017	2015	0.00 %	110.00 %	0		$110,034.00	$100,031
C3030	Ceiling Finishes	$6.06	S.F.	161,542	20	2008	2028		65.00 %	7.57 %	13		$74,110.32	$978,945
D1010	Elevators and Lifts	$1.02	S.F.	161,542	30	2005	2035		66.67 %	0.00 %	20			$164,773
D2010	Plumbing Fixtures	$8.13	S.F.	161,542	30	1967	1997		0.00 %	110.00 %	-18		$1,444,670.00	$1,313,336
D2020	Domestic Water Distribution	$3.84	S.F.	161,542	30	1967	1997		0.00 %	110.00 %	-18		$682,353.00	$620,321
D2030	Sanitary Waste	$4.33	S.F.	161,542	30	1967	1997		0.00 %	110.00 %	-18		$769,425.00	$699,477

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2040	Rain Water Drainage	$0.92	S.F.	161,542	30	2008	2038		76.67 %	0.00 %	23			$148,619
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	161,542	40	2008	2048		82.50 %	0.00 %	33			$124,387
D3020	Heat Generating Systems	$4.55	S.F.	161,542	30	1967	1997		0.00 %	110.00 %	-18		$808,518.00	$735,016
D3030	Cooling Generating Systems	$4.73	S.F.	0	30	1967	1997		0.00 %	0.00 %	-18			$0
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	161,542	30	2008	2038		76.67 %	0.00 %	23			$890,096
D3050	Terminal & Package Units	$23.24	S.F.	161,542	15	2008	2023		53.33 %	0.00 %	8			$3,754,236
D3060	Controls & Instrumentation	$3.57	S.F.	161,542	20	2008	2028		65.00 %	0.00 %	13			$576,705
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.06	S.F.	161,542	30	2008	2038		76.67 %	0.00 %	23			$171,235
D4010	Sprinklers	$4.13	S.F.	0	30				0.00 %	0.00 %				$0
D4020	Standpipes	$0.58	S.F.	0	30	1967	1997		0.00 %	0.00 %	-18			$0
D5010	Electrical Service/Distribution	$1.73	S.F.	161,542	40	1967	2007		0.00 %	110.00 %	-8		$307,414.00	$279,468
D5020	Branch Wiring	$5.53	S.F.	161,542	30	1967	1997		0.00 %	110.00 %	-18		$982,660.00	$893,327
D5020	Lighting	$8.36	S.F.	161,542	30	2008	2038		76.67 %	0.00 %	23			$1,350,491
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	161,542	15	2008	2023		53.33 %	0.00 %	8			$232,620
D5030	Communications and Security - PA & Clock Systems	$3.33	S.F.	161,542	15	1967	1982		0.00 %	110.00 %	-33		$591,728.00	$537,935
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	161,542	15	2010	2025		66.67 %	0.00 %	10			$195,466
D5090	Other Electrical Systems - Emergency Generator	$0.84	S.F.	161,542	20	2008	2028		65.00 %	0.00 %	13			$135,695
E1010	Commercial Equipment	$8.10	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$2.82	S.F.	161,542	20	2008	2028		65.00 %	0.00 %	13			$455,548
E1090	Other Equipment (Kitchen Equipment)	$2.83	S.F.	161,542	15	2008	2023		53.33 %	0.00 %	8			$457,164
E2010	Fixed Furnishings	$6.57	S.F.	161,542	20	2008	2028		65.00 %	0.00 %	13			$1,061,331
F1010	Special Structures - Canopies	$1.61	S.F.		0				0.00 %	0.00 %				$0
								Total	**45.13 %**	**23.24 %**			**$7,654,810.32**	**$32,939,238**

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:	**$7,654,810**	**$0**	**$1,428,476**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,242,477**	**$0**	**$749,860**	**$16,075,623**
*** 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	$149,265	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$149,265**
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**

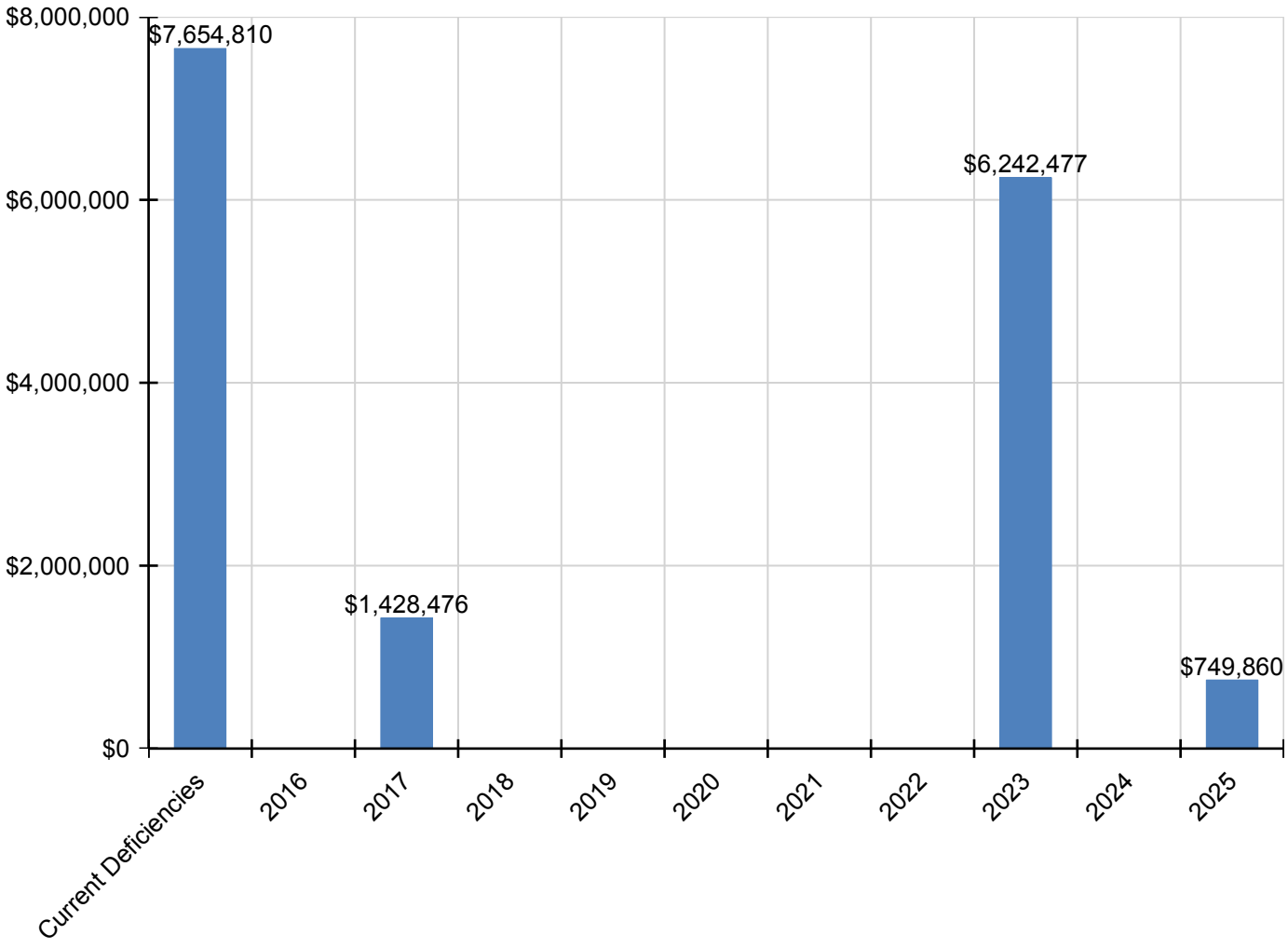
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$367,831	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$367,831**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$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	$342,954	$0	$0	$0	$0	$0	$0	$0	$0	$0	$460,901	**$803,855**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$39,446	$0	$0	$0	$0	$0	$0	$0	$49,969	$0	$0	**$89,415**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$119,236	$0	$0	$0	$0	$0	$0	$0	$0	**$119,236**
C3020 - Floor Finishes - Epoxy	$32,607	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,607**
C3020 - Floor Finishes - Terrazzo	$0	$0	$1,309,241	$0	$0	$0	$0	$0	$0	$0	$0	**$1,309,241**
C3020 - Floor Finishes - VCT	$951,795	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$951,795**
C3020 - Floor Finishes - Wood	$110,034	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$110,034**
C3030 - Ceiling Finishes	$74,110	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,110**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$1,444,670	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,444,670**
D2020 - Domestic Water Distribution	$682,353	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$682,353**
D2030 - Sanitary Waste	$769,425	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$769,425**
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	$808,518	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$808,518**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$5,231,330	$0	$0	**$5,231,330**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$307,414	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$307,414**
D5020 - Branch Wiring	$982,660	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$982,660**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$324,145	$0	$0	**$324,145**
D5030 - Communications and Security - PA & Clock Systems	$591,728	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$591,728**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$288,958	**$288,958**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$637,033	$0	$0	**$637,033**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

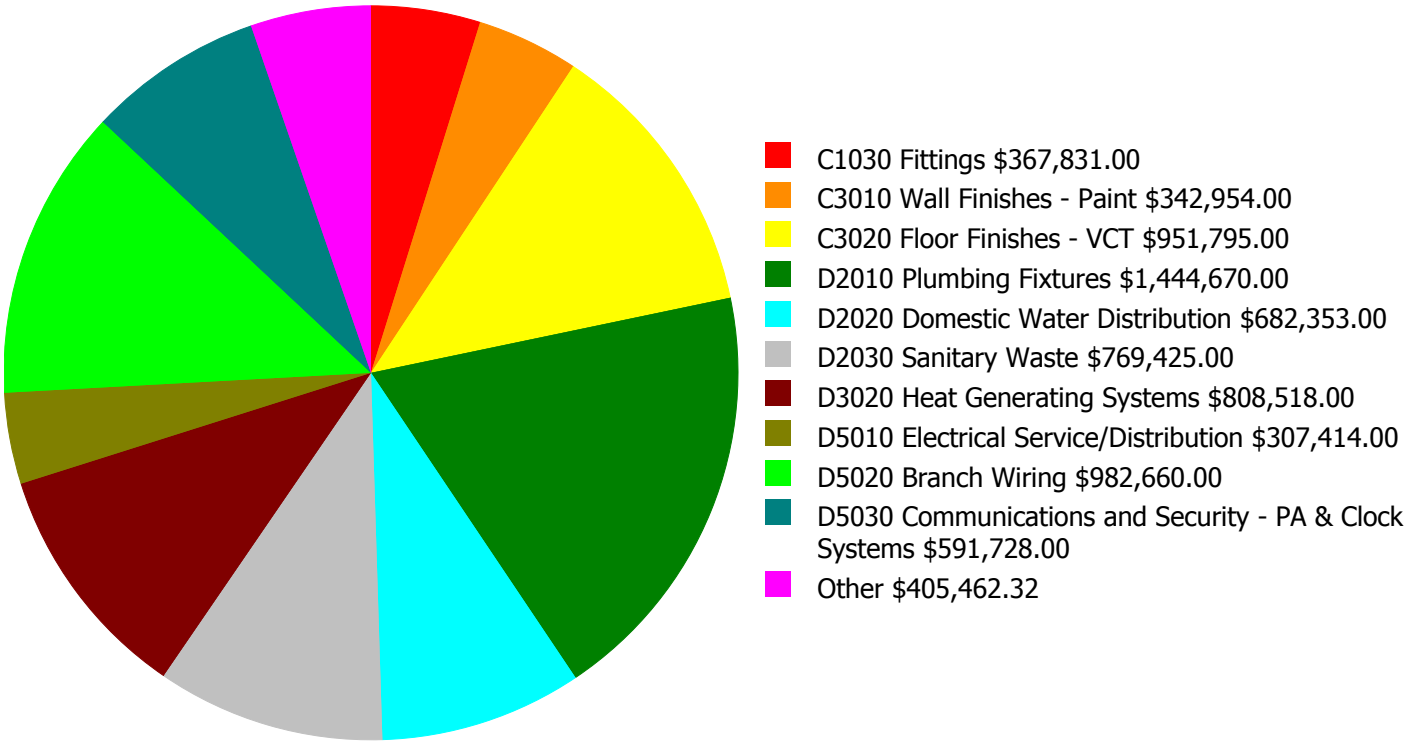
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

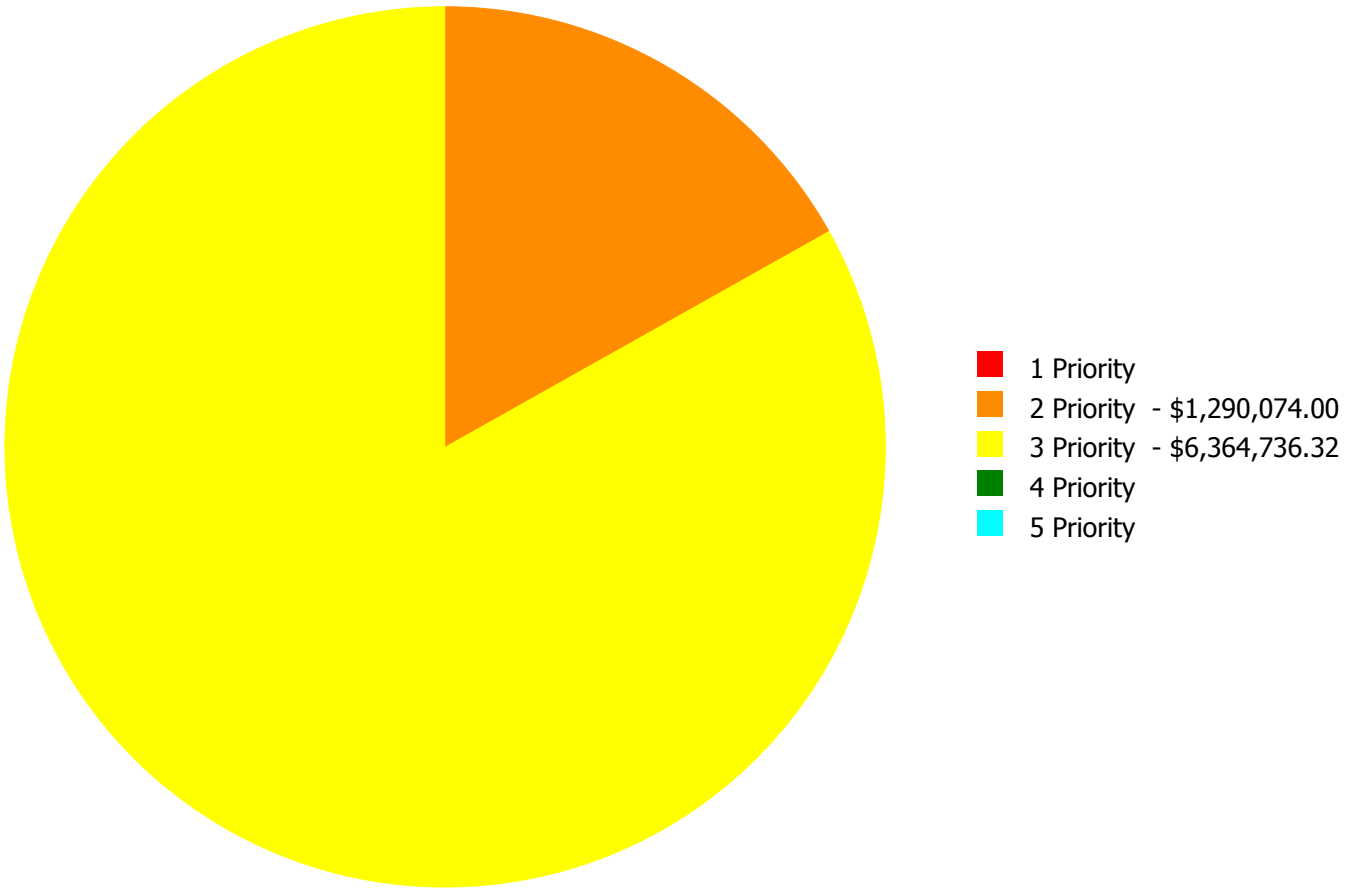
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $7,654,810.32

