

DeKalb County School District/Elementary Schools

Flat Shoals Elementary

Final

School Assessment Report

May 19, 2016



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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 $100 - \text{Total FCI}$ (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	63,814
Year Built:	1966
Last Renovation:	2003
Replacement Value:	\$15,518,398
Repair Cost:	\$6,091,494.41
Total FCI:	39.25 %
Total RSLI:	27.24 %
FCA Score:	60.75



Description:

The Flat Shoals Elementary School campus consists of four buildings located at 3226 Flat Shoals Road in Decatur, Georgia. The original campus was constructed in 1966, additions to the main school building were constructed in 1969 and 1978, and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a storage building, covered walkways, and playing fields. 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:	3056	Geographic Region:	Region 5
HS Attendance Area:	McNair, Ronald E. HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	9.4		

School Condition Summary

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

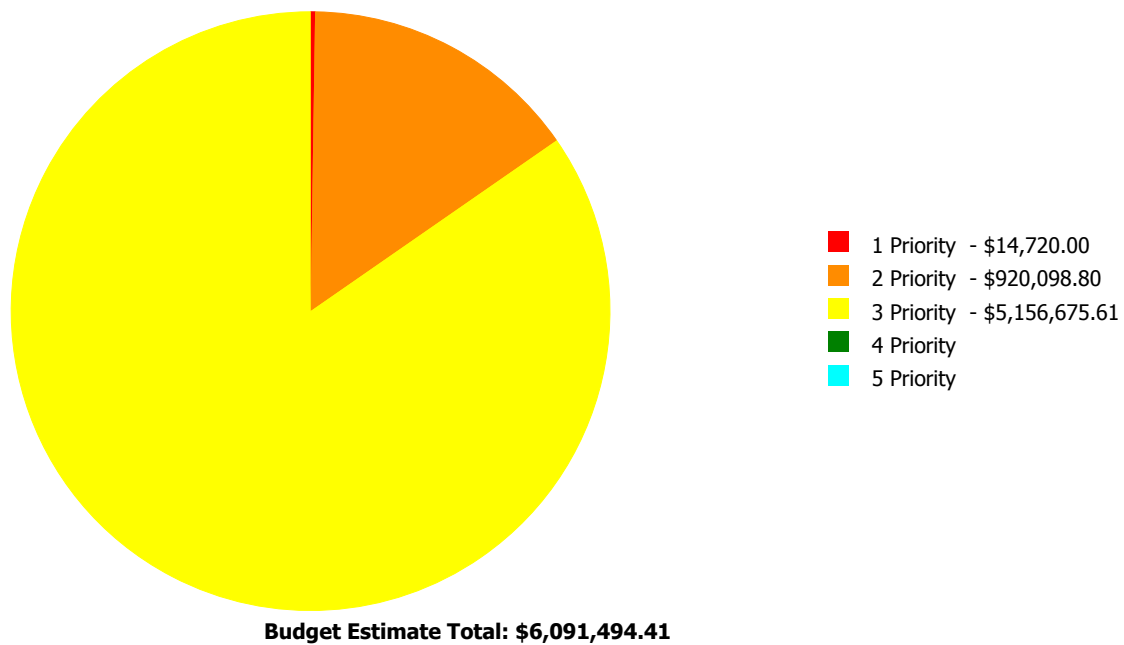
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	55.53 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	62.68 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.49 %	46.06 %	\$694,257.33
B30 - Roofing	83.81 %	0.25 %	\$3,140.00
C10 - Interior Construction	16.26 %	35.28 %	\$289,724.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	13.44 %	33.03 %	\$762,402.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	35.94 %	50.90 %	\$803,793.08
D30 - HVAC	19.97 %	18.48 %	\$414,068.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	23.17 %	63.51 %	\$1,143,411.00
E10 - Equipment	0.35 %	109.03 %	\$536,271.00
E20 - Furnishings	0.00 %	110.00 %	\$343,586.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
G20 - Site Improvements	4.60 %	95.36 %	\$943,604.00
G30 - Site Mechanical Utilities	1.88 %	6.65 %	\$29,482.00
G40 - Site Electrical Utilities	1.01 %	54.40 %	\$127,756.00
Totals:	27.24 %	39.25 %	\$6,091,494.41

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1966 Storage	170	38.65	\$0.00	\$0.00	\$5,293.75	\$0.00	\$0.00
1966, 1969 Building	47,286	36.61	\$0.00	\$781,048.00	\$3,197,224.72	\$0.00	\$0.00
1978 Building 1	5,440	44.65	\$7,360.00	\$24,295.00	\$425,154.57	\$0.00	\$0.00
1978 Building 2	5,440	43.44	\$7,360.00	\$34,030.80	\$406,747.57	\$0.00	\$0.00
2003 Gym	5,478	11.14	\$0.00	\$0.00	\$102,138.00	\$0.00	\$0.00
Site	63,814	66.00	\$0.00	\$80,725.00	\$1,020,117.00	\$0.00	\$0.00
Total:		39.25	\$14,720.00	\$920,098.80	\$5,156,675.61	\$0.00	\$0.00

Deficiencies By Priority



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:	Elementary School
Gross Area (SF):	170
Year Built:	1966
Last Renovation:	
Replacement Value:	\$13,697
Repair Cost:	\$5,293.75
Total FCI:	38.65 %
Total RSLI:	37.08 %
FCA Score:	61.35



Description:

