DeKalb County School District/Vacant

Environmental Studies Center

Final

School Assessment Report

May 20, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	18,700
Year Built:	1972
Last Renovation:	
Replacement Value:	$1,906,813
Repair Cost:	$1,236,478.91
Total FCI:	64.85 %
Total RSLI:	17.23 %
FCA Score:	35.15

Description:

The Environmental Studies Center is located at 2390 Wildcat Road in Decatur, Georgia. The original campus was constructed in 1972 and consists of a classroom/greenhouse building and three horse stables. The classroom/greenhouse building is vacant, in deteriorating condition, and not ADA compliant. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 5	Board District:	District 3
DOE Facility:	9008	Geographic Region:	Region 5
HS Attendance Area:	Cedar Grove HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	14.7		

School Condition Summary

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

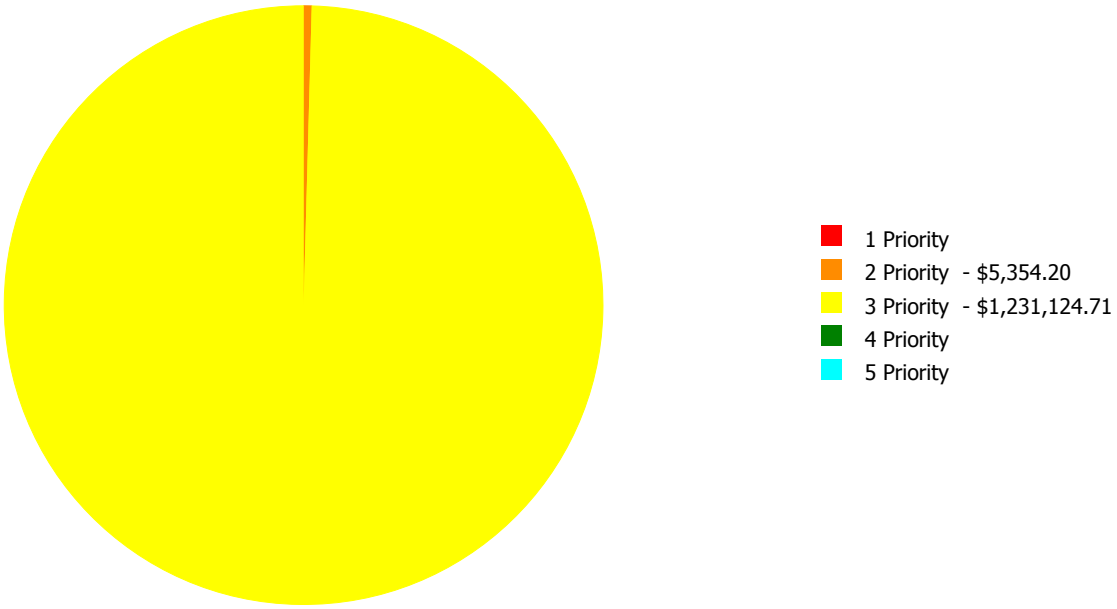
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	57.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	71.97 %	0.00 %	$0.00
B20 - Exterior Enclosure	21.00 %	28.57 %	$104,418.34
B30 - Roofing	22.98 %	45.49 %	$40,982.00
C10 - Interior Construction	0.00 %	105.17 %	$194,657.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	110.00 %	$51,952.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.99 %	103.48 %	$324,114.00
D30 - HVAC	0.00 %	110.00 %	$206,965.00
D40 - Fire Protection	0.00 %	110.00 %	$4,530.00
D50 - Electrical	3.40 %	87.57 %	$103,573.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	110.00 %	$21,459.00
G20 - Site Improvements	0.00 %	110.00 %	$179,845.71
G30 - Site Mechanical Utilities	14.00 %	7.15 %	$3,982.86
G40 - Site Electrical Utilities	14.00 %	0.00 %	$0.00
Totals:	**17.23 %**	**64.85 %**	**$1,236,478.91**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
Classroom/Greenhouse Building	14,200	67.23	$0.00	$982.00	$977,887.00	$0.00	$0.00
Main Stable	3,100	40.75	$0.00	$0.00	$63,982.00	$0.00	$0.00
Site	18,700	72.37	$0.00	$3,982.86	$179,845.71	$0.00	$0.00
Stable 1	700	25.55	$0.00	$389.34	$4,705.00	$0.00	$0.00
Stable 2	700	23.60	$0.00	$0.00	$4,705.00	$0.00	$0.00
Total:		**64.85**	**$0.00**	**$5,354.20**	**$1,231,124.71**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $1,236,478.91

Executive Summary

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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:	Leased
Gross Area (SF):	14,200
Year Built:	1972
Last Renovation:	
Replacement Value:	$1,455,944
Repair Cost:	$978,869.00
Total FCI:	67.23 %
Total RSLI:	19.01 %
FCA Score:	32.77

Description:

The classroom/greenhouse building at the Environmental Studies Center is a one-story building located at 2390 Wildcat Road in Decatur, Georgia. Originally built in 1972, the building is now vacant and in deteriorating condition. 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 other facilities on the campus.

Attributes:

General Attributes:

Building Codes:	8010, 8011, 8012	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	57.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	73.86 %	0.00 %	$0.00
B20 - Exterior Enclosure	19.54 %	34.12 %	$104,029.00
B30 - Roofing	24.99 %	37.30 %	$26,455.00
C10 - Interior Construction	0.00 %	104.08 %	$157,251.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	110.00 %	$51,952.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$324,114.00
D30 - HVAC	0.00 %	110.00 %	$206,965.00
D40 - Fire Protection	0.00 %	110.00 %	$4,530.00
D50 - Electrical	0.00 %	110.00 %	$103,573.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**19.01 %**	**67.23 %**	**$978,869.00**

Photo Album

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

1). Northwest Elevation - May 09, 2015

2). West Elevation - May 09, 2015

3). West Elevation - May 09, 2015

4). South Elevation - May 09, 2015

5). East Elevation - Aug 11, 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	$3.08	S.F.	14,200	100	1972	2072		57.00 %	0.00 %	57			$43,736
A1020	Special Foundations	$4.06	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$6.40	S.F.	14,200	100	1972	2072		57.00 %	0.00 %	57			$90,880
A2010	Basement Excavation	$0.22	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$5.55	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$13.66	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$11.70	S.F.	7,900	100	1972	2072		57.00 %	0.00 %	57			$92,430
B1020	Roof Construction - Green House	$11.70	S.F.	6,300	100	2010	2110		95.00 %	0.00 %	95			$73,710
B2010	Exterior Walls	$14.81	S.F.	14,200	60	1972	2032		28.33 %	0.00 %	17			$210,302
B2020	Exterior Windows	$5.69	S.F.	14,200	30	1972	2002	2015	0.00 %	110.00 %	0		$88,878.00	$80,798
B2030	Exterior Doors	$0.97	S.F.	14,200	30	1972	2002	2015	0.00 %	110.00 %	0		$15,151.00	$13,774
B3010	Roof Coverings - Asphal Shingles	$3.70	S.F.	6,500	15	1985	2000		0.00 %	110.00 %	-15		$26,455.00	$24,050
B3010	Roof Coverings - BUR	$20.70	S.F.	1,400	25	1985	2010	2020	20.00 %	0.00 %	5			$28,980
B3010	Roof Coverings - Corrugated Plastic Sheet	$2.84	S.F.	6,300	15	2010	2025		66.67 %	0.00 %	10			$17,892
B3010	Roof Coverings - EPDM	$2.84	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$4.26	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$23.45	S.F.		0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.54	S.F.		0				0.00 %	0.00 %				$0
C1010	Partitions	$6.11	S.F.	14,200	40	1972	2012		0.00 %	110.00 %	-3		$95,438.00	$86,762
C1020	Interior Doors	$2.10	S.F.	14,200	30	1972	2002		0.00 %	80.00 %	-13		$23,856.00	$29,820
C1030	Fittings	$2.43	S.F.	14,200	20	1972	1992		0.00 %	110.00 %	-23		$37,957.00	$34,506
C2010	Stair Construction	$1.59	S.F.	0	0				0.00 %	0.00 %				$0
C3010230	Paint & Covering	$1.28	S.F.	4,600	10	1985	1995		0.00 %	110.00 %	-20		$6,477.00	$5,888
C3020405	Epoxy	$4.25	S.F.	210	15	1985	2000		0.00 %	109.97 %	-15		$982.00	$893
C3020405	Stone	$4.25	S.F.	210	15	1985	2000		0.00 %	109.97 %	-15		$982.00	$893
C3020901	Carpet with Pad	$11.12	S.F.	650	8	1985	1993		0.00 %	110.00 %	-22		$7,951.00	$7,228
C3020903	VCT	$0.00	S.F.	4,945	15	1985	2000		0.00 %	0.00 %	-15			$0
C3030210	Acoustical Ceilings	$5.63	S.F.	5,742	20	1985	2005		0.00 %	110.00 %	-10		$35,560.00	$32,327
D1010	Elevators and Lifts	$1.12	S.F.	0	30				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$15.77	S.F.	14,200	30	1972	2002		0.00 %	110.00 %	-13		$246,327.00	$223,934
D2020	Domestic Water Distribution	$1.57	S.F.	14,200	30	1972	2002		0.00 %	110.00 %	-13		$24,523.00	$22,294
D2030	Sanitary Waste	$3.04	S.F.	14,200	30	1972	2002		0.00 %	110.00 %	-13		$47,485.00	$43,168
D2040	Rain Water Drainage	$0.61	S.F.	0	0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.37	S.F.	14,200	40	1972	2012		0.00 %	109.99 %	-3		$5,779.00	$5,254

School Assessment Report - Classroom/Greenhouse 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 $
D3020	Heat Generating Systems	$4.07	S.F.	14,200	30	1972	2002		0.00 %	110.00 %	-13		$63,573.00	$57,794
D3030	Cooling Generating Systems	$4.22	S.F.	0	0				0.00 %	0.00 %				$0
D3040	Distribution & Exhaust Systems	$4.93	S.F.	14,200	30	1972	2002		0.00 %	110.00 %	-13		$77,007.00	$70,006
D3050	Terminal & Package Units	$4.25	S.F.	14,200	15	1972	1987		0.00 %	110.00 %	-28		$66,385.00	$60,350
D3060	Controls & Instrumentation	$3.22	S.F.	0	0				0.00 %	0.00 %				$0
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.10	S.F.	0	0				0.00 %	0.00 %				$0
D4010	Sprinklers	$3.52	S.F.	0	0				0.00 %	0.00 %				$0
D4020	Standpipes	$0.46	S.F.	0	0				0.00 %	0.00 %				$0
D4030	Fire Protection Specialties	$0.29	S.F.	14,200	8	1972	1980		0.00 %	110.00 %	-35		$4,530.00	$4,118
D5010	Electrical Service/Distribution	$2.24	S.F.	5,907	40	1972	2012		0.00 %	110.00 %	-3		$14,555.00	$13,232
D5020	Branch Wiring	$5.92	S.F.	5,907	30	1972	2002		0.00 %	110.00 %	-13		$38,466.00	$34,969
D5020	Lighting	$7.78	S.F.	5,907	30	1972	2002		0.00 %	110.00 %	-13		$50,552.00	$45,956
D5030	Communications and Security - Clock & PA Systems	$4.90	S.F.	0	0				0.00 %	0.00 %				$0
D5030	Communications and Security - Fire Alarm	$1.08	S.F.	0	0				0.00 %	0.00 %				$0
D5030	Communications and Security - Security & CCTV	$0.54	S.F.	0	0				0.00 %	0.00 %				$0
D5090	Other Electrical Systems - Emergency Generator	$0.29	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	0	0				0.00 %	0.00 %				$0
E1090	Other Equipment	$8.57	S.F.	0	0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$5.24	S.F.	0	0				0.00 %	0.00 %				$0
F1010	Special Structures - Canopies	$1.61	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**19.01 %**	**67.23 %**			**$978,869.00**	**$1,455,944**

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:	**$978,869**	**$0**	**$0**	**$0**	**$0**	**$36,955**	**$0**	**$0**	**$15,811**	**$0**	**$35,154**	**$1,066,789**
*** 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**
*** B1020 - Roof Construction - Green House**	$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	$88,878	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$88,878**
B2030 - Exterior Doors	$15,151	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,151**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$26,455	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,455**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$36,955	$0	$0	$0	$0	$0	**$36,955**
B3010 - Roof Coverings - Corrugated Plastic Sheet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,450	**$26,450**
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**