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: $7,654,810.32

Deficiency By Priority Investment Table

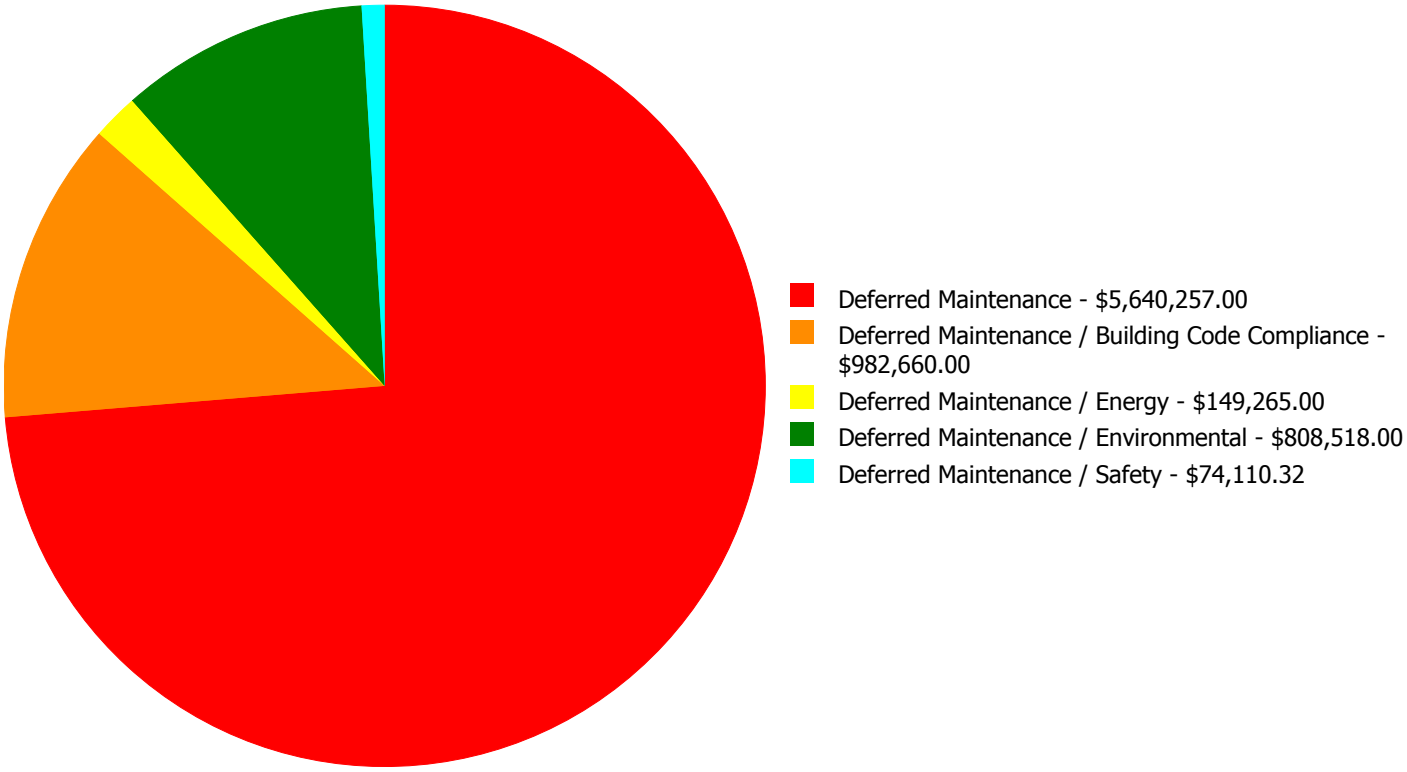
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$149,265.00	$0.00	$0.00	$149,265.00
C1030	Fittings	$0.00	$0.00	$367,831.00	$0.00	$0.00	$367,831.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$342,954.00	$0.00	$0.00	$342,954.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$39,446.00	$0.00	$0.00	$39,446.00
C3020	Floor Finishes - Epoxy	$0.00	$0.00	$32,607.00	$0.00	$0.00	$32,607.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$951,795.00	$0.00	$0.00	$951,795.00
C3020	Floor Finishes - Wood	$0.00	$0.00	$110,034.00	$0.00	$0.00	$110,034.00
C3030	Ceiling Finishes	$0.00	$0.00	$74,110.32	$0.00	$0.00	$74,110.32
D2010	Plumbing Fixtures	$0.00	$0.00	$1,444,670.00	$0.00	$0.00	$1,444,670.00
D2020	Domestic Water Distribution	$0.00	$0.00	$682,353.00	$0.00	$0.00	$682,353.00
D2030	Sanitary Waste	$0.00	$0.00	$769,425.00	$0.00	$0.00	$769,425.00
D3020	Heat Generating Systems	$0.00	$0.00	$808,518.00	$0.00	$0.00	$808,518.00
D5010	Electrical Service/Distribution	$0.00	$307,414.00	$0.00	$0.00	$0.00	$307,414.00
D5020	Branch Wiring	$0.00	$982,660.00	$0.00	$0.00	$0.00	$982,660.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$591,728.00	$0.00	$0.00	$591,728.00
	Total:	$0.00	$1,290,074.00	$6,364,736.32	$0.00	$0.00	$7,654,810.32

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: $7,654,810.32

Deficiency Details by Priority

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

Priority 2 Priority:

System: D5010 - Electrical Service/Distribution

Location: Electrical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 161,542.00
Unit of Measure: S.F.
Estimate: $307,414.00
Assessor Name: Ben Nixon
Date Created: 07/23/2015

Notes: The primary service for the building is beyond its expected service life, inadequate, does not support current needs, such as modern security cameras, and should be scheduled for replacement.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 2 Priority
Correction: Renew System
Qty: 161,542.00
Unit of Measure: S.F.
Estimate: $982,660.00
Assessor Name: Sam Mandola
Date Created: 07/23/2015

Notes: Branch wiring is aged, no longer supports current needs, and should be scheduled for replacement. Rooms do not have sufficient electrical outlets and many power strips are used, causing potentially unsafe situations.

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 161,542.00
Unit of Measure: S.F.
Estimate: $149,265.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, not energy efficient, and should be replaced.

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 161,542.00
Unit of Measure: S.F.
Estimate: $367,831.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

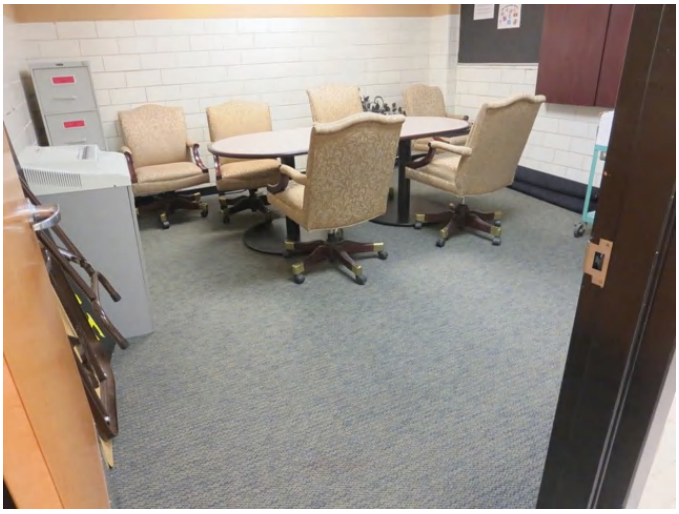
Notes: Fittings, such as toilet partitions, handrails, lockers and signage, are aged, damaged, and should be replaced.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 161,542.00
Unit of Measure: S.F.
Estimate: $342,954.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Painted wall finishes are beyond their expected service life, damaged in areas, and should be replaced.

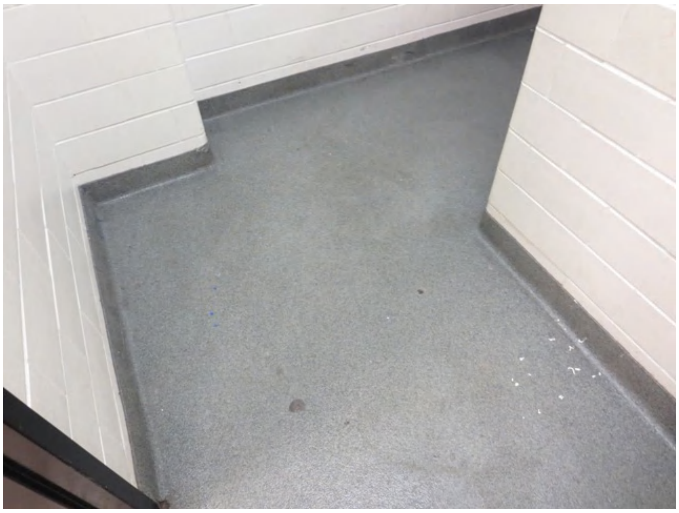
System: C3020 - Floor Finishes - Carpet



Location: Offices, Band Room and Media Center
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,846.00
Unit of Measure: S.F.
Estimate: $39,446.00
Assessor Name: Ben Nixon
Date Created: 09/22/2015

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

System: C3020 - Floor Finishes - Epoxy



Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 8,077.00
Unit of Measure: S.F.
Estimate: $32,607.00
Assessor Name: Ben Nixon
Date Created: 09/22/2015

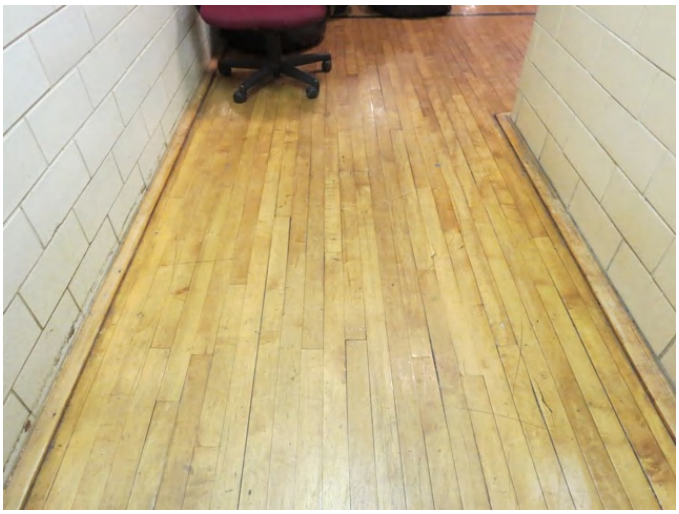
Notes: The epoxy flooring is in poor condition and should be replaced.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 104,501.00
Unit of Measure: S.F.
Estimate: $951,795.00
Assessor Name: Ben Nixon
Date Created: 09/22/2015

Notes: The VCT is aged, cracking and should be replaced.

System: C3020 - Floor Finishes - Wood



Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 11,810.00
Unit of Measure: S.F.
Estimate: $110,034.00
Assessor Name: Ben Nixon
Date Created: 09/22/2015

Notes: The wood flooring is aged, worn due to extensive use, and should be replaced.

System: C3030 - Ceiling Finishes

Location: Gym
Distress: Damaged
Category: Deferred Maintenance / Safety
Priority: 3 Priority
Correction: Replace acoustic tile ceiling, non fire-rated
Qty: 125.00
Unit of Measure: C.S.F.
Estimate: $74,110.32
Assessor Name: Ben Nixon
Date Created: 09/22/2015

Notes: The acoustical ceiling system in the gym is in poor condition, poses a significant safety hazard, and should be replaced with a more suitable ceiling system.

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 161,542.00

Unit of Measure: S.F.

Estimate: $1,444,670.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Some plumbing fixtures have been recently replaced; however, the rest are beyond their expected service life, in poor condition, and should be scheduled for replacement. Showers in the locker rooms do not work.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 161,542.00

Unit of Measure: S.F.

Estimate: $682,353.00

Assessor Name: Ben Nixon

Date Created: 07/23/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 161,542.00
Unit of Measure: S.F.
Estimate: $769,425.00
Assessor Name: Ben Nixon
Date Created: 07/23/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. SPLOST project 427-422 to replace grease trap and backflow preventer.

System: D3020 - Heat Generating Systems

Location: Boiler Room
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 161,542.00
Unit of Measure: S.F.
Estimate: $808,518.00
Assessor Name: Ben Nixon
Date Created: 07/23/2015

Notes: The boilers are beyond their expected service life, contain material identified to be hazardous, and should be scheduled for replacement.

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 161,542.00

Unit of Measure: S.F.

Estimate: $591,728.00

Assessor Name: Ben Nixon

Date Created: 09/22/2015

Notes: PA and clock systems are beyond their expected service life, inadequate, and should be replaced. School staff reports that the sound is poor/non-existent in the hallways and gym.

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	125
Year Built:	1970
Last Renovation:	
Replacement Value:	$12,766
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	65.48 %
FCA Score:	100.00

Description:

The baseball concession stand at Druid Hills Middle School is a one-story building located at 3100 Mount Olive Drive in Decatur, Georgia. Originally built in 1970, there has 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	55.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.75 %	0.00 %	$0.00
B30 - Roofing	25.00 %	0.00 %	$0.00
C10 - Interior Construction	25.00 %	0.00 %	$0.00
C30 - Interior Finishes	100.00 %	0.00 %	$0.00
D20 - Plumbing	100.00 %	0.00 %	$0.00
D50 - Electrical	100.00 %	0.00 %	$0.00
Totals:	**65.48 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northwest Elevation - Sep 28, 2015

2). Southwest Elevation - Sep 28, 2015

3). Northeast Elevation - Sep 28, 2015

4). Southeast Elevation - Sep 28, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.08	S.F.		100	1970	2070		55.00 %	0.00 %	55			$0
A1030	Slab on Grade	$3.27	S.F.	125	100	1970	2070		55.00 %	0.00 %	55			$409
A2010	Basement Excavation	$0.21	S.F.		100	1970	2070		55.00 %	0.00 %	55			$0
A2020	Basement Walls	$3.20	S.F.		100	1970	2070		55.00 %	0.00 %	55			$0
B1020	Roof Construction	$14.31	S.F.	125	100	1970	2070		55.00 %	0.00 %	55			$1,789
B2010	Exterior Walls	$32.40	S.F.	125	100	1970	2070		55.00 %	0.00 %	55			$4,050
B2020	Exterior Windows	$4.08	S.F.	125	30	2015	2045		100.00 %	0.00 %	30			$510
B2030	Exterior Doors	$0.66	S.F.	125	30	2015	2045		100.00 %	0.00 %	30			$83
B3010	Roof Coverings	$14.35	S.F.	125	20	1970	1990	2020	25.00 %	0.00 %	5			$1,794
C1010	Partitions	$11.39	S.F.		100	1970	2070		55.00 %	0.00 %	55			$0
C1020	Interior Doors	$2.28	S.F.		30	1970	2000		0.00 %	0.00 %	-15			$0
C1030	Fittings	$2.66	S.F.	125	20	1970	1990	2020	25.00 %	0.00 %	5			$333
C3010	Wall Finishes	$1.41	S.F.	125	20	2015	2035		100.00 %	0.00 %	20			$176
C3020	Floor Finishes	$5.73	S.F.	125	20	2015	2035		100.00 %	0.00 %	20			$716
C3030	Ceiling Finishes	$5.27	S.F.	125	20	2015	2035		100.00 %	0.00 %	20			$659
D2010	Plumbing Fixtures	$1.24	S.F.	125	20	2015	2035		100.00 %	0.00 %	20			$155
D2020	Domestic Water Distribution	$3.09	S.F.	125	30	2015	2045		100.00 %	0.00 %	30			$386
D2030	Sanitary Waste	$3.92	S.F.		30	1970	2000		0.00 %	0.00 %	-15			$0
D2040	Rain Water Drainage	$1.37	S.F.		30	1970	2000		0.00 %	0.00 %	-15			$0
D5010	Electrical Service/Distribution	$2.69	S.F.	125	30	2015	2045		100.00 %	0.00 %	30			$336
D5020	Lighting and Branch Wiring	$10.96	S.F.	125	30	2015	2045		100.00 %	0.00 %	30			$1,370
D5030	Communications and Security	$4.73	S.F.		10	1970	1980		0.00 %	0.00 %	-35			$0
								Total	**65.48 %**					**$12,766**