The storage building at Flat Shoals Elementary School is located at 3226 Flat Shoals Road in Decatur, Georgia. Originally built in 1966, there have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	Fire Sprinkler System:	No
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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	51.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	51.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	44.95 %	28.89 %	\$2,153.75
B30 - Roofing	0.00 %	110.02 %	\$3,140.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	0.00 %	\$0.00
Totals:	37.08 %	38.65 %	\$5,293.75

Photo Album

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

1). East Elevation - Jul 28, 2015



2). Southwest Elevation - Jul 28, 2015



3). Northeast Elevation - Jul 28, 2015



4). West Elevation - Jul 28, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$3.60	S.F.	170	100	1966	2066		51.00 %	0.00 %	51			\$612
A2010	Basement Excavation	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$16.33	S.F.	170	100	1966	2066		51.00 %	0.00 %	51			\$2,776
B2010	Exterior Walls	\$38.65	S.F.	170	100	1966	2066		51.00 %	17.98 %	51		\$1,181.75	\$6,571
B2020	Exterior Windows	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$5.20	S.F.	170	30	1966	1996		0.00 %	109.95 %	-19		\$972.00	\$884
B3010	Roof Coverings	\$16.79	S.F.	170	20	2011	2031	2015	0.00 %	110.02 %	0		\$3,140.00	\$2,854
C1010	Partitions	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C1020	Interior Doors	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C1030	Fittings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2040	Rain Water Drainage	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
Total									37.08 %	38.65 %			\$5,293.75	\$13,697

Renewal Schedule

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

Inflation Rate: 3%

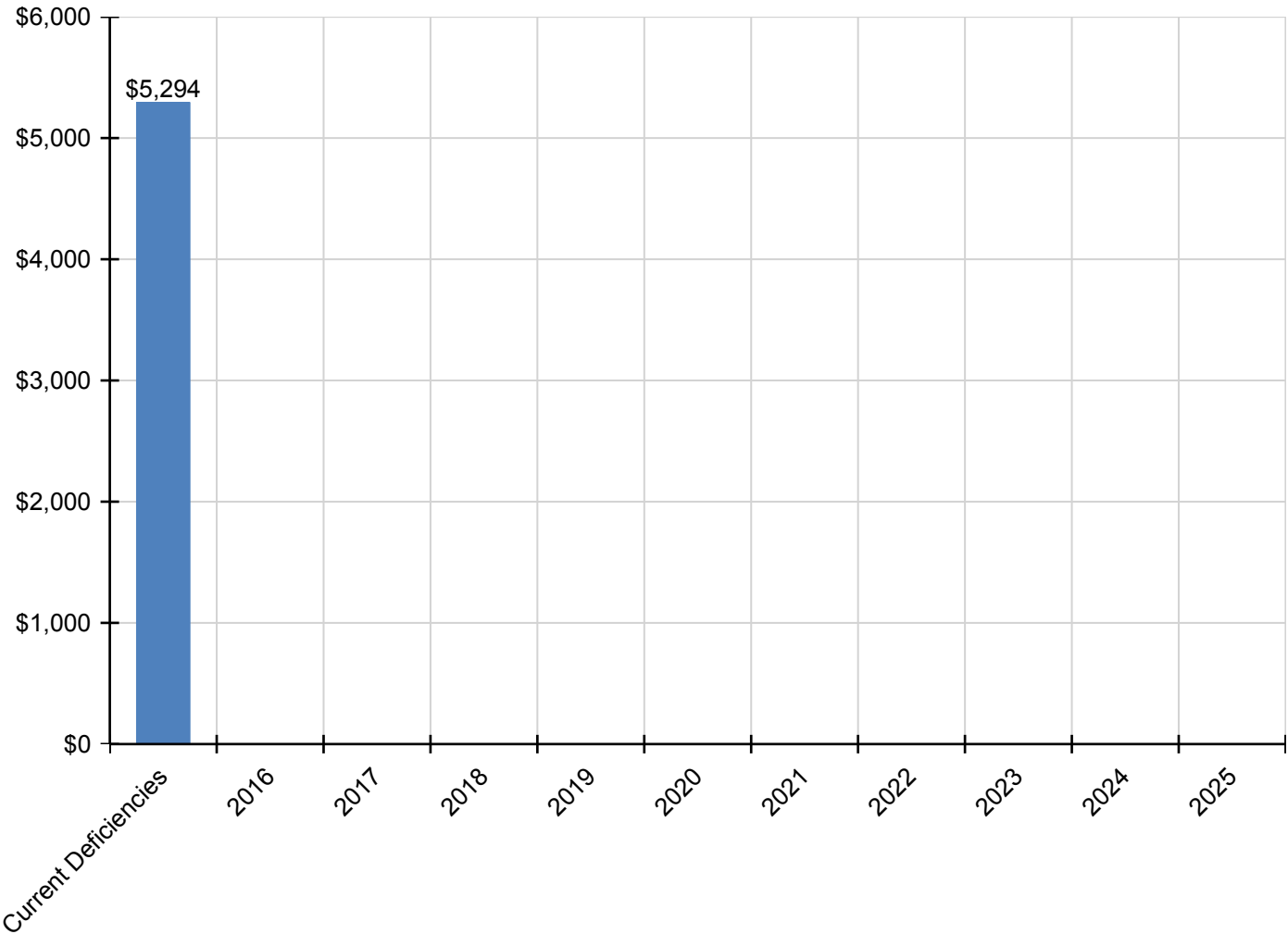
School Assessment Report - 1966 Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$5,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,294
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$1,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,182
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$972	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$972
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$3,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,140
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting and Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

