DeKalb County School District/Education Other

Eagle Woods Academy/GNETS

Final

School Assessment Report

May 19, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	44,500
Year Built:	1970
Last Renovation:	
Replacement Value:	$9,438,793
Repair Cost:	$4,932,792.30
Total FCI:	52.26 %
Total RSLI:	22.33 %
FCA Score:	47.74

Description:

The Eagle Woods Academy/GNETS campus consists of two buildings located at 5931 Shadow Rock Drive in Lithonia, Georgia. The original campus was constructed in 1970 and there have been no additions and various renovations in 2004 and 2014. In addition to the two main buildings, the campus contains a storage building, covered walkway, and playfields used for softball and baseball. 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 feature on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 3	Board District:	District 7
DOE Facility:	1601	Geographic Region:	Region 3
HS Attendance Area:	Redan HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	23.6		

School Condition Summary

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

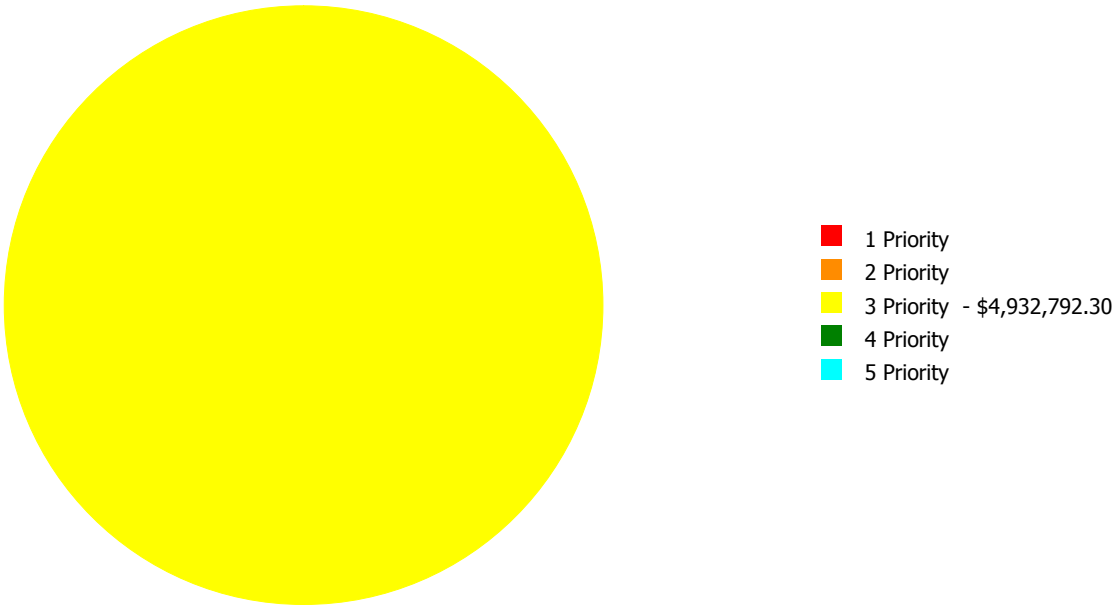
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	55.00 %	0.00 %	$0.00
A20 - Basement Construction	55.00 %	0.00 %	$0.00
B10 - Superstructure	54.20 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.99 %	40.01 %	$487,058.00
B30 - Roofing	9.56 %	83.72 %	$584,227.00
C10 - Interior Construction	35.01 %	34.15 %	$223,322.00
C30 - Interior Finishes	7.37 %	73.68 %	$588,469.00
D20 - Plumbing	45.58 %	33.03 %	$246,378.00
D30 - HVAC	21.42 %	27.18 %	$397,122.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	6.91 %	81.51 %	$736,731.00
E10 - Equipment	0.00 %	110.00 %	$123,981.00
E20 - Furnishings	0.00 %	110.00 %	$30,800.00
F10 - Special Construction	0.00 %	110.00 %	$17,482.00
G20 - Site Improvements	0.00 %	105.02 %	$1,440,929.80
G30 - Site Mechanical Utilities	19.34 %	0.00 %	$0.00
G40 - Site Electrical Utilities	21.44 %	34.38 %	$56,292.50
Totals:	**22.33 %**	**52.26 %**	**$4,932,792.30**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1970 Building	30,000	49.10	$0.00	$0.00	$2,391,294.00	$0.00	$0.00
1970 Gym	14,000	38.55	$0.00	$0.00	$1,026,004.00	$0.00	$0.00
1970 Storage	500	39.81	$0.00	$0.00	$18,272.00	$0.00	$0.00
Site	44,500	80.45	$0.00	$0.00	$1,497,222.30	$0.00	$0.00
Total:		**52.26**	**$0.00**	**$0.00**	**$4,932,792.30**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,932,792.30

Executive Summary

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Function:	Education Other
Gross Area (SF):	30,000
Year Built:	1970
Last Renovation:	2004
Replacement Value:	$4,870,118
Repair Cost:	$2,391,294.00
Total FCI:	49.10 %
Total RSLI:	24.70 %
FCA Score:	50.90

Description:

The main school building Eagle Woods Academy/GNETS is a one-story building located at 5931 Shadow Rock Drive in Lithonia, Georgia. Originally built in 1970, there have been no additions and some renovations in 2004. 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:	8010	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	55.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.53 %	40.93 %	$311,520.00
B30 - Roofing	0.00 %	110.00 %	$574,992.00
C10 - Interior Construction	35.54 %	33.37 %	$122,550.00
C30 - Interior Finishes	2.92 %	99.19 %	$522,095.00
D20 - Plumbing	48.81 %	27.90 %	$142,890.00
D30 - HVAC	24.45 %	16.50 %	$181,830.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	7.38 %	79.55 %	$515,460.00
E10 - Equipment	0.00 %	110.00 %	$2,475.00
F10 - Special Construction	0.00 %	110.00 %	$17,482.00
Totals:	**24.70 %**	**49.10 %**	**$2,391,294.00**

Photo Album

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

1). South Elevation - Jul 01, 2015

2). East Elevation - Jul 01, 2015

3). North Elevation - Jul 01, 2015

4). West Elevation - Jul 01, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.63	S.F.	30,000	100	1970	2070		55.00 %	0.00 %	55			$48,900
A1020	Special Foundations	$4.46	S.F.	0	100	1970	2070		55.00 %	0.00 %	55			$0
A1030	Slab on Grade	$3.56	S.F.	30,000	100	1970	2070		55.00 %	0.00 %	55			$106,800
A2010	Basement Excavation	$1.31	S.F.	985	100	1970	2070		55.00 %	0.00 %	55			$1,290
A2020	Basement Walls	$5.55	S.F.	985	100	1970	2070		55.00 %	0.00 %	55			$5,467
B1010	Floor Construction	$13.66	S.F.	985	100	1970	2070		55.00 %	0.00 %	55			$13,455
B1020	Roof Construction	$7.88	S.F.	30,000	100	1970	2070		55.00 %	0.00 %	55			$236,400
B2010	Exterior Walls	$15.93	S.F.	30,000	100	1970	2070		55.00 %	0.00 %	55			$477,900
B2020	Exterior Windows	$8.60	S.F.	30,000	30	1970	2000		0.00 %	110.00 %	-15		$283,800.00	$258,000
B2030	Exterior Doors	$0.84	S.F.	30,000	30	1970	2000		0.00 %	110.00 %	-15		$27,720.00	$25,200
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	6,000	10	1970	1980		0.00 %	110.00 %	-35		$28,512.00	$25,920
B3010	Roof Coverings - BUR	$20.70	S.F.	24,000	20	1970	1990		0.00 %	110.00 %	-25		$546,480.00	$496,800
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1970	1985		0.00 %	0.00 %	-30			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1970	2000		0.00 %	0.00 %	-15			$0
B3010	Roof Coverings Standing Seam Metal	$27.45	S.F.	0	75	1970	2045		40.00 %	0.00 %	30			$0
B3020	Roof Openings	$0.03	S.F.	0	30	1970	2000		0.00 %	0.00 %	-15			$0
C1010	Partitions	$7.91	S.F.	30,000	100	1970	2070		55.00 %	0.00 %	55			$237,300
C1020	Interior Doors	$2.26	S.F.	30,000	30	1970	2000		0.00 %	80.00 %	-15		$54,240.00	$67,800
C1030	Fittings	$2.07	S.F.	30,000	20	1970	1990		0.00 %	110.00 %	-25		$68,310.00	$62,100
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	1970	2000		0.00 %	0.00 %	-15			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	30,000	10	1970	1980		0.00 %	110.00 %	-35		$63,690.00	$57,900
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1970	1980		0.00 %	0.00 %	-35			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	4,367	8	2010	2018		37.50 %	0.00 %	3			$37,120
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	1,007	50	1970	2020		10.00 %	0.00 %	5			$14,591
C3020	Floor Finishes - Terrazzo	$53.01	S.F.		50	1970	2020		10.00 %	0.00 %	5			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	24,626	20	1970	1990		0.00 %	110.00 %	-25		$258,425.00	$234,932
C3020	Floor Finishes - Wood	$9.73	S.F.	0	20	1970	1990		0.00 %	0.00 %	-25			$0
C3030	Ceiling Finishes	$6.06	S.F.	30,000	20	1970	1990		0.00 %	110.00 %	-25		$199,980.00	$181,800
D2010	Plumbing Fixtures	$8.13	S.F.	30,000	30	2004	2034		63.33 %	0.00 %	19			$243,900
D2020	Domestic Water Distribution	$3.84	S.F.	30,000	30	2004	2034		63.33 %	0.00 %	19			$115,200
D2030	Sanitary Waste	$4.33	S.F.	30,000	30	1970	2000		0.00 %	110.00 %	-15		$142,890.00	$129,900
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	30,000	40	2014	2054		97.50 %	0.00 %	39			$23,100
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	30,000	30	1970	2000		0.00 %	110.00 %	-15		$181,830.00	$165,300
D3050	Terminal & Package Units	$27.66	S.F.	30,000	15	2004	2019		26.67 %	0.00 %	4			$829,800

School Assessment Report - 1970 Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D3060	Controls & Instrumentation	$3.57	S.F.	30,000	20	2004	2024		45.00 %	0.00 %	9			$107,100
D3070	Systems Testing & Balance	$0.37	S.F.	0	30	1970	2000		0.00 %	0.00 %	-15			$0
D4010	Sprinklers	$4.13	S.F.	0	30				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	30,000	40	1970	2010		0.00 %	110.00 %	-5		$57,090.00	$51,900
D5020	Branch Wiring	$5.53	S.F.	30,000	30	1970	2000		0.00 %	110.00 %	-15		$182,490.00	$165,900
D5020	Lighting	$8.36	S.F.	30,000	30	1970	2000		0.00 %	110.00 %	-15		$275,880.00	$250,800
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	30,000	15	2004	2019		26.67 %	0.00 %	4			$43,200
D5030	Communications and Security - PA & Clock Systems	$3.33	S.F.	30,000	15	2004	2019		26.67 %	0.00 %	4			$99,900
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	30,000	15	2004	2019		26.67 %	0.00 %	4			$36,300
D5090	Other Electrical Systems - Emergency Generator	$0.84	S.F.		20				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.75	S.F.	3,000	20	1970	1990		0.00 %	110.00 %	-25		$2,475.00	$2,250
F1010	Special Structures - Canopies	$27.64	S.F.	575	20	1970	1990		0.00 %	110.00 %	-25		$17,482.00	$15,893
								Total	**24.70 %**	**49.10 %**			**$2,391,294.00**	**$4,870,118**

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:	**$2,391,294**	**$0**	**$0**	**$44,617**	**$1,249,450**	**$18,608**	**$0**	**$0**	**$0**	**$153,715**	**$123,912**	**$3,981,596**
*** 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	$283,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$283,800**
B2030 - Exterior Doors	$27,720	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,720**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$28,512	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,318	**$66,830**
B3010 - Roof Coverings - BUR	$546,480	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$546,480**
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**