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%

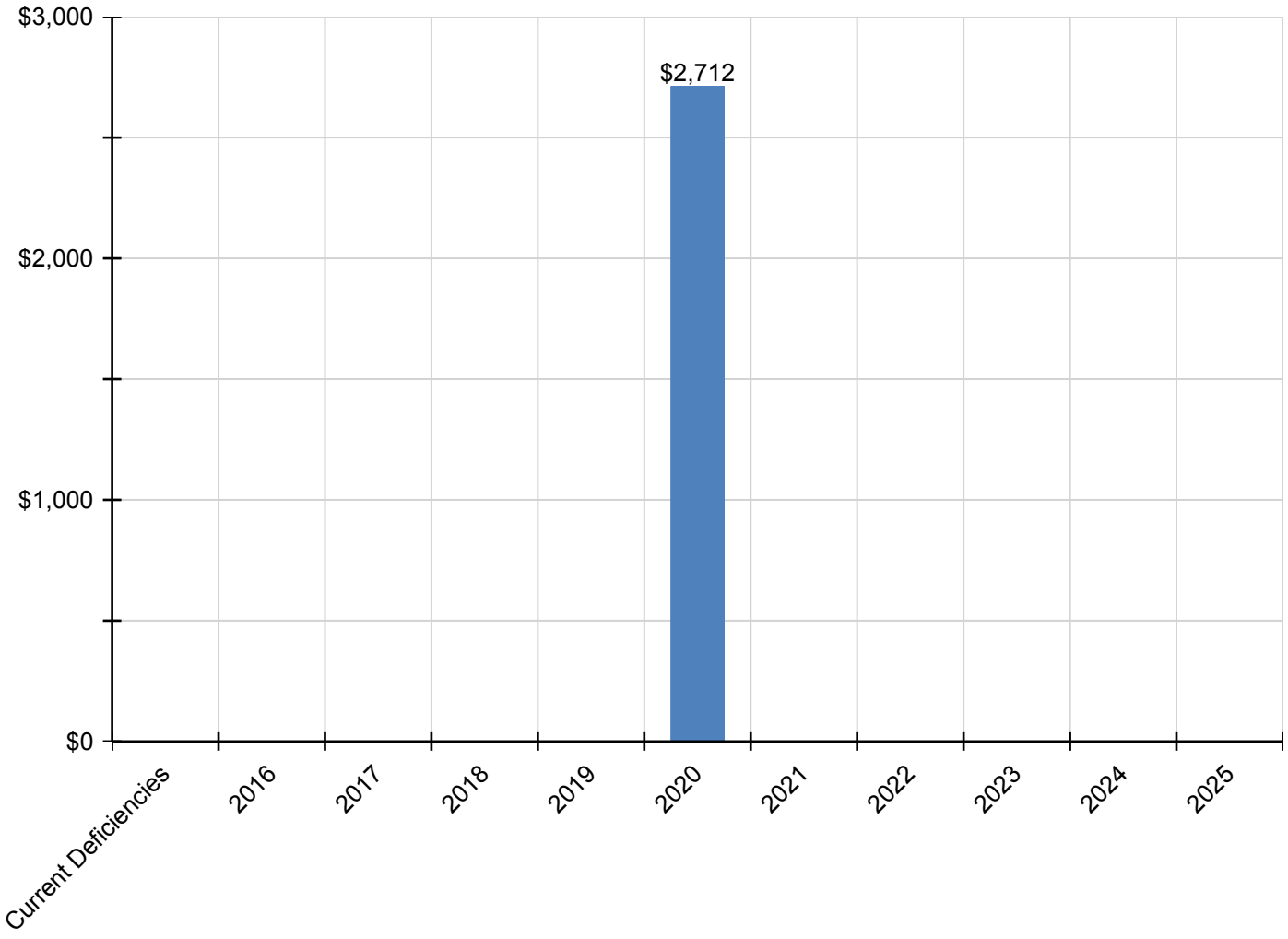
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,712**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,712**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$2,287	$0	$0	$0	$0	$0	**$2,287**
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	$424	$0	$0	$0	$0	$0	**$424**
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**
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**
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**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	160
Year Built:	1970
Last Renovation:	
Replacement Value:	$13,808
Repair Cost:	$3,864.75
Total FCI:	27.99 %
Total RSLI:	37.09 %
FCA Score:	72.01

Description:

The football storage building at Druid Hills Middle School is a one-story building located at 3100 Mount Olive Drive in Decatur, Georgia. Originally built in 1970, there has 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	55.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.64 %	22.84 %	$1,338.75
B30 - Roofing	0.00 %	110.02 %	$2,526.00
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	16.67 %	0.00 %	$0.00
Totals:	**37.09 %**	**27.99 %**	**$3,864.75**

Photo Album

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

1). Northeast Elevation - Sep 29, 2015

2). Southeast Elevation - Sep 29, 2015

3). Northwest Elevation - Sep 29, 2015

4). Southwest Elevation - Sep 29, 2015

Condition Detail

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

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7. Year Installed: The date of system installation.
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9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.08	S.F.	160	100	1970	2070		55.00 %	0.00 %	55			$653
A1030	Slab on Grade	$3.27	S.F.	160	100	1970	2070		55.00 %	0.00 %	55			$523
A2010	Basement Excavation	$0.21	S.F.		100	1970	2070		55.00 %	0.00 %	55			$0
A2020	Basement Walls	$3.20	S.F.		100	1970	2070		55.00 %	0.00 %	55			$0
B1020	Roof Construction	$14.31	S.F.	160	100	1970	2070		55.00 %	0.00 %	55			$2,290
B2010	Exterior Walls	$32.40	S.F.	160	100	1970	2070		55.00 %	11.43 %	55		$592.75	$5,184
B2020	Exterior Windows	$4.08	S.F.		30	1970	2000		0.00 %	0.00 %	-15			$0
B2030	Exterior Doors	$4.24	S.F.	160	30	1970	2000		0.00 %	110.03 %	-15		$746.00	$678
B3010	Roof Coverings	$14.35	S.F.	160	20	1970	1990		0.00 %	110.02 %	-25		$2,526.00	$2,296
C1010	Partitions	$11.39	S.F.		40	1970	2010		0.00 %	0.00 %	-5			$0
C1020	Interior Doors	$2.28	S.F.		30	1970	2000		0.00 %	0.00 %	-15			$0
C1030	Fittings	$2.66	S.F.		20	1970	1990		0.00 %	0.00 %	-25			$0
C3010	Wall Finishes	$1.41	S.F.		20	1970	1990		0.00 %	0.00 %	-25			$0
C3020	Floor Finishes	$5.73	S.F.		20	1970	1990		0.00 %	0.00 %	-25			$0
C3030	Ceiling Finishes	$5.27	S.F.		20	1970	1990		0.00 %	0.00 %	-25			$0
D2040	Rain Water Drainage	$1.37	S.F.		30	1970	2000		0.00 %	0.00 %	-15			$0
D5010	Electrical Service/Distribution	$2.69	S.F.	160	30	1970	2000	2020	16.67 %	0.00 %	5			$430
D5020	Lighting and Branch Wiring	$10.96	S.F.	160	30	1970	2000	2020	16.67 %	0.00 %	5			$1,754
								Total	**37.09 %**	**27.99 %**			**$3,864.75**	**$13,808**

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%

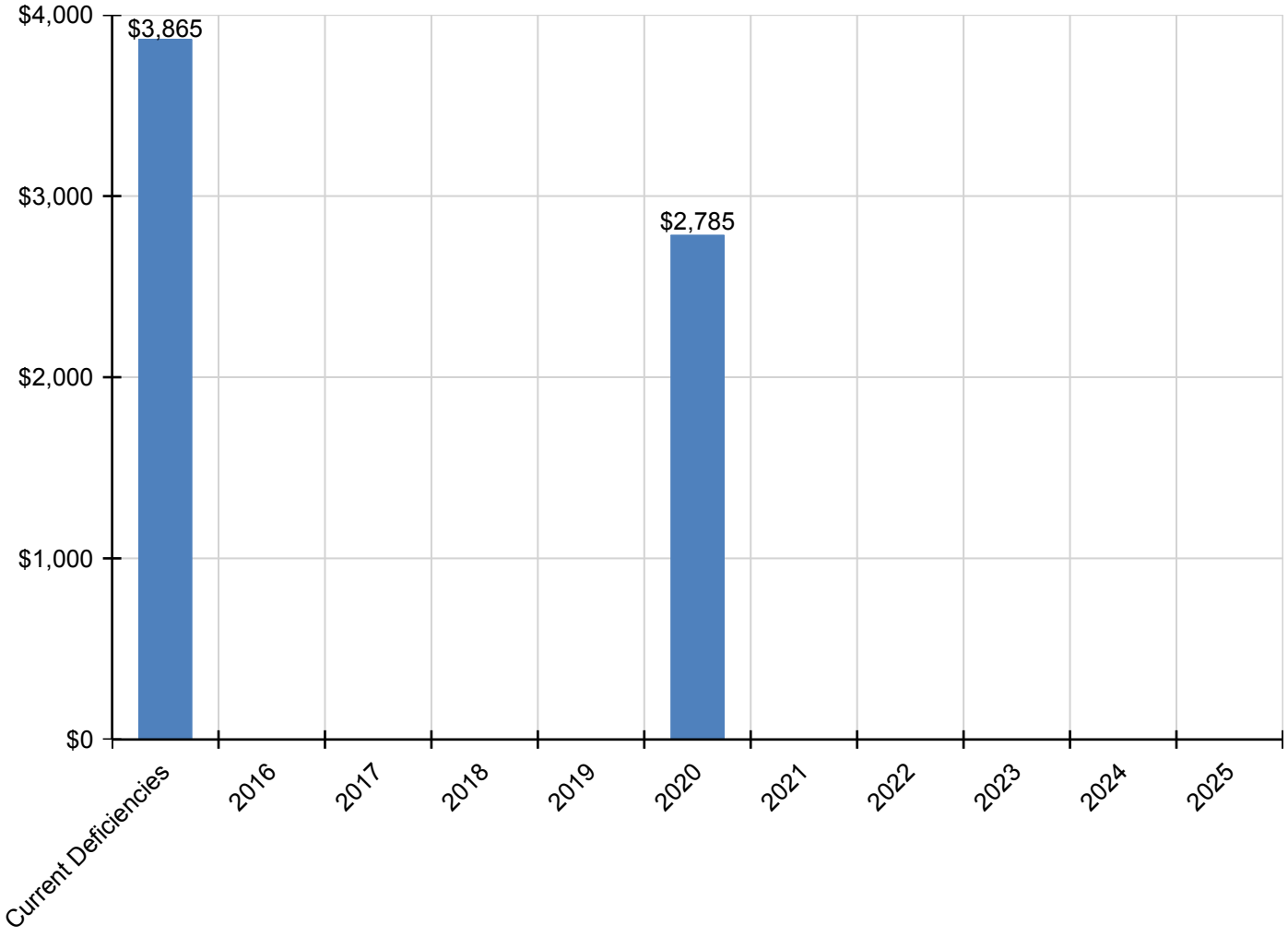
School Assessment Report - 1970 Football Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,865**	**$0**	**$0**	**$0**	**$0**	**$2,785**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,649**
*** 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**	$593	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$593**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$746	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$746**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$2,526	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,526**
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	$548	$0	$0	$0	$0	$0	**$548**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$2,236	$0	$0	$0	$0	$0	**$2,236**