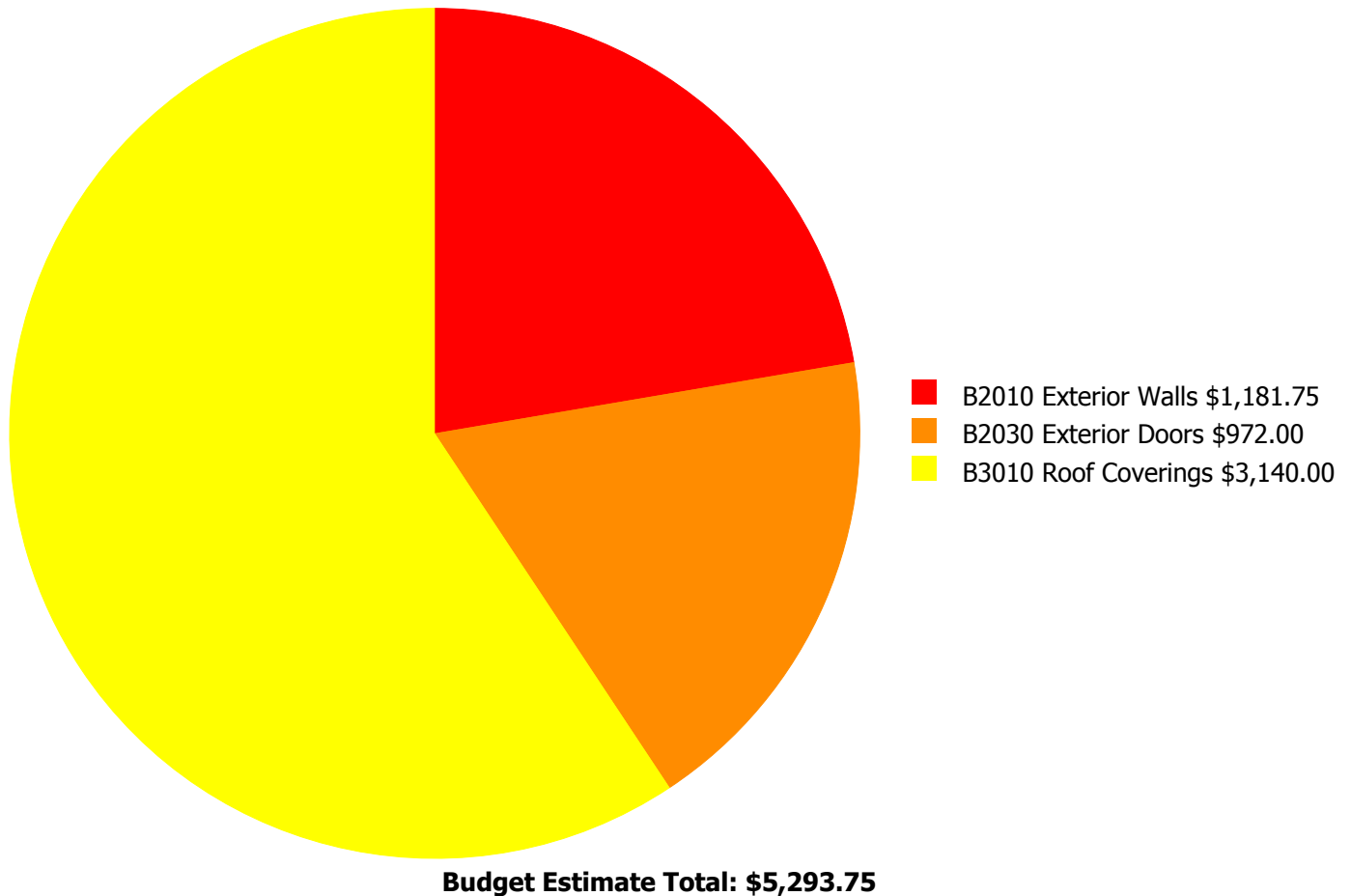
Forecasted Capital Renewal Requirement

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



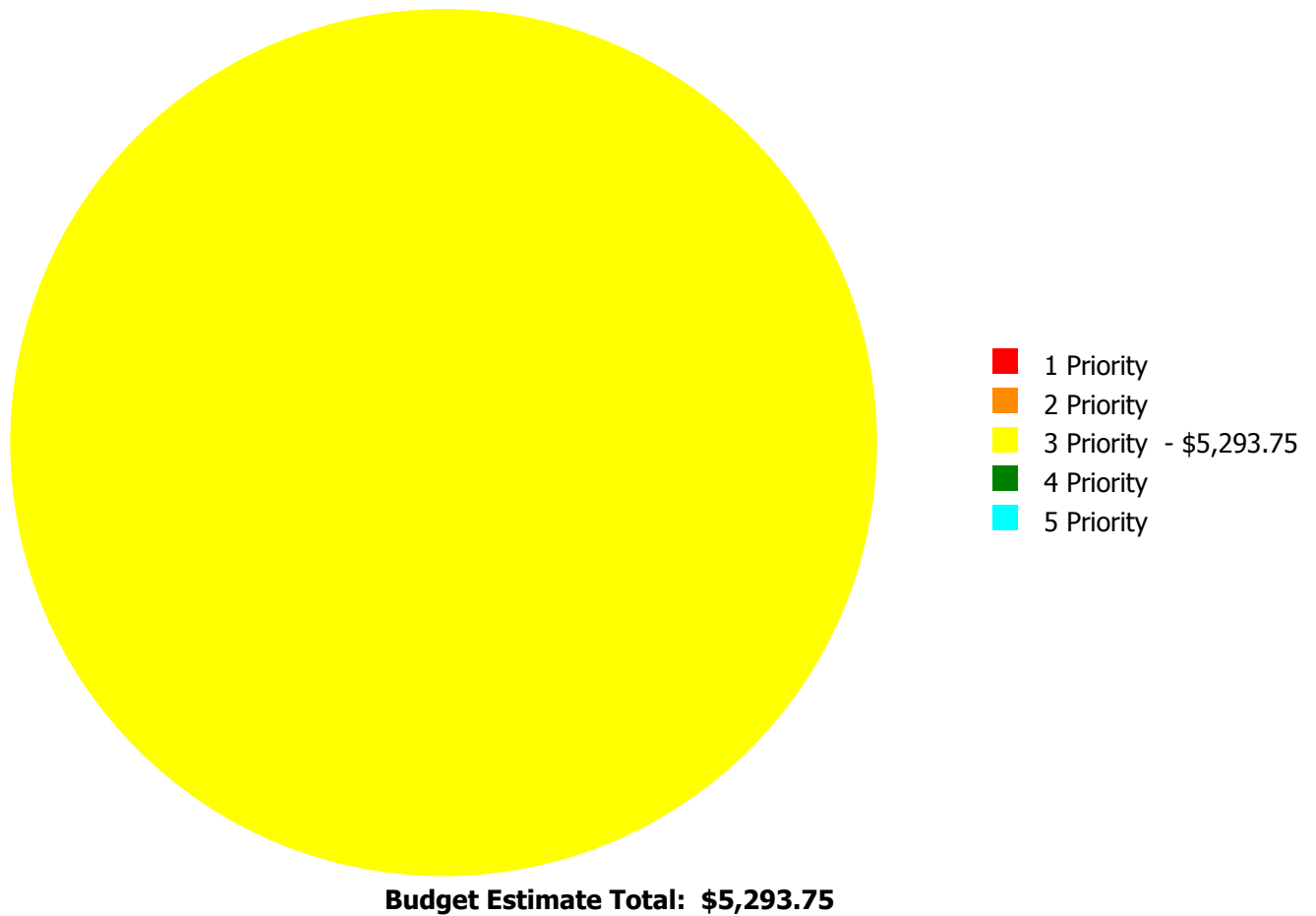
Deficiency Summary by System

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



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:



Deficiency By Priority Investment Table