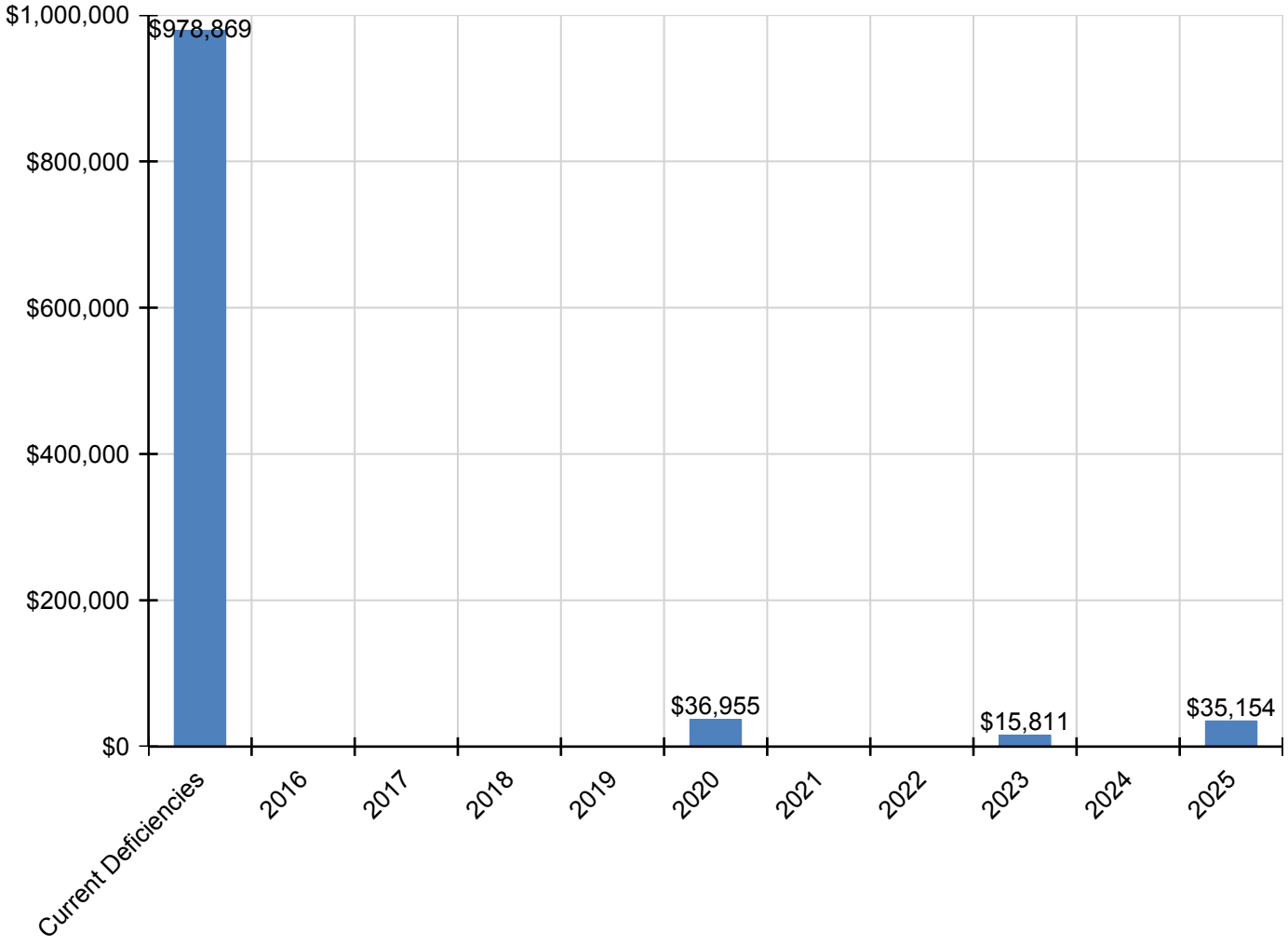
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$95,438	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$95,438**
C1020 - Interior Doors	$23,856	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,856**
C1030 - Fittings	$37,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,957**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$6,477	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,705	**$15,182**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$982	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$982**
C3020405 - Stone	$982	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$982**
C3020901 - Carpet with Pad	$7,951	$0	$0	$0	$0	$0	$0	$0	$10,072	$0	$0	**$18,023**
C3020903 - VCT	$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**
C3030210 - Acoustical Ceilings	$35,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,560**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$246,327	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$246,327**
D2020 - Domestic Water Distribution	$24,523	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,523**
D2030 - Sanitary Waste	$47,485	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,485**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$5,779	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,779**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$63,573	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,573**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$77,007	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$77,007**
D3050 - Terminal & Package Units	$66,385	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,385**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$4,530	$0	$0	$0	$0	$0	$0	$0	$5,738	$0	$0	**$10,268**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$14,555	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,555**
D5020 - Branch Wiring	$38,466	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,466**
D5020 - Lighting	$50,552	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,552**
D5030 - Communications and Security - Clock & PA Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

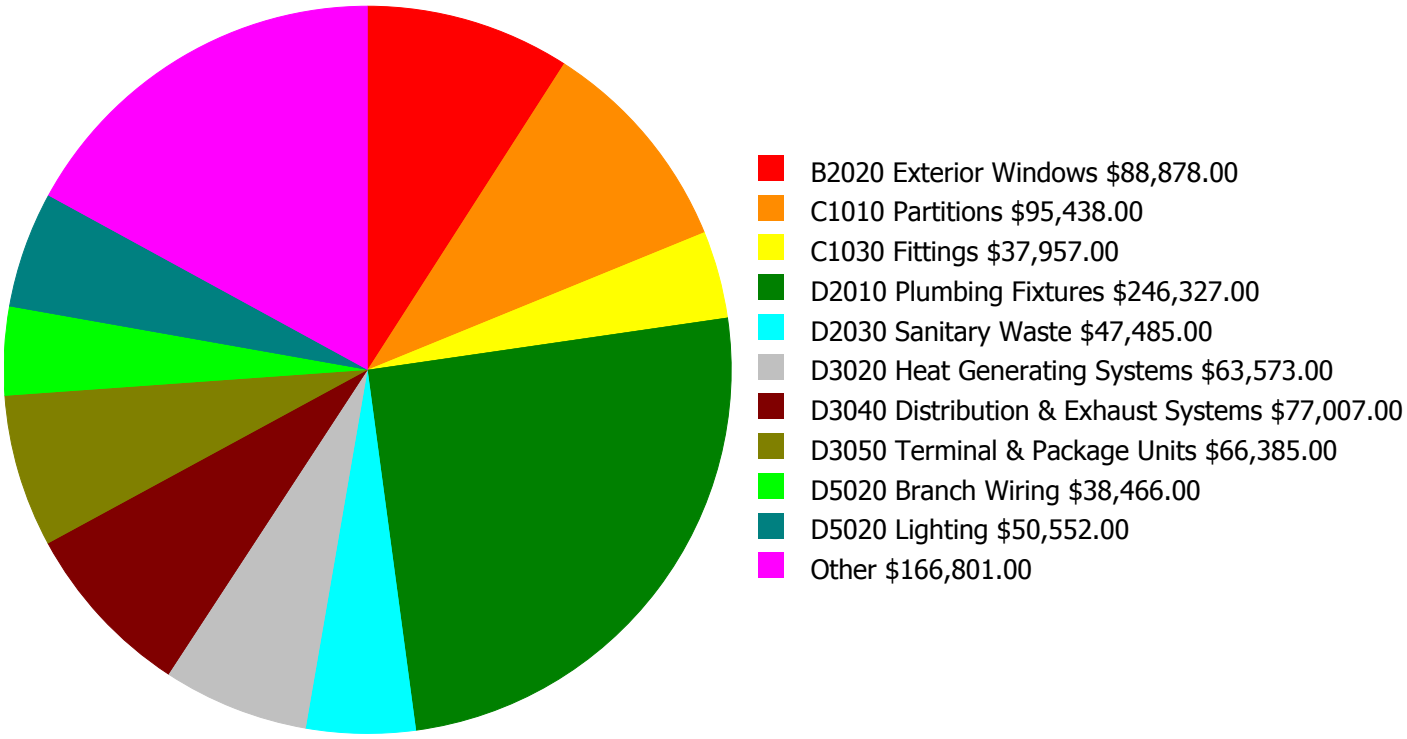
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

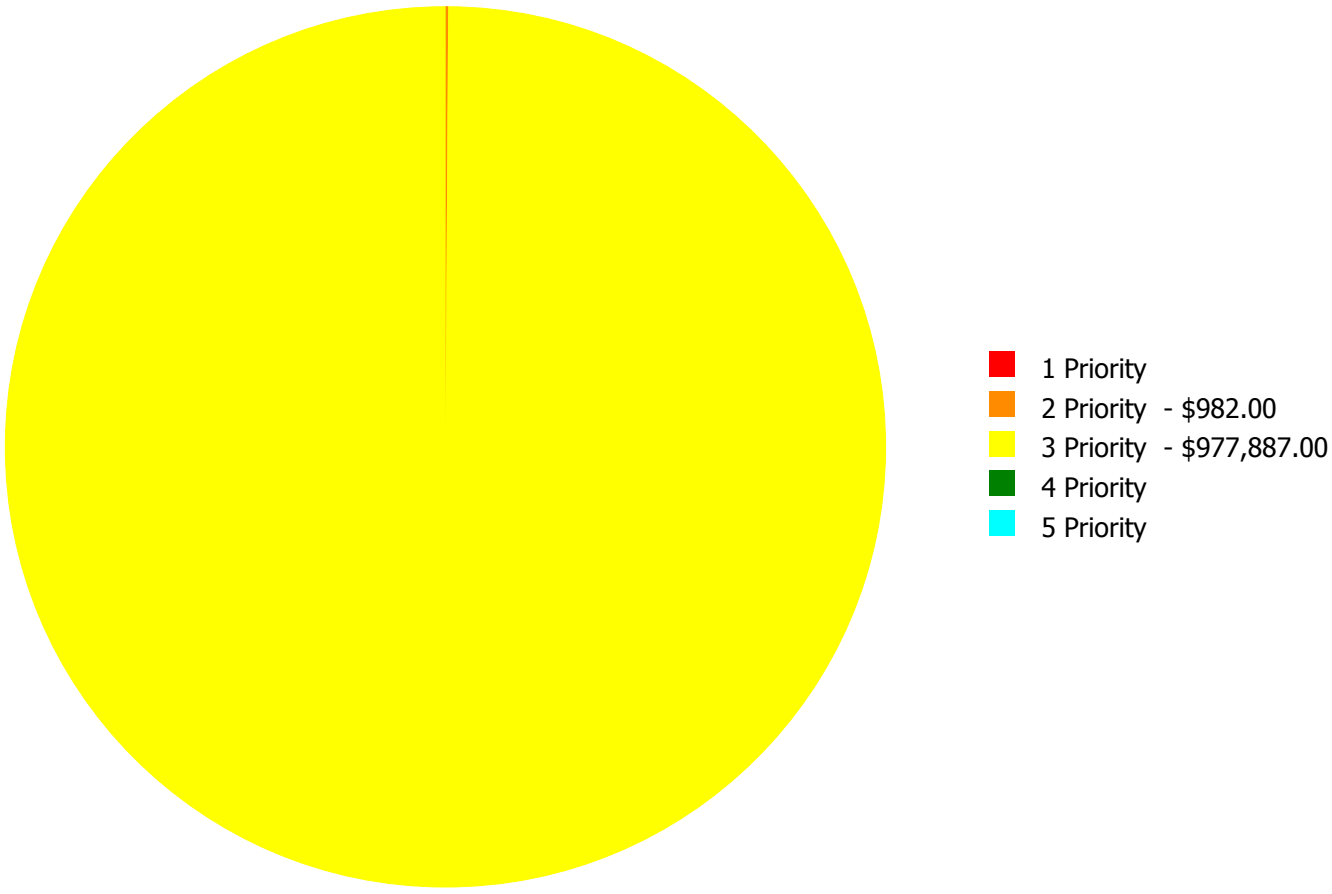
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $978,869.00

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: $978,869.00

Deficiency By Priority Investment Table

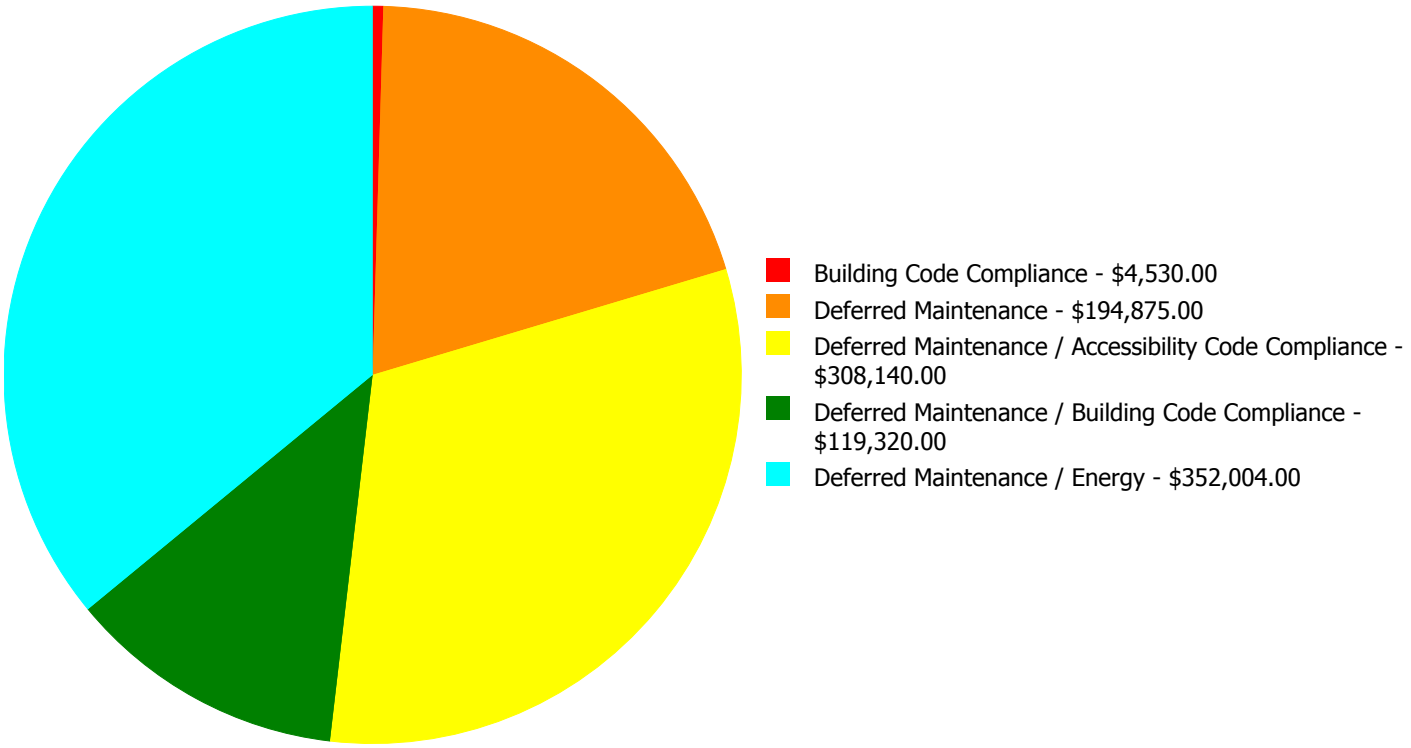
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$88,878.00	$0.00	$0.00	$88,878.00
B2030	Exterior Doors	$0.00	$0.00	$15,151.00	$0.00	$0.00	$15,151.00
B3010	Roof Coverings - Asphal Shingles	$0.00	$0.00	$26,455.00	$0.00	$0.00	$26,455.00
C1010	Partitions	$0.00	$0.00	$95,438.00	$0.00	$0.00	$95,438.00
C1020	Interior Doors	$0.00	$0.00	$23,856.00	$0.00	$0.00	$23,856.00
C1030	Fittings	$0.00	$0.00	$37,957.00	$0.00	$0.00	$37,957.00
C3010230	Paint & Covering	$0.00	$0.00	$6,477.00	$0.00	$0.00	$6,477.00
C3020405	Epoxy	$0.00	$0.00	$982.00	$0.00	$0.00	$982.00
C3020405	Stone	$0.00	$982.00	$0.00	$0.00	$0.00	$982.00
C3020901	Carpet with Pad	$0.00	$0.00	$7,951.00	$0.00	$0.00	$7,951.00
C3030210	Acoustical Ceilings	$0.00	$0.00	$35,560.00	$0.00	$0.00	$35,560.00
D2010	Plumbing Fixtures	$0.00	$0.00	$246,327.00	$0.00	$0.00	$246,327.00
D2020	Domestic Water Distribution	$0.00	$0.00	$24,523.00	$0.00	$0.00	$24,523.00
D2030	Sanitary Waste	$0.00	$0.00	$47,485.00	$0.00	$0.00	$47,485.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$5,779.00	$0.00	$0.00	$5,779.00
D3020	Heat Generating Systems	$0.00	$0.00	$63,573.00	$0.00	$0.00	$63,573.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$77,007.00	$0.00	$0.00	$77,007.00
D3050	Terminal & Package Units	$0.00	$0.00	$66,385.00	$0.00	$0.00	$66,385.00
D4030	Fire Protection Specialties	$0.00	$0.00	$4,530.00	$0.00	$0.00	$4,530.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$14,555.00	$0.00	$0.00	$14,555.00
D5020	Branch Wiring	$0.00	$0.00	$38,466.00	$0.00	$0.00	$38,466.00
D5020	Lighting	$0.00	$0.00	$50,552.00	$0.00	$0.00	$50,552.00
	Total:	$0.00	$982.00	$977,887.00	$0.00	$0.00	$978,869.00

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: $978,869.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: C3020405 - Stone

Location: Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Renew System

Qty: 210.00

Unit of Measure: S.F.