** Indicates non-renewable system*

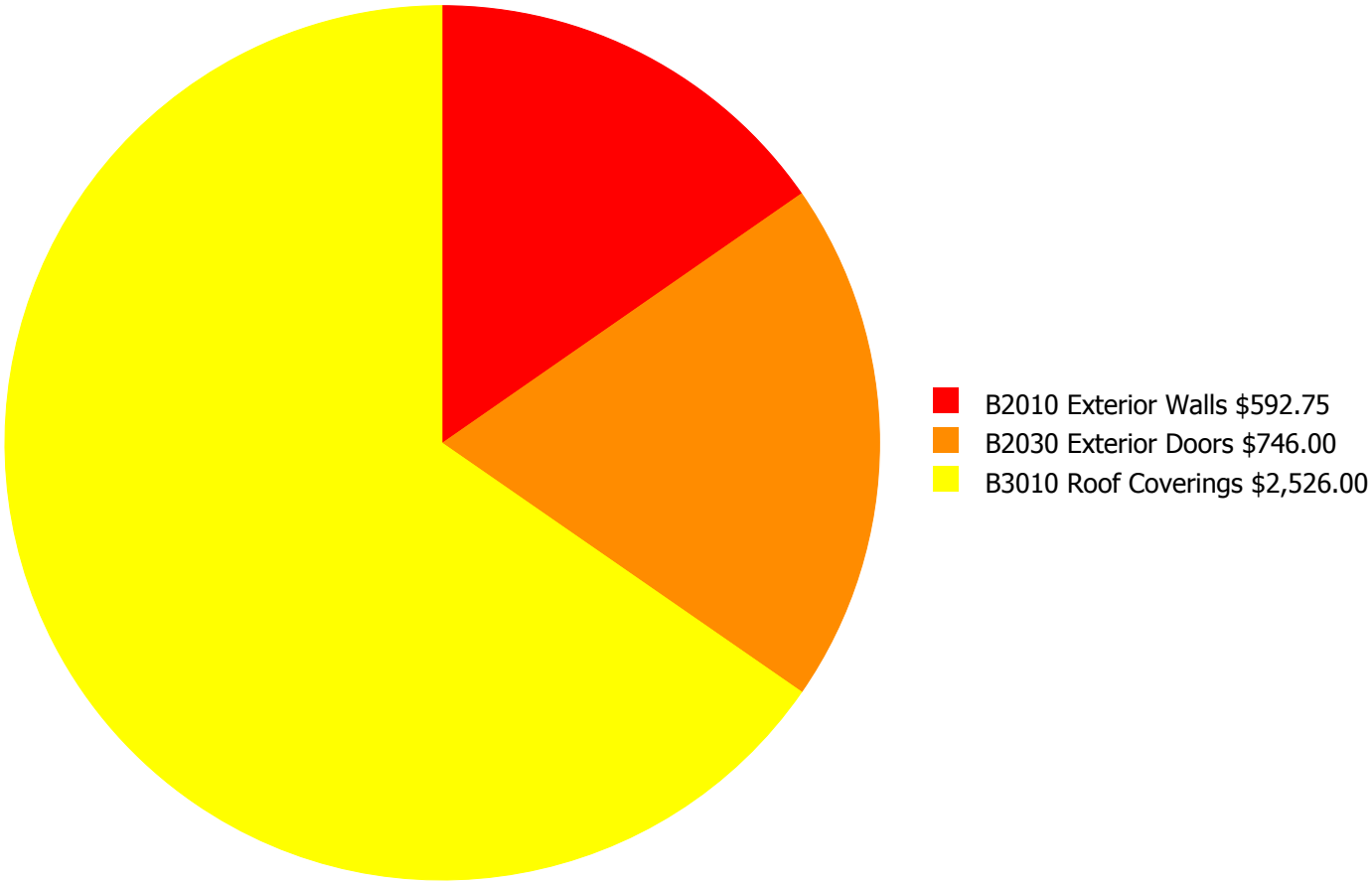
Forecasted Capital Renewal Requirement

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

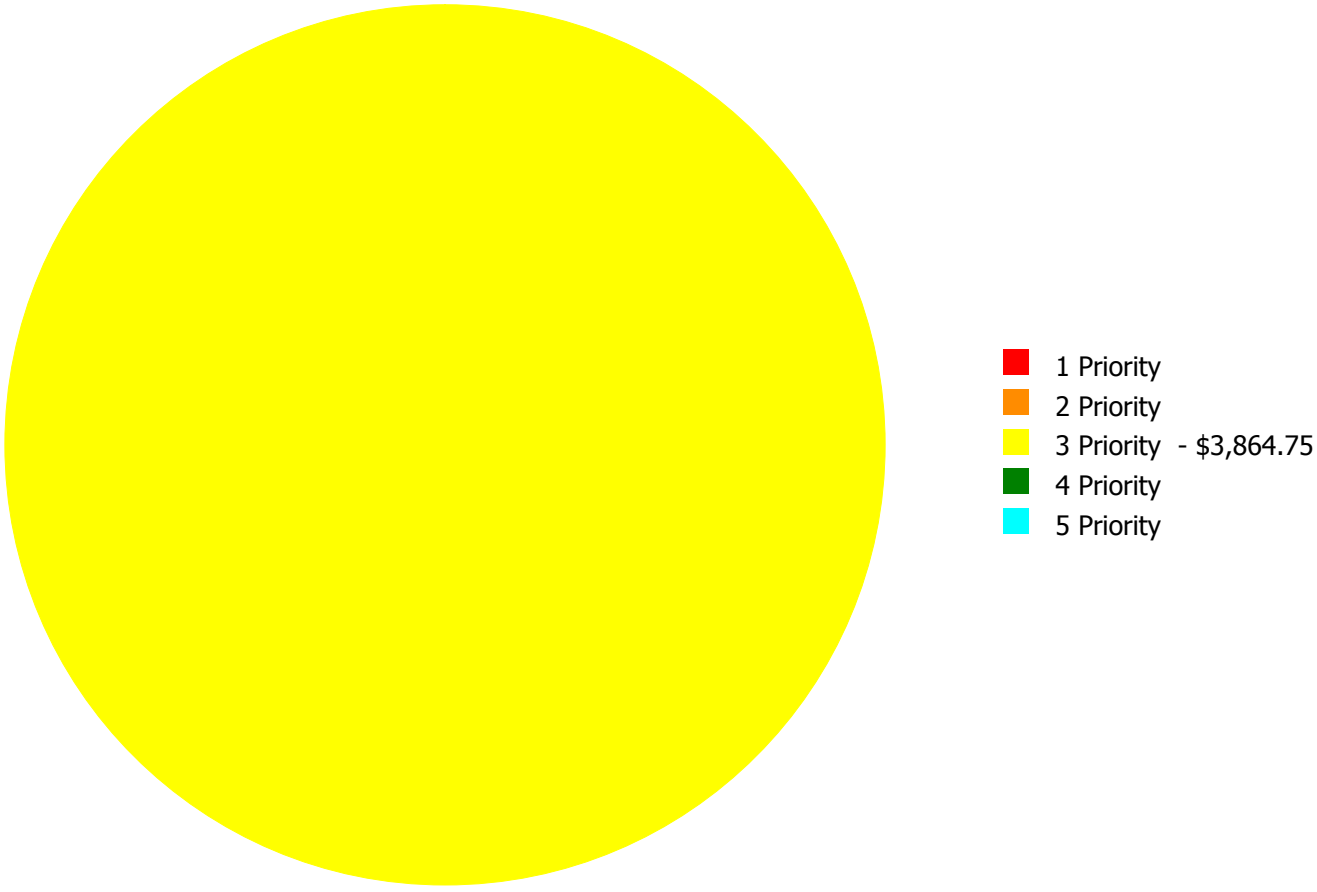
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,864.75

Deficiency Summary by Priority

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



Budget Estimate Total: $3,864.75

Deficiency By Priority Investment Table

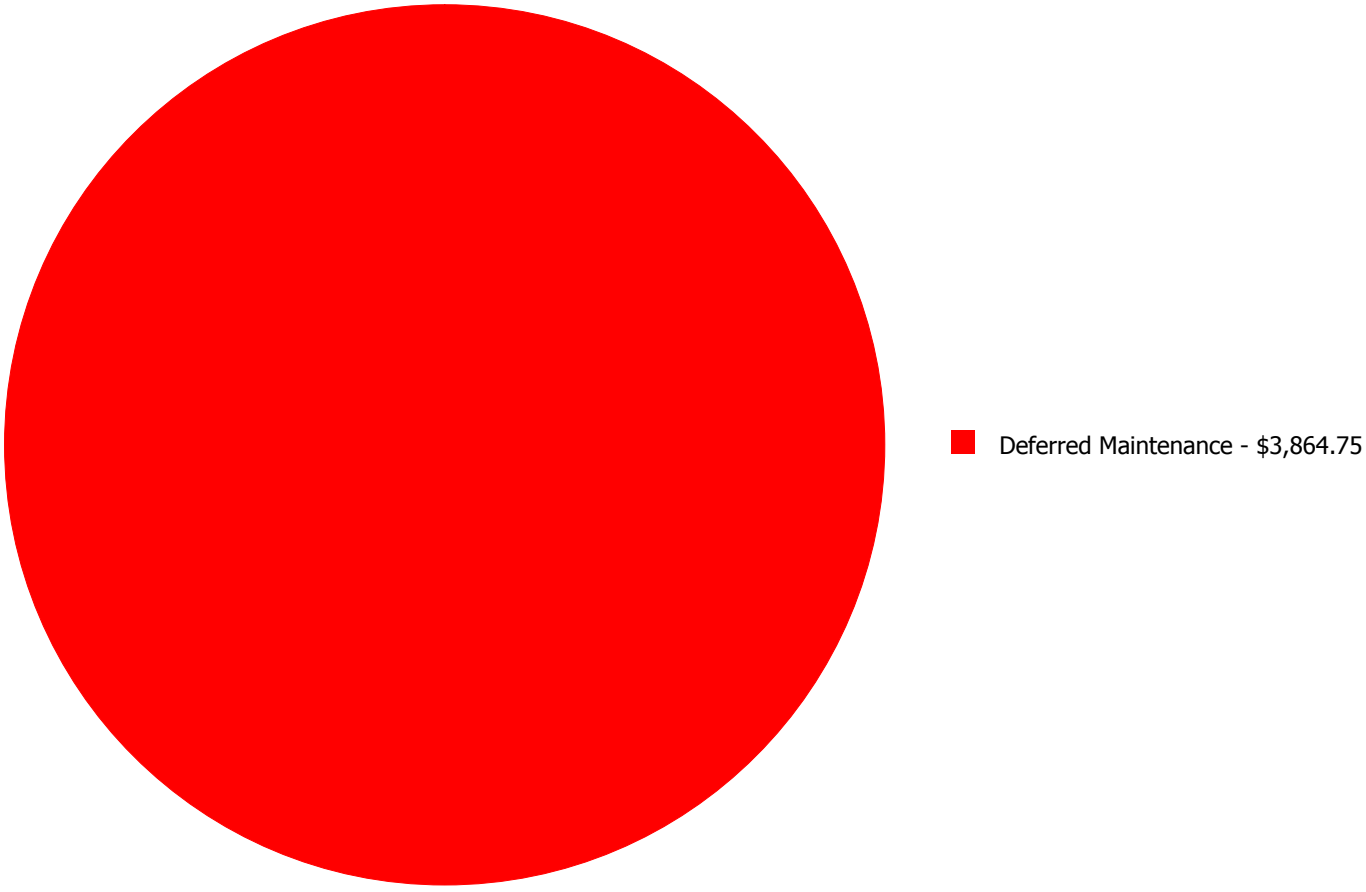
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$592.75	$0.00	$0.00	$592.75
B2030	Exterior Doors	$0.00	$0.00	$746.00	$0.00	$0.00	$746.00
B3010	Roof Coverings	$0.00	$0.00	$2,526.00	$0.00	$0.00	$2,526.00
	Total:	$0.00	$0.00	$3,864.75	$0.00	$0.00	$3,864.75

Deficiency Summary by Category

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



Budget Estimate Total: $3,864.75

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Repaint exterior wall
Qty: 120.00
Unit of Measure: S.F.
Estimate: $592.75
Assessor Name: Sam Mandola
Date Created: 09/29/2015

Notes: The painted exterior wall finish is in poor condition and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 160.00
Unit of Measure: S.F.
Estimate: $746.00
Assessor Name: Sam Mandola
Date Created: 09/29/2015

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

System: B3010 - Roof Coverings

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 160.00

Unit of Measure: S.F.

Estimate: $2,526.00

Assessor Name: Sam Mandola

Date Created: 09/29/2015

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

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	900
Year Built:	1970
Last Renovation:	
Replacement Value:	$77,670
Repair Cost:	$4,198.00
Total FCI:	5.40 %
Total RSLI:	41.25 %
FCA Score:	94.60

Description:

The softball storage building at Druid Hills Middle School is a one-story building located at 3100 Mount Olive Drive in Decatur, Georgia. Originally built in 1970, there has been no additions or major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The 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	55.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.64 %	12.73 %	$4,198.00
B30 - Roofing	25.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	16.67 %	0.00 %	$0.00
Totals:	**41.25 %**	**5.40 %**	**$4,198.00**

Photo Album

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

1). Northeast Elevation - Sep 29, 2015

2). Southwest Elevation - Sep 29, 2015

3). Southeast Elevation - Sep 29, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.08	S.F.	900	100	1970	2070		55.00 %	0.00 %	55			$3,672
A1030	Slab on Grade	$3.27	S.F.	900	100	1970	2070		55.00 %	0.00 %	55			$2,943
A2010	Basement Excavation	$0.21	S.F.		100	1970	2070		55.00 %	0.00 %	55			$0
A2020	Basement Walls	$3.20	S.F.		100	1970	2070		55.00 %	0.00 %	55			$0
B1020	Roof Construction	$14.31	S.F.	900	100	1970	2070		55.00 %	0.00 %	55			$12,879
B2010	Exterior Walls	$32.40	S.F.	900	100	1970	2070		55.00 %	0.00 %	55			$29,160
B2020	Exterior Windows	$4.08	S.F.		30	1970	2000		0.00 %	0.00 %	-15			$0
B2030	Exterior Doors	$4.24	S.F.	900	30	1970	2000		0.00 %	110.01 %	-15		$4,198.00	$3,816
B3010	Roof Coverings	$14.35	S.F.	900	20	1970	1990	2020	25.00 %	0.00 %	5			$12,915
C1010	Partitions	$11.39	S.F.		40	1970	2010		0.00 %	0.00 %	-5			$0
C1020	Interior Doors	$2.28	S.F.		30	1970	2000		0.00 %	0.00 %	-15			$0
C1030	Fittings	$2.66	S.F.		20	1970	1990		0.00 %	0.00 %	-25			$0
C3010	Wall Finishes	$1.41	S.F.		20	1970	1990		0.00 %	0.00 %	-25			$0
C3020	Floor Finishes	$5.73	S.F.		20	1970	1990		0.00 %	0.00 %	-25			$0
C3030	Ceiling Finishes	$5.27	S.F.		20	1970	1990		0.00 %	0.00 %	-25			$0
D2040	Rain Water Drainage	$1.37	S.F.		30	1970	2000		0.00 %	0.00 %	-15			$0
D5010	Electrical Service/Distribution	$2.69	S.F.	900	30	1970	2000	2020	16.67 %	0.00 %	5			$2,421
D5020	Lighting and Branch Wiring	$10.96	S.F.	900	30	1970	2000	2020	16.67 %	0.00 %	5			$9,864
								Total	**41.25 %**	**5.40 %**			**$4,198.00**	**$77,670**

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.

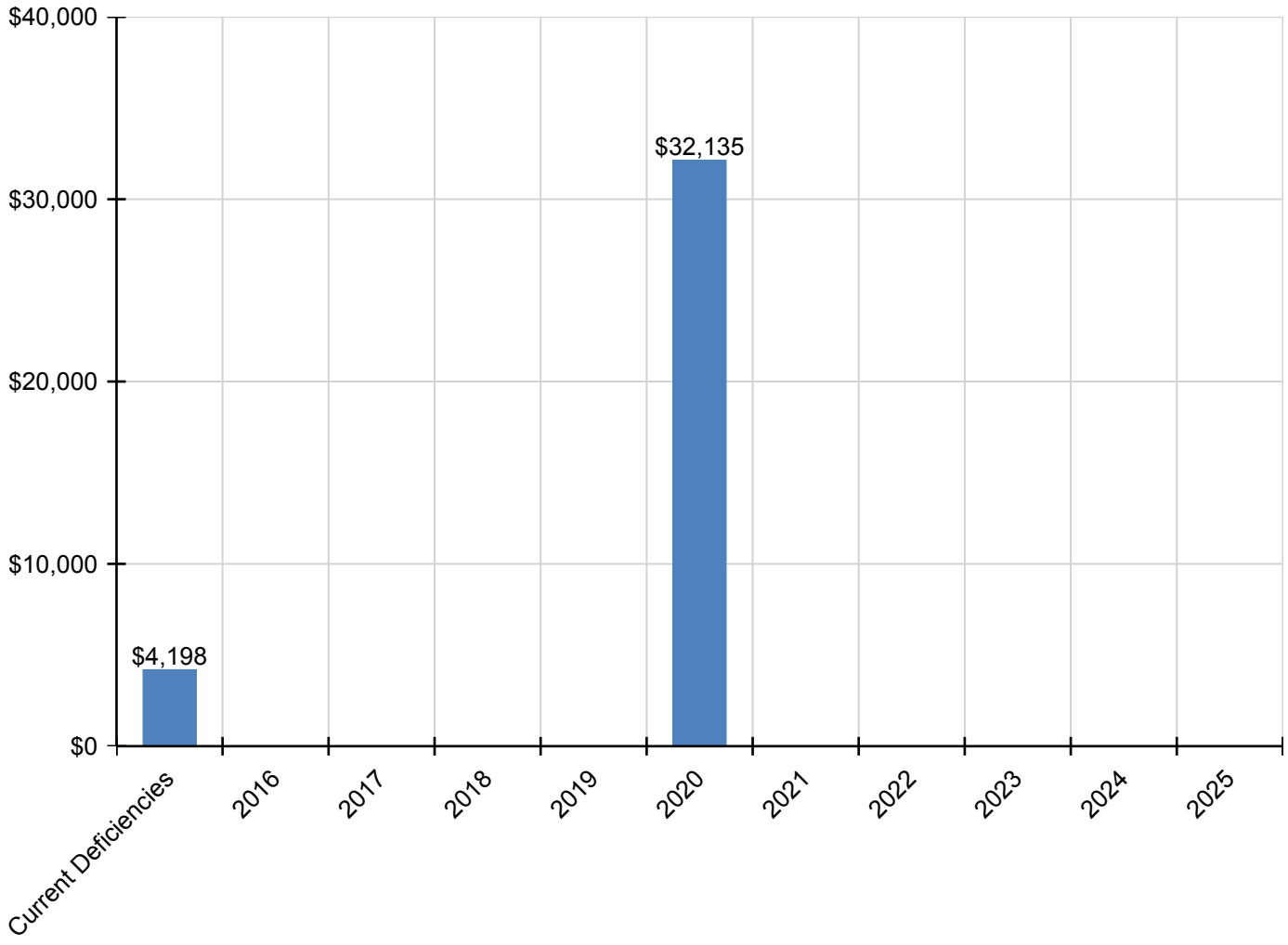
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$4,198**	**$0**	**$0**	**$0**	**$0**	**$32,135**	**$0**	**$0**	**$0**	**$0**	**$0**	**$36,333**
*** 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	$4,198	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,198**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$16,470	$0	$0	$0	$0	$0	**$16,470**
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	$3,087	$0	$0	$0	$0	$0	**$3,087**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$12,578	$0	$0	$0	$0	$0	**$12,578**