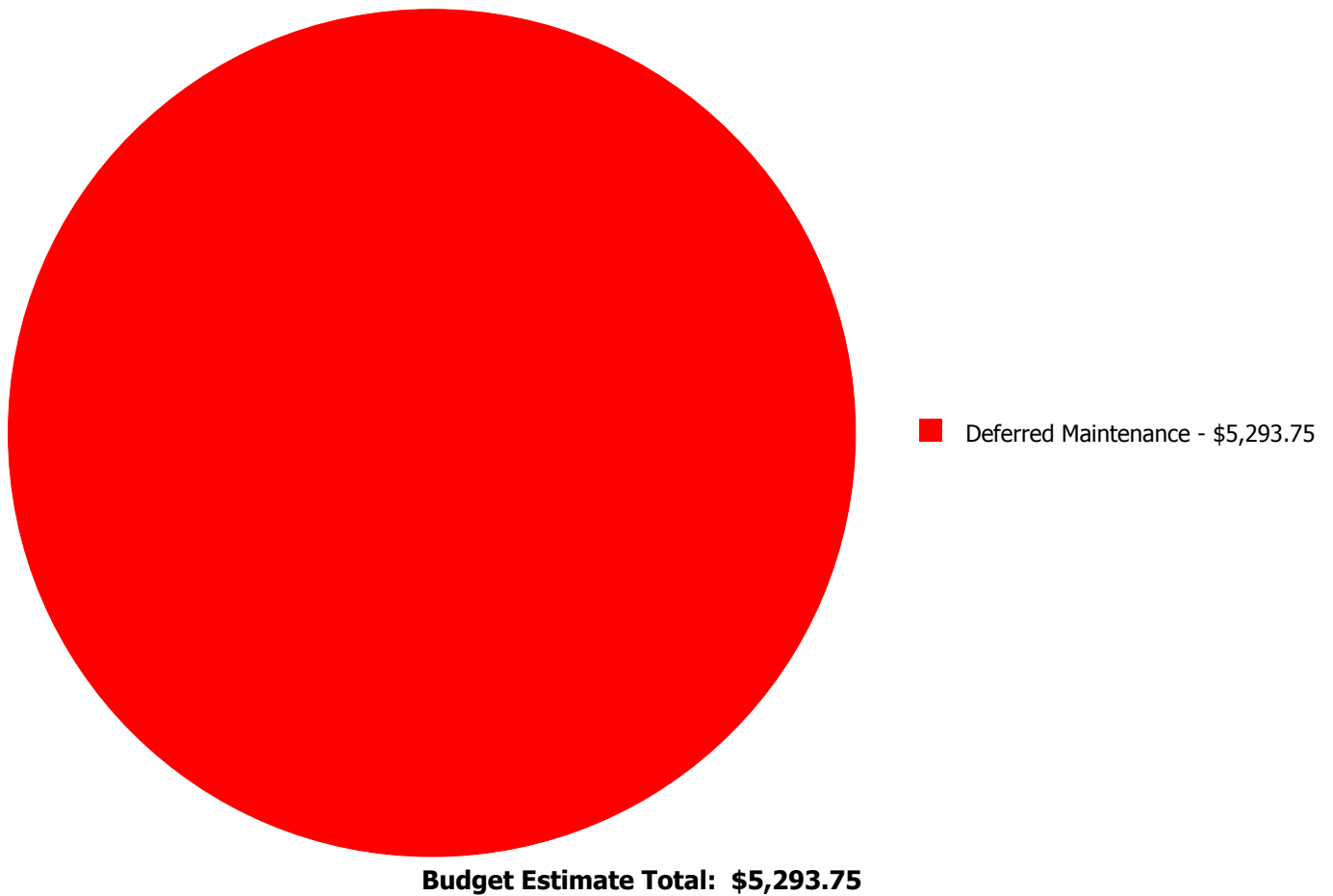
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$1,181.75	\$0.00	\$0.00	\$1,181.75
B2030	Exterior Doors	\$0.00	\$0.00	\$972.00	\$0.00	\$0.00	\$972.00
B3010	Roof Coverings	\$0.00	\$0.00	\$3,140.00	\$0.00	\$0.00	\$3,140.00
	Total:	\$0.00	\$0.00	\$5,293.75	\$0.00	\$0.00	\$5,293.75