Estimate: $982.00

Assessor Name: Ben Nixon

Date Created: 08/17/2015

Notes: The quarry tile in the restrooms is aged, chipped and worn, and should be scheduled for replacement.

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: 14,200.00
Unit of Measure: S.F.
Estimate: $88,878.00
Assessor Name: Ben Nixon
Date Created: 05/14/2015

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: 14,200.00
Unit of Measure: S.F.
Estimate: $15,151.00
Assessor Name: Ben Nixon
Date Created: 05/14/2015

Notes: The original exterior doors are aged, rusted and inefficient, and should be scheduled for replacement.

System: B3010 - Roof Coverings - Asphal Shingles

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 6,500.00
Unit of Measure: S.F.
Estimate: $26,455.00
Assessor Name: Ben Nixon
Date Created: 05/14/2015

Notes: The asphalt shingle roofing is aged, damaged and inefficient, and should be scheduled for replacement.

System: C1010 - Partitions

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 14,200.00
Unit of Measure: S.F.
Estimate: $95,438.00
Assessor Name: Ben Nixon
Date Created: 06/16/2015

Notes: The original partitions are aged, damaged, and in very poor condition.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 14,200.00

Unit of Measure: S.F.

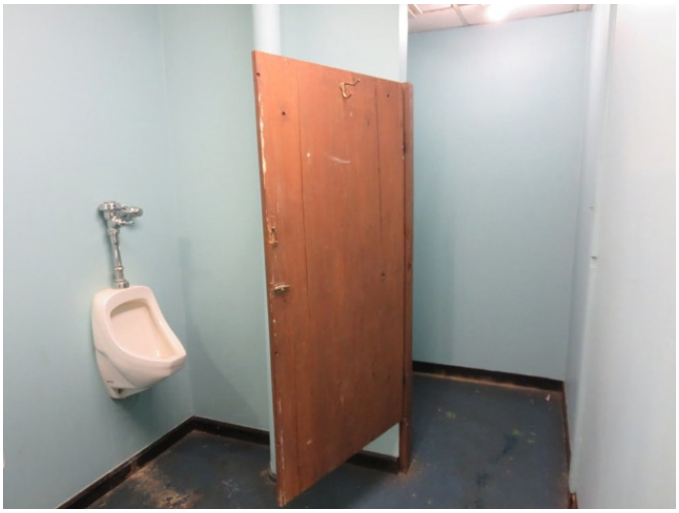
Estimate: $23,856.00

Assessor Name: Ben Nixon

Date Created: 05/14/2015

Notes: The interior doors are aged, failing, hardware is not 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: 14,200.00

Unit of Measure: S.F.

Estimate: $37,957.00

Assessor Name: Ben Nixon

Date Created: 05/14/2015

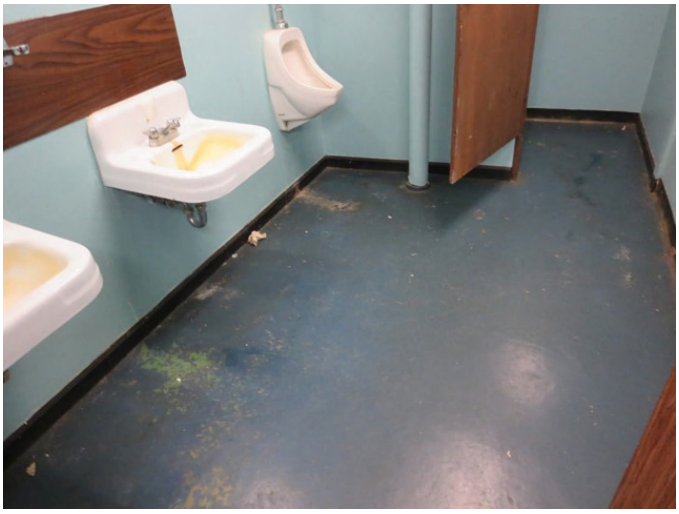
Notes: Fittings, such as toilet partitions and signage, are aged, not ADA compliant, and should be scheduled for replacement.

System: C3010230 - Paint & Covering

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,600.00
Unit of Measure: S.F.
Estimate: $6,477.00
Assessor Name: Ben Nixon
Date Created: 05/14/2015

Notes: Painted wall finishes are damaged, faded and stained, and should be renewed.

System: C3020405 - Epoxy



Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 210.00
Unit of Measure: S.F.
Estimate: $982.00
Assessor Name: Ben Nixon
Date Created: 05/14/2015

Notes: The epoxy floor finish in the restrooms is aged, cracked and worn, and should be scheduled for replacement.

System: C3020901 - Carpet with Pad

Location: Offices
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 650.00
Unit of Measure: S.F.
Estimate: $7,951.00
Assessor Name: Ben Nixon
Date Created: 05/14/2015

Notes: The carpet is stained, showing signs of early failure, and should be scheduled for replacement.

System: C3030210 - Acoustical Ceilings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,742.00
Unit of Measure: S.F.
Estimate: $35,560.00
Assessor Name: Ben Nixon
Date Created: 05/14/2015

Notes: The acoustical ceiling system is aged, damaged, and should be scheduled for replacement.

System: D2010 - Plumbing Fixtures

Location: Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 14,200.00

Unit of Measure: S.F.

Estimate: $246,327.00

Assessor Name: Ben Nixon

Date Created: 05/14/2015

Notes: The plumbing fixtures are aged, inefficient, not ADA complaint, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 14,200.00

Unit of Measure: S.F.

Estimate: $24,523.00

Assessor Name: Ben Nixon

Date Created: 05/14/2015

Notes: The domestic water distribution is aged, abandoned, not code compliant, 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: 14,200.00

Unit of Measure: S.F.

Estimate: $47,485.00

Assessor Name: Ben Nixon

Date Created: 05/14/2015

Notes: The sanitary waste system is aged and should be scheduled for replacement.

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 14,200.00

Unit of Measure: S.F.

Estimate: $5,779.00

Assessor Name: Ben Nixon

Date Created: 05/14/2015

Notes: The natural gas system is aged, not code compliant, and should be scheduled for replacement.

System: D3020 - Heat Generating Systems

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 14,200.00
Unit of Measure: S.F.
Estimate: $63,573.00
Assessor Name: Ben Nixon
Date Created: 05/14/2015

Notes: The boiler is aged, inefficient, not code compliant, and should be scheduled for replacement. It is either abandoned or no longer functions.

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 14,200.00
Unit of Measure: S.F.
Estimate: $77,007.00
Assessor Name: Ben Nixon
Date Created: 05/14/2015

Notes: The distribution and exhaust system is aged, inefficient, and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 14,200.00
Unit of Measure: S.F.
Estimate: $66,385.00
Assessor Name: Ben Nixon
Date Created: 05/14/2015

Notes: The terminal and package units are aged, inefficient, and should be scheduled for replacement.

System: D4030 - Fire Protection Specialties

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 14,200.00
Unit of Measure: S.F.
Estimate: $4,530.00
Assessor Name: Ben Nixon
Date Created: 08/17/2015

Notes: The building does not have fire extinguishers and they should be provided.

System: D5010 - Electrical Service/Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,907.00

Unit of Measure: S.F.

Estimate: $14,555.00

Assessor Name: Ben Nixon

Date Created: 05/14/2015

Notes: The electrical service and distribution system is aged, inefficient, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,907.00

Unit of Measure: S.F.

Estimate: $38,466.00

Assessor Name: Ben Nixon

Date Created: 05/14/2015

Notes: The branch wiring is aged, not code compliant, and should be scheduled for replacement.

System: D5020 - Lighting

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,907.00

Unit of Measure: S.F.

Estimate: $50,552.00

Assessor Name: Ben Nixon

Date Created: 05/14/2015

Notes: The lighting system is aged, inefficient and not code compliant, 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:	Leased
Gross Area (SF):	3,100
Year Built:	1972
Last Renovation:	
Replacement Value:	$156,993
Repair Cost:	$63,982.00
Total FCI:	40.75 %
Total RSLI:	17.30 %
FCA Score:	59.25

Description:

The main stable at the Environmental Studies Center is a one-story structure located at 2390 Wildcat Road in Decatur, Georgia. The stable was built in 1972 and is currently vacant. 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
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	28.33 %	0.00 %	$0.00
B30 - Roofing	0.00 %	110.00 %	$14,527.00
C10 - Interior Construction	0.00 %	110.00 %	$27,996.00
D20 - Plumbing	16.67 %	0.00 %	$0.00
D50 - Electrical	16.67 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	110.00 %	$21,459.00
Totals:	**17.30 %**	**40.75 %**	**$63,982.00**

Photo Album

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

1). South Elevation - Aug 12, 2015

2). East Elevation - Aug 12, 2015

3). Southwest Elevation - Aug 12, 2015

4). West Elevation - Aug 12, 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 $
B1020310	Wood	$4.65	S.F.	3,100	100	1972	2072		57.00 %	0.00 %	57			$14,415
B2010	Exterior Walls	$13.46	S.F.	3,100	60	1972	2032		28.33 %	0.00 %	17			$41,726
B3010	Roof Coverings - Metal	$4.26	S.F.	3,100	20	1972	1992		0.00 %	110.00 %	-23		$14,527.00	$13,206
C1010	Partitions	$6.11	S.F.	3,100	40	1972	2012		0.00 %	110.00 %	-3		$20,835.00	$18,941
C1020	Interior Doors	$2.10	S.F.	3,100	30	1985	2015		0.00 %	110.00 %	0		$7,161.00	$6,510
D2010	Plumbing Fixtures	$2.43	S.F.	3,100	30	1990	2020		16.67 %	0.00 %	5			$7,533
D2020	Domestic Water Distribution	$3.56	S.F.	3,100	30	1990	2020		16.67 %	0.00 %	5			$11,036
D5020	Lighting and Branch Wiring	$7.78	S.F.	3,100	30	1990	2020		16.67 %	0.00 %	5			$24,118
F1010340	Special Structures - Overhang	$5.33	S.F.	3,660	40	1972	2012	2015	0.00 %	110.00 %	0		$21,459.00	$19,508
								Total	**17.30 %**	**40.75 %**			**$63,982.00**	**$156,993**

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.