** Indicates non-renewable system*

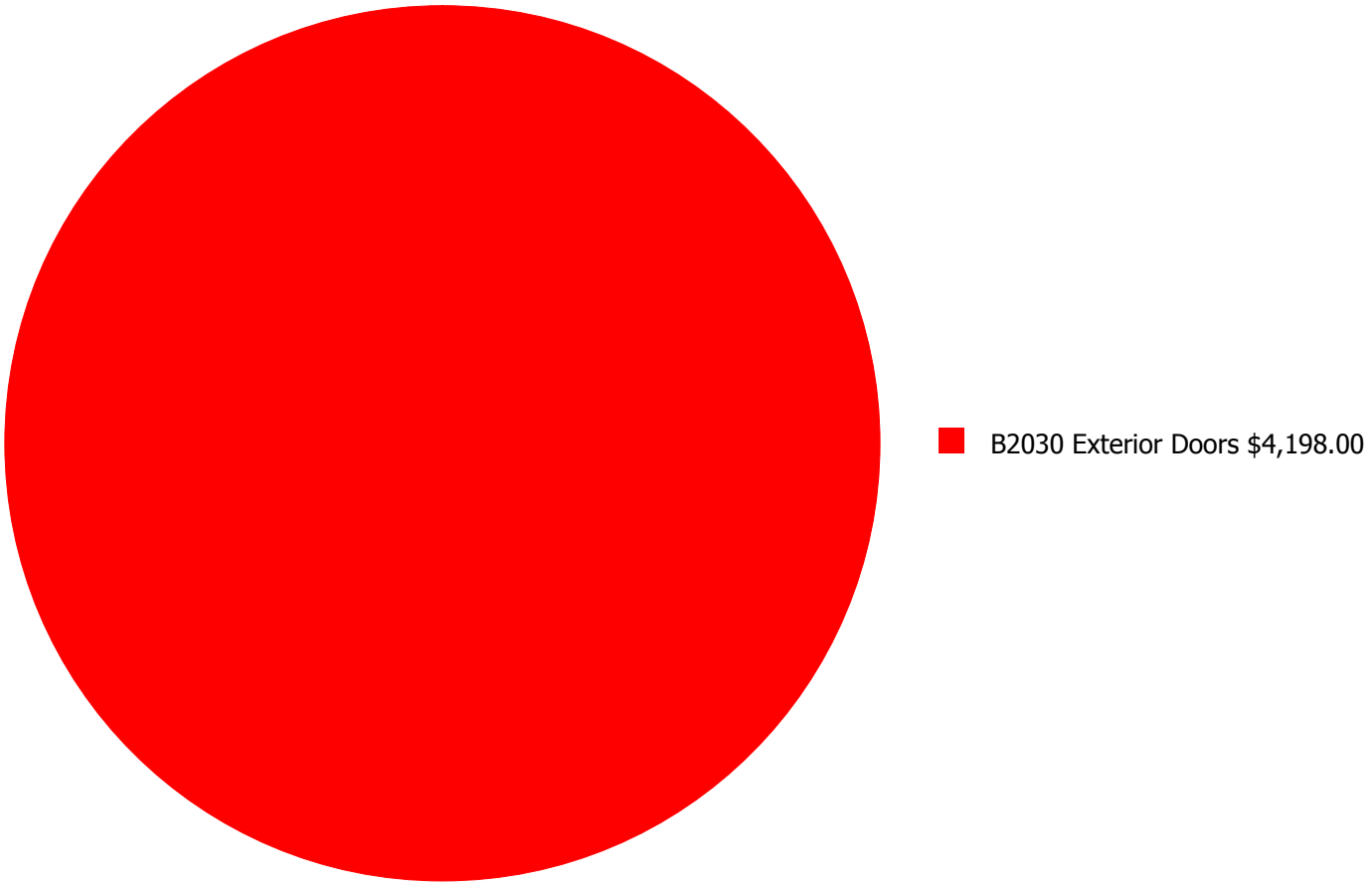
Forecasted Capital Renewal Requirement

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

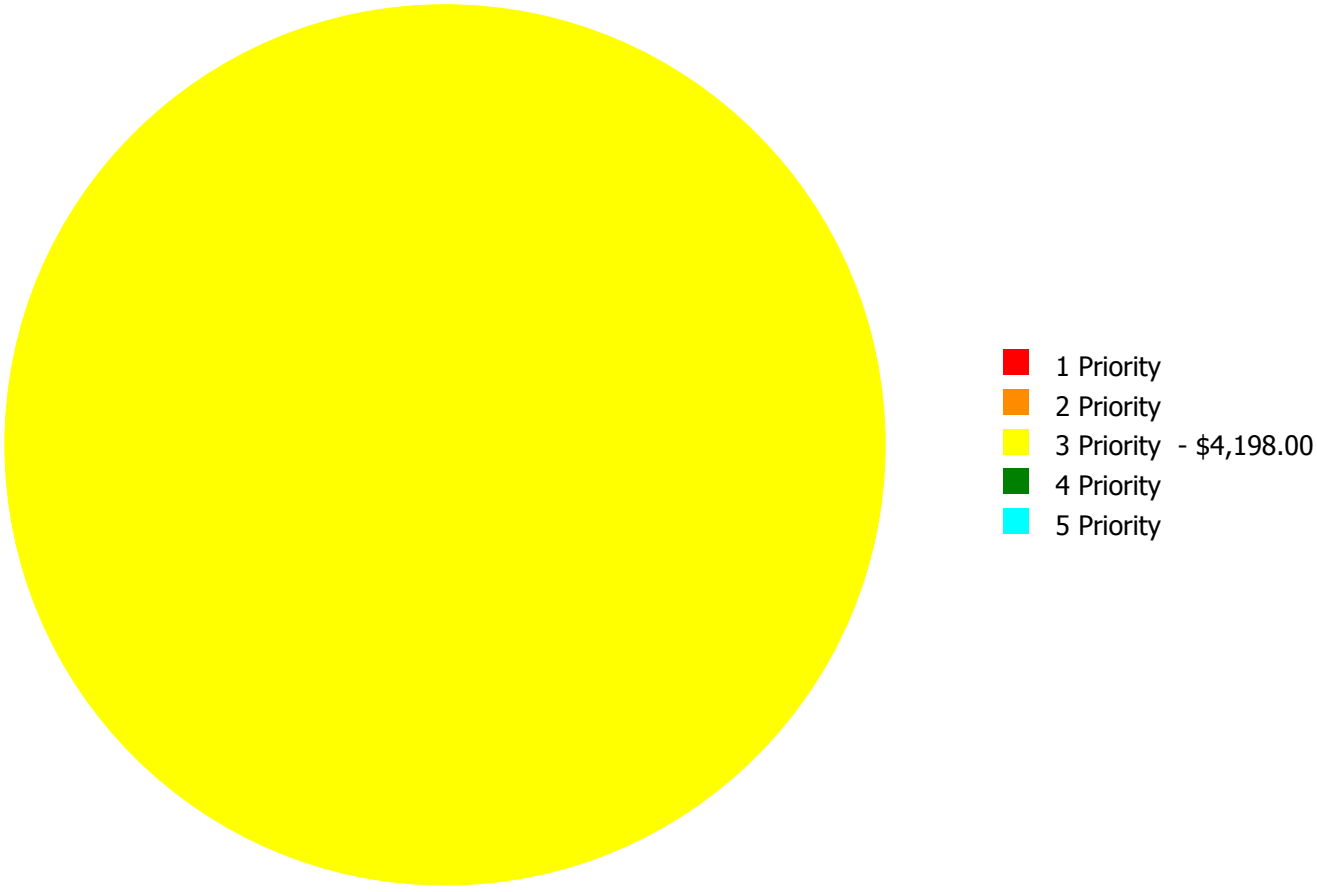
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $4,198.00

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: $4,198.00

Deficiency By Priority Investment Table

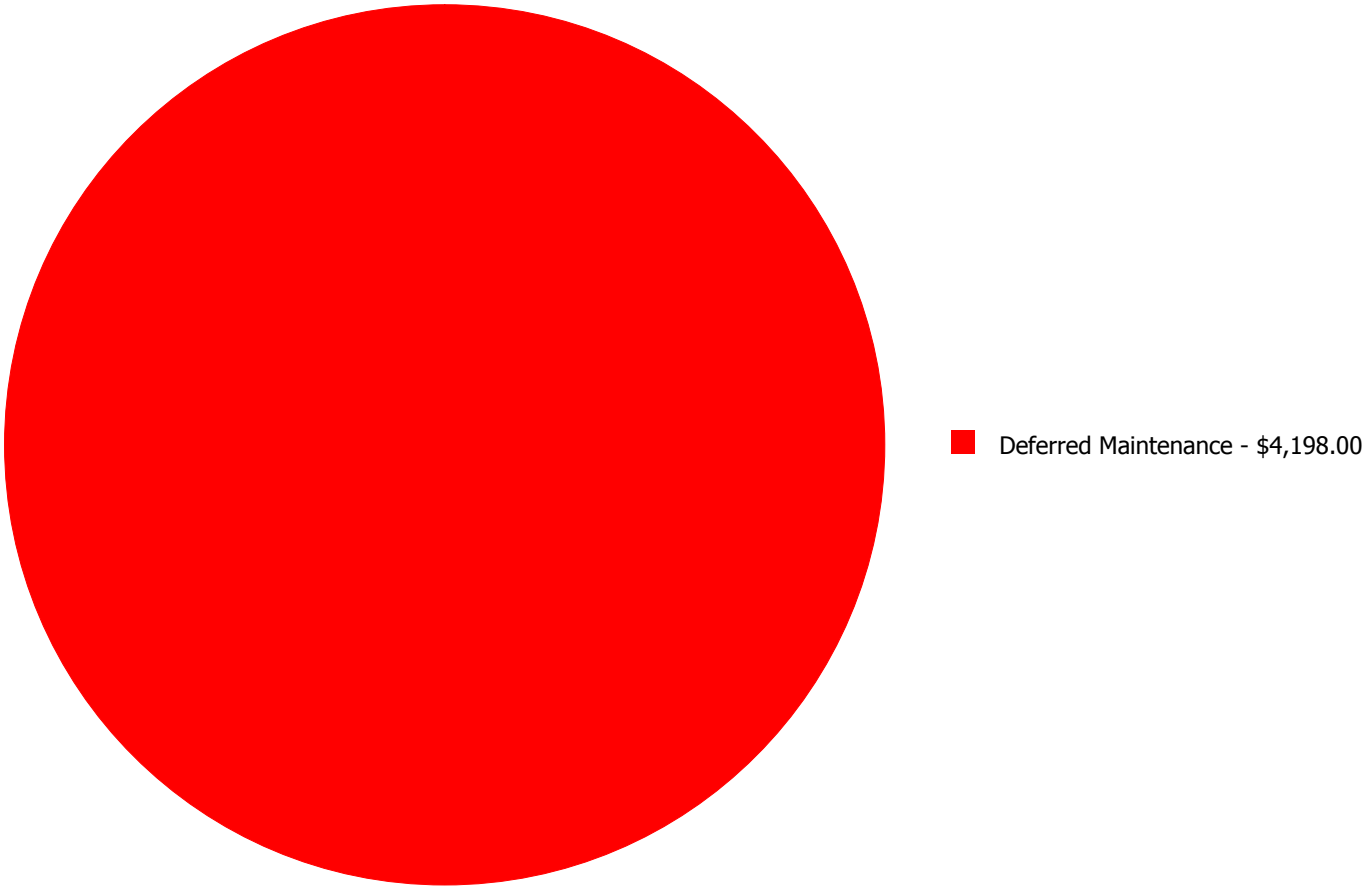
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$4,198.00	$0.00	$0.00	$4,198.00
	Total:	$0.00	$0.00	$4,198.00	$0.00	$0.00	$4,198.00

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: $4,198.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location:	Exterior Walls
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 Priority
Correction:	Renew System
Qty:	900.00
Unit of Measure:	S.F.
Estimate:	$4,198.00
Assessor Name:	Somnath Das
Date Created:	09/29/2015

Notes: The exterior doors are original, they have been painted over, but they are beyond their expected service life.

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	120
Year Built:	1970
Last Renovation:	
Replacement Value:	$9,669
Repair Cost:	$2,902.00
Total FCI:	30.01 %
Total RSLI:	39.99 %
FCA Score:	69.99

Description:

The storage building at Druid Hills Middle School is a one-story building located at 3100 Mount Olive Drive in Decatur, Georgia. Originally built in 1970, there has 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	55.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.48 %	13.04 %	$686.00
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:	**39.99 %**	**30.01 %**	**$2,902.00**

Photo Album

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

1). North Elevation - Jul 13, 2015

2). east Elevation - Jul 13, 2015

3). South Elevation - Jul 13, 2015

4). West Elevation - Jul 13, 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	1970	2070		55.00 %	0.00 %	55			$0
A1030	Slab on Grade	$3.60	S.F.	120	100	1970	2070		55.00 %	0.00 %	55			$432
A2010	Basement Excavation	$0.00	S.F.	120	100	1970	2070		55.00 %	0.00 %	55			$0
A2020	Basement Walls	$0.00	S.F.	120	100	1970	2070		55.00 %	0.00 %	55			$0
B1020	Roof Construction	$16.33	S.F.	120	100	1970	2070		55.00 %	0.00 %	55			$1,960
B2010	Exterior Walls	$38.65	S.F.	120	100	1970	2070		55.00 %	0.00 %	55			$4,638
B2020	Exterior Windows	$0.00	S.F.	120	30	1970	2000		0.00 %	0.00 %	-15			$0
B2030	Exterior Doors	$5.20	S.F.	120	30	1970	2000		0.00 %	109.94 %	-15		$686.00	$624
B3010	Roof Coverings	$16.79	S.F.	120	20	1970	1990		0.00 %	109.98 %	-25		$2,216.00	$2,015
C1010	Partitions	$0.00	S.F.	120	40	1970	2010		0.00 %	0.00 %	-5			$0
C1020	Interior Doors	$0.00	S.F.	120	30	1970	2000		0.00 %	0.00 %	-15			$0
C1030	Fittings	$0.00	S.F.	120	20	1970	1990		0.00 %	0.00 %	-25			$0
C3010	Wall Finishes	$0.00	S.F.	120	20	1970	1990		0.00 %	0.00 %	-25			$0
C3020	Floor Finishes	$0.00	S.F.	120	20	1970	1990		0.00 %	0.00 %	-25			$0
C3030	Ceiling Finishes	$0.00	S.F.	120	20	1970	1990		0.00 %	0.00 %	-25			$0
D2040	Rain Water Drainage	$0.00	S.F.	120	30	1970	2000		0.00 %	0.00 %	-15			$0
D5010	Electrical Service/Distribution	$0.00	S.F.	120	30	1970	2000		0.00 %	0.00 %	-15			$0
D5020	Lighting and Branch Wiring	$0.00	S.F.	120	30	1970	2000		0.00 %	0.00 %	-15			$0
								Total	**39.99 %**	**30.01 %**			**$2,902.00**	**$9,669**

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%

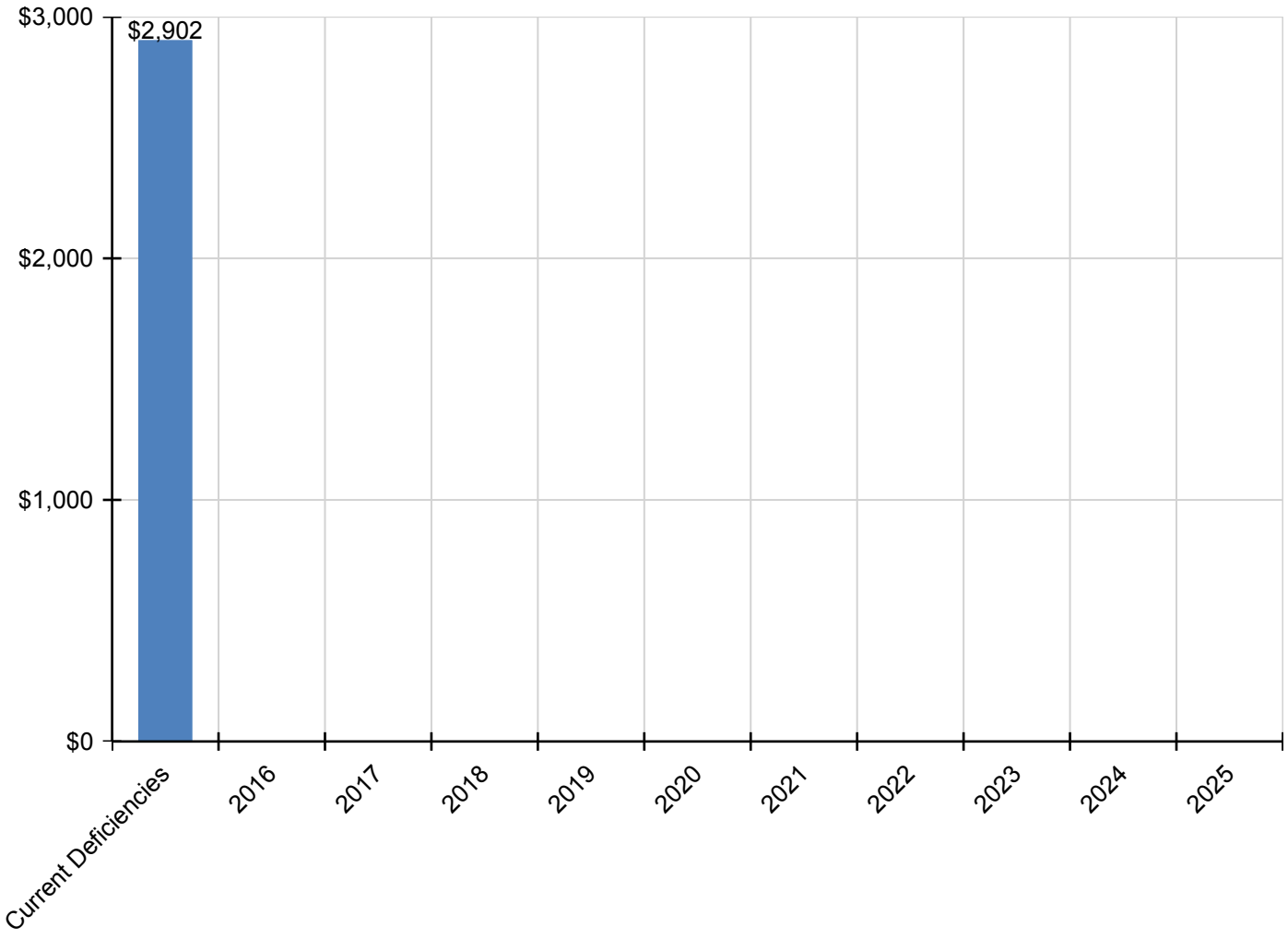
School Assessment Report - 1970 Storage Building