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls



Location: Exterior Walls

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Point and refinish painted concrete block wall, 1st floor

Qty: 2.08

Unit of Measure: C.S.F.

Estimate: \$1,181.75

Assessor Name: Sam Mandola

Date Created: 07/28/2015

Notes: The painted wall finish is aged, peeling and stained, and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior Wall

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 170.00

Unit of Measure: S.F.

Estimate: \$972.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The exterior door is beyond its expected service life and should be replaced.

System: B3010 - Roof Coverings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 170.00

Unit of Measure: S.F.

Estimate: \$3,140.00

Assessor Name: Charles Gulley

Date Created: 07/28/2015

Notes: Built-up roof covering is in deteriorating condition, with signs of cracks and bubbling.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	47,286
Year Built:	1966
Last Renovation:	2003
Replacement Value:	\$10,865,518
Repair Cost:	\$3,978,272.72
Total FCI:	36.61 %
Total RSLI:	26.56 %
FCA Score:	63.39



Description:

The main building at Flat Shoals Elementary School is a one-story building located at 3226 Flat Shoals Road in Decatur, Georgia. Originally built in 1966, there has been two additions in 1969 and 1978, and renovations in 2003. This report contains condition and adequacy as collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2010, 2011	Fire Sprinkler System:	No
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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	51.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	51.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	12.38 %	48.64 %	\$545,755.64
B30 - Roofing	84.00 %	0.00 %	\$0.00
C10 - Interior Construction	0.00 %	40.86 %	\$235,532.00
C30 - Interior Finishes	10.63 %	28.55 %	\$559,989.00
D20 - Plumbing	41.80 %	41.84 %	\$503,877.08
D30 - HVAC	19.47 %	16.55 %	\$286,600.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	21.64 %	71.41 %	\$1,030,930.00
E10 - Equipment	0.00 %	110.00 %	\$536,271.00
E20 - Furnishings	0.00 %	110.00 %	\$279,318.00
Totals:	26.56 %	36.61 %	\$3,978,272.72

Photo Album

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

1). Southeast Elevation - Jul 28, 2015



2). North Elevation - Jul 28, 2015



3). East Elevation - Jul 28, 2015



4). West Elevation - Jul 28, 2015



Condition Detail

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

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

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System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.49	S.F.	47,286	100	1966	2066		51.00 %	0.00 %	51			\$306,886
A1020	Special Foundations	\$4.46	S.F.	47,286	100	1966	2066		51.00 %	0.00 %	51			\$210,896
A1030	Slab on Grade	\$7.09	S.F.	47,286	100	1966	2066		51.00 %	0.00 %	51			\$335,258
A2010	Basement Excavation	\$0.26	S.F.		100				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$6.13	S.F.		100				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$5.34	S.F.	47,286	100	1966	2066		51.00 %	0.00 %	51			\$252,507
B2010	Exterior Walls	\$16.02	S.F.	47,286	60	1966	2026		18.33 %	19.10 %	11		\$144,723.64	\$757,522
B2020	Exterior Windows	\$6.79	S.F.	47,286	30	1966	1996		0.00 %	110.00 %	-19		\$353,179.00	\$321,072
B2030	Exterior Doors	\$0.92	S.F.	47,286	30	1989	2019	2015	0.00 %	110.00 %	0		\$47,853.00	\$43,503
B3010	Roof Coverings - Asphalt Shingles	\$4.32	S.F.	0	10	1966	1976		0.00 %	0.00 %	-39			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	47,286	25	2011	2036		84.00 %	0.00 %	21			\$978,820
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	15	1966	1981		0.00 %	0.00 %	-34			\$0
B3010	Roof Coverings - Preformed Metal	\$5.01	S.F.	0	30	1966	1996		0.00 %	0.00 %	-19			\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	0	75	1966	2041		34.67 %	0.00 %	26			\$0
B3020	Roof Openings	\$0.63	S.F.	0	30	1966	1996		0.00 %	0.00 %	-19			\$0
C1010	Partitions	\$7.01	S.F.	47,286	40	1966	2006		0.00 %	0.00 %	-9			\$331,475
C1020	Interior Doors	\$2.39	S.F.	47,286	30	1966	1996		0.00 %	80.00 %	-19		\$90,411.00	\$113,014
C1030	Fittings	\$2.79	S.F.	47,286	20	1966	1986		0.00 %	110.00 %	-29		\$145,121.00	\$131,928
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	23,643	30	1966	1996		0.00 %	110.00 %	-19		\$267,095.00	\$242,814
C3010	Wall Finishes - Paint	\$1.93	S.F.	23,643	10	2002	2012		0.00 %	110.00 %	-3		\$50,194.00	\$45,631
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	1966	1976		0.00 %	0.00 %	-39			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	4,729	8	2002	2010		0.00 %	110.00 %	-5		\$44,216.00	\$40,197
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	7,093	50	1966	2016		2.00 %	0.00 %	1			\$102,778
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	16,550	50	1966	2016		2.00 %	0.00 %	1			\$877,316
C3020	Floor Finishes - VCT	\$9.54	S.F.	18,914	20	1966	1986		0.00 %	110.00 %	-29		\$198,484.00	\$180,440
C3020	Floor Finishes - Wood	\$14.70	S.F.	0	20	1966	1986		0.00 %	0.00 %	-29			\$0
C3030	Ceiling Finishes	\$9.98	S.F.	47,286	20	2003	2023		40.00 %	0.00 %	8			\$471,914
D2010	Plumbing Fixtures	\$17.66	S.F.	47,286	30	2003	2033		60.00 %	14.25 %	18		\$118,969.08	\$835,071
D2020	Domestic Water Distribution	\$3.99	S.F.	47,286	30	1966	1996		0.00 %	110.00 %	-19		\$207,538.00	\$188,671
D2030	Sanitary Waste	\$3.41	S.F.	47,286	30	1966	1996		0.00 %	110.00 %	-19		\$177,370.00	\$161,245
D2040	Rain Water Drainage	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.41	S.F.	47,286	40	1966	2006	2020	12.50 %	0.00 %	5			\$19,387
D3020	Heat Generating Systems	\$4.55	S.F.	0	30	1966	1996		0.00 %	0.00 %	-19			\$0
D3030	Cooling Generating Systems	\$4.73	S.F.	0	30	1966	1996		0.00 %	0.00 %	-19			\$0