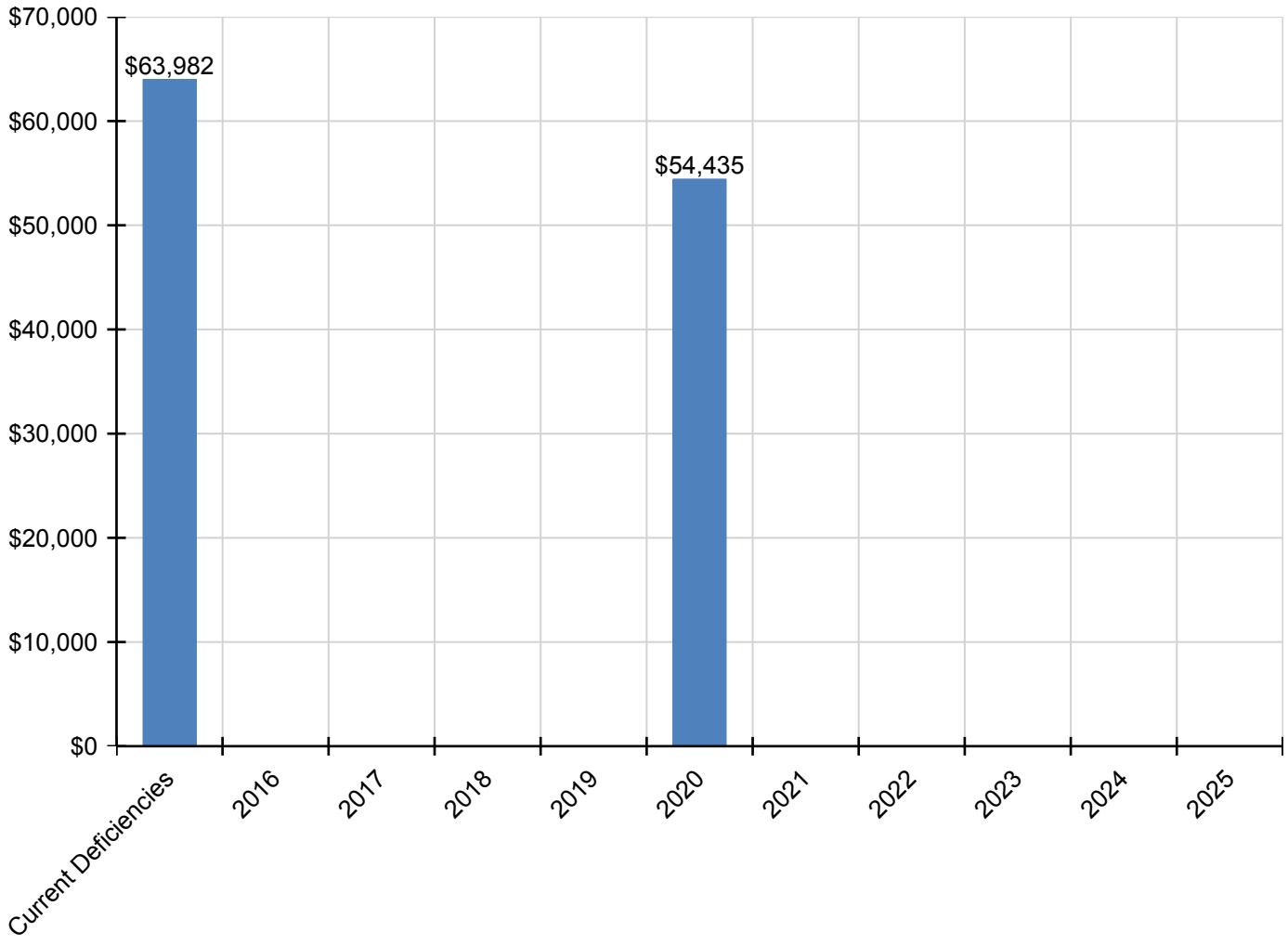
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$63,982**	**$0**	**$0**	**$0**	**$0**	**$54,435**	**$0**	**$0**	**$0**	**$0**	**$0**	**$118,417**
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**
*** B1020310 - Wood**	$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**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Metal	$14,527	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,527**
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	$20,835	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,835**
C1020 - Interior Doors	$7,161	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,161**
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	$9,606	$0	$0	$0	$0	$0	**$9,606**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$14,074	$0	$0	$0	$0	$0	**$14,074**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$30,756	$0	$0	$0	$0	$0	**$30,756**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010340 - Special Structures - Overhang	$21,459	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,459**

** Indicates non-renewable system*

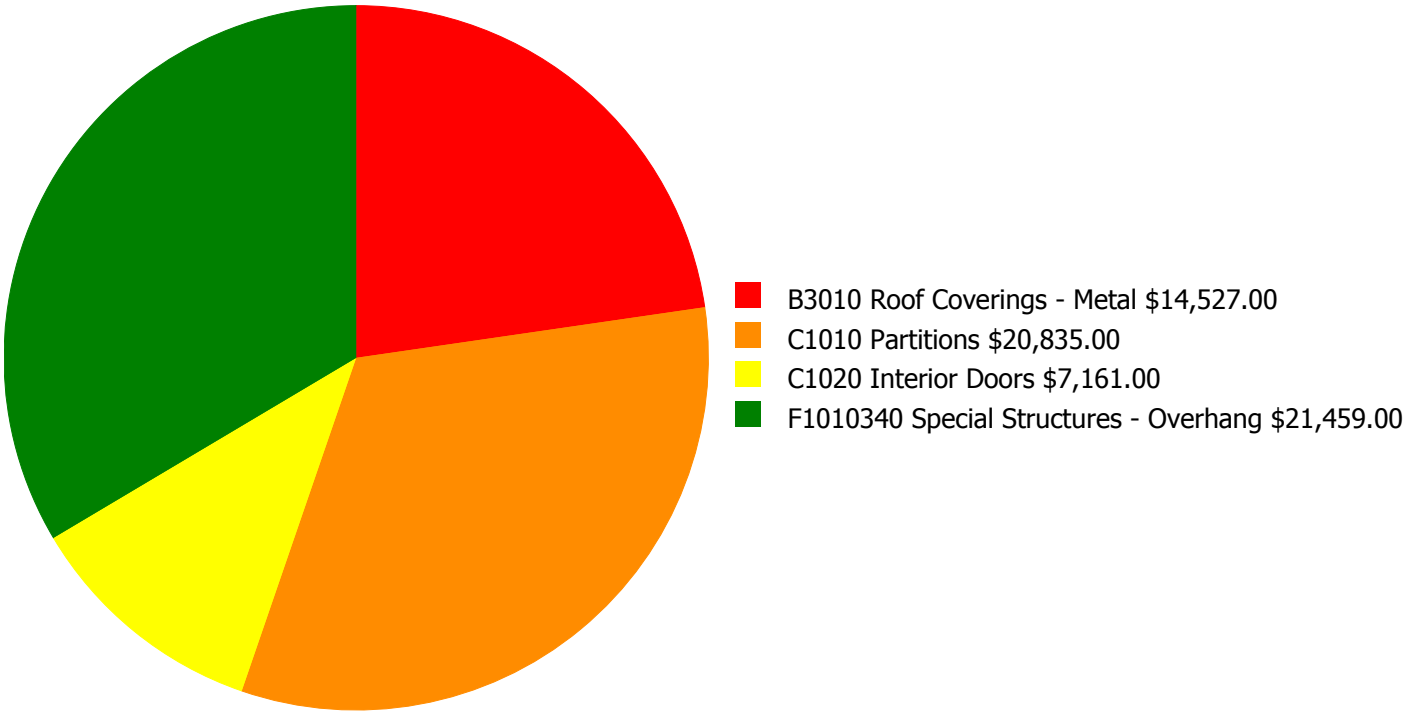
Forecasted Capital Renewal Requirement

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

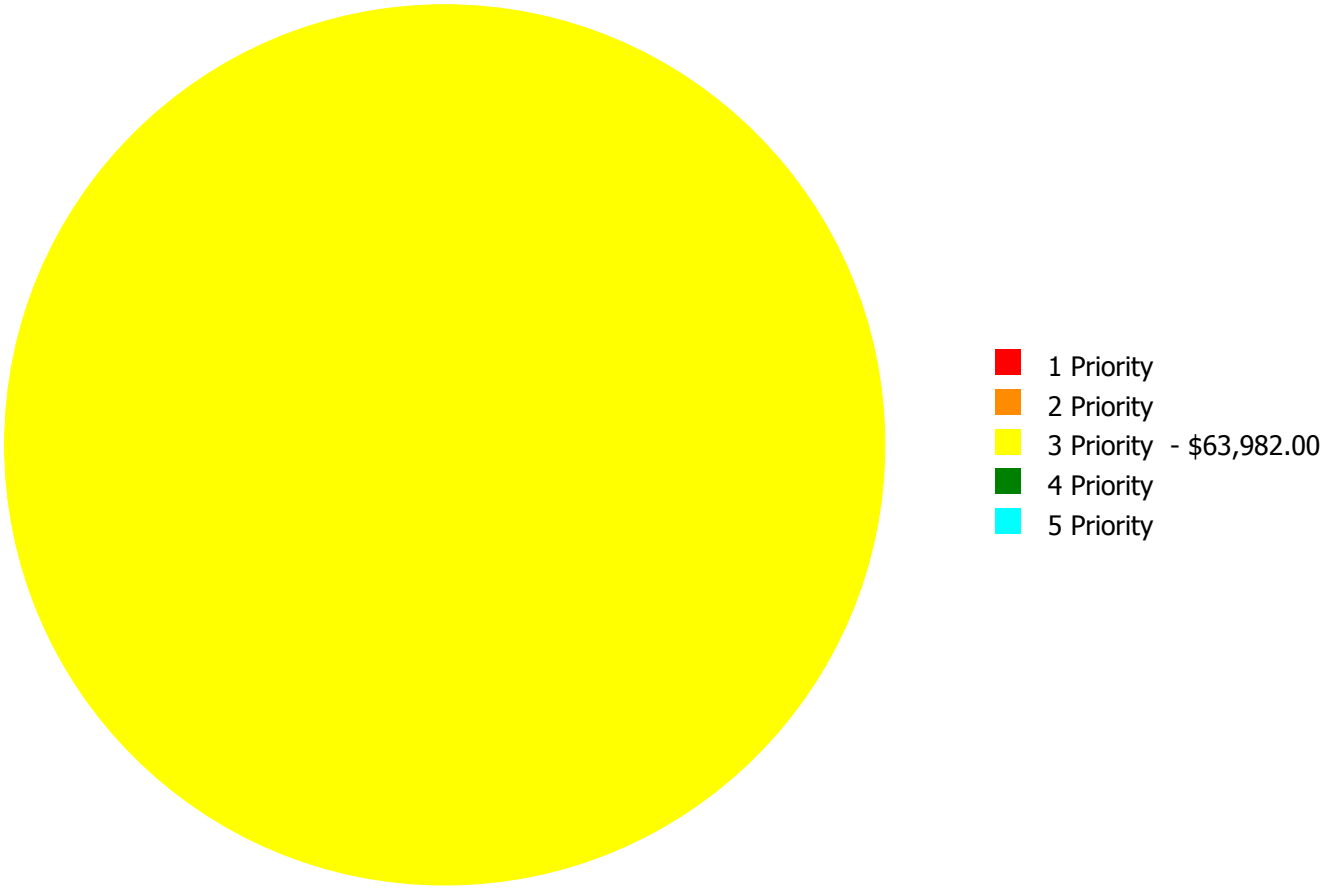
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $63,982.00

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: $63,982.00

Deficiency By Priority Investment Table

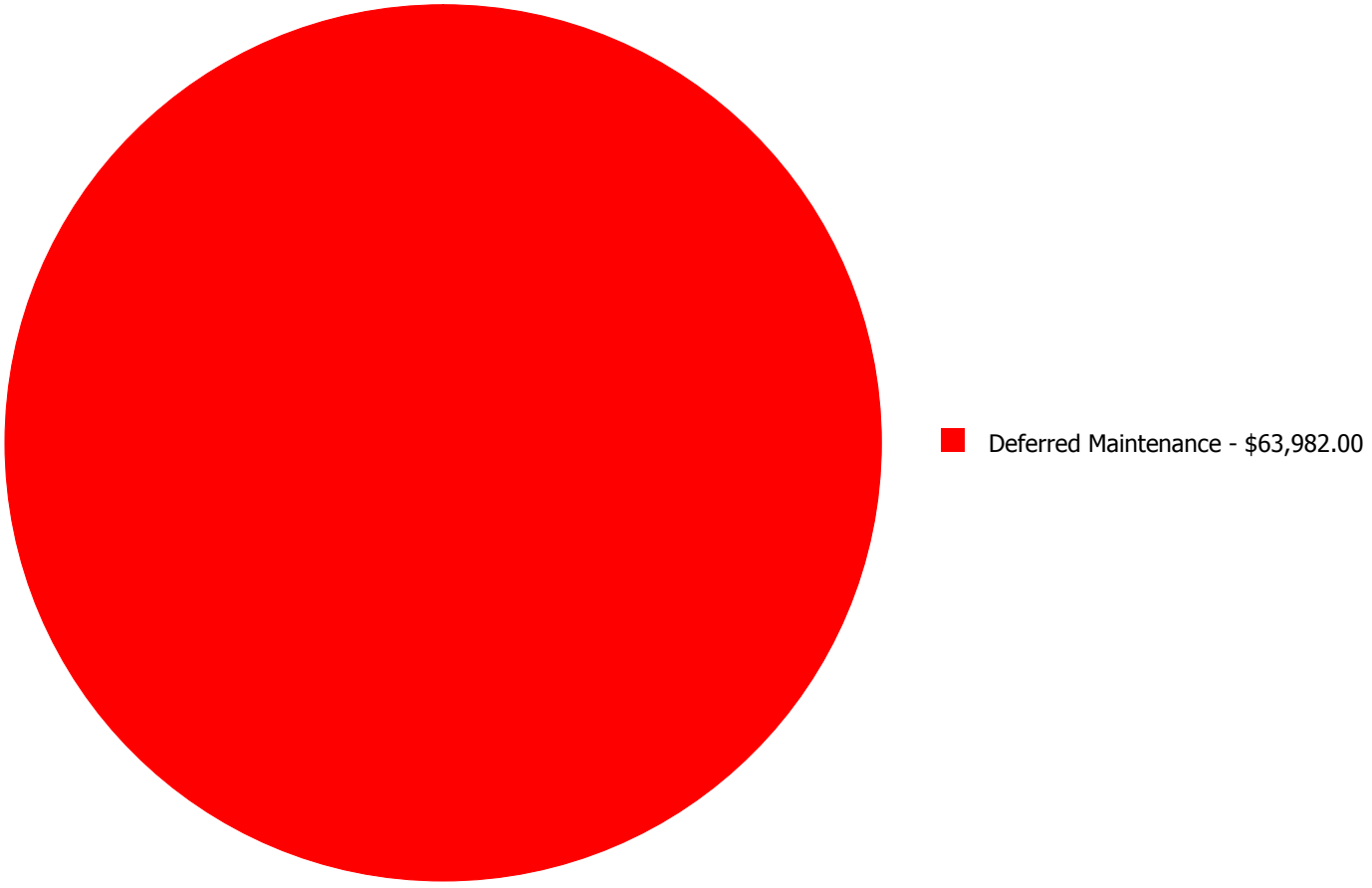
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - Metal	$0.00	$0.00	$14,527.00	$0.00	$0.00	$14,527.00
C1010	Partitions	$0.00	$0.00	$20,835.00	$0.00	$0.00	$20,835.00
C1020	Interior Doors	$0.00	$0.00	$7,161.00	$0.00	$0.00	$7,161.00
F1010340	Special Structures - Overhang	$0.00	$0.00	$21,459.00	$0.00	$0.00	$21,459.00
	Total:	$0.00	$0.00	$63,982.00	$0.00	$0.00	$63,982.00

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: $63,982.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings - Metal

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 3,100.00
Unit of Measure: S.F.
Estimate: $14,527.00
Assessor Name: David Organiscak
Date Created: 08/11/2015

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

System: C1010 - Partitions

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 3,100.00
Unit of Measure: S.F.
Estimate: $20,835.00
Assessor Name: David Organiscak
Date Created: 08/11/2015

Notes: The wooden partition walls are aged, damaged, and should be repaired/replaced.