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$2,902**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,902**
* 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	$686	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$686**
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*

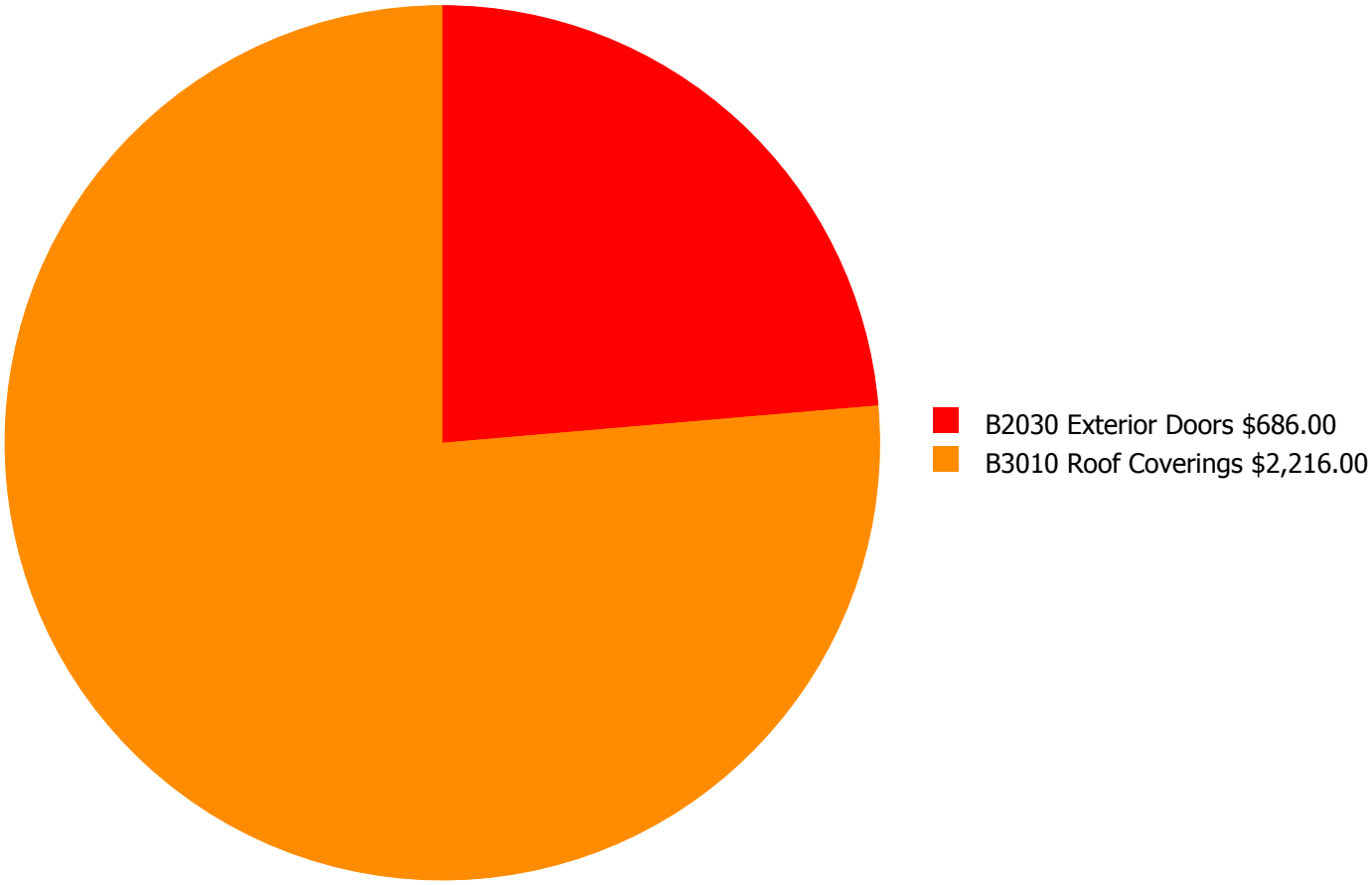
Forecasted Capital Renewal Requirement

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

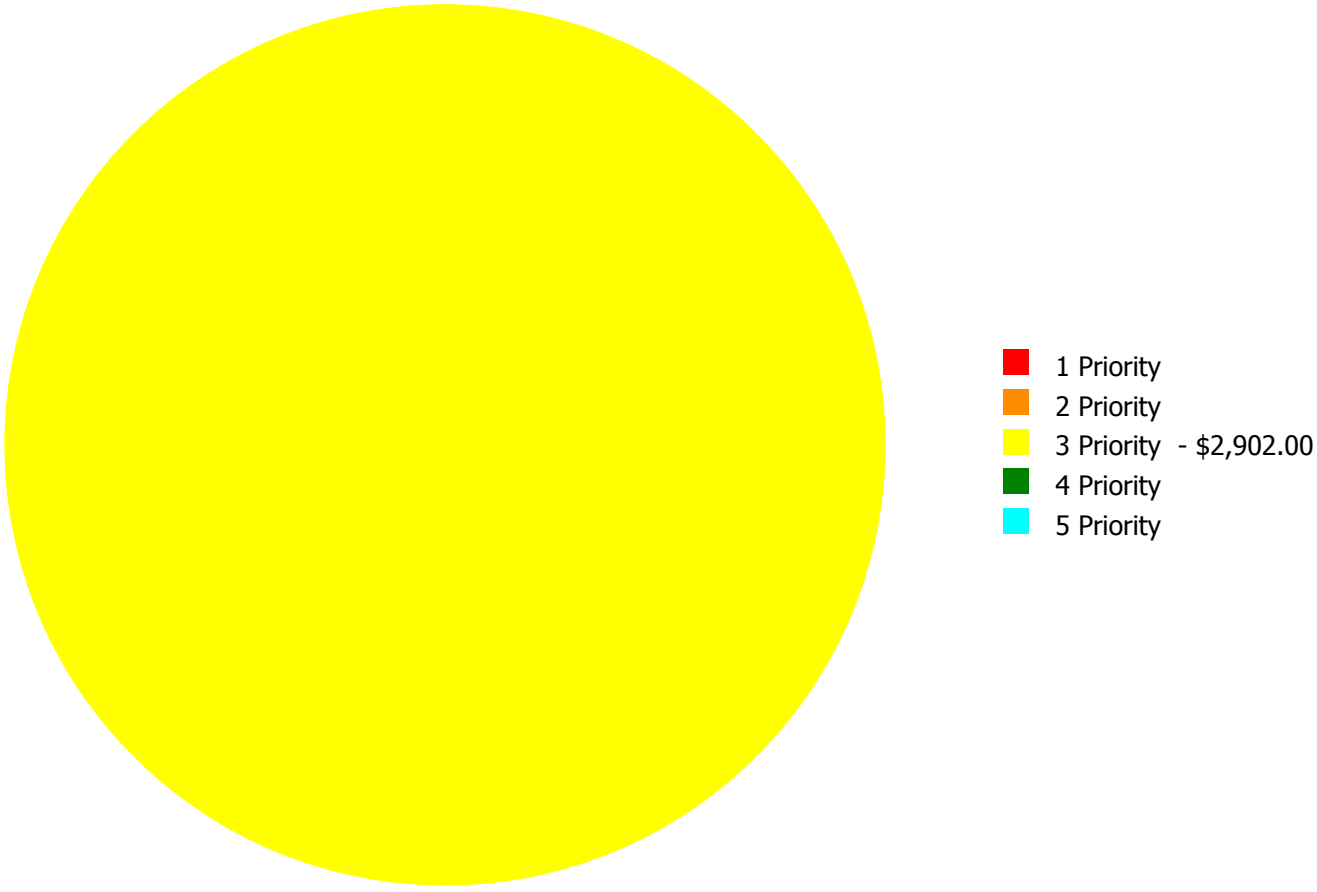
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $2,902.00

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: $2,902.00

Deficiency By Priority Investment Table

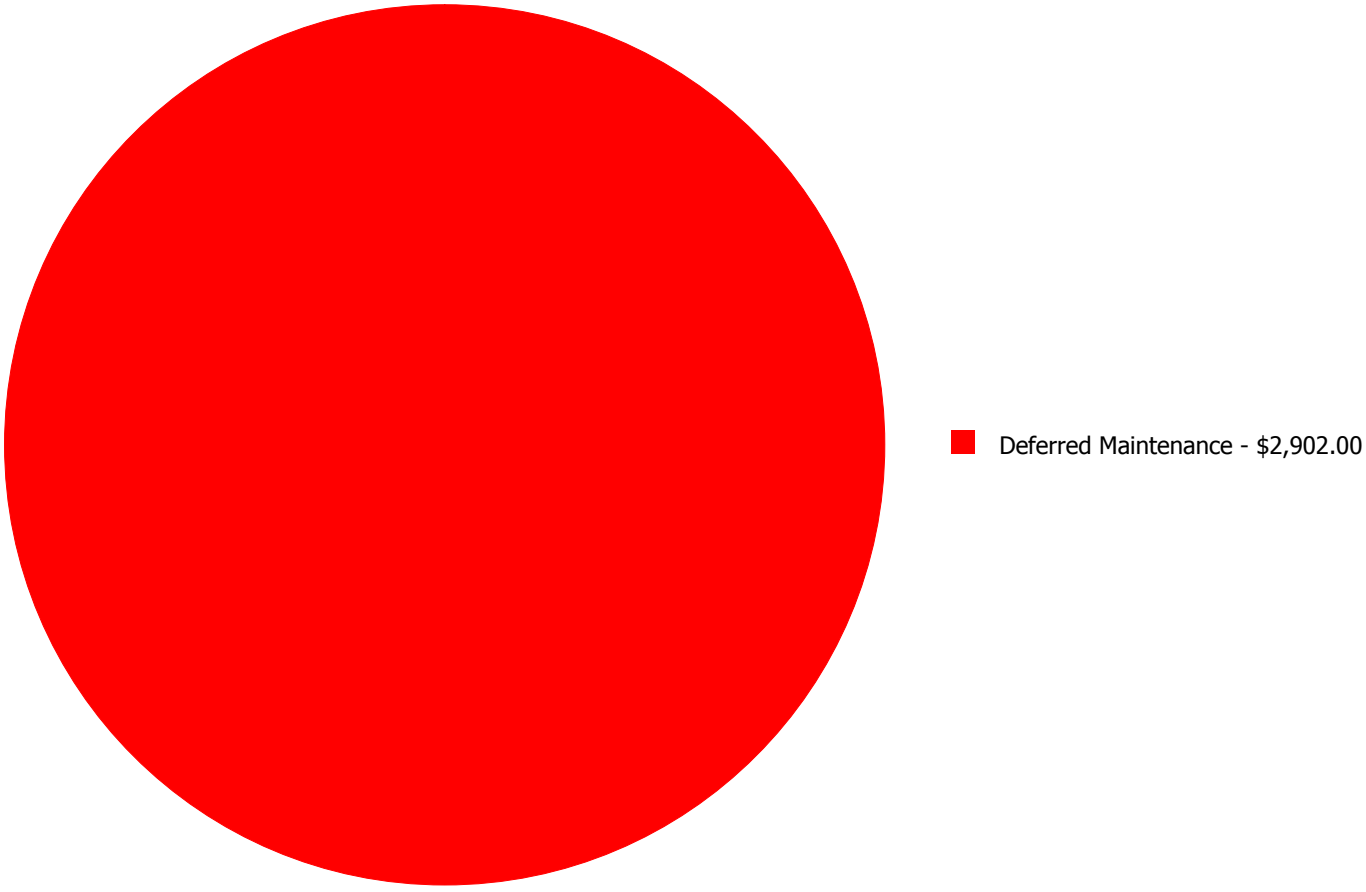
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$686.00	$0.00	$0.00	$686.00
B3010	Roof Coverings	$0.00	$0.00	$2,216.00	$0.00	$0.00	$2,216.00
	Total:	$0.00	$0.00	$2,902.00	$0.00	$0.00	$2,902.00

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: $2,902.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 120.00
Unit of Measure: S.F.
Estimate: $686.00
Assessor Name: Legacy Migration
Date Created: 04/11/2015

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: Legacy Migration
Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	4,250
Year Built:	2015
Last Renovation:	
Replacement Value:	$444,383
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
FCA Score:	100.00

Description:

The baseball practice building at Druid Hills Middle School is a one-story building located at 3100 Mount Olive Drive in Decatur, Georgia. This building was constructed in 2015. 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	100.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	100.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	$0.00
B30 - Roofing	100.00 %	0.00 %	$0.00
C10 - Interior Construction	100.00 %	0.00 %	$0.00
C30 - Interior Finishes	100.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D30 - HVAC	0.00 %	0.00 %	$0.00
D50 - Electrical	100.00 %	0.00 %	$0.00
Totals:	**100.00 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Sep 28, 2015

2). West Elevation - Sep 28, 2015

3). Northwest Elevation - Sep 28, 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:

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7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.08	S.F.	4,250	100	2015	2115		100.00 %	0.00 %	100			$17,340
A1030	Slab on Grade	$3.27	S.F.	4,250	100	2015	2115		100.00 %	0.00 %	100			$13,898
A2010	Basement Excavation	$0.21	S.F.		100	2015	2115		100.00 %	0.00 %	100			$0
A2020	Basement Walls	$3.20	S.F.		100	2015	2115		100.00 %	0.00 %	100			$0
B1020	Roof Construction	$14.31	S.F.	4,250	100	2015	2115		100.00 %	0.00 %	100			$60,818
B2010	Exterior Walls	$32.40	S.F.	4,250	100	2015	2115		100.00 %	0.00 %	100			$137,700
B2020	Exterior Windows	$4.08	S.F.		30	2015	2045		100.00 %	0.00 %	30			$0
B2030	Exterior Doors	$0.66	S.F.	4,250	30	2015	2045		100.00 %	0.00 %	30			$2,805
B3010	Roof Coverings - BUR	$14.35	S.F.		20	2015	2035		100.00 %	0.00 %	20			$0
B3010	Roof Coverings - EPDM	$14.35	S.F.		15	2015	2030		100.00 %	0.00 %	15			$0
B3010	Roof Coverings - Standing Seam Metal	$18.27	S.F.	4,250	75	2015	2090		100.00 %	0.00 %	75			$77,648
C1010	Partitions	$11.39	S.F.		100	2015	2115		100.00 %	0.00 %	100			$0
C1020	Interior Doors	$2.28	S.F.		30	2015	2045		100.00 %	0.00 %	30			$0
C1030	Fittings	$2.66	S.F.	4,250	20	2015	2035		100.00 %	0.00 %	20			$11,305
C3010	Wall Finishes - Ceramic & Glazed	$7.71	S.F.		20	2015	2035		100.00 %	0.00 %	20			$0
C3010	Wall Finishes - Paint	$1.67	S.F.	4,250	10	2015	2025		100.00 %	0.00 %	10			$7,098
C3020	Floor Finishes - Carpet	$4.32	S.F.		8	2015	2023		100.00 %	0.00 %	8			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$10.96	S.F.		50	2015	2065		100.00 %	0.00 %	50			$0
C3020	Floor Finishes - Neoprene	$8.87	S.F.	4,250	20	2015	2035		100.00 %	0.00 %	20			$37,698
C3030	Ceiling Finishes	$4.72	S.F.	4,250	20	2015	2035		100.00 %	0.00 %	20			$20,060
D2010	Plumbing Fixtures	$1.37	S.F.		20	2015	2035		100.00 %	0.00 %	20			$0
D2020	Domestic Water Distribution	$3.41	S.F.		30	2015	2045		100.00 %	0.00 %	30			$0
D2030	Sanitary Waste	$4.28	S.F.		30	2015	2045		100.00 %	0.00 %	30			$0
D2040	Rain Water Drainage	$1.37	S.F.		30	2015	2045		100.00 %	0.00 %	30			$0
D2090	Other Plumbing Systems - Natural Gas	$0.47	S.F.		30	2015	2045		100.00 %	0.00 %	30			$0
D3040	Distribution Systems	$5.23	S.F.		30	2015	2045		100.00 %	0.00 %	30			$0
D3050	Terminal & Package Units	$8.42	S.F.		15	2015	2030		100.00 %	0.00 %	15			$0
D3060	Controls & Instrumention	$2.84	S.F.		20	2015	2035		100.00 %	0.00 %	20			$0
D5010	Electrical Service/Distribution	$2.69	S.F.	4,250	30	2015	2045		100.00 %	0.00 %	30			$11,433
D5020	Lighting and Branch Wiring	$10.96	S.F.	4,250	30	2015	2045		100.00 %	0.00 %	30			$46,580
								Total	**100.00 %**					**$444,383**