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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 \$
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	47,286	30	1966	1996		0.00 %	110.00 %	-19		\$286,600.00	\$260,546
D3050	Terminal & Package Units	\$27.81	S.F.	47,286	15	2003	2018		20.00 %	0.00 %	3			\$1,315,024
D3060	Controls & Instrumentation	\$2.08	S.F.	47,286	20	2003	2023		40.00 %	0.00 %	8			\$98,355
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.23	S.F.	47,286	30	2003	2033		60.00 %	0.00 %	18			\$58,162
D4010	Sprinklers	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	47,286	40	2003	2043		70.00 %	0.00 %	28			\$85,588
D5020	Branch Wiring	\$6.78	S.F.	47,286	30	1966	1996		0.00 %	110.00 %	-19		\$352,659.00	\$320,599
D5020	Lighting	\$8.90	S.F.	47,286	30	2003	2033		60.00 %	0.00 %	18			\$420,845
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	47,286	10	1978	1988		0.00 %	110.00 %	-27		\$291,282.00	\$264,802
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	47,286	10	1978	1988		0.00 %	110.00 %	-27		\$63,978.00	\$58,162
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	47,286	10	1978	1988		0.00 %	110.00 %	-27		\$31,729.00	\$28,844
D5030	Communications and Security - Teleco & Data	\$5.60	S.F.	47,286	10	1966	1976		0.00 %	110.00 %	-39		\$291,282.00	\$264,802
D5090	Other Electrical Systems - Emergency Generator	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1010	Commercial Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.40	S.F.	47,286	20	1966	1986		0.00 %	110.00 %	-29		\$20,806.00	\$18,914
E1090	Other Equipment (Kitchen Equipment)	\$9.91	S.F.	47,286	20	1966	1986		0.00 %	110.00 %	-29		\$515,465.00	\$468,604
E2010	Fixed Furnishings	\$5.37	S.F.	47,286	20	1966	1986		0.00 %	110.00 %	-29		\$279,318.00	\$253,926
Total									26.56 %	36.61 %			\$3,978,272.72	\$10,865,518

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:	\$3,978,273	\$1,110,445	\$0	\$1,580,658	\$0	\$24,723	\$0	\$0	\$850,651	\$0	\$978,996	\$8,523,746
* 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
* 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	\$144,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144,724
B2020 - Exterior Windows	\$353,179	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$353,179
B2030 - Exterior Doors	\$47,853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,853
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - EPDM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Preformed Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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C1020 - Interior Doors	\$90,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,411
C1030 - Fittings	\$145,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,121
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$267,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267,095
C3010 - Wall Finishes - Paint	\$50,194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,457	\$117,651
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$44,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,012	\$0	\$0	\$100,228
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$116,447	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,447
C3020 - Floor Finishes - Terrazzo	\$0	\$993,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$993,998
C3020 - Floor Finishes - VCT	\$198,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$198,484
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$657,588	\$0	\$0	\$657,588
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	\$118,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,969
D2020 - Domestic Water Distribution	\$207,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,538
D2030 - Sanitary Waste	\$177,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177,370
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$24,723	\$0	\$0	\$0	\$0	\$0	\$24,723
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$286,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$286,600
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$1,580,658	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,580,658
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,052	\$0	\$0	\$137,052
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
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$352,659	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,659
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