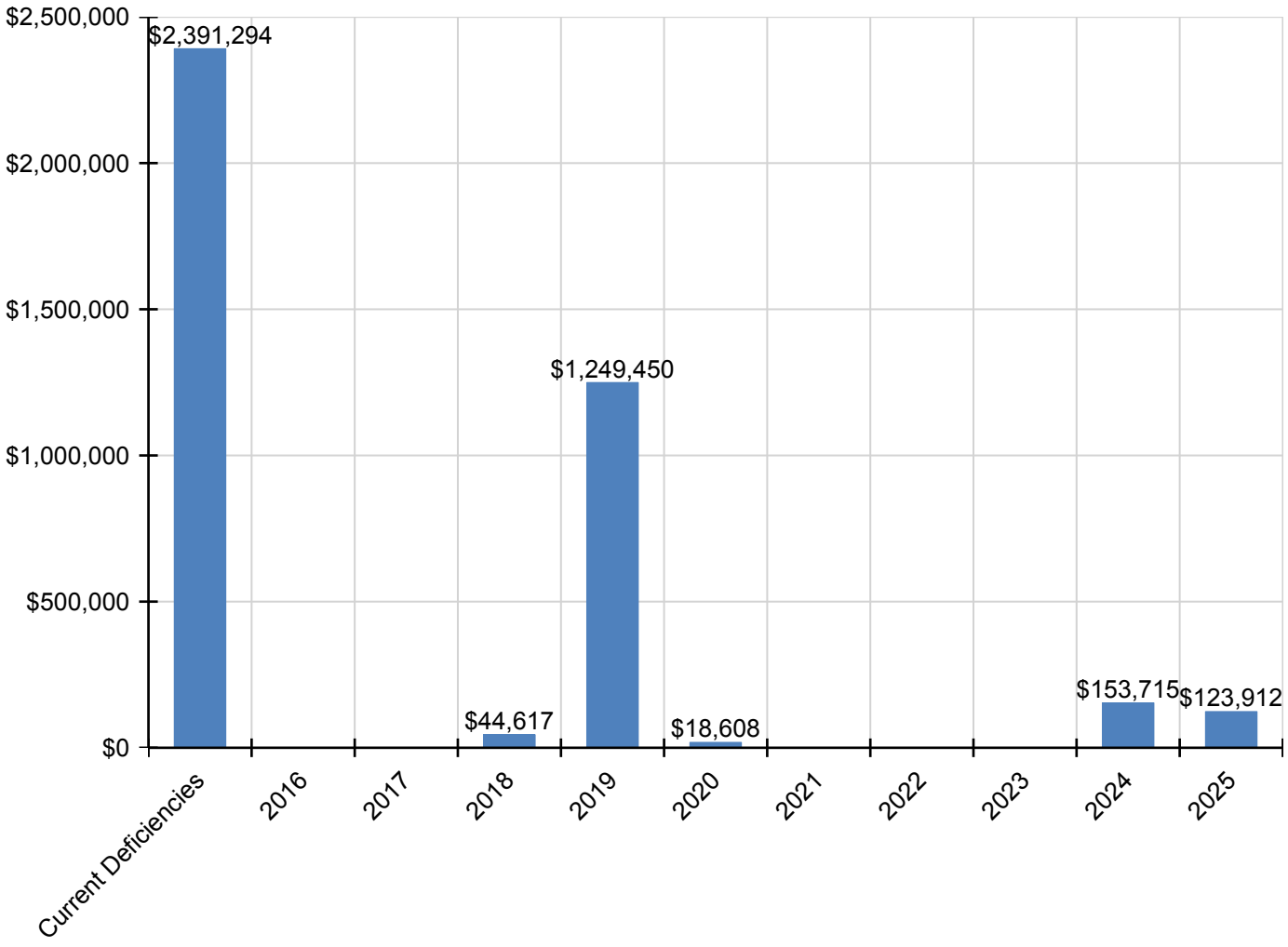
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$54,240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,240**
C1030 - Fittings	$68,310	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,310**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$63,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	$85,594	**$149,284**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$44,617	$0	$0	$0	$0	$0	$0	$0	**$44,617**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$18,608	$0	$0	$0	$0	$0	**$18,608**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$258,425	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$258,425**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$199,980	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$199,980**
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	$142,890	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$142,890**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$181,830	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$181,830**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$1,027,342	$0	$0	$0	$0	$0	$0	**$1,027,342**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$153,715	$0	**$153,715**
D3070 - Systems Testing & Balance	$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**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$57,090	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,090**
D5020 - Branch Wiring	$182,490	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$182,490**
D5020 - Lighting	$275,880	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$275,880**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$53,484	$0	$0	$0	$0	$0	$0	**$53,484**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$123,682	$0	$0	$0	$0	$0	$0	**$123,682**

D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$44,942	$0	$0	$0	$0	$0	$0	**$44,942**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$2,475	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,475**
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	$17,482	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,482**

** Indicates non-renewable system*

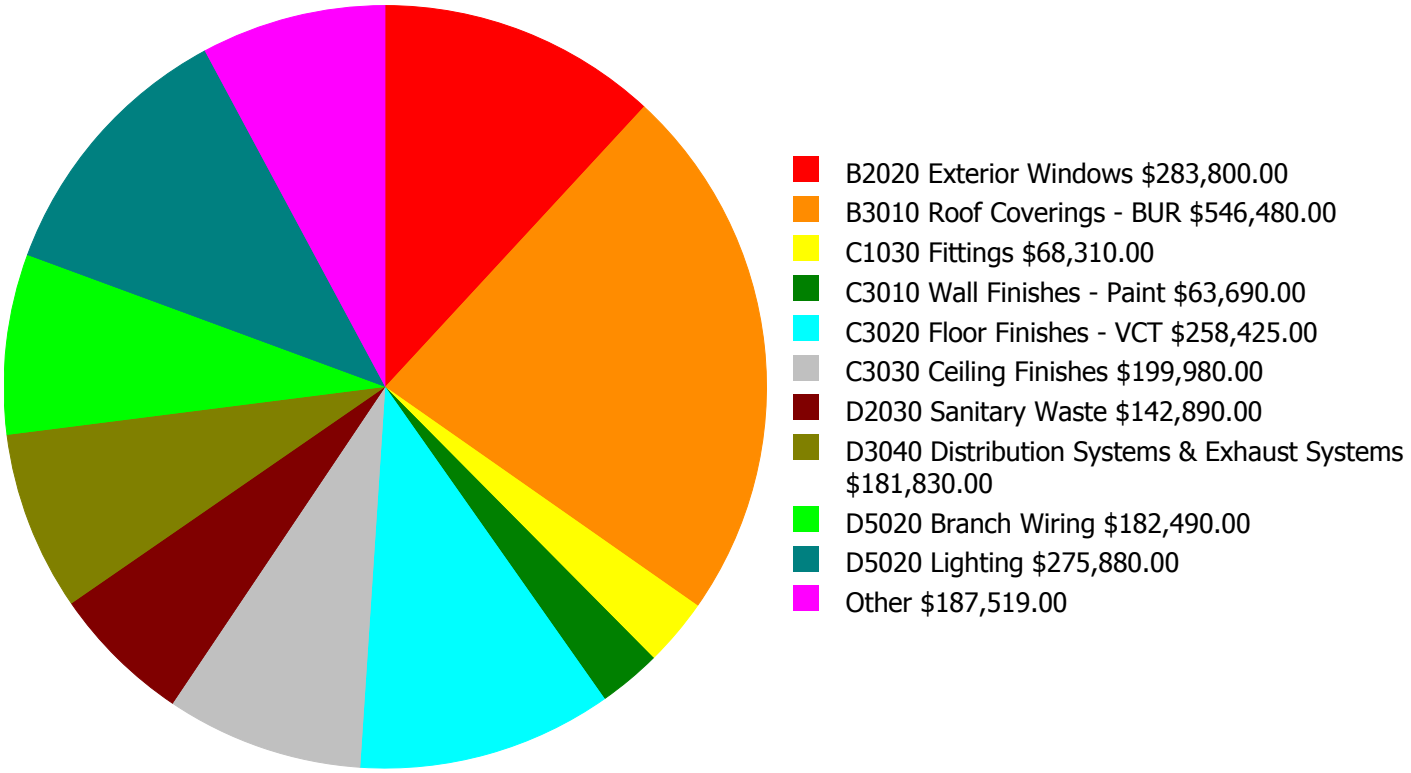
Forecasted Capital Renewal Requirement

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

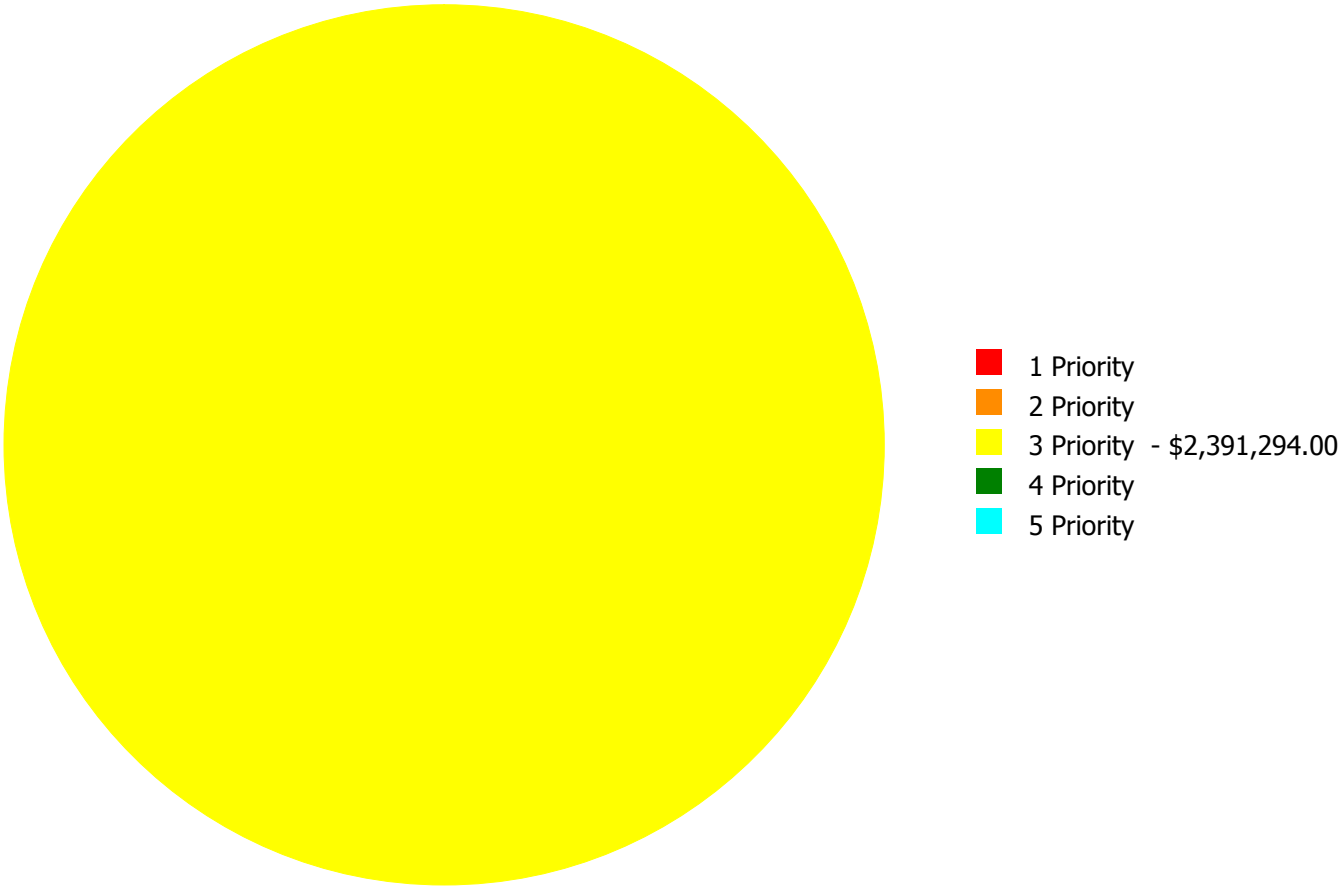
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $2,391,294.00