System: C1020 - Interior Doors

Location: Corridor
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 3,100.00
Unit of Measure: S.F.
Estimate: $7,161.00
Assessor Name: David Organiscak
Date Created: 08/12/2015

Notes: Interior doors are aged, worn and peeling, and should be refinished/replaced.

System: F1010340 - Special Structures - Overhang

Location: Roof Overhang
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 3,660.00
Unit of Measure: S.F.
Estimate: $21,459.00
Assessor Name: David Organiscak
Date Created: 08/17/2015

Notes: The metal roofing overhang is rusted and damaged, and should be replaced.

Executive Summary

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

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

Function:	Leased
Gross Area (SF):	18,700
Year Built:	1972
Last Renovation:	
Replacement Value:	$254,004
Repair Cost:	$183,828.57
Total FCI:	72.37 %
Total RSLI:	4.99 %
FCA Score:	27.63

Description:

The Environmental Studies Center site was originally constructed in 1972, has a total area of 14.7 acres, and is occupied by approximately 18,700 square feet of permanent building space. Campus site features include partially paved roadways and parking lot, landscaping and fencing. Site mechanical and electrical features include water, sewer and electrical distribution. Storm water drainage is via runoff. 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:	9904

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 %	110.00 %	$179,845.71
G30 - Site Mechanical Utilities	14.00 %	7.15 %	$3,982.86
G40 - Site Electrical Utilities	14.00 %	0.00 %	$0.00
Totals:	**4.99 %**	**72.37 %**	**$183,828.57**

Photo Album

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

1). Aerial Image of Environmental Studies Center - Aug 18, 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.
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10. RSLI: The Remaining Service Life Index of the system.
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12. RSL: Remaining Service Life in years.
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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.	25,694	25	1972	1997		0.00 %	110.00 %	-18		$146,121.78	$132,838
G2020	Parking Lots	$4.56	S.F.	777	25	1972	1997		0.00 %	110.00 %	-18		$3,897.43	$3,543
G2030	Pedestrian Paving	$1.50	S.F.		0				0.00 %	0.00 %				$0
G2040	Baseball Field	$8.35	S.F.		0				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.		0				0.00 %	0.00 %				$0
G2040	Fencing & Guardrails	$0.91	S.F.		0				0.00 %	0.00 %				$0
G2040	Football Field	$5.85	S.F.		0				0.00 %	0.00 %				$0
G2040	Hard Surface Play Area	$6.26	S.F.		0				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.		0				0.00 %	0.00 %				$0
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		0				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.		0				0.00 %	0.00 %				$0
G2040	Track	$7.04	S.F.		0				0.00 %	0.00 %				$0
G2050	Landscaping	$1.45	S.F.	18,700	15	1995	2010		0.00 %	110.00 %	-5		$29,826.50	$27,115
G3010	Water Supply	$1.83	S.F.	18,700	50	1972	2022		14.00 %	11.64 %	7		$3,982.86	$34,221
G3020	Sanitary Sewer	$1.15	S.F.	18,700	50	1972	2022		14.00 %	0.00 %	7			$21,505
G3030	Storm Sewer	$3.55	S.F.		0				0.00 %	0.00 %				$0
G3060	Fuel Distribution	$0.78	S.F.		0				0.00 %	0.00 %				$0
G4010	Electrical Distribution	$1.86	S.F.	18,700	50	1972	2022		14.00 %	0.00 %	7			$34,782
G4020	Site Lighting	$1.15	S.F.		0				0.00 %	0.00 %				$0
G4030	Site Communications & Security	$0.67	S.F.		0				0.00 %	0.00 %				$0
								Total	**4.99 %**	**72.37 %**			**$183,828.57**	**$254,004**

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.

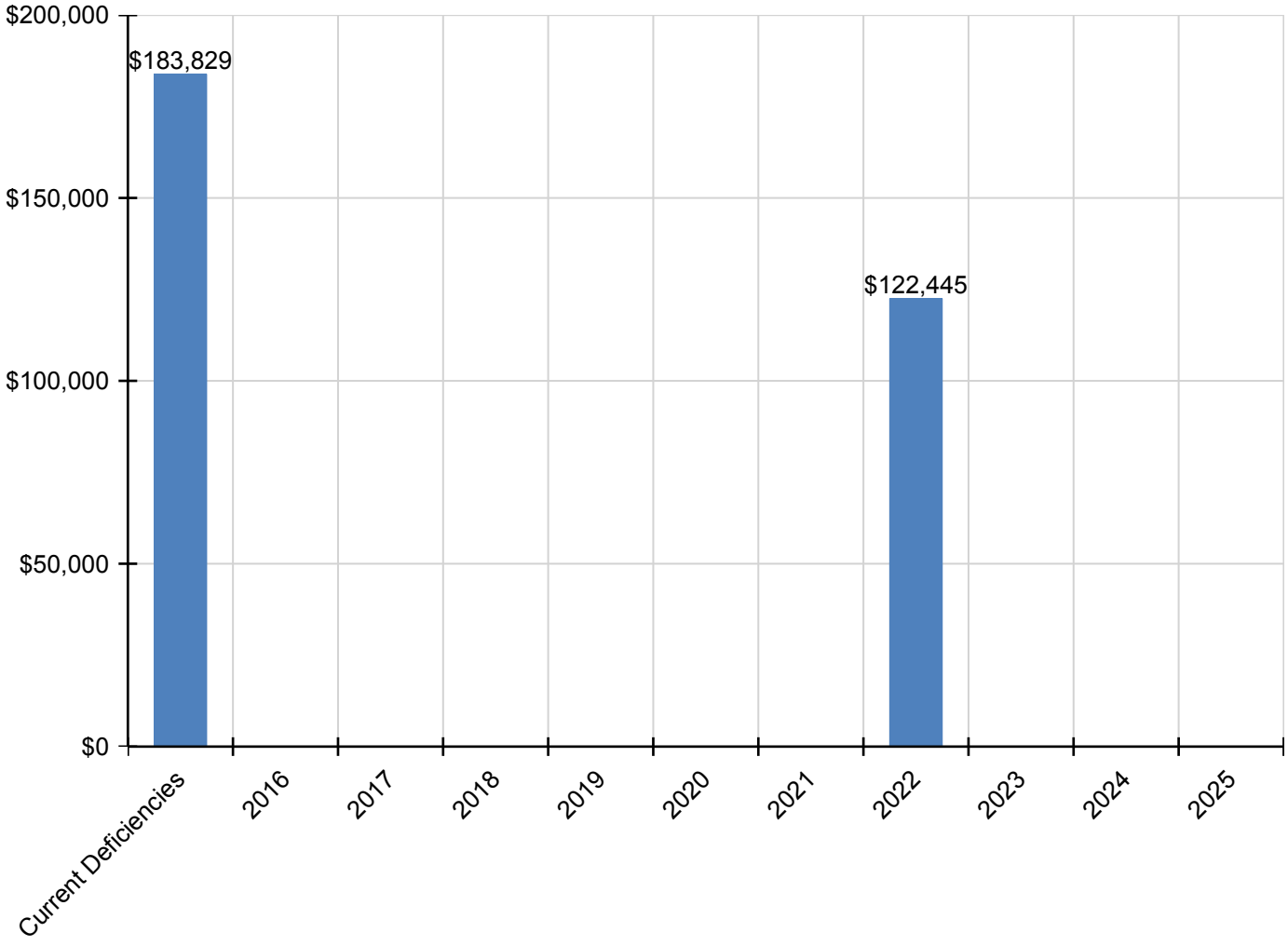
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$183,829**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$122,445**	**$0**	**$0**	**$0**	**$306,274**
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	$146,122	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$146,122**
G2020 - Parking Lots	$3,897	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,897**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$29,827	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,827**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$3,983	$0	$0	$0	$0	$0	$0	$46,296	$0	$0	$0	**$50,279**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$29,094	$0	$0	$0	**$29,094**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$47,055	$0	$0	$0	**$47,055**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

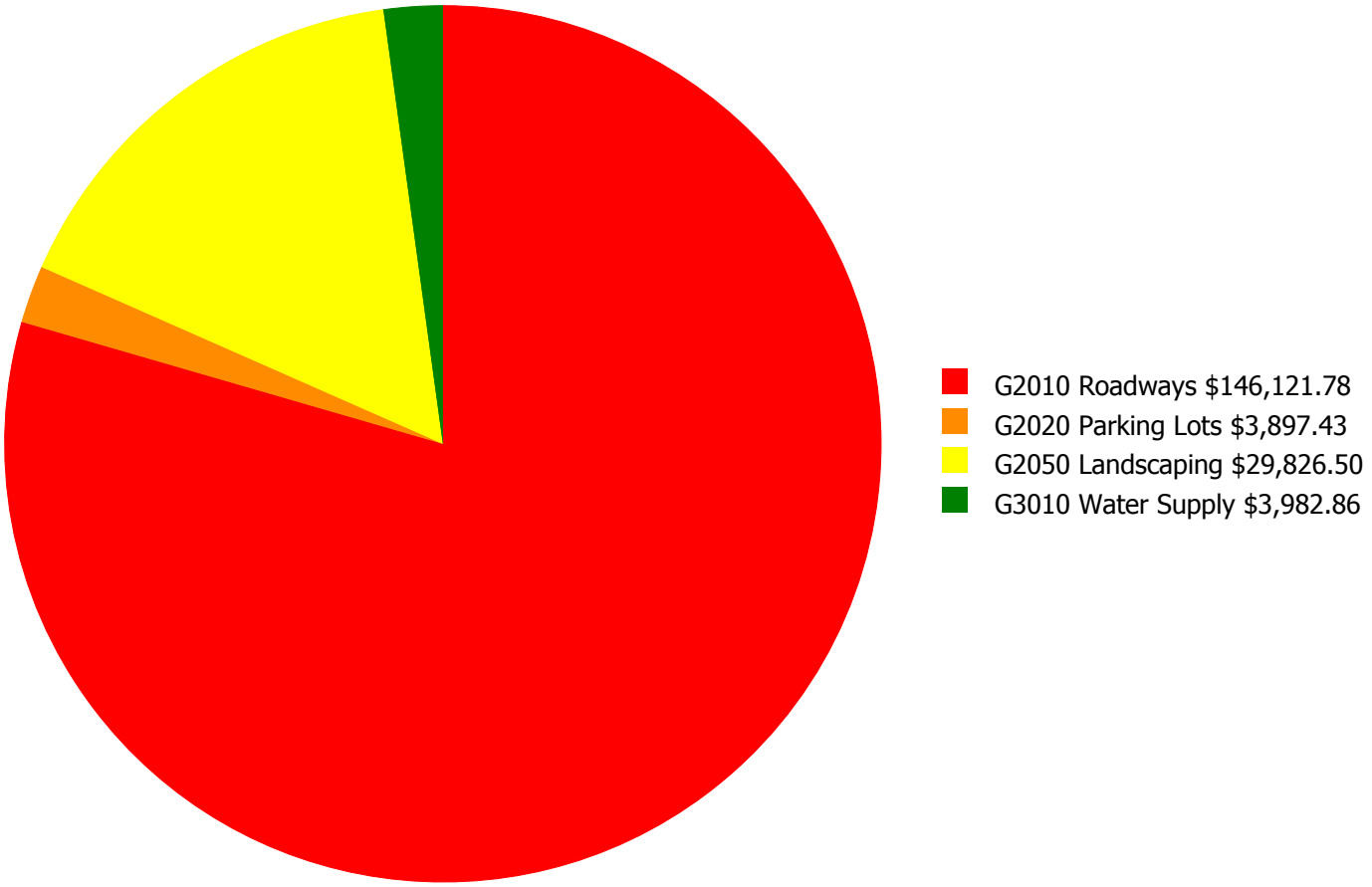
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

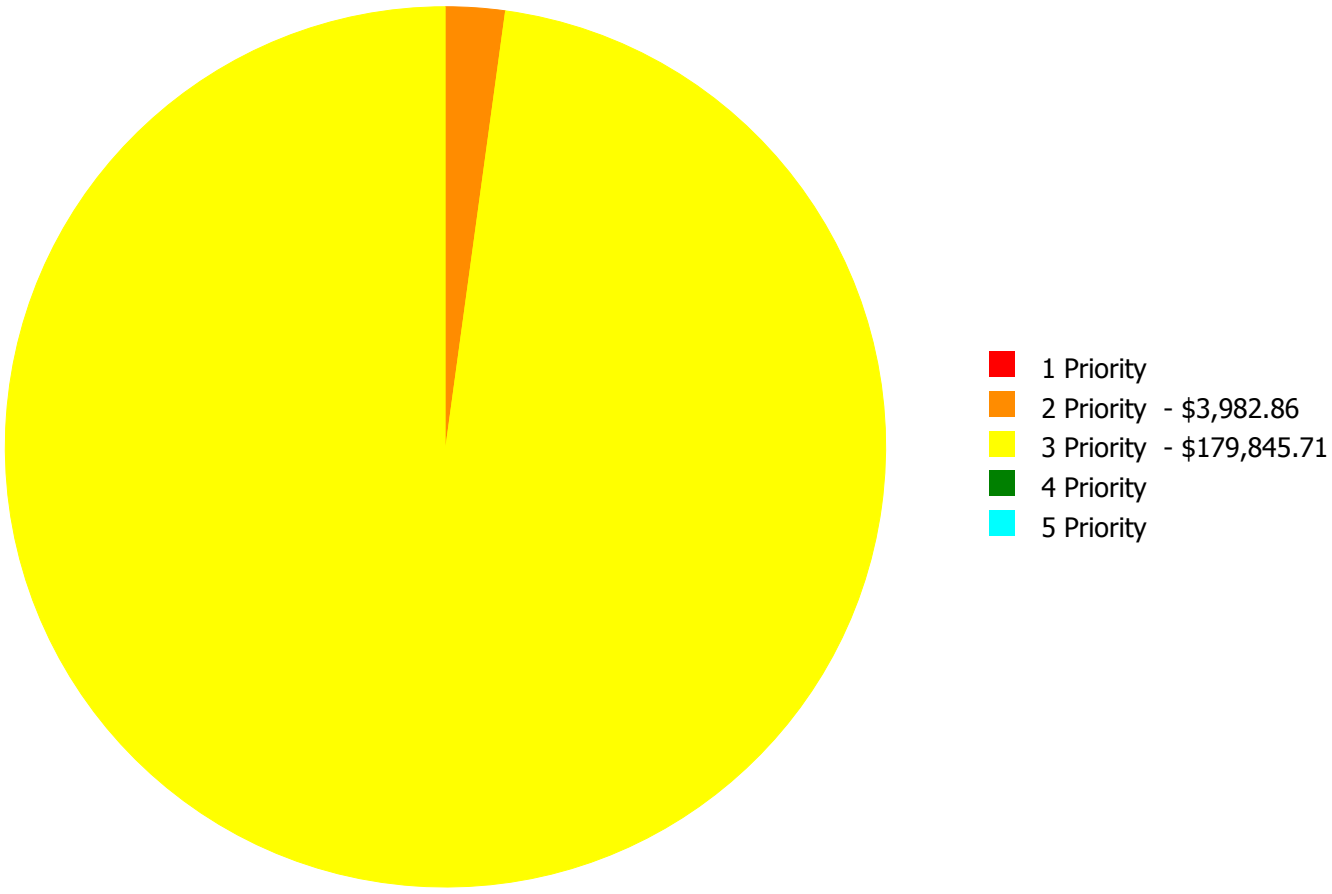
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $183,828.57