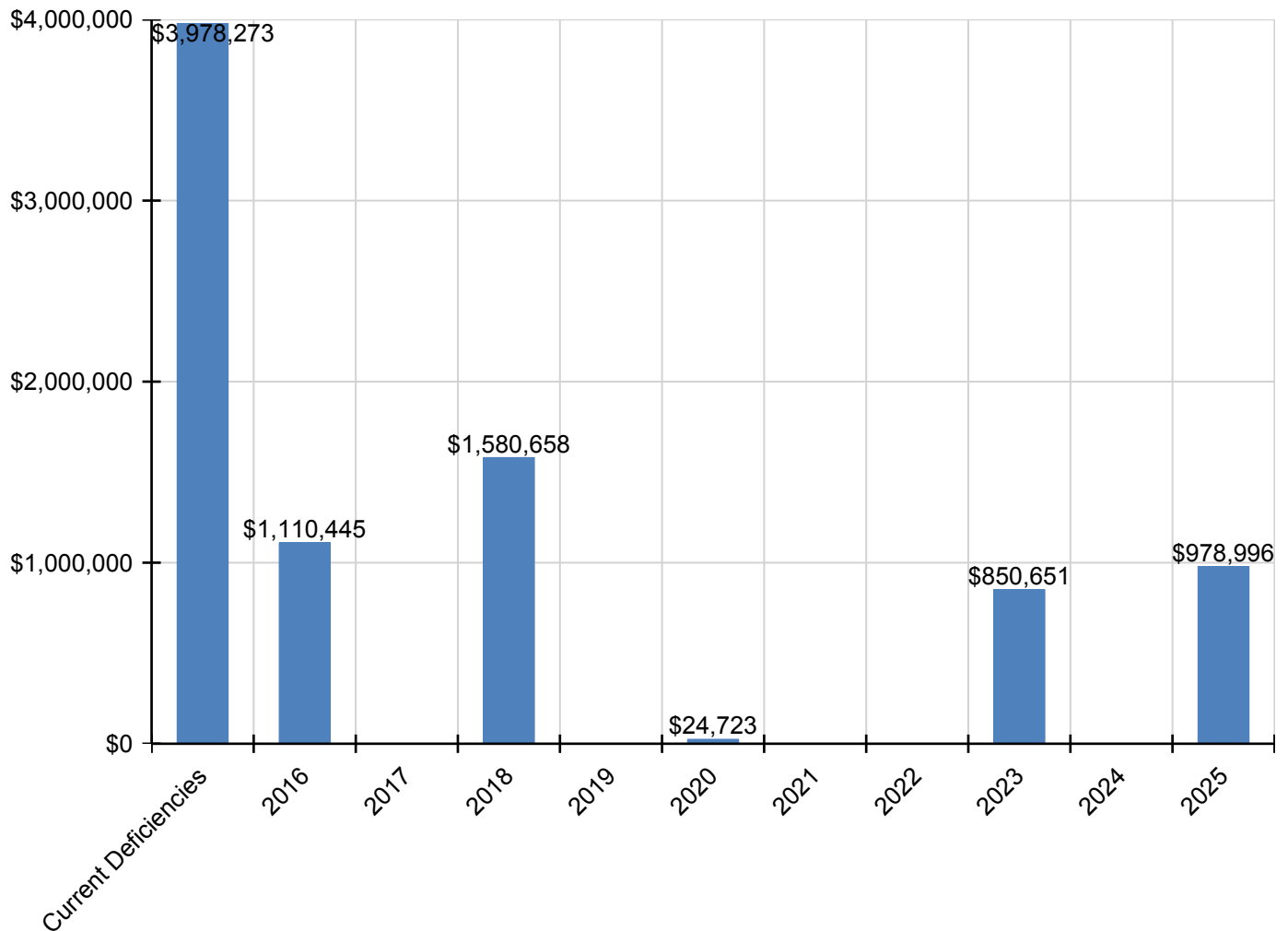
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D5030 - Communications and Security - Clock & PA Systems	\$291,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$391,459	\$682,741
D5030 - Communications and Security - Fire Alarm	\$63,978	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,981	\$149,959
D5030 - Communications and Security - Security & CCTV	\$31,729	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,641	\$74,370
D5030 - Communications and Security - Teleco & Data	\$291,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$391,459	\$682,741
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$20,806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,806
E1090 - Other Equipment (Kitchen Equipment)	\$515,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515,465
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$279,318	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$279,318

* Indicates non-renewable system

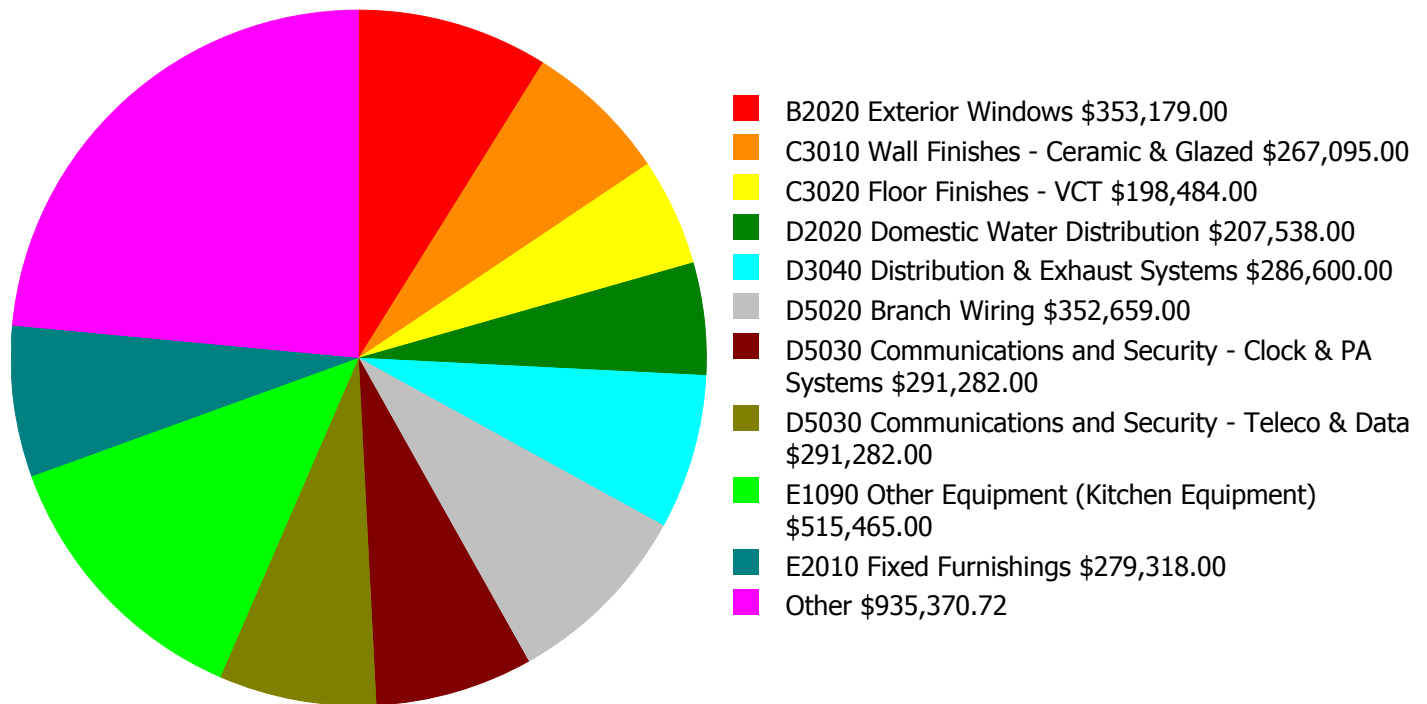
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