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%

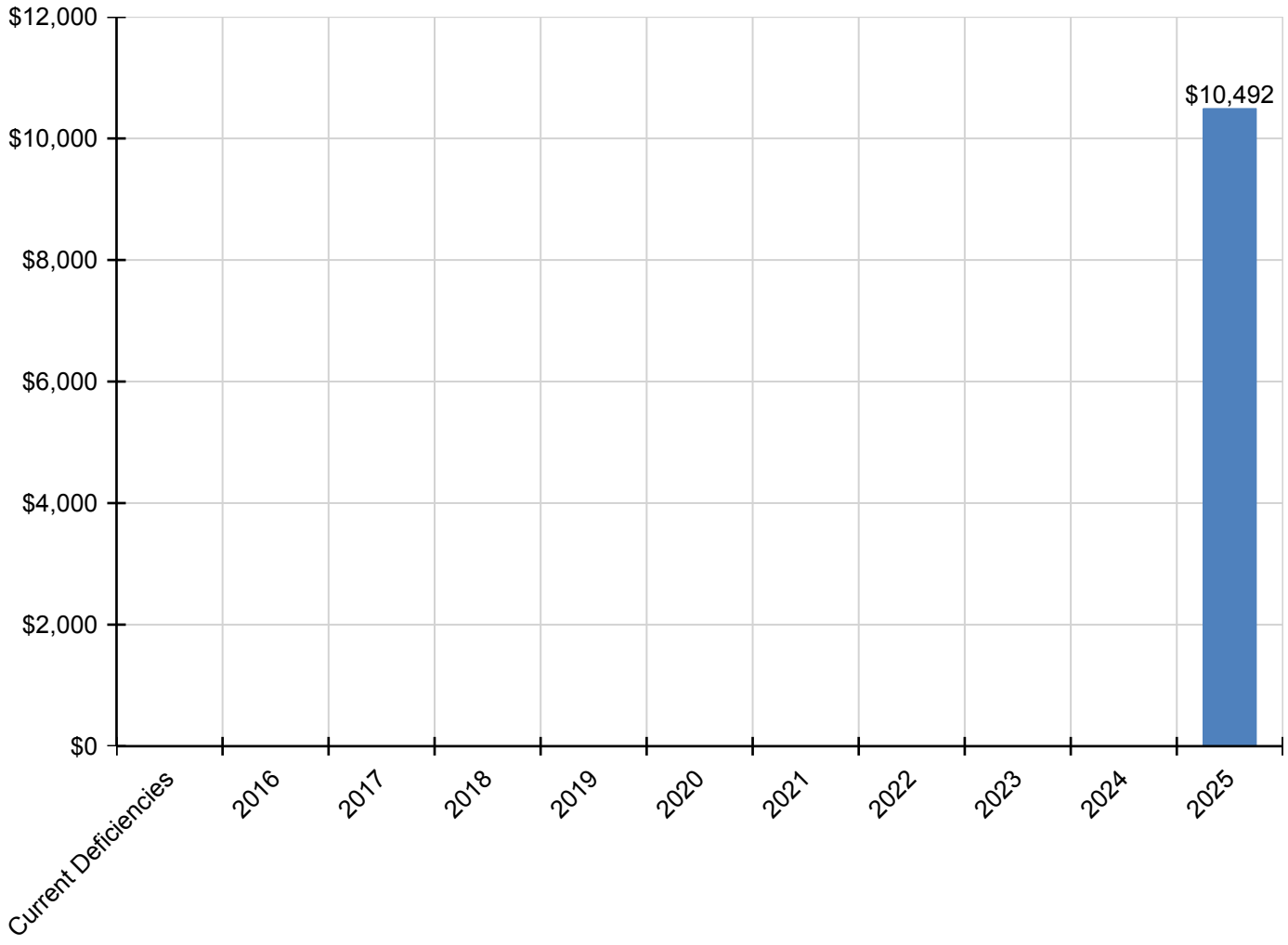
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,492**	**$10,492**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$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 - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,492	**$10,492**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Neoprene	$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**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumention	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	167,097
Year Built:	1967
Last Renovation:	
Replacement Value:	$5,138,629
Repair Cost:	$1,721,693.04
Total FCI:	33.50 %
Total RSLI:	26.88 %
FCA Score:	66.50

Description:

The Druid Hills Middle School site was originally constructed in 1967, has a total area of 28.9 acres, and is occupied by approximately 167,097 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, football field, baseball field, track, playing field, 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:	1610

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	39.64 %	42.01 %	$1,387,164.84
G30 - Site Mechanical Utilities	4.91 %	0.00 %	$0.00
G40 - Site Electrical Utilities	2.02 %	54.40 %	$334,528.20
Totals:	**26.88 %**	**33.50 %**	**$1,721,693.04**

Photo Album

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

1). Aerial Image of Druid Hills Middle School - Jul 13, 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.	76,675	25	2015	2040		100.00 %	78.63 %	25		$311,679.90	$396,410
G2020	Parking Lots	$4.56	S.F.	49,254	25	1967	1992		0.00 %	110.00 %	-23		$247,058.06	$224,598
G2030	Pedestrian Paving	$1.50	S.F.	167,097	30	1967	1997		0.00 %	110.00 %	-18		$275,710.05	$250,646
G2040	Baseball Field	$8.35	S.F.	123,637	20	2008	2028		65.00 %	0.00 %	13			$1,032,369
G2040	Canopies	$0.29	S.F.		25	1967	1992		0.00 %	0.00 %	-23			$0
G2040	Covered Walkways	$48.72	S.F.	1,600	25	1967	1992	2020	20.00 %	0.00 %	5			$77,952
G2040	Fencing & Guardrails	$0.91	S.F.	167,097	30	1967	1997		0.00 %	110.00 %	-18		$167,264.10	$152,058
G2040	Football Field	$4.84	S.F.	98,342	20	1967	1987	2020	25.00 %	1.24 %	5		$5,920.46	$475,975
G2040	Hard Surface Play Area	$6.26	S.F.	12,899	20	1967	1987		0.00 %	110.00 %	-28		$88,822.51	$80,748
G2040	Playing Field	$3.92	S.F.	26,761	20	1967	1987	2020	25.00 %	0.00 %	5			$104,903
G2040	Soccer/Lacross Field	$5.00	S.F.		20	1967	1987		0.00 %	0.00 %	-28			$0
G2040	Softball Field	$32.55	S.F.		20	1967	1987		0.00 %	0.00 %	-28			$0
G2040	Tennis Courts	$18.47	S.F.		0				0.00 %	0.00 %				$0
G2040	Track	$7.04	S.F.	37,540	10	1967	1977		0.00 %	110.00 %	-38		$290,709.76	$264,282
G2050	Landscaping	$1.45	S.F.	167,097	15	1967	1982	2020	33.33 %	0.00 %	5			$242,291
G3010	Water Supply	$1.83	S.F.	167,097	50	1967	2017		4.00 %	0.00 %	2			$305,788
G3020	Sanitary Sewer	$1.15	S.F.	167,097	50	1967	2017		4.00 %	0.00 %	2			$192,162
G3030	Storm Sewer	$3.55	S.F.	167,097	50	1967	2017		4.00 %	0.00 %	2			$593,194
G3060	Fuel Distribution	$0.78	S.F.	167,097	40	1967	2007	2020	12.50 %	0.00 %	5			$130,336
G4010	Electrical Distribution	$1.86	S.F.	167,097	50	1967	2017		4.00 %	0.00 %	2			$310,800
G4020	Site Lighting	$1.15	S.F.	167,097	30	1967	1997		0.00 %	110.00 %	-18		$211,377.71	$192,162
G4030	Site Communications & Security	$0.67	S.F.	167,097	10	1967	1977		0.00 %	110.00 %	-38		$123,150.49	$111,955
								Total	**26.88 %**	**33.50 %**			**$1,721,693.04**	**$5,138,629**

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.

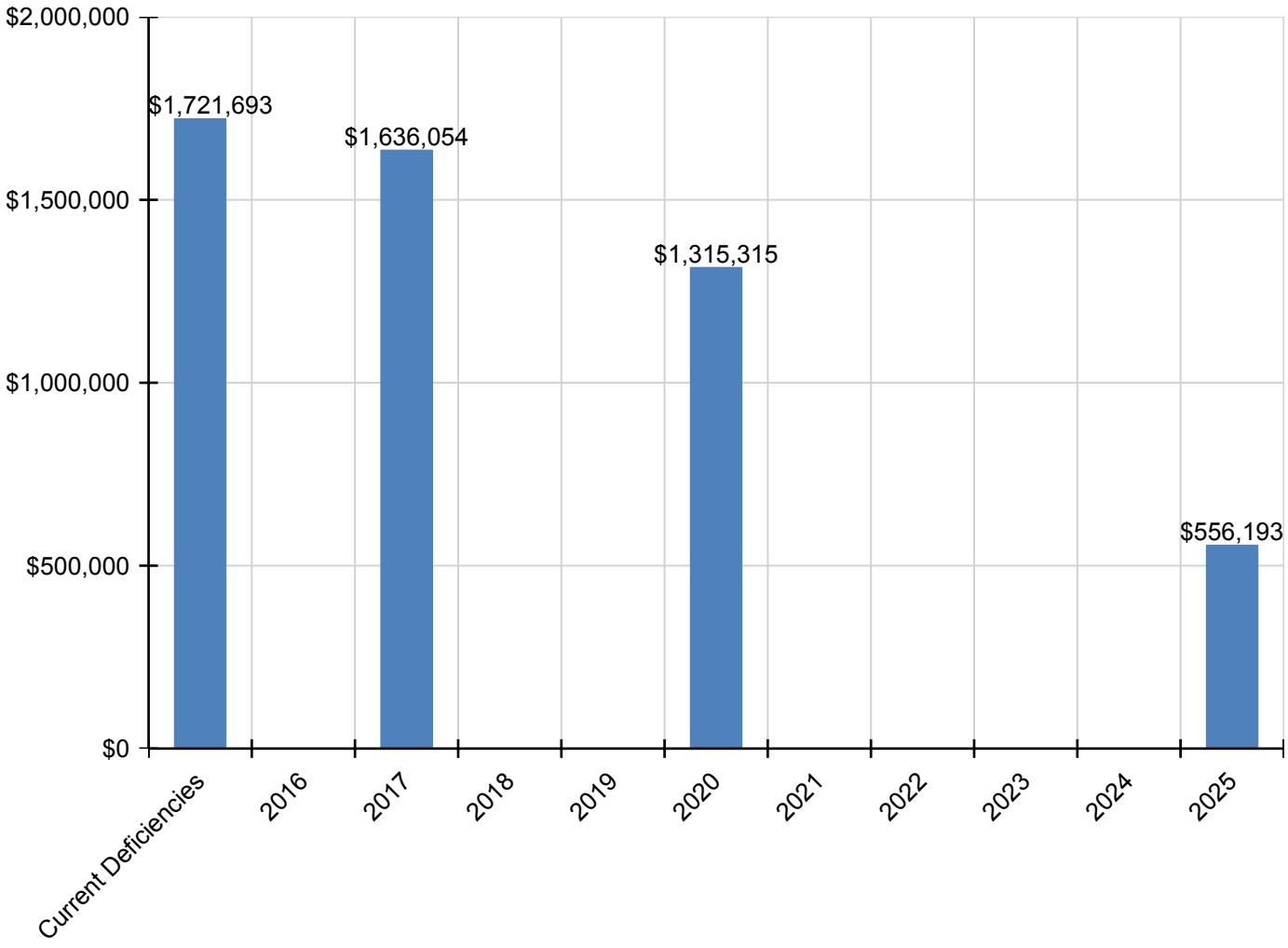
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,721,693**	**$0**	**$1,636,054**	**$0**	**$0**	**$1,315,315**	**$0**	**$0**	**$0**	**$0**	**$556,193**	**$5,229,255**
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	$311,680	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$311,680**
G2020 - Parking Lots	$247,058	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$247,058**
G2030 - Pedestrian Paving	$275,710	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$275,710**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$99,404	$0	$0	$0	$0	$0	**$99,404**
G2040 - Fencing & Guardrails	$167,264	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$167,264**
G2040 - Football Field	$5,920	$0	$0	$0	$0	$606,965	$0	$0	$0	$0	$0	**$612,885**
G2040 - Hard Surface Play Area	$88,823	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$88,823**
G2040 - Playing Field	$0	$0	$0	$0	$0	$133,772	$0	$0	$0	$0	$0	**$133,772**
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	$290,710	$0	$0	$0	$0	$0	$0	$0	$0	$0	$390,690	**$681,400**
G2050 - Landscaping	$0	$0	$0	$0	$0	$308,970	$0	$0	$0	$0	$0	**$308,970**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$356,851	$0	$0	$0	$0	$0	$0	$0	$0	**$356,851**
G3020 - Sanitary Sewer	$0	$0	$224,251	$0	$0	$0	$0	$0	$0	$0	$0	**$224,251**
G3030 - Storm Sewer	$0	$0	$692,252	$0	$0	$0	$0	$0	$0	$0	$0	**$692,252**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$166,204	$0	$0	$0	$0	$0	**$166,204**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$362,700	$0	$0	$0	$0	$0	$0	$0	$0	**$362,700**
G4020 - Site Lighting	$211,378	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$211,378**
G4030 - Site Communications & Security	$123,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$165,503	**$288,654**