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: $183,828.57

Deficiency By Priority Investment Table

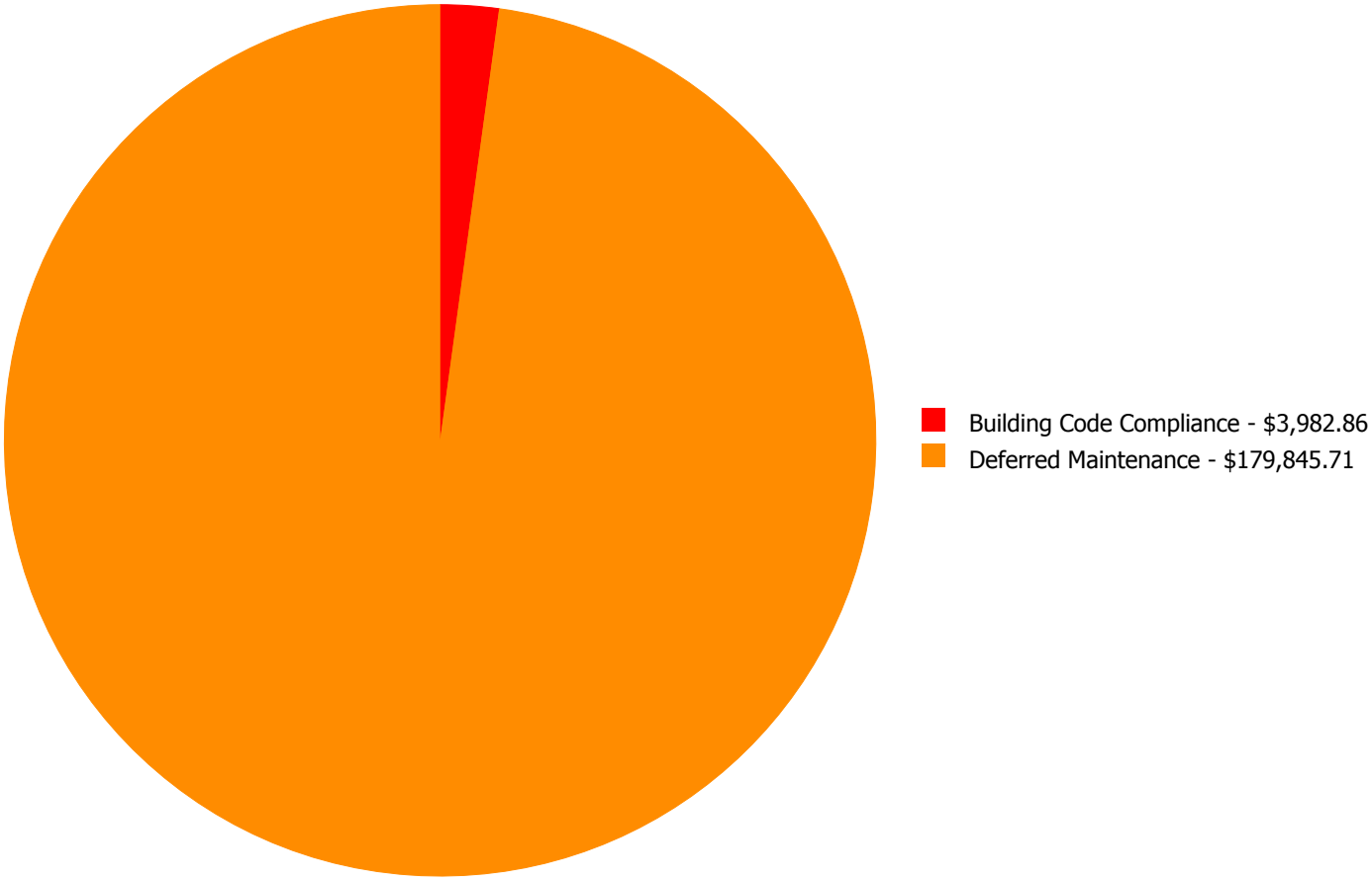
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$146,121.78	$0.00	$0.00	$146,121.78
G2020	Parking Lots	$0.00	$0.00	$3,897.43	$0.00	$0.00	$3,897.43
G2050	Landscaping	$0.00	$0.00	$29,826.50	$0.00	$0.00	$29,826.50
G3010	Water Supply	$0.00	$3,982.86	$0.00	$0.00	$0.00	$3,982.86
	Total:	$0.00	$3,982.86	$179,845.71	$0.00	$0.00	$183,828.57

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: $183,828.57

Deficiency Details by Priority

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

Priority 2 Priority:

System: G3010 - Water Supply

Location: Site

Distress: Missing

Category: Building Code Compliance

Priority: 2 Priority

Correction: Add Backflow Preventer

Qty: 1.00

Unit of Measure: Ea.

Estimate: $3,982.86

Assessor Name: Eduardo Lopez

Date Created: 08/18/2015

Notes: Back-flow preventer is missing and should be installed.

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 25,694.00
Unit of Measure: S.F.
Estimate: $146,121.78
Assessor Name: Eduardo Lopez
Date Created: 05/14/2015

Notes: The roadway serving the center is aged, damaged, and should be re-surfaced/replaced.

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 777.00
Unit of Measure: S.F.
Estimate: $3,897.43
Assessor Name: Eduardo Lopez
Date Created: 10/29/2015

Notes: The parking lot is beyond its expected service life, damaged, and should be re-surfaced/replaced.

System: G2050 - Landscaping

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 18,700.00

Unit of Measure: S.F.

Estimate: $29,826.50

Assessor Name: Eduardo Lopez

Date Created: 05/14/2015

Notes: Landscaping has not been maintained, is overgrown, 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:	Leased
Gross Area (SF):	700
Year Built:	1972
Last Renovation:	
Replacement Value:	$19,936
Repair Cost:	$5,094.34
Total FCI:	25.55 %
Total RSLI:	30.18 %
FCA Score:	74.45

Description:

Stable 1 at the Environmental Studies Center is a one-story structure located at 2390 Wildcat Road in Decatur, Georgia. The stable was built in 1972 and is currently vacant. 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
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	28.33 %	4.13 %	$389.34
B30 - Roofing	50.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	110.01 %	$4,705.00
Totals:	**30.18 %**	**25.55 %**	**$5,094.34**

Photo Album

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

1). East Elevation - Aug 12, 2015

2). South Elevation - Aug 12, 2015

3). North Elevation - Aug 12, 2015

4). West Elevation - Aug 12, 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 $
B1020	Roof Construction	$4.65	S.F.	700	100	1972	2072		57.00 %	0.00 %	57			$3,255
B2010	Exterior Walls	$13.46	S.F.	700	60	1972	2032		28.33 %	4.13 %	17		$389.34	$9,422
B3010	Roof Coverings - Metal	$4.26	S.F.	700	20	2005	2025		50.00 %	0.00 %	10			$2,982
C1010	Partitions	$6.11	S.F.	700	40	1972	2012		0.00 %	110.01 %	-3		$4,705.00	$4,277
								Total	**30.18 %**	**25.55 %**			**$5,094.34**	**$19,936**

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.

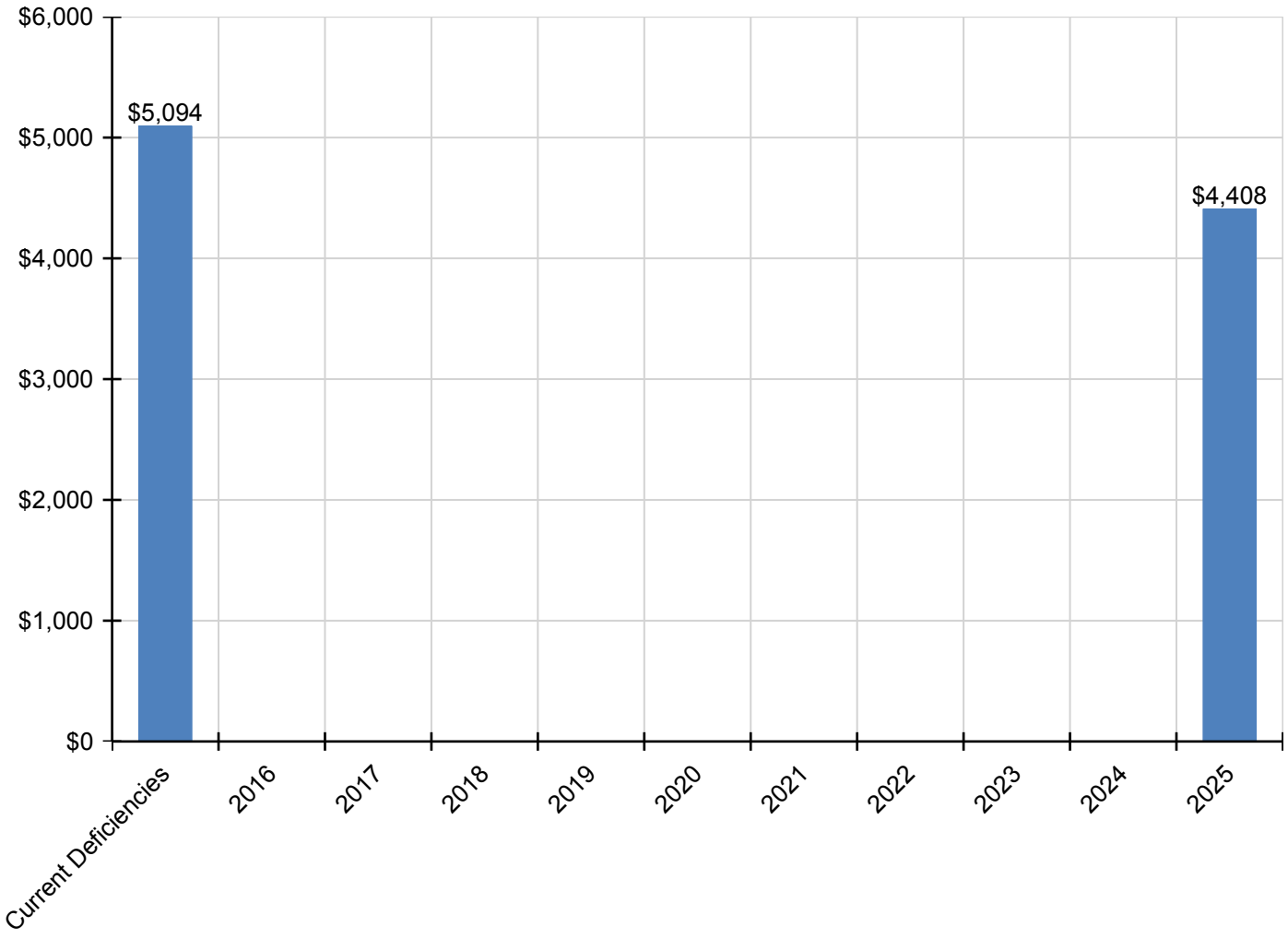
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$5,094**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,408**	**$9,502**
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**	$389	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$389**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,408	**$4,408**
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	$4,705	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,705**