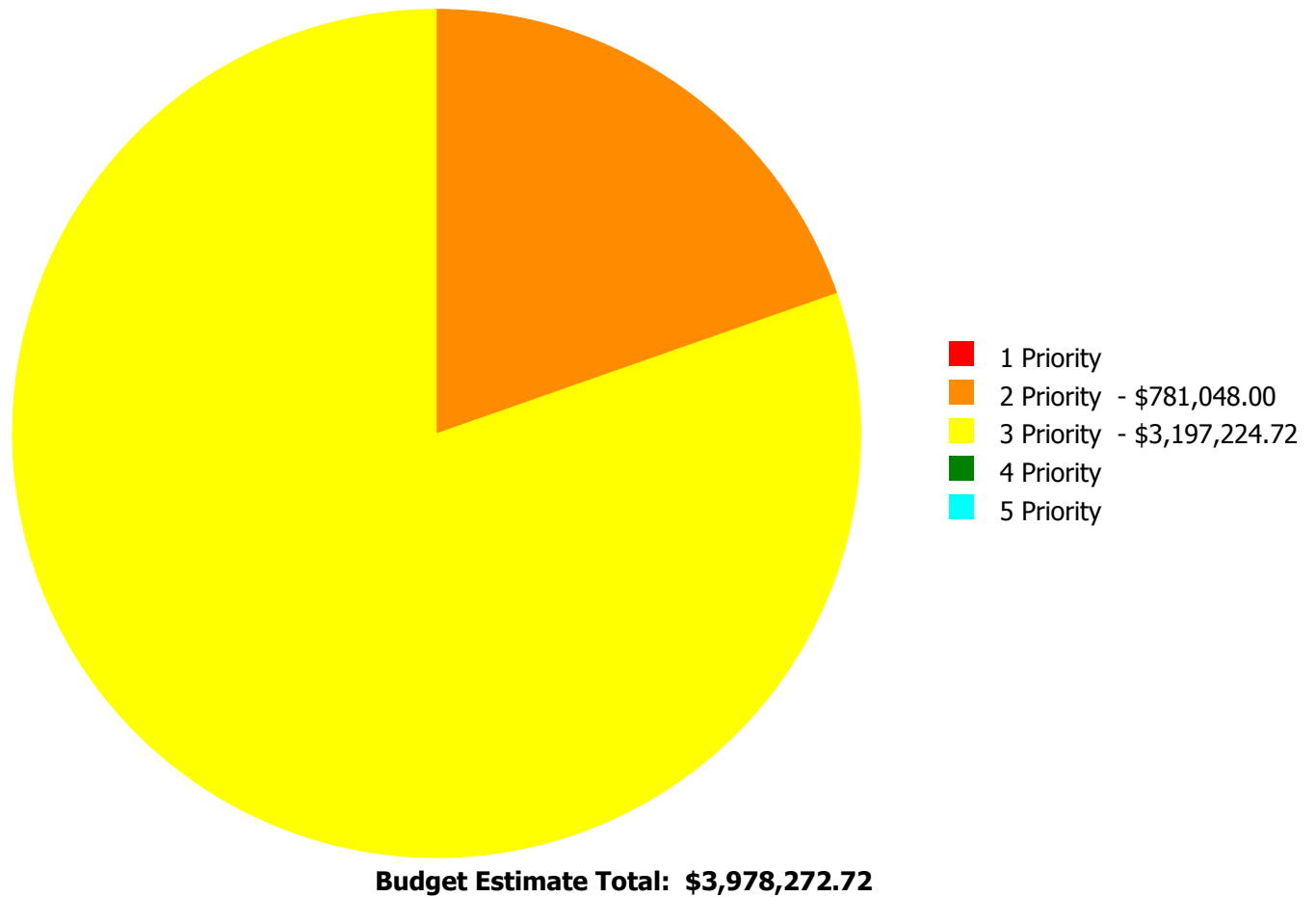
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$3,978,272.72

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:



Deficiency By Priority Investment Table