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: $2,391,294.00

Deficiency By Priority Investment Table

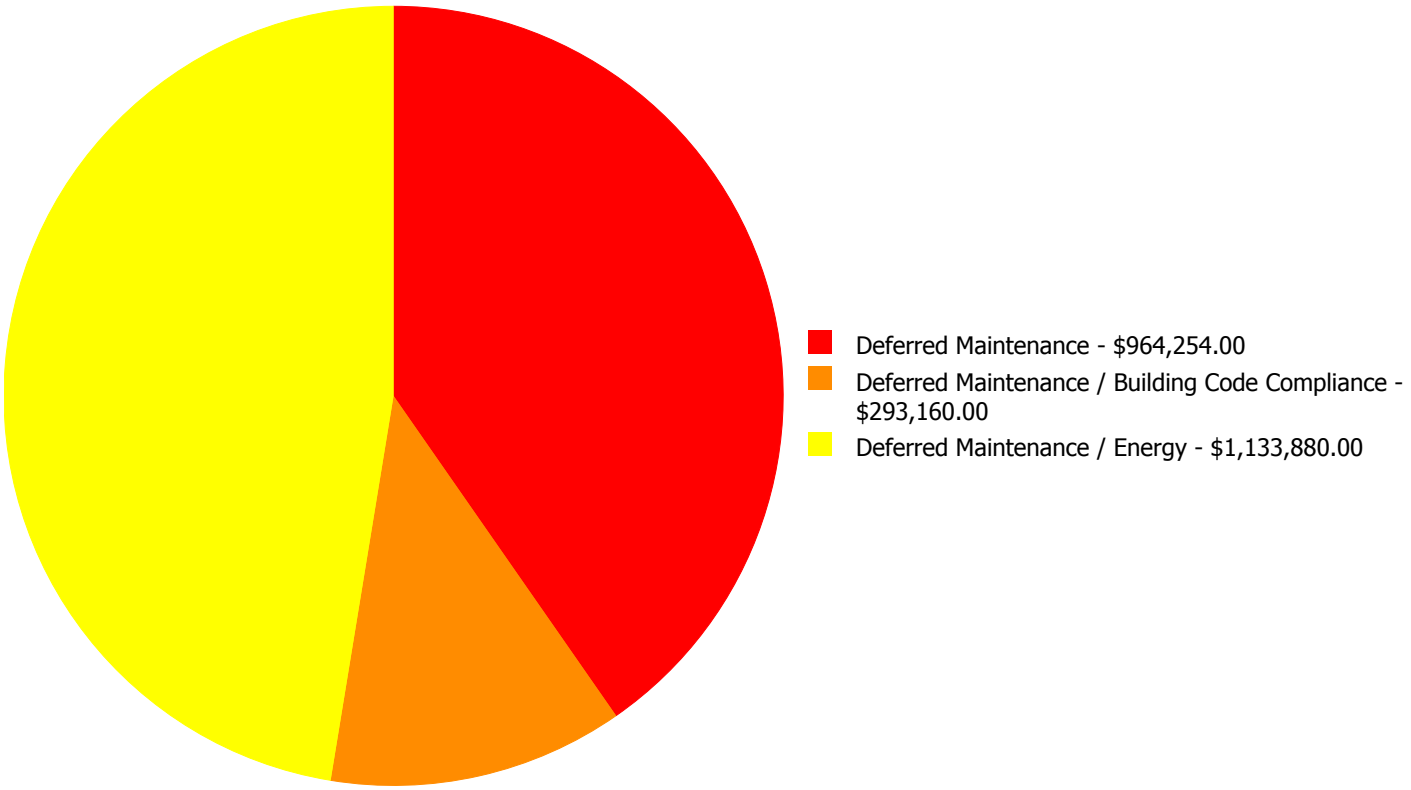
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2020	Exterior Windows	$0.00	$0.00	$283,800.00	$0.00	$0.00	$283,800.00
B2030	Exterior Doors	$0.00	$0.00	$27,720.00	$0.00	$0.00	$27,720.00
B3010	Roof Coverings - Asphalt Shingles	$0.00	$0.00	$28,512.00	$0.00	$0.00	$28,512.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$546,480.00	$0.00	$0.00	$546,480.00
C1020	Interior Doors	$0.00	$0.00	$54,240.00	$0.00	$0.00	$54,240.00
C1030	Fittings	$0.00	$0.00	$68,310.00	$0.00	$0.00	$68,310.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$63,690.00	$0.00	$0.00	$63,690.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$258,425.00	$0.00	$0.00	$258,425.00
C3030	Ceiling Finishes	$0.00	$0.00	$199,980.00	$0.00	$0.00	$199,980.00
D2030	Sanitary Waste	$0.00	$0.00	$142,890.00	$0.00	$0.00	$142,890.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$181,830.00	$0.00	$0.00	$181,830.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$57,090.00	$0.00	$0.00	$57,090.00
D5020	Branch Wiring	$0.00	$0.00	$182,490.00	$0.00	$0.00	$182,490.00
D5020	Lighting	$0.00	$0.00	$275,880.00	$0.00	$0.00	$275,880.00
E1020	Institutional Equipment	$0.00	$0.00	$2,475.00	$0.00	$0.00	$2,475.00
F1010	Special Structures - Canopies	$0.00	$0.00	$17,482.00	$0.00	$0.00	$17,482.00
	Total:	$0.00	$0.00	$2,391,294.00	$0.00	$0.00	$2,391,294.00

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: $2,391,294.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $283,800.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The aluminum frame, single pane windows are aged, not energy efficient, and should be scheduled for replacement.

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $27,720.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The original exterior doors are beyond their expected service life, rusted, damaged, not energy efficient, and should be scheduled for replacement.

System: B3010 - Roof Coverings - Asphalt Shingles

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 6,000.00

Unit of Measure: S.F.

Estimate: $28,512.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The asphalt shingle roofing is aged, damaged, and should be replaced.

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Damaged

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 24,000.00

Unit of Measure: S.F.

Estimate: $546,480.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The built-up roof covering is beyond its expected service life, showing signs of failure, not energy efficient, and should be replaced.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 30,000.00

Unit of Measure: S.F.

Estimate: $54,240.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The interior doors are aged, worn, not building code or ADA compliant, and should be repaired or replaced.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 30,000.00

Unit of Measure: S.F.

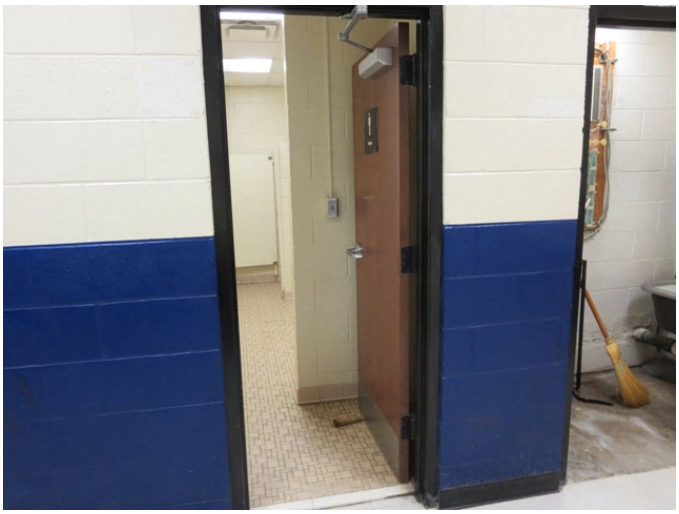
Estimate: $68,310.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions and signage, throughout the building are beyond their expected service life, in marginal condition, and should be scheduled for replacement.

System: C3010 - Wall Finishes - Paint



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $63,690.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 24,626.00
Unit of Measure: S.F.
Estimate: $258,425.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The VCT flooring is beyond its expected service life, damaged in areas, and should be scheduled for replacement.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $199,980.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The acoustical ceiling tile and grid system is aged, rusted and damaged in areas, 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: 30,000.00
Unit of Measure: S.F.
Estimate: $142,890.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 30,000.00

Unit of Measure: S.F.

Estimate: $181,830.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The distribution and exhaust systems are beyond their expected service life, failing, not code compliant, and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution

Location: Basement

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 30,000.00

Unit of Measure: S.F.

Estimate: $57,090.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The electrical service and distribution system is beyond its expected service life and should be scheduled for replacement. The electrical panels do not meet code requirements for clearance.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $182,490.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $275,880.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The lighting system is beyond its expected service life, inadequate, not energy efficient, and should be scheduled for replacement.

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 3,000.00
Unit of Measure: S.F.
Estimate: $2,475.00
Assessor Name: Ben Nixon
Date Created: 09/09/2015

Notes: Institutional equipment, such as library equipment and audio-visual equipment, is beyond its expected service life and should be scheduled for replacement.

System: F1010 - Special Structures - Canopies

Location: East Side of Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 575.00
Unit of Measure: S.F.
Estimate: $17,482.00
Assessor Name: Ben Nixon
Date Created: 08/29/2015

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

Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	14,000
Year Built:	1970
Last Renovation:	
Replacement Value:	$2,661,658
Repair Cost:	$1,026,004.00
Total FCI:	38.55 %
Total RSLI:	29.88 %
FCA Score:	61.45

Description:

The gymnasium at Eagle Woods Academy/GNETS is a one-story building located at 5931 Shadow Rock Drive in Lithonia, Georgia. Originally built in 1970, there have been no additions and some renovations in 2004. 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:	8020	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	55.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.94 %	40.13 %	$175,098.00
B30 - Roofing	40.00 %	0.00 %	$0.00
C10 - Interior Construction	34.32 %	35.15 %	$100,772.00
C30 - Interior Finishes	15.97 %	24.38 %	$66,374.00
D20 - Plumbing	38.50 %	44.26 %	$103,488.00
D30 - HVAC	12.12 %	60.00 %	$215,292.00
D50 - Electrical	5.88 %	85.73 %	$212,674.00
E10 - Equipment	0.00 %	110.00 %	$121,506.00
E20 - Furnishings	0.00 %	110.00 %	$30,800.00
Totals:	**29.88 %**	**38.55 %**	**$1,026,004.00**

Photo Album

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

1). South Elevation - Jul 01, 2015

2). West Elevation - Jul 01, 2015

3). North Elevation - Jul 01, 2015

4). East Elevation - Jul 01, 2015

Condition Detail

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

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

System Listing

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

School Assessment Report - 1970 Gym

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.34	S.F.	14,000	100	1970	2070		55.00 %	0.00 %	55			$130,760
A1030	Slab on Grade	$6.21	S.F.	14,000	100	1970	2070		55.00 %	0.00 %	55			$86,940
A2010	Basement Excavation	$0.18	S.F.	685	100	1970	2070		55.00 %	0.00 %	55			$123
A2020	Basement Walls	$2.47	S.F.	685	100	1970	2070		55.00 %	0.00 %	55			$1,692
B1010	Floor Construction	$2.65	S.F.	685	100	1970	2070		55.00 %	0.00 %	55			$1,815
B1020	Roof Construction	$21.36	S.F.	14,000	100	1970	2070		55.00 %	0.00 %	55			$299,040
B2010	Exterior Walls	$19.80	S.F.	14,000	100	1970	2070		55.00 %	0.00 %	55			$277,200
B2020	Exterior Windows	$9.36	S.F.	14,000	30	1970	2000		0.00 %	110.00 %	-15		$144,144.00	$131,040
B2030	Exterior Doors	$2.01	S.F.	14,000	30	1970	2000		0.00 %	110.00 %	-15		$30,954.00	$28,140
B3010	Roof Coverings - BUR	$16.79	S.F.	0	20	1970	1990		0.00 %	0.00 %	-25			$0
B3010	Roof Coverings - EPDM	$16.79	S.F.	0	15	1970	1985		0.00 %	0.00 %	-30			$0
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	14,000	75	1970	2045		40.00 %	0.00 %	30			$166,740
C1010	Partitions	$12.78	S.F.	14,000	100	1970	2070		55.00 %	0.00 %	55			$178,920
C1020	Interior Doors	$4.24	S.F.	14,000	30	1970	2000		0.00 %	80.00 %	-15		$47,488.00	$59,360
C1030	Fittings	$3.46	S.F.	14,000	20	1970	1990		0.00 %	110.00 %	-25		$53,284.00	$48,440
C3010	Wall Finishes - Ceramic & Glazed	$8.83	S.F.	0	20	1970	1990		0.00 %	0.00 %	-25			$0
C3010	Wall Finishes - Paint	$1.41	S.F.	14,000	10	2015	2025		100.00 %	0.00 %	10			$19,740
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.57	S.F.	320	50	1970	2020		10.00 %	0.00 %	5			$4,022
C3020	Floor Finishes - Rubber	$20.63	S.F.	7,660	50	1970	2020		10.00 %	0.00 %	5			$158,026
C3020	Floor Finishes - VCT	$5.01	S.F.	6,020	20	1970	1990	2020	25.00 %	0.00 %	5			$30,160
C3030	Ceiling Finishes	$4.31	S.F.	14,000	20	1970	1990		0.00 %	110.00 %	-25		$66,374.00	$60,340
D2010	Plumbing Fixtures	$9.66	S.F.	14,000	30	2004	2034		63.33 %	0.00 %	19			$135,240
D2020	Domestic Water Distribution	$5.85	S.F.	14,000	30	1970	2000		0.00 %	110.00 %	-15		$90,090.00	$81,900
D2030	Sanitary Waste	$0.87	S.F.	14,000	30	1970	2000		0.00 %	110.00 %	-15		$13,398.00	$12,180
D2040	Rain Water Drainage	$0.22	S.F.	0	30	1970	2000		0.00 %	0.00 %	-15			$0
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	14,000	40	2014	2054		97.50 %	0.00 %	39			$4,480
D3040	Distribution Systems	$10.79	S.F.	14,000	30	1970	2000		0.00 %	110.00 %	-15		$166,166.00	$151,060
D3050	Terminal & Package Units	$11.65	S.F.	14,000	15	2004	2019		26.67 %	0.00 %	4			$163,100
D3060	Controls & Instrumention	$3.19	S.F.	14,000	20	1970	1990		0.00 %	110.00 %	-25		$49,126.00	$44,660
D5010	Electrical Service/Distribution	$1.24	S.F.	14,000	30	1970	2000		0.00 %	110.00 %	-15		$19,096.00	$17,360
D5020	Lighting and Branch Wiring	$12.57	S.F.	14,000	30	1970	2000		0.00 %	110.00 %	-15		$193,578.00	$175,980
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	14,000	15	2004	2019		26.67 %	0.00 %	4			$29,820
D5030	Communications and Security - Public Address & Clock	$0.90	S.F.	14,000	15	2004	2019		26.67 %	0.00 %	4			$12,600
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	14,000	15	2004	2019		26.67 %	0.00 %	4			$12,320
E1020	Institutional Equipment	$7.89	S.F.	14,000	20	1970	1990		0.00 %	110.00 %	-25		$121,506.00	$110,460
E2010	Fixed Furnishings	$2.00	S.F.	14,000	20	1970	1990		0.00 %	110.00 %	-25		$30,800.00	$28,000
								Total	**29.88 %**	**38.55 %**			**$1,026,004.00**	**$2,661,658**

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%

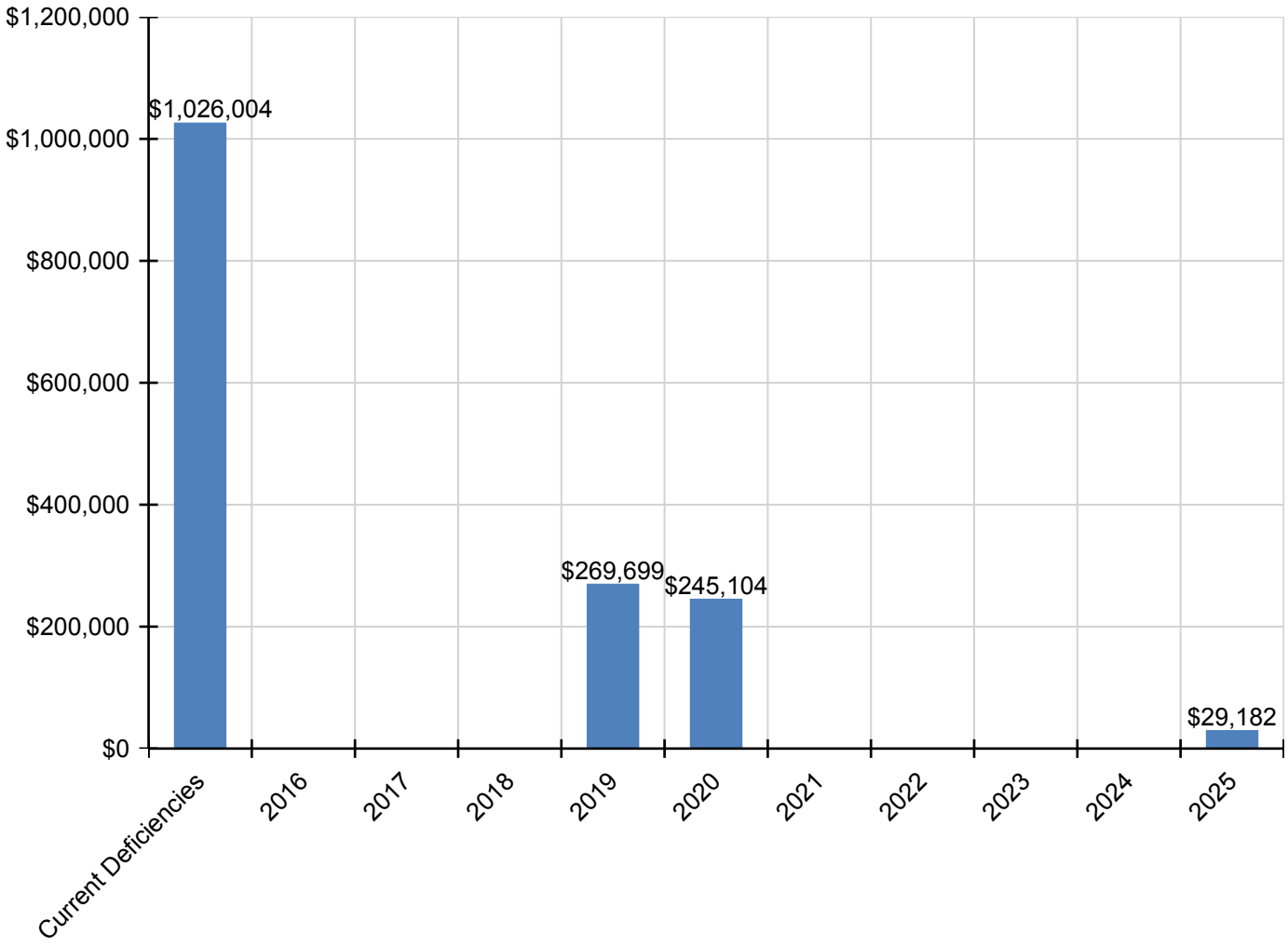
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,026,004**	**$0**	**$0**	**$0**	**$269,699**	**$245,104**	**$0**	**$0**	**$0**	**$0**	**$29,182**	**$1,569,989**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$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**
*** 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	$144,144	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$144,144**
B2030 - Exterior Doors	$30,954	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,954**
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	$47,488	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,488**
C1030 - Fittings	$53,284	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,284**
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	$29,182	**$29,182**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$5,130	$0	$0	$0	$0	$0	**$5,130**
C3020 - Floor Finishes - Rubber	$0	$0	$0	$0	$0	$201,514	$0	$0	$0	$0	$0	**$201,514**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$38,460	$0	$0	$0	$0	$0	**$38,460**
C3030 - Ceiling Finishes	$66,374	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,374**
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	$90,090	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,090**
D2030 - Sanitary Waste	$13,398	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,398**
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	$166,166	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,166**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$201,928	$0	$0	$0	$0	$0	$0	**$201,928**
D3060 - Controls & Instrumention	$49,126	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,126**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$19,096	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,096**
D5020 - Lighting and Branch Wiring	$193,578	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$193,578**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$36,919	$0	$0	$0	$0	$0	$0	**$36,919**
D5030 - Communications and Security - Public Address & Clock	$0	$0	$0	$0	$15,600	$0	$0	$0	$0	$0	$0	**$15,600**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$15,253	$0	$0	$0	$0	$0	$0	**$15,253**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$121,506	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$121,506**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$30,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,800**

** Indicates non-renewable system*

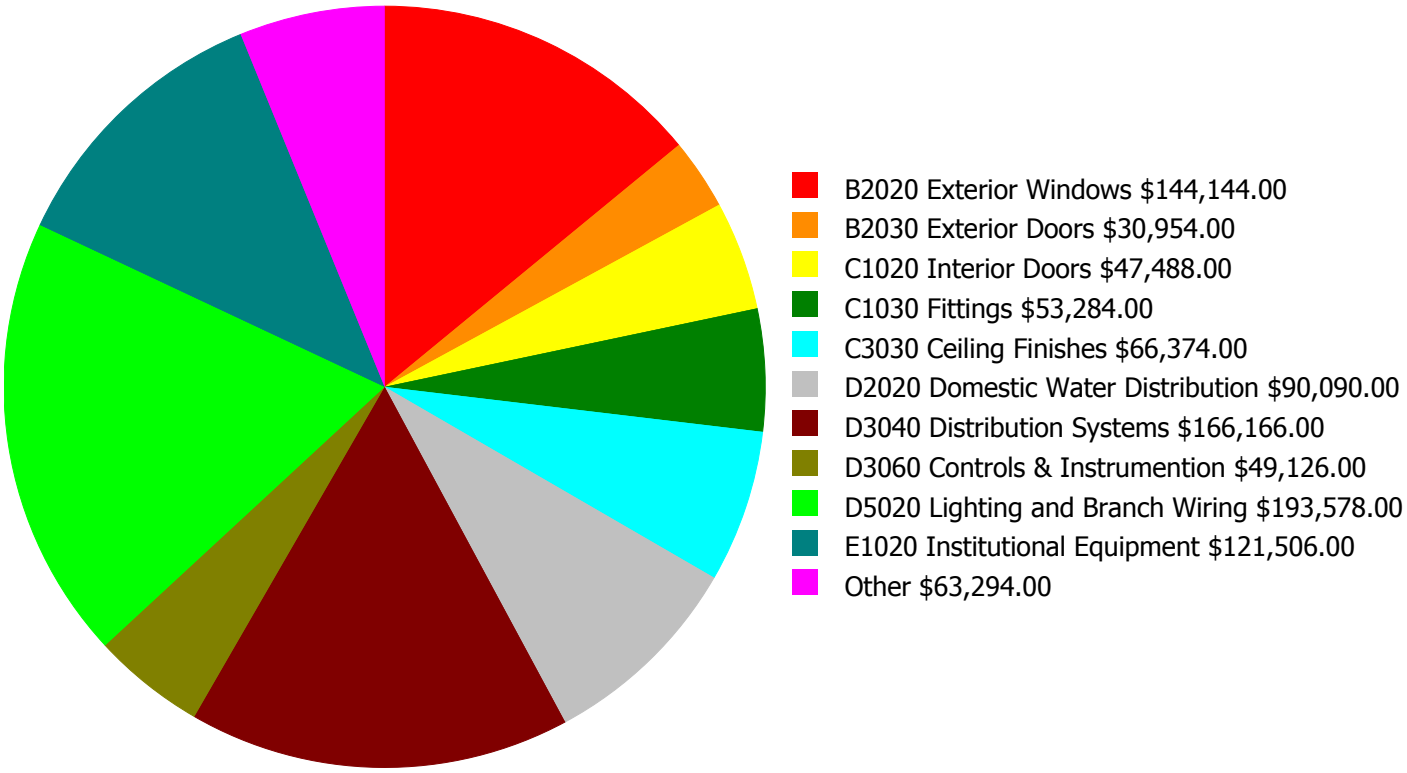
Forecasted Capital Renewal Requirement

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

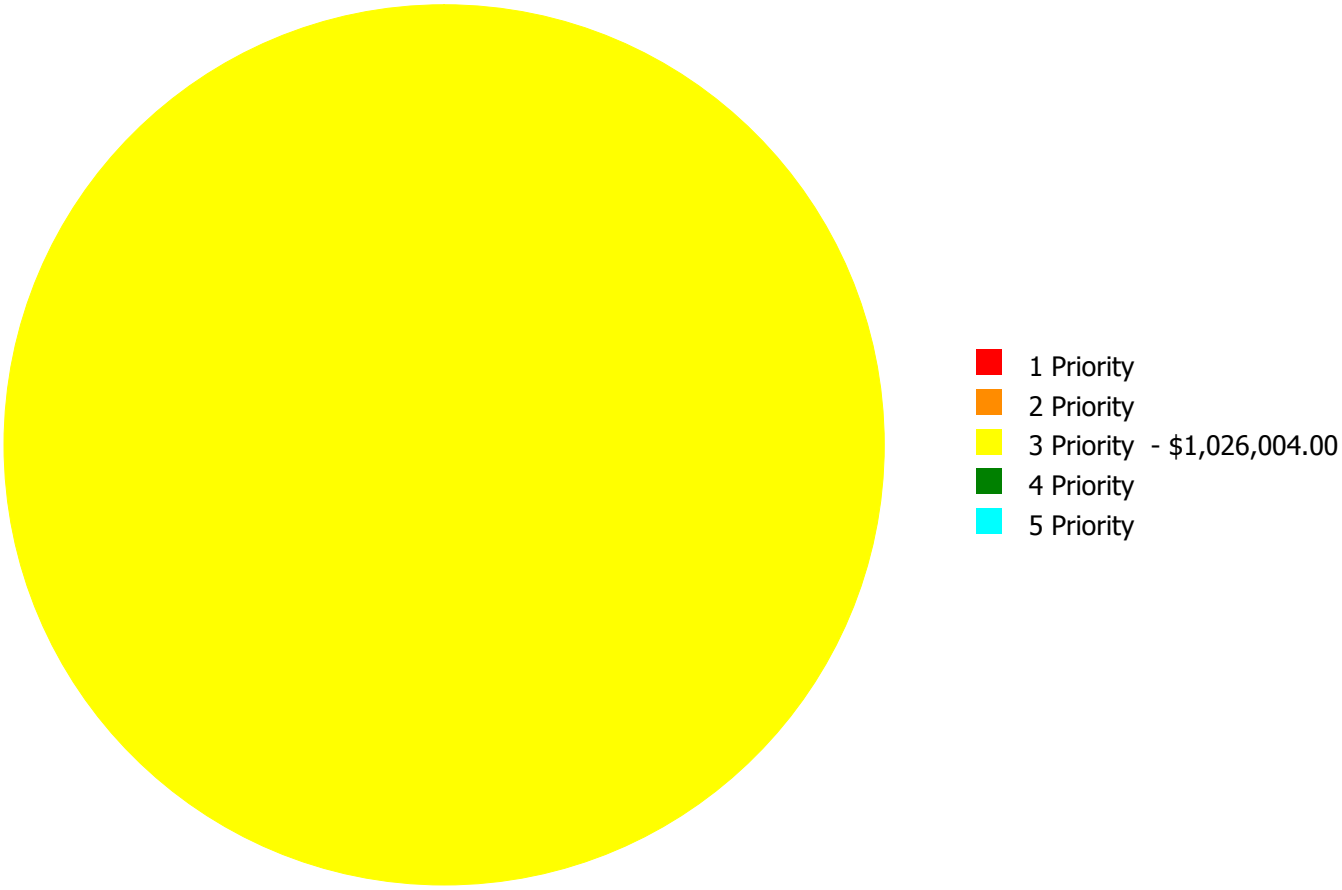
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,026,004.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,026,004.00

Deficiency By Priority Investment Table

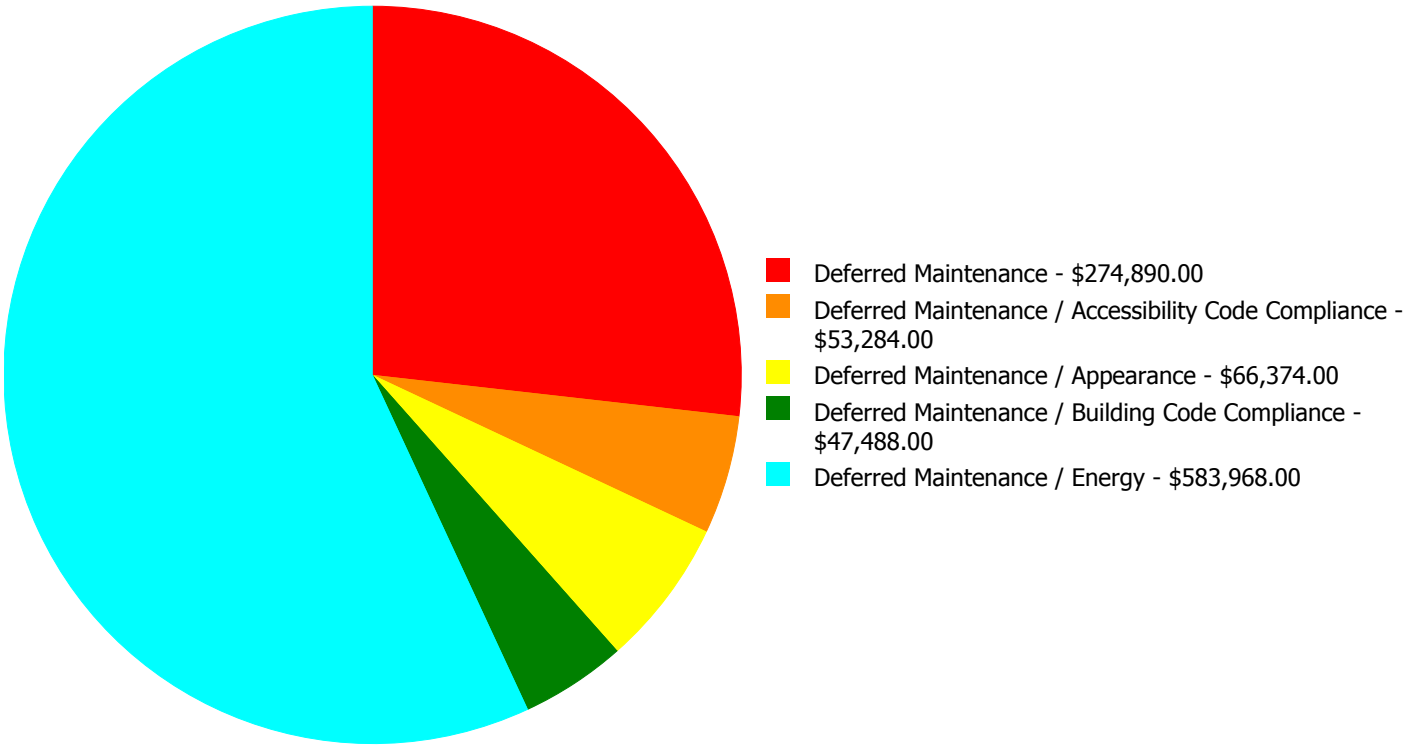
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2020	Exterior Windows	$0.00	$0.00	$144,144.00	$0.00	$0.00	$144,144.00
B2030	Exterior Doors	$0.00	$0.00	$30,954.00	$0.00	$0.00	$30,954.00
C1020	Interior Doors	$0.00	$0.00	$47,488.00	$0.00	$0.00	$47,488.00
C1030	Fittings	$0.00	$0.00	$53,284.00	$0.00	$0.00	$53,284.00
C3030	Ceiling Finishes	$0.00	$0.00	$66,374.00	$0.00	$0.00	$66,374.00
D2020	Domestic Water Distribution	$0.00	$0.00	$90,090.00	$0.00	$0.00	$90,090.00
D2030	Sanitary Waste	$0.00	$0.00	$13,398.00	$0.00	$0.00	$13,398.00
D3040	Distribution Systems	$0.00	$0.00	$166,166.00	$0.00	$0.00	$166,166.00
D3060	Controls & Instrumention	$0.00	$0.00	$49,126.00	$0.00	$0.00	$49,126.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$19,096.00	$0.00	$0.00	$19,096.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$193,578.00	$0.00	$0.00	$193,578.00
E1020	Institutional Equipment	$0.00	$0.00	$121,506.00	$0.00	$0.00	$121,506.00
E2010	Fixed Furnishings	$0.00	$0.00	$30,800.00	$0.00	$0.00	$30,800.00
	Total:	$0.00	$0.00	$1,026,004.00	$0.00	$0.00	$1,026,004.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,026,004.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 14,000.00
Unit of Measure: S.F.
Estimate: $144,144.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The aluminum frame, operable, single pane windows are aged, not energy efficient, and should be scheduled for replacement.

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 14,000.00
Unit of Measure: S.F.
Estimate: $30,954.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 14,000.00

Unit of Measure: S.F.

Estimate: $47,488.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Interior doors are beyond their expected service life, worn and damaged, not code or ADA compliant, and should be scheduled for replacement.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 14,000.00

Unit of Measure: S.F.

Estimate: $53,284.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions and signage, throughout the building are beyond their expected service life, have some deterioration, not ADA compliant, and should be scheduled for replacement.

System: C3030 - Ceiling Finishes

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Appearance

Priority: 3 Priority

Correction: Renew System

Qty: 14,000.00

Unit of Measure: S.F.

Estimate: $66,374.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Ceiling finishes are beyond their expected service life, damaged, and should be scheduled for replacement. The BATT insulation over the basketball court is damaged and falling. The acoustical ceiling tiles and grid system is damaged due to roof leaks.

System: D2020 - Domestic Water Distribution

Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 14,000.00

Unit of Measure: S.F.

Estimate: $90,090.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D2030 - Sanitary Waste

Location: Thoughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 14,000.00
Unit of Measure: S.F.
Estimate: $13,398.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D3040 - Distribution Systems

Location: Lower Level
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 14,000.00
Unit of Measure: S.F.
Estimate: $166,166.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The distribution system is beyond its expected service life, not energy efficient, and should be scheduled for replacement.

System: D3060 - Controls & Instrumention

Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 14,000.00

Unit of Measure: S.F.

Estimate: $49,126.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The building controls and instrumentation systems are beyond their expected service life, not energy efficient, and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 14,000.00

Unit of Measure: S.F.

Estimate: $19,096.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 14,000.00
Unit of Measure: S.F.
Estimate: $193,578.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

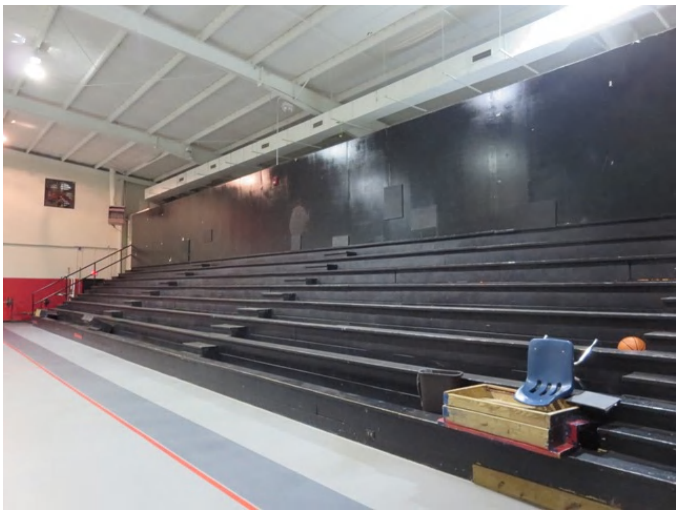
Notes: Lighting and branch wiring is beyond service life, not energy efficient, and should be scheduled for replacement.

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 14,000.00
Unit of Measure: S.F.
Estimate: $121,506.00
Assessor Name: Ben Nixon
Date Created: 09/09/2015

Notes: Institutional equipment, such as audio-visual equipment, is beyond its expected service life and should be scheduled for replacement.

System: E2010 - Fixed Furnishings



Location: Gym

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 14,000.00

Unit of Measure: S.F.

Estimate: $30,800.00

Assessor Name: Ben Nixon

Date Created: 09/09/2015

Notes: The original, fixed multiple seating is functional, but beyond its expected service life and should be scheduled for replacement.

Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	500
Year Built:	1970
Last Renovation:	
Replacement Value:	$45,900
Repair Cost:	$18,272.00
Total FCI:	39.81 %
Total RSLI:	25.31 %
FCA Score:	60.19

Description:

The storage building at Eagle Woods Academy/GNETS is a one-story building located on the school grounds. Originally built in 1970, there have been no additions and no 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:	8030	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	0.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.88 %	2.23 %	$440.00
B30 - Roofing	0.00 %	110.01 %	$9,235.00
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 %	110.01 %	$8,597.00
Totals:	**25.31 %**	**39.81 %**	**$18,272.00**

Photo Album

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

1). North Elevation - Jul 01, 2015

2). West Elevation - Jul 01, 2015

3). East Elevation - Jul 01, 2015

4). South Elevation - Jul 01, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	0	100	1970	2070		55.00 %	0.00 %	55			$0
A1030	Slab on Grade	$3.60	S.F.	500	100	1970	2070		55.00 %	0.00 %	55			$1,800
A2010	Basement Excavation	$0.22	S.F.	0	100	1970	2070		55.00 %	0.00 %	55			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1970	2070		55.00 %	0.00 %	55			$0
B1020	Roof Construction	$16.33	S.F.	500	100	1970	2070	2015	0.00 %	0.00 %	0			$8,165
B2010	Exterior Walls	$38.65	S.F.	500	100	1970	2070		55.00 %	0.00 %	55			$19,325
B2020	Exterior Windows	$4.87	S.F.	0	30	1970	2000		0.00 %	0.00 %	-15			$0
B2030	Exterior Doors	$0.80	S.F.	500	30	1970	2000		0.00 %	110.00 %	-15		$440.00	$400
B3010	Roof Coverings	$16.79	S.F.	500	20	1970	1990		0.00 %	110.01 %	-25		$9,235.00	$8,395
C1010	Partitions	$13.04	S.F.	0	40	1970	2010		0.00 %	0.00 %	-5			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1970	2000		0.00 %	0.00 %	-15			$0
C1030	Fittings	$3.04	S.F.	0	20	1970	1990		0.00 %	0.00 %	-25			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1970	1990		0.00 %	0.00 %	-25			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1970	1990		0.00 %	0.00 %	-25			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1970	1990		0.00 %	0.00 %	-25			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1970	2000		0.00 %	0.00 %	-15			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	500	30	1970	2000		0.00 %	110.00 %	-15		$1,683.00	$1,530
D5020	Lighting and Branch Wiring	$12.57	S.F.	500	30	1970	2000		0.00 %	110.01 %	-15		$6,914.00	$6,285
								Total	**25.31 %**	**39.81 %**			**$18,272.00**	**$45,900**

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%

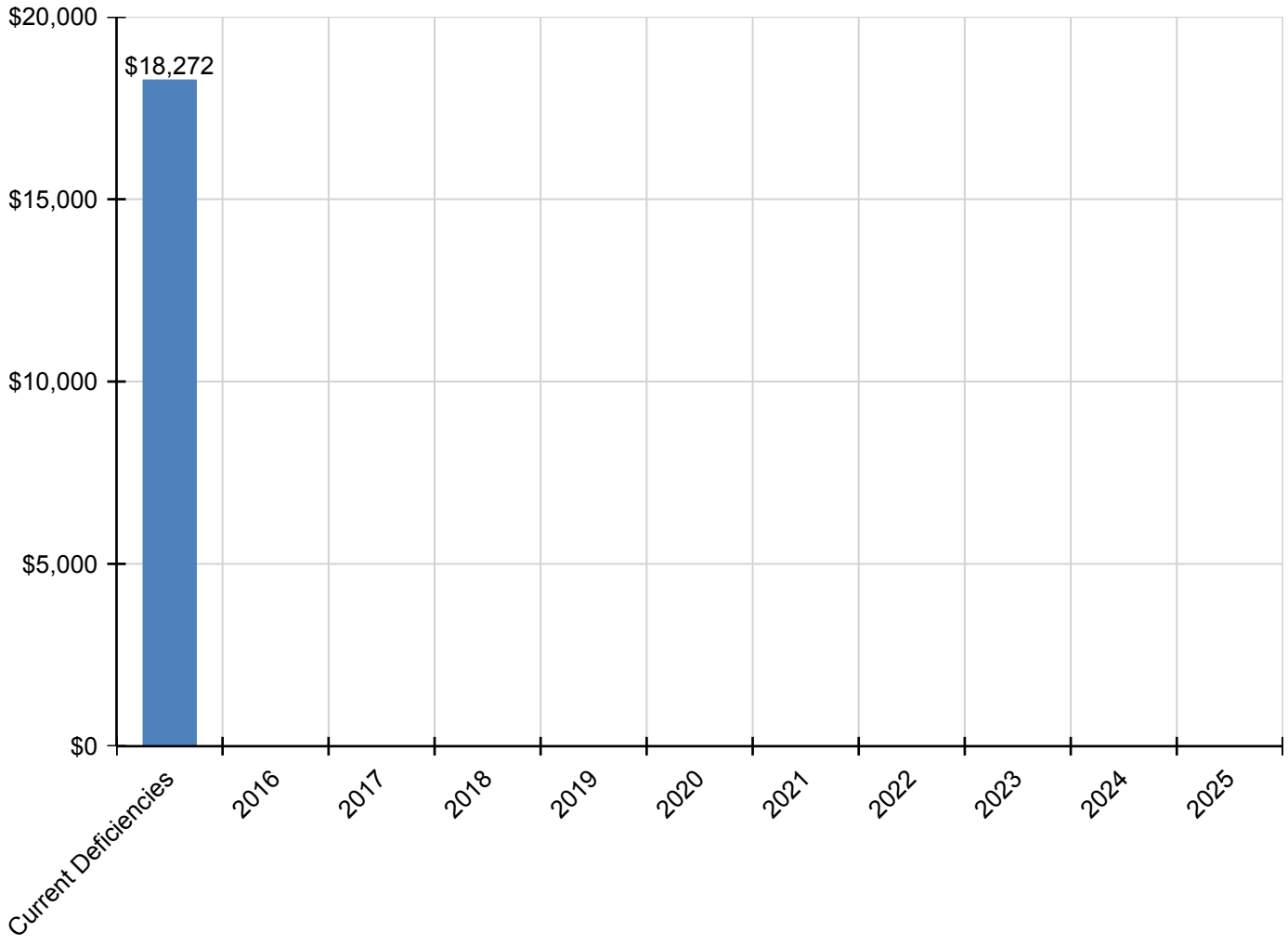
School Assessment Report - 1970 Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$18,272**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$18,272**
*** 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	$440	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$440**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$9,235	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,235**
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	$1,683	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,683**
D5020 - Lighting and Branch Wiring	$6,914	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,914**

** Indicates non-renewable system*

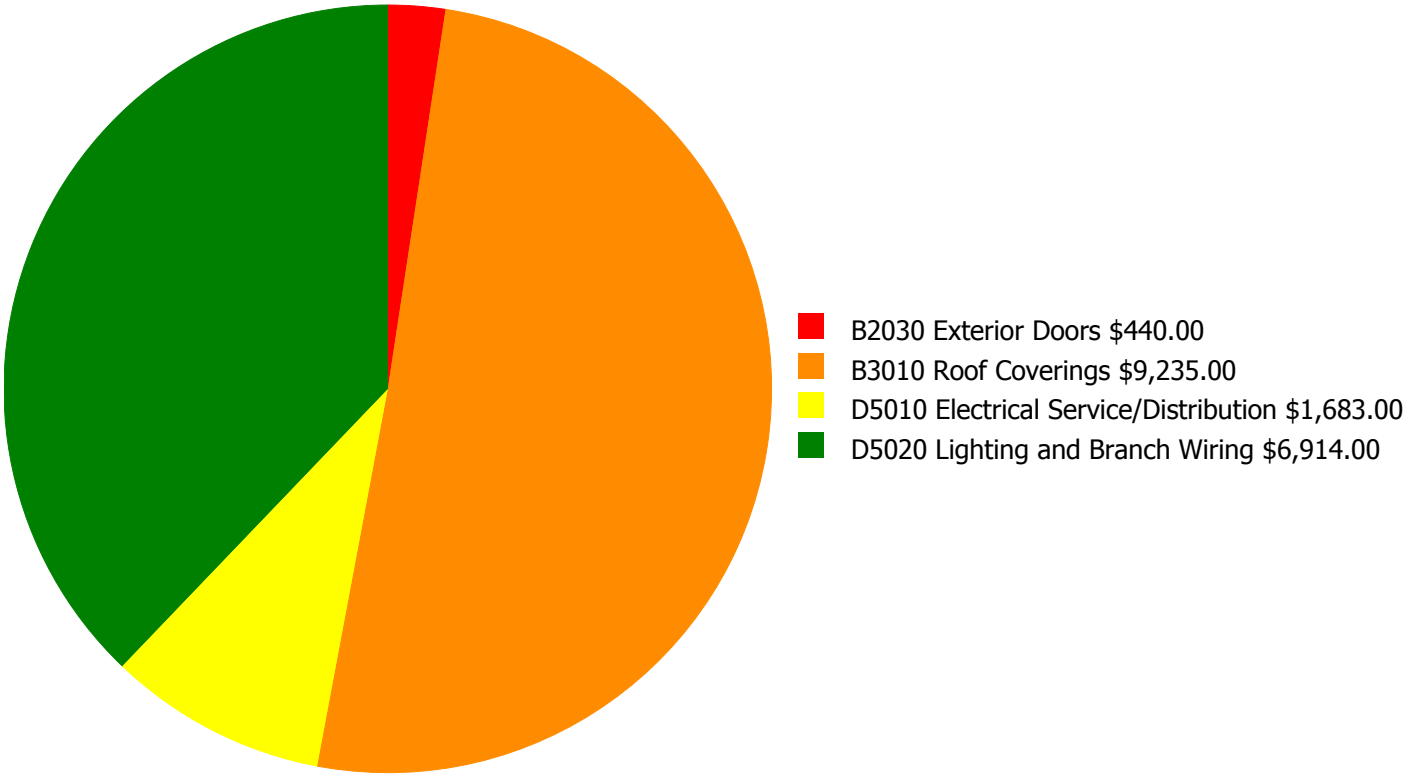
Forecasted Capital Renewal Requirement

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

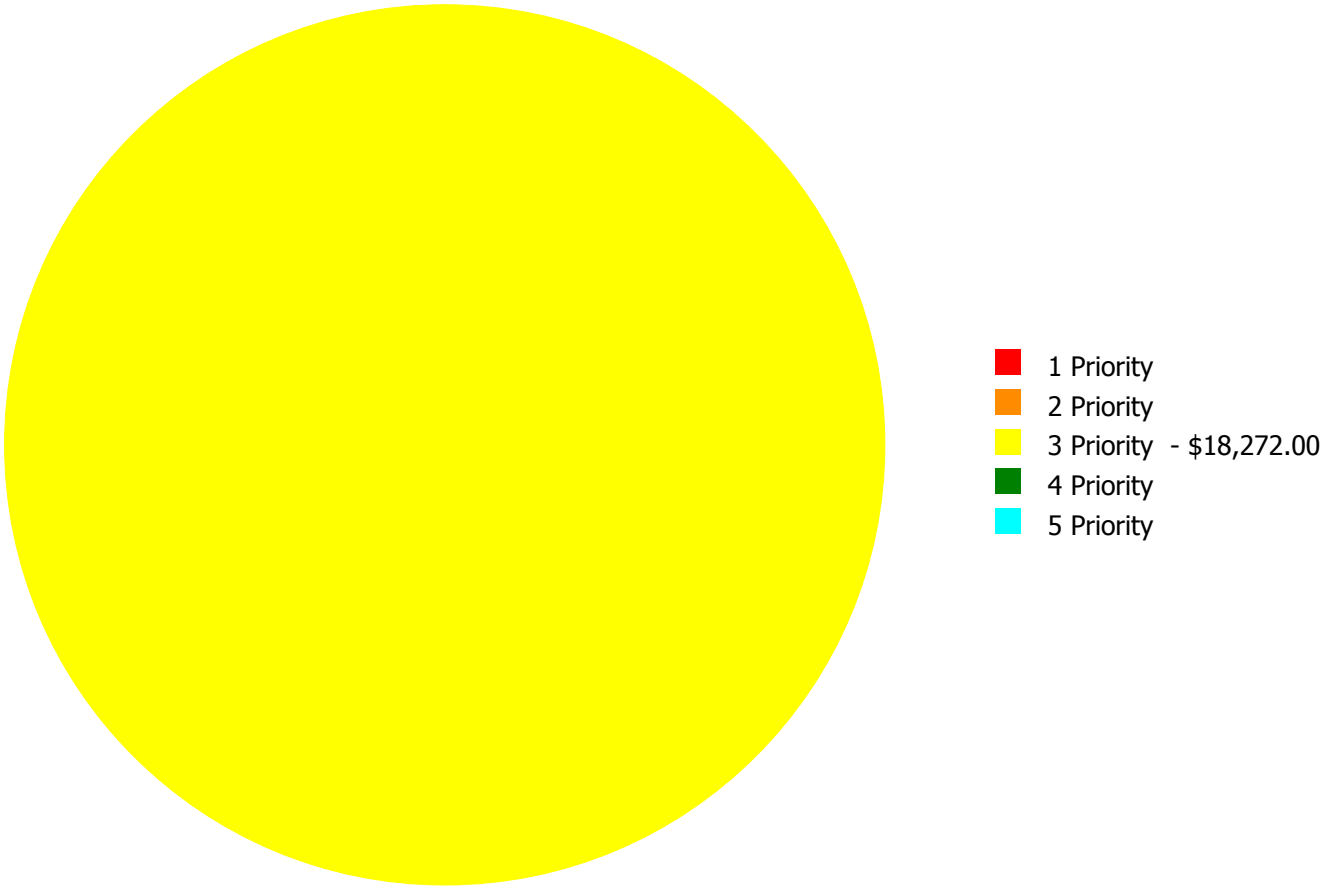
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $18,272.00

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: $18,272.00

Deficiency By Priority Investment Table

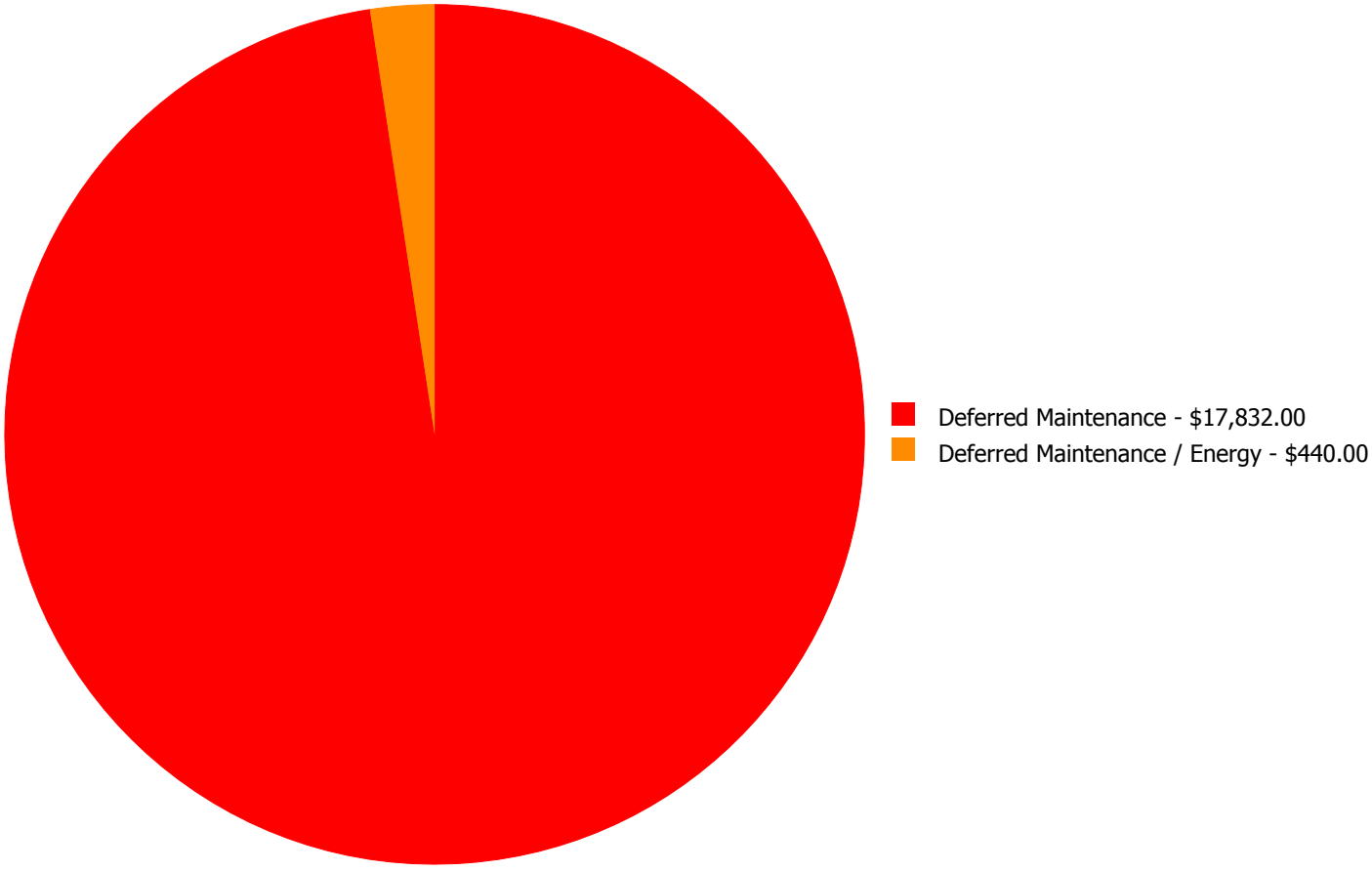
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$440.00	$0.00	$0.00	$440.00
B3010	Roof Coverings	$0.00	$0.00	$9,235.00	$0.00	$0.00	$9,235.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$1,683.00	$0.00	$0.00	$1,683.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$6,914.00	$0.00	$0.00	$6,914.00
	Total:	$0.00	$0.00	$18,272.00	$0.00	$0.00	$18,272.00

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: $18,272.00

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: North and West Elevations
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 500.00
Unit of Measure: S.F.
Estimate: $440.00
Assessor Name: Charles Schulze
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 500.00
Unit of Measure: S.F.
Estimate: $9,235.00
Assessor Name: Charles Schulze
Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution

Location: East Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 500.00
Unit of Measure: S.F.
Estimate: $1,683.00
Assessor Name: Charles Schulze
Date Created: 07/03/2015

Notes: The electrical service for the building is beyond its expected service life and should be replaced.

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 500.00
Unit of Measure: S.F.
Estimate: $6,914.00
Assessor Name: Charles Schulze
Date Created: 07/03/2015

Notes: Lighting and branch wiring is beyond its expected service life and should be replaced.

Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	44,500
Year Built:	1970
Last Renovation:	
Replacement Value:	$1,861,117
Repair Cost:	$1,497,222.30
Total FCI:	80.45 %
Total RSLI:	5.27 %
FCA Score:	19.55

Description:

The Eagle Woods Academy/GNETS site was originally constructed in 1970, has a total area of 23.6 acres, and is occupied by approximately 44,500 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkway, flag pole, landscaping, playing fields, 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:	1601

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	0.00 %	105.02 %	$1,440,929.80
G30 - Site Mechanical Utilities	19.34 %	0.00 %	$0.00
G40 - Site Electrical Utilities	21.44 %	34.38 %	$56,292.50
Totals:	**5.27 %**	**80.45 %**	**$1,497,222.30**

Photo Album

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

1). Aerial Image of Eagle Woods Academy\GNETS - Sep 09, 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.
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5. Qty: The quantity for the system.
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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 $
G2010	Roadways	$5.17	S.F.	58,736	25	1970	1995		0.00 %	110.00 %	-20		$334,031.63	$303,665
G2020	Parking Lots	$4.56	S.F.	33,728	25	1970	1995		0.00 %	110.00 %	-20		$169,179.65	$153,800
G2030	Pedestrian Paving	$1.50	S.F.	44,500	30	1970	2000		0.00 %	110.00 %	-15		$73,425.00	$66,750
G2040	Baseball Field	$8.35	S.F.		20				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.		25	1970	1995		0.00 %	0.00 %	-20			$0
G2040	Covered Walkways	$48.72	S.F.	1,220	25	1970	1995		0.00 %	110.00 %	-20		$65,382.24	$59,438
G2040	Fencing & Guardrails	$0.91	S.F.	44,500	30	1970	2000		0.00 %	110.00 %	-15		$44,544.50	$40,495
G2040	Football Field	$5.85	S.F.		20				0.00 %	0.00 %				$0
G2040	Hard Surface Play Area	$6.26	S.F.		20				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	174,334	20	1970	1990		0.00 %	100.00 %	-25		$683,389.28	$683,389
G2040	Soccer/Lacross Field	$5.00	S.F.		20	1970	1990		0.00 %	0.00 %	-25			$0
G2040	Softball Field	$8.86	S.F.		20				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.		20	1970	1990		0.00 %	0.00 %	-25			$0
G2040	Track	$7.04	S.F.		10				0.00 %	0.00 %				$0
G2050	Landscaping	$1.45	S.F.	44,500	15	1970	1985		0.00 %	110.00 %	-30		$70,977.50	$64,525
G3010	Water Supply	$1.83	S.F.	44,500	50	1970	2020		10.00 %	0.00 %	5			$81,435
G3020	Sanitary Sewer	$1.15	S.F.	44,500	50	1970	2020		10.00 %	0.00 %	5			$51,175
G3030	Storm Sewer	$3.55	S.F.	44,500	50	1970	2020		10.00 %	0.00 %	5			$157,975
G3060	Fuel Distribution	$0.78	S.F.	44,500	40	2014	2054		97.50 %	0.00 %	39			$34,710
G4010	Electrical Distribution	$1.86	S.F.	44,500	50	1970	2020		10.00 %	0.00 %	5			$82,770
G4020	Site Lighting	$1.15	S.F.	44,500	30	1970	2000		0.00 %	110.00 %	-15		$56,292.50	$51,175
G4030	Site Communications & Security	$0.67	S.F.	44,500	10	2014	2024		90.00 %	0.00 %	9			$29,815
								Total	**5.27 %**	**80.45 %**			**$1,497,222.30**	**$1,861,117**

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.

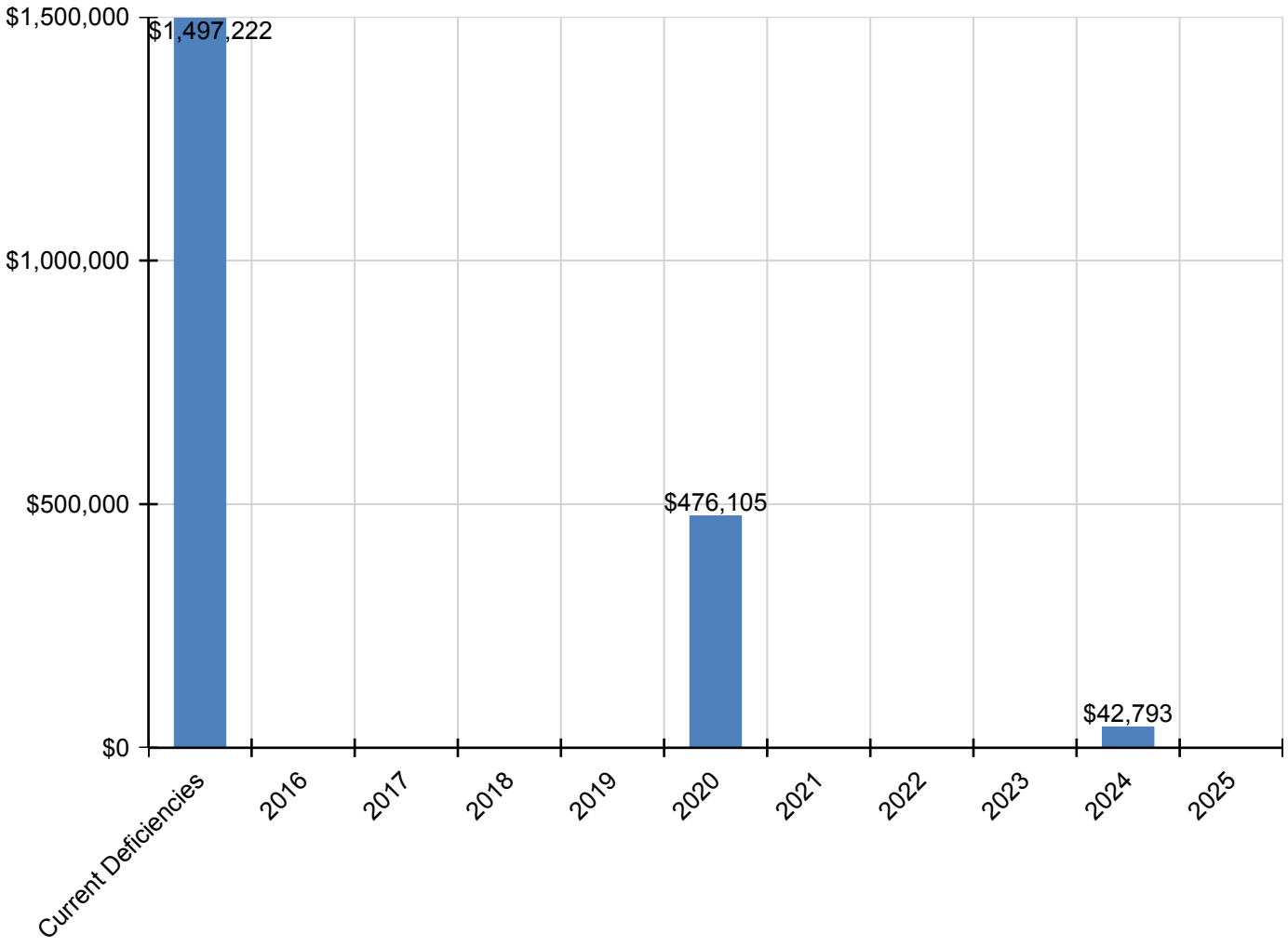
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,497,222**	**$0**	**$0**	**$0**	**$0**	**$476,105**	**$0**	**$0**	**$0**	**$42,793**	**$0**	**$2,016,120**
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	$334,032	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$334,032**
G2020 - Parking Lots	$169,180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$169,180**
G2030 - Pedestrian Paving	$73,425	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,425**
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	$65,382	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,382**
G2040 - Fencing & Guardrails	$44,545	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,545**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$683,389	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$683,389**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$70,978	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,978**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$103,847	$0	$0	$0	$0	$0	**$103,847**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$65,259	$0	$0	$0	$0	$0	**$65,259**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$201,451	$0	$0	$0	$0	$0	**$201,451**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$105,548	$0	$0	$0	$0	$0	**$105,548**
G4020 - Site Lighting	$56,293	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,293**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$42,793	$0	**$42,793**

** Indicates non-renewable system*

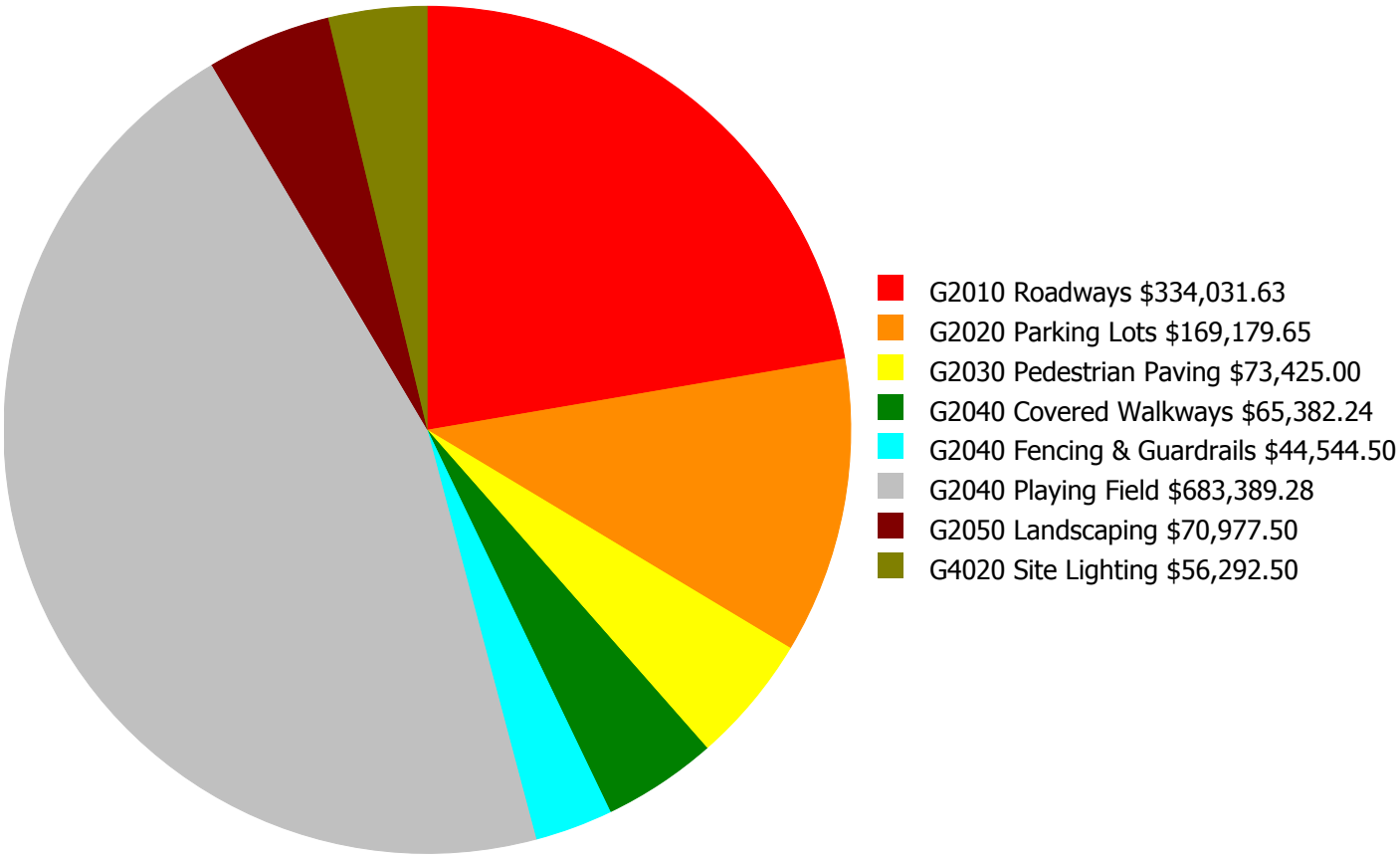
Forecasted Capital Renewal Requirement

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

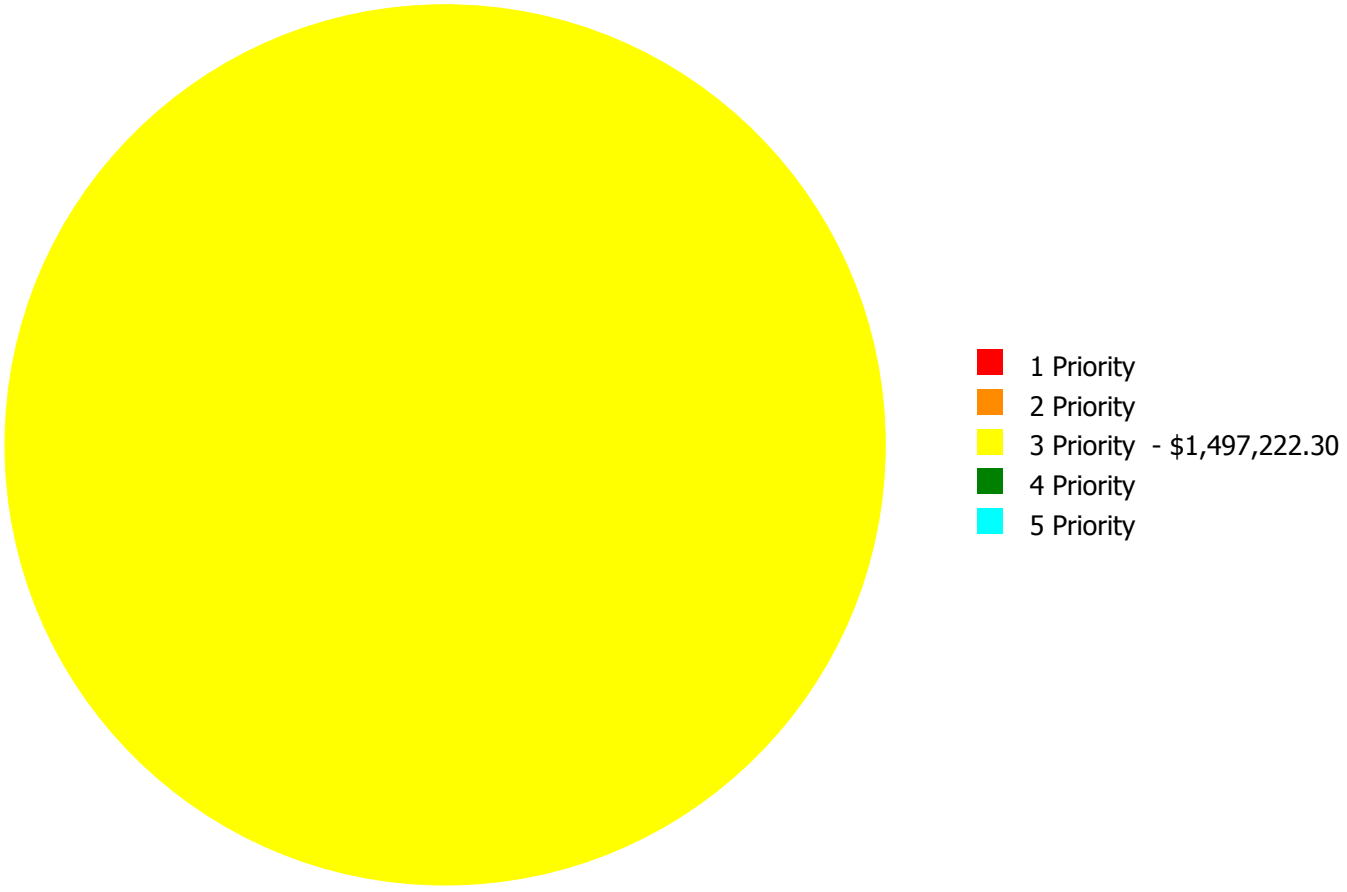
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,497,222.30

Deficiency Summary by Priority

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



Budget Estimate Total: $1,497,222.30

Deficiency By Priority Investment Table

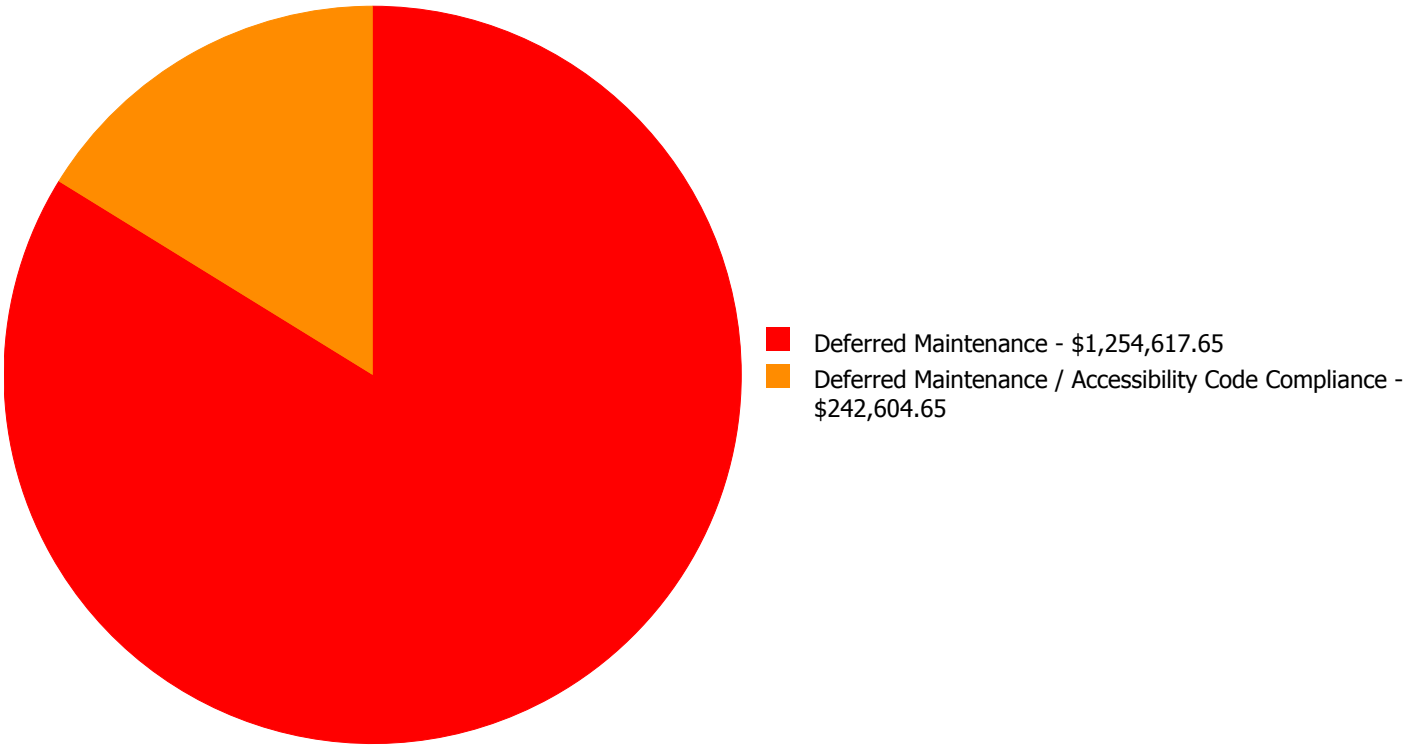
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$334,031.63	$0.00	$0.00	$334,031.63
G2020	Parking Lots	$0.00	$0.00	$169,179.65	$0.00	$0.00	$169,179.65
G2030	Pedestrian Paving	$0.00	$0.00	$73,425.00	$0.00	$0.00	$73,425.00
G2040	Covered Walkways	$0.00	$0.00	$65,382.24	$0.00	$0.00	$65,382.24
G2040	Fencing & Guardrails	$0.00	$0.00	$44,544.50	$0.00	$0.00	$44,544.50
G2040	Playing Field	$0.00	$0.00	$683,389.28	$0.00	$0.00	$683,389.28
G2050	Landscaping	$0.00	$0.00	$70,977.50	$0.00	$0.00	$70,977.50
G4020	Site Lighting	$0.00	$0.00	$56,292.50	$0.00	$0.00	$56,292.50
	Total:	$0.00	$0.00	$1,497,222.30	$0.00	$0.00	$1,497,222.30

Deficiency Summary by Category

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



Budget Estimate Total: $1,497,222.30

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 58,736.00
Unit of Measure: S.F.
Estimate: $334,031.63
Assessor Name: Eduardo Lopez
Date Created: 07/01/2015

Notes: The roadway serving the site is beyond its expected service life, 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: 33,728.00
Unit of Measure: S.F.
Estimate: $169,179.65
Assessor Name: Sam Mandola
Date Created: 07/01/2015

Notes: The parking lot is beyond its expected service life, damaged, not fully ADA compliant, and should be re-surfaced and restriped.

System: G2030 - Pedestrian Paving

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 44,500.00

Unit of Measure: S.F.

Estimate: $73,425.00

Assessor Name: Eduardo Lopez

Date Created: 07/01/2015

Notes: The pedestrian paving is beyond its expected service life, damaged, not ADA compliant, and should be scheduled for replacement.

System: G2040 - Covered Walkways

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 1,220.00

Unit of Measure: S.F.

Estimate: $65,382.24

Assessor Name: Eduardo Lopez

Date Created: 07/01/2015

Notes: The covered walkway between the main building and the gym is beyond its expected service life, rusted, leaking, and should be scheduled for replacement.

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 44,500.00
Unit of Measure: S.F.
Estimate: $44,544.50
Assessor Name: Eduardo Lopez
Date Created: 07/01/2015

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

System: G2040 - Playing Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 174,334.00
Unit of Measure: S.F.
Estimate: $683,389.28
Assessor Name: Eduardo Lopez
Date Created: 08/29/2015

Notes: Playing fields are worn and damaged in areas and should be renewed. Playing fields are used for baseball and softball.

System: G2050 - Landscaping

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 44,500.00
Unit of Measure: S.F.
Estimate: $70,977.50
Assessor Name: Eduardo Lopez
Date Created: 07/01/2015

Notes: Landscaping is worn and bare in areas and should be renewed.

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 44,500.00
Unit of Measure: S.F.
Estimate: $56,292.50
Assessor Name: Eduardo Lopez
Date Created: 07/03/2015

Notes: Site lighting is beyond its expected service life, inadequate, and should be scheduled for replacement.

Glossary

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

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

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

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

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