** Indicates non-renewable system*

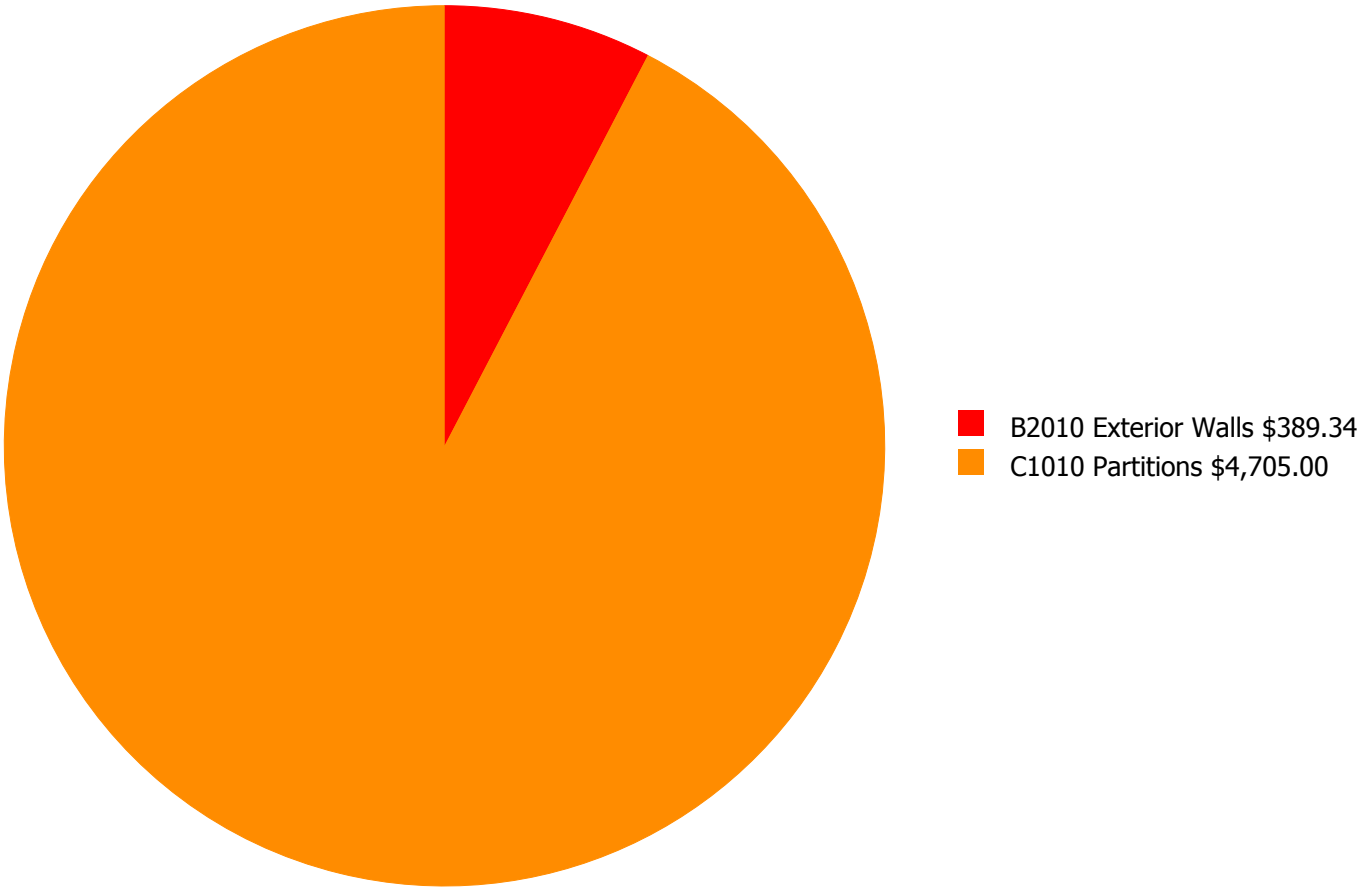
Forecasted Capital Renewal Requirement

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

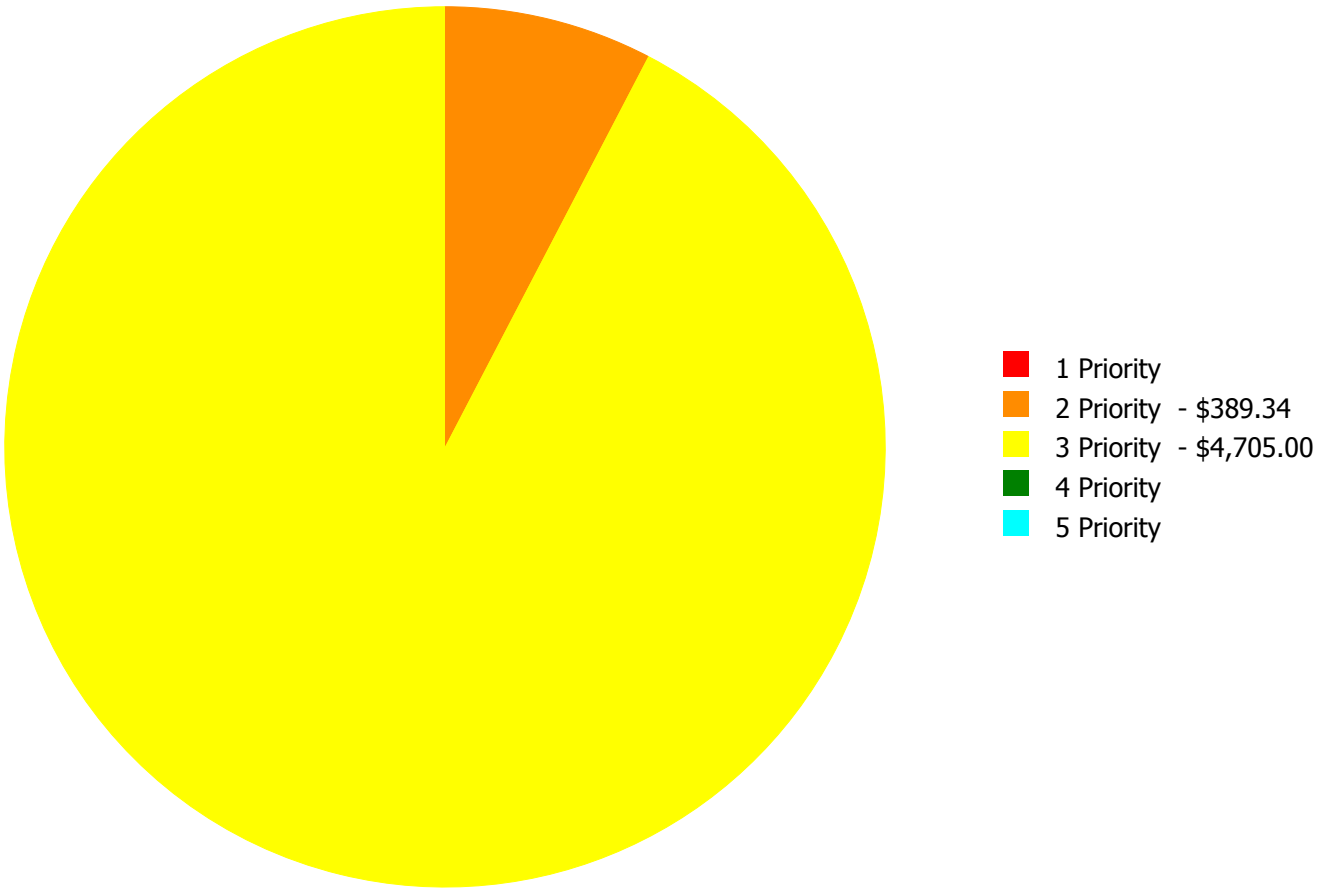
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $5,094.34

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: $5,094.34

Deficiency By Priority Investment Table

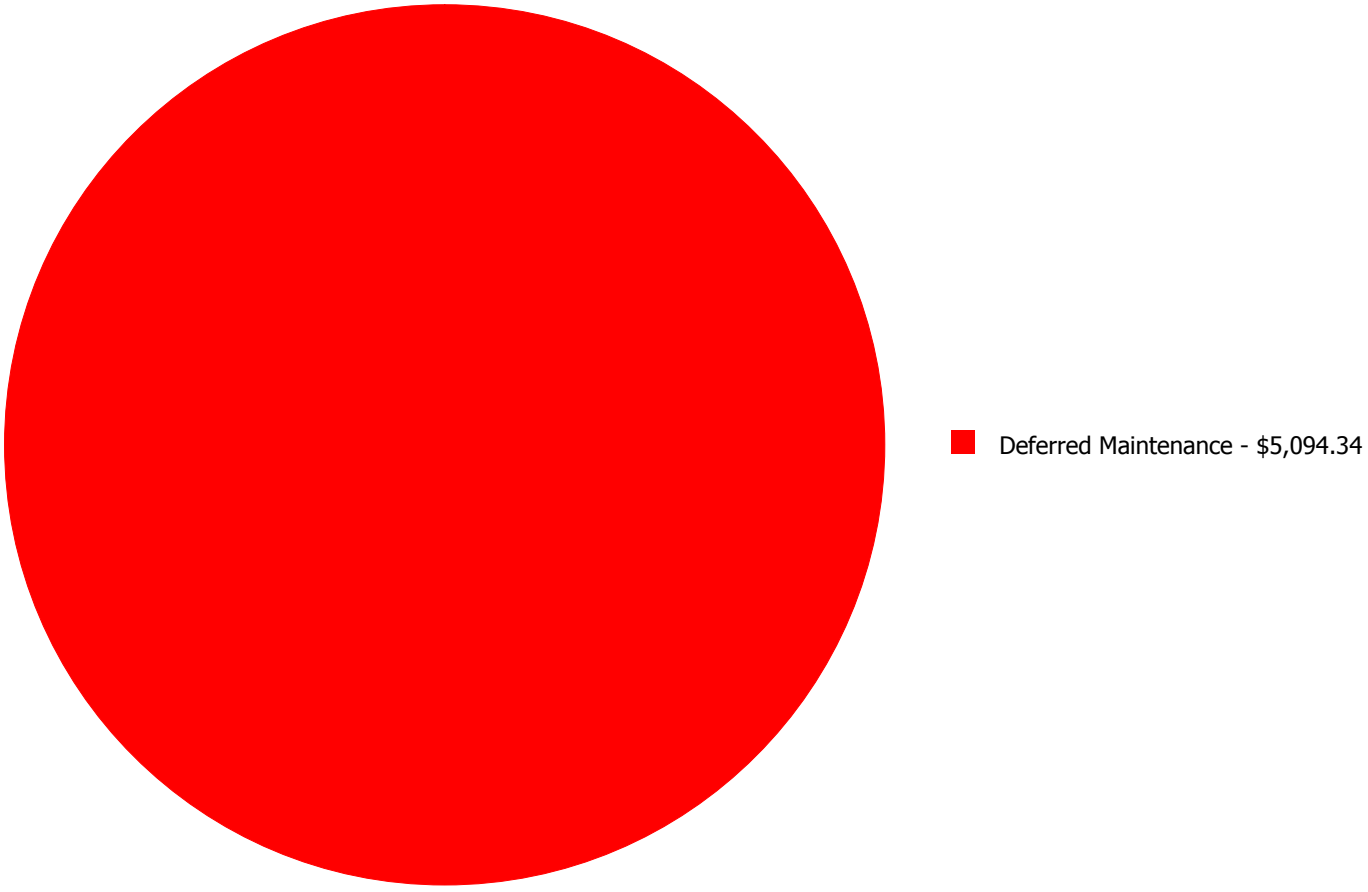
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$389.34	$0.00	$0.00	$0.00	$389.34
C1010	Partitions	$0.00	$0.00	$4,705.00	$0.00	$0.00	$4,705.00
	Total:	$0.00	$389.34	$4,705.00	$0.00	$0.00	$5,094.34

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: $5,094.34

Deficiency Details by Priority

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

Priority 2 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Refinish wood shingles, 1st floor

Qty: 1.00

Unit of Measure: C.S.F.

Estimate: $389.34

Assessor Name: Sam Mandola

Date Created: 08/12/2015

Notes: The wood siding is aged, deteriorated due to weather, and should be repaired/replaced.

Priority 3 Priority:

System: C1010 - Partitions

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 700.00

Unit of Measure: S.F.

Estimate: $4,705.00

Assessor Name: David Organiscak

Date Created: 08/12/2015

Notes: The wooden partition walls are aged, damaged, and should be repaired/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:	Leased
Gross Area (SF):	700
Year Built:	1972
Last Renovation:	
Replacement Value:	$19,936
Repair Cost:	$4,705.00
Total FCI:	23.60 %
Total RSLI:	30.18 %
FCA Score:	76.40

Description:

Stable 2 at the Environmental Studies Center is a one-story structure located at 2390 Wildcat Road in Decatur, Georgia. The stable was built in 1972 and is currently vacant. 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:	8040	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
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	28.33 %	0.00 %	$0.00
B30 - Roofing	50.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	110.01 %	$4,705.00
Totals:	**30.18 %**	**23.60 %**	**$4,705.00**

Photo Album

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

1). South Elevation - Aug 12, 2015

2). West Elevation - Aug 12, 2015

3). East Elevation - Aug 12, 2015

4). North Elevation - Aug 17, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
B1020	Roof Construction	$4.65	S.F.	700	100	1972	2072		57.00 %	0.00 %	57			$3,255
B2010	Exterior Walls	$13.46	S.F.	700	60	1972	2032		28.33 %	0.00 %	17			$9,422
B3010	Roof Coverings	$4.26	S.F.	700	20	2005	2025		50.00 %	0.00 %	10			$2,982
C1010	Partitions	$6.11	S.F.	700	40	1972	2012		0.00 %	110.01 %	-3		$4,705.00	$4,277
								Total	**30.18 %**	**23.60 %**			**$4,705.00**	**$19,936**

Renewal Schedule

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

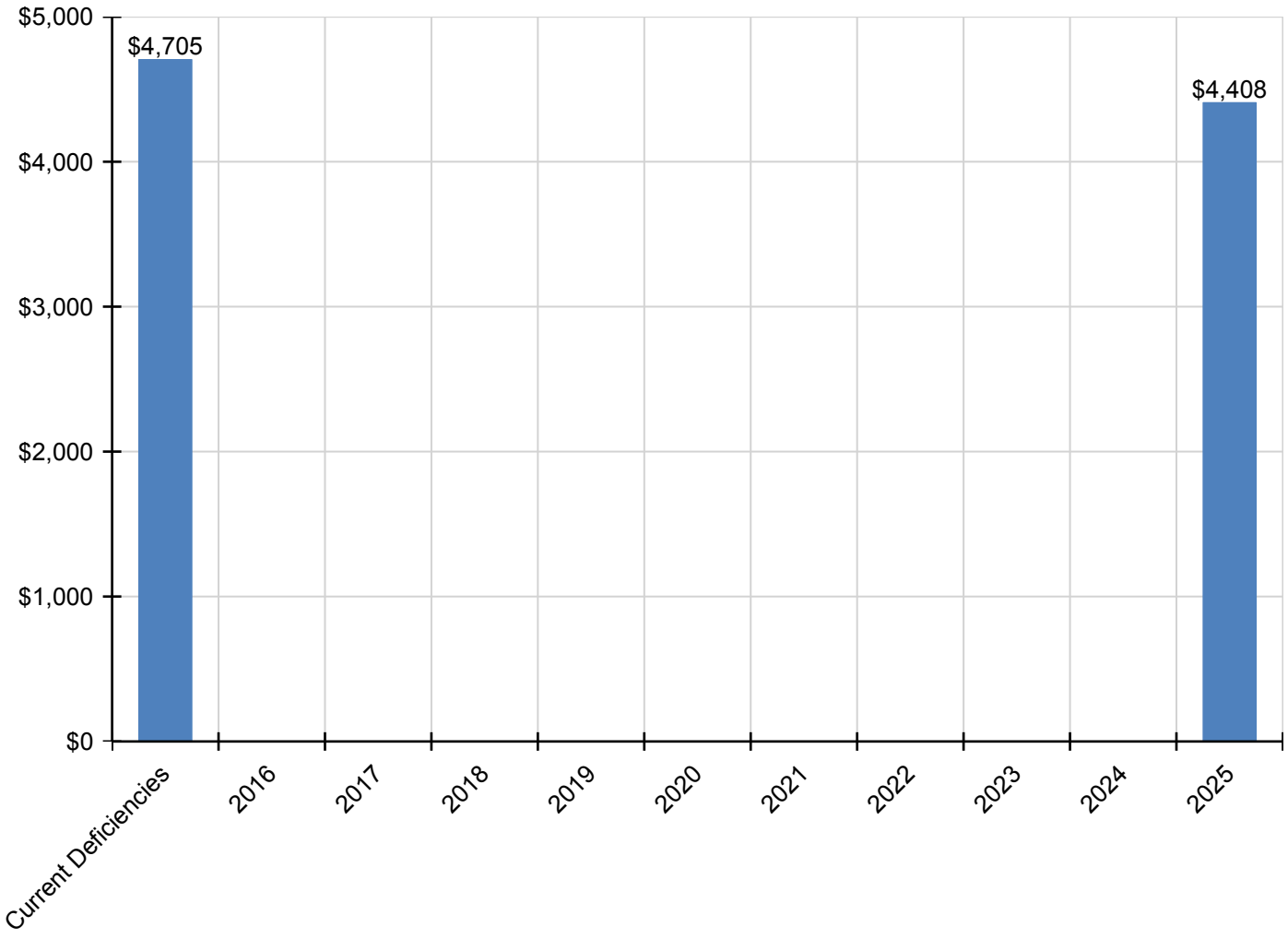
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$4,705**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,408**	**$9,113**
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**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,408	**$4,408**
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	$4,705	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,705**

** Indicates non-renewable system*

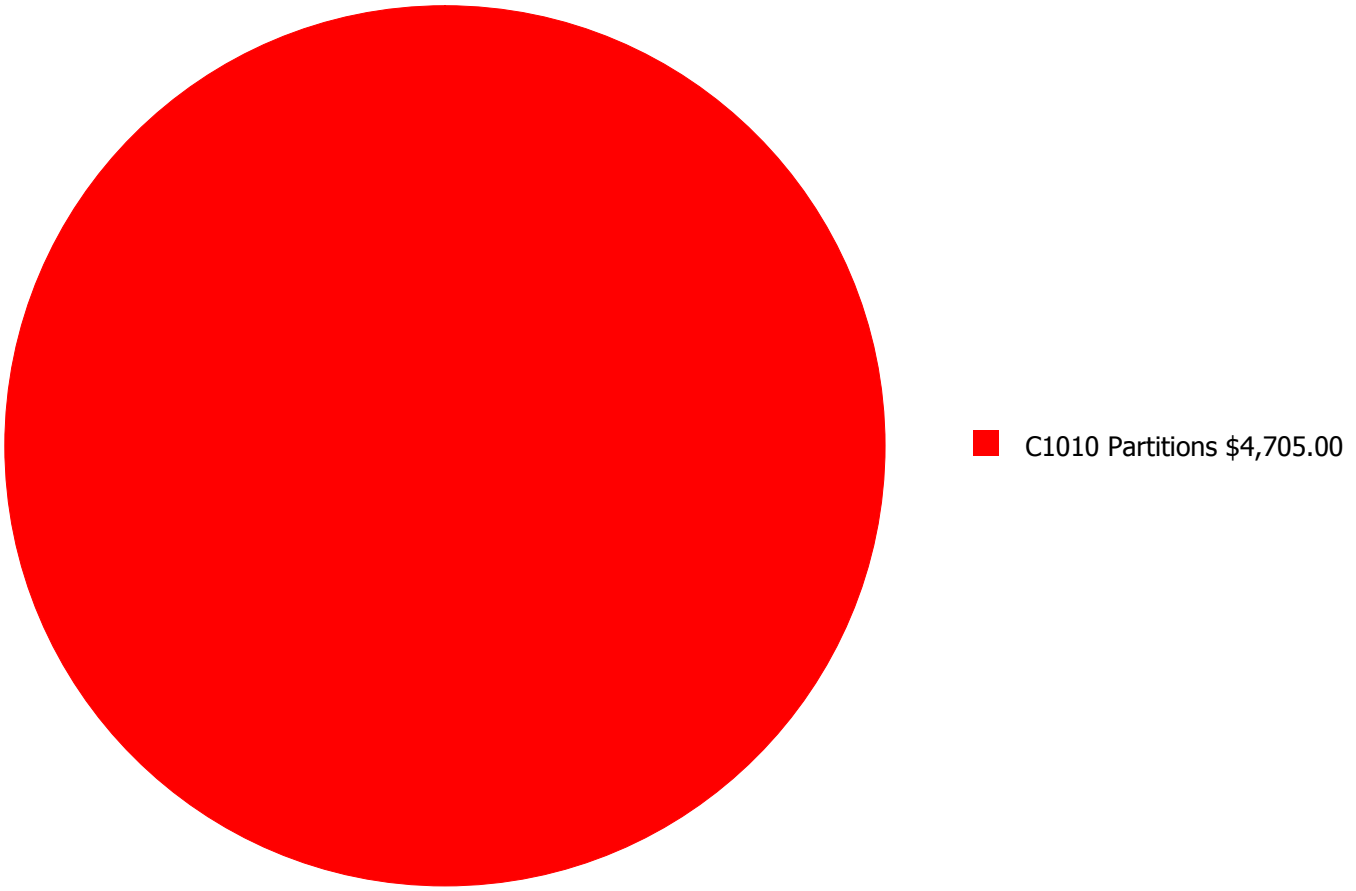
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

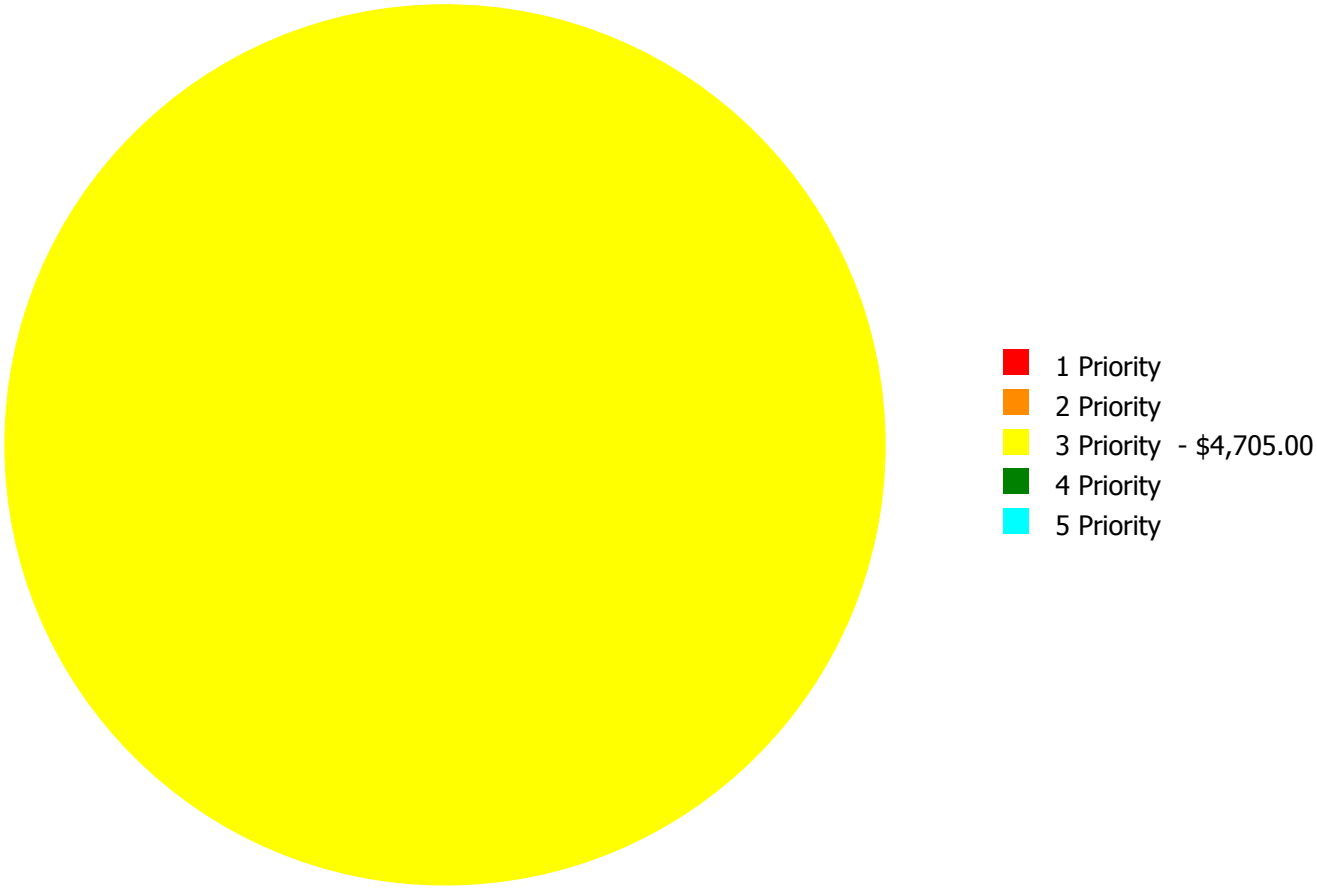
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $4,705.00

Deficiency Summary by Priority

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



Budget Estimate Total: $4,705.00

Deficiency By Priority Investment Table

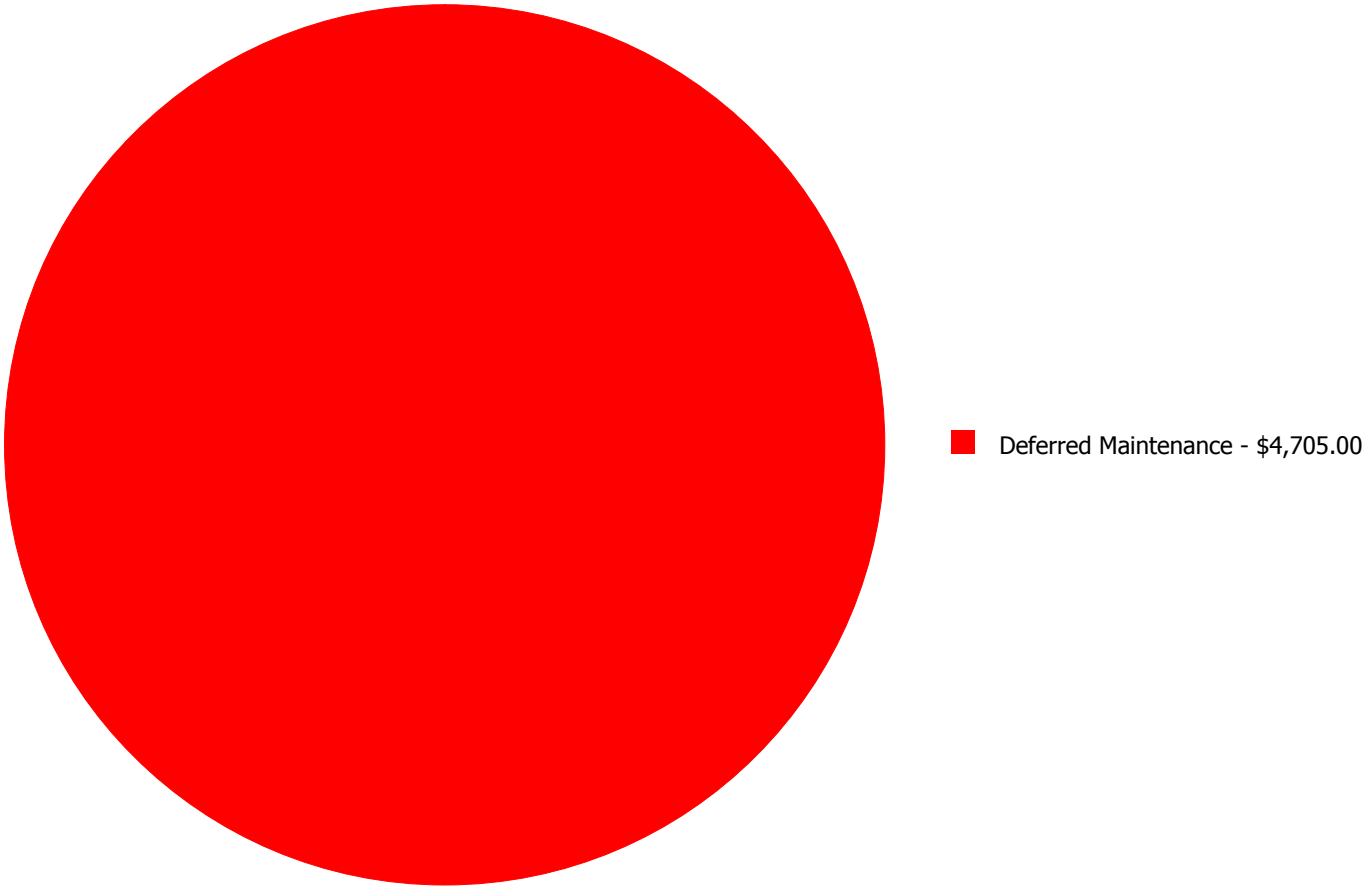
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C1010	Partitions	$0.00	$0.00	$4,705.00	$0.00	$0.00	$4,705.00
	Total:	$0.00	$0.00	$4,705.00	$0.00	$0.00	$4,705.00

Deficiency Summary by Category

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



Budget Estimate Total: $4,705.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C1010 - Partitions

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 700.00
Unit of Measure: S.F.
Estimate: $4,705.00
Assessor Name: David Organiscak
Date Created: 08/12/2015

Notes: The wooden partition walls are aged, damaged, and should be repaired/replaced.

Glossary

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

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

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

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.