** Indicates non-renewable system*

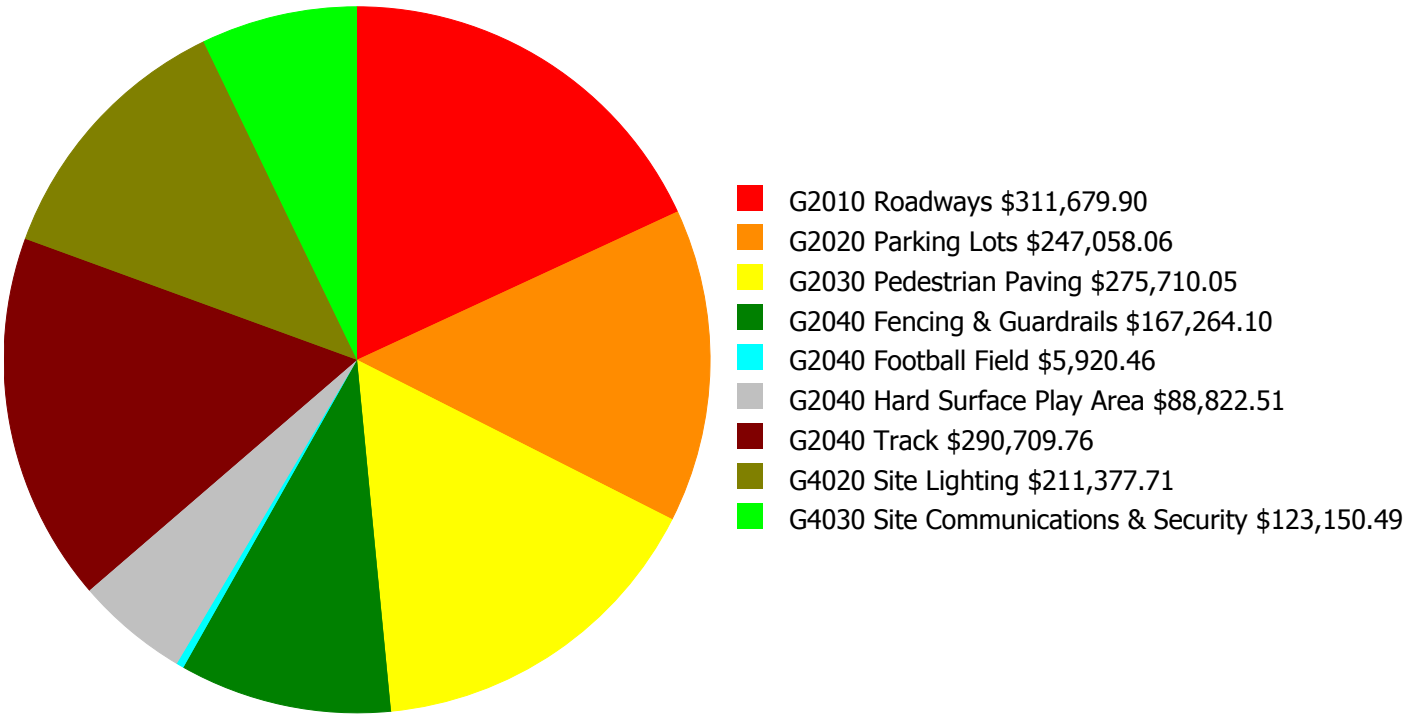
Forecasted Capital Renewal Requirement

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

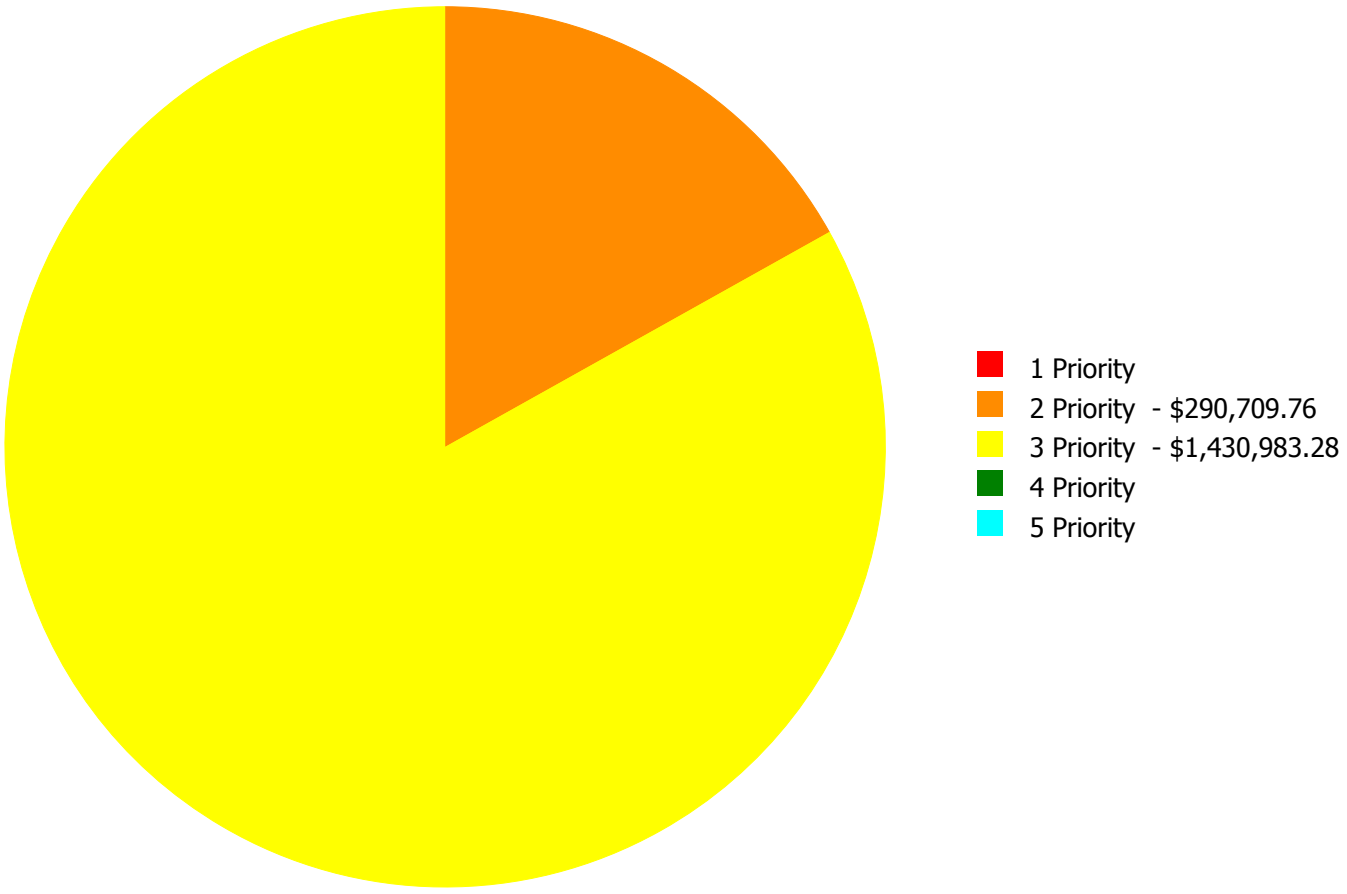
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,721,693.04

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: $1,721,693.04

Deficiency By Priority Investment Table

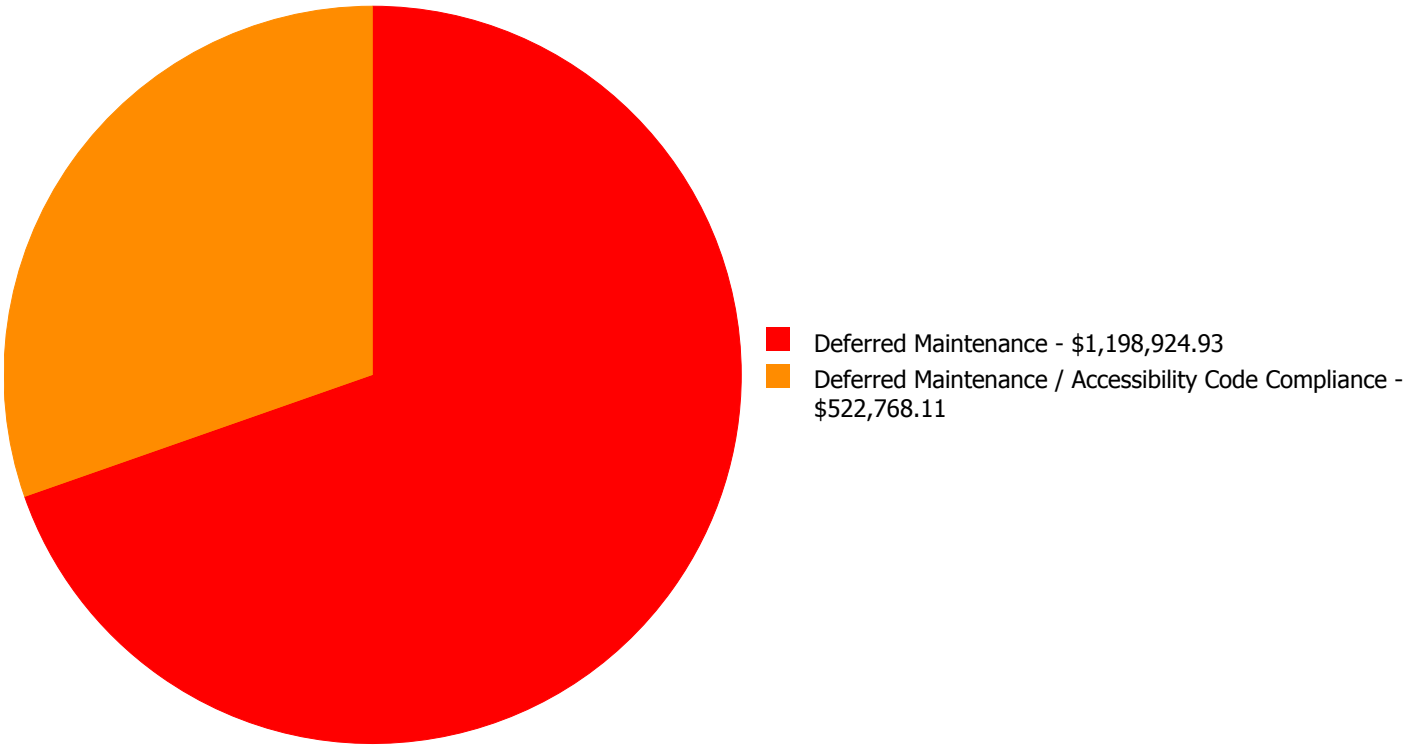
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$311,679.90	$0.00	$0.00	$311,679.90
G2020	Parking Lots	$0.00	$0.00	$247,058.06	$0.00	$0.00	$247,058.06
G2030	Pedestrian Paving	$0.00	$0.00	$275,710.05	$0.00	$0.00	$275,710.05
G2040	Fencing & Guardrails	$0.00	$0.00	$167,264.10	$0.00	$0.00	$167,264.10
G2040	Football Field	$0.00	$0.00	$5,920.46	$0.00	$0.00	$5,920.46
G2040	Hard Surface Play Area	$0.00	$0.00	$88,822.51	$0.00	$0.00	$88,822.51
G2040	Track	$0.00	$290,709.76	$0.00	$0.00	$0.00	$290,709.76
G4020	Site Lighting	$0.00	$0.00	$211,377.71	$0.00	$0.00	$211,377.71
G4030	Site Communications & Security	$0.00	$0.00	$123,150.49	$0.00	$0.00	$123,150.49
	Total:	$0.00	$290,709.76	$1,430,983.28	$0.00	$0.00	$1,721,693.04

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: $1,721,693.04

Deficiency Details by Priority

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

Priority 2 Priority:

System: G2040 - Track

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 37,540.00
Unit of Measure: S.F.
Estimate: $290,709.76
Assessor Name: Eduardo Lopez
Date Created: 07/13/2015

Notes: The track is beyond its expected service life, damaged, and should be replaced. Roots from a nearby tree have grown under the track and further damaged it.,

Priority 3 Priority:

System: G2010 - Roadways

Location: Site

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Replace/resurface asphalt roadway

Qty: 750.00

Unit of Measure: L.F.

Estimate: $311,679.90

Assessor Name: Eduardo Lopez

Date Created: 09/22/2015

Notes: The roadways on the south side of the site are aged, damaged with cracks and potholes, and should be re-surfaced.

System: G2020 - Parking Lots

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 49,254.00

Unit of Measure: S.F.

Estimate: $247,058.06

Assessor Name: Eduardo Lopez

Date Created: 07/13/2015

Notes: The parking lot on the north side of the site has been replaced. However the larger parking lot on the south side of the site is aged, damaged with cracks and potholes, not ADA compliant, and should be resurfaced and re-striped.

System: G2030 - Pedestrian Paving

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 167,097.00

Unit of Measure: S.F.

Estimate: $275,710.05

Assessor Name: Eduardo Lopez

Date Created: 07/13/2015

Notes: Pedestrian paving is beyond its expected service life, damaged and uneven, not ADA compliant, and should be replaced. School staff reports that an ADA compliant sidewalk/ramp to the athletic fields is necessary. They also report that an ADA compliant ramp/access to the band and orchestra rooms is necessary.

System: G2040 - Fencing & Guardrails

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 167,097.00

Unit of Measure: S.F.

Estimate: $167,264.10

Assessor Name: Eduardo Lopez

Date Created: 07/13/2015

Notes: The fencing and guardrails are aged, rusted, and should be scheduled for replacement.

System: G2040 - Football Field

Location: Football Field
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Field regrading
Qty: 98,342.00
Unit of Measure: S.F.
Estimate: $5,920.46
Assessor Name: Eduardo Lopez
Date Created: 09/28/2015

Notes: The football field is beyond its expected service life, worn and bare in areas, and should be re-sodded and re-graded areas to improve drainage.

System: G2040 - Hard Surface Play Area

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 12,899.00
Unit of Measure: S.F.
Estimate: $88,822.51
Assessor Name: Eduardo Lopez
Date Created: 07/13/2015

Notes: The hard surface play area, including basketball goals, is beyond its expected service life, damaged, and should be replaced.

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 167,097.00
Unit of Measure: S.F.
Estimate: $211,377.71
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: Site lighting is beyond its expected service life, inadequate, and should be replaced and upgraded.

System: G4030 - Site Communications & Security

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 167,097.00
Unit of Measure: S.F.
Estimate: $123,150.49
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: Site communications and security systems are beyond their expected service life, inadequate, and should be replaced. Staff reports need to security system upgrade with additional cameras along back perimeter.

Glossary

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

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

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

Order of Magnitude	Order of Magnitude refers to a rough approximation made with a degree of knowledge and confidence that the budgeted, projected or estimated cost falls within a reasonable range of cost values.
Remaining Service Life (RSL)	RSL is the number of years of service remaining for a system or equipment item. It is automatically calculated based on the difference between the current year and the Calculated Next Renewal date or the Next Renewal date whichever one is the later date.
Renewal Factors	Renewal factors represent the difference in cost of renovating or replacing an existing system, rather than new construction of a building system. For example, installing a new built-up roof on an existing building would include removing and disposing of the old roof, a cost not associated with new construction. Using a renewal premium to account for demolition and other difficulty costs, Parsons typically assigns a renewal factor of 110%.
Renewal Schedule	A timeline by year that indicates when the systems will need to be renewed and the estimated price of the renewal.
Repair Cost	Repair cost is the sum of all the deficiencies associated with a building or multiple buildings/facilities. It will include any applied soft costs or City Cost Indexes.
Replacement Value	See Current Replacement Value.
Site	A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support a facility.
Soft Costs	Soft Costs are a construction industry term that refers to expense items that are not considered direct construction costs. Soft costs are user-defined and include architectural, engineering, management, testing, and mitigation fees, and other owner pre- and post-construction expenses.
Sustainability	Sustainability refers to the collection of policies and strategies that meet society's present needs without compromising the ability of future generations to meet their own needs.
System	System refers to building and related site work elements as described by ASTM UNIFORMAT II Classification for Building Elements (E1557-97), a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also UNIFORMAT II.
System Generated Deficiency	eCOMET® automatically generates system deficiencies based on system life cycles using the systems installation dates as the base year. By adjusting the Next Renewal date ahead or behind the predicted or stated life cycle date, a system cost will come due earlier or later than the originally installed life cycle date. This utility accounts for good maintenance conditions and a longer life, or early expiration of a system life due to any number of adverse factors such as poor installation, acts of god, material defects, poor design applications and other factors that may shorten the life of a material or system. It is important to mention that the condition of the systems is not necessarily a reflection of maintenance practices, but a combination of system usage and age.
UNIFORMAT	ASTM UNIFORMAT II, Classification for Building Elements (E1557-97), a publication of the Construction Specification Institute (CSI), is a format used to classify major facility components common to most buildings. The format is based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Unit Price	The Unit Price (Raw) x (100% + the Additional Cost Template percentage).
Unit Price (Raw)	The actual $/sq. ft cost being used for the building and systems. It will include adjustments for the City Cost Index applied to the facility.

Useful Life	Also known as Expected Life, Useful Life refers to the intrinsic period of time a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in the database are derived from the Building Owners and Managers (BOMA) organization's guidelines, RSMeans cost data, and from client- defined historical experience.
Vacant	Vacant refers to a facility that is not occupied but is a maintained facility by a district. See Abandoned.
Year Built	The year that a building or addition was originally built based on its date of substantial completion or occupancy.
Year Installed	The year a system or element was built or the most recent major renovation date where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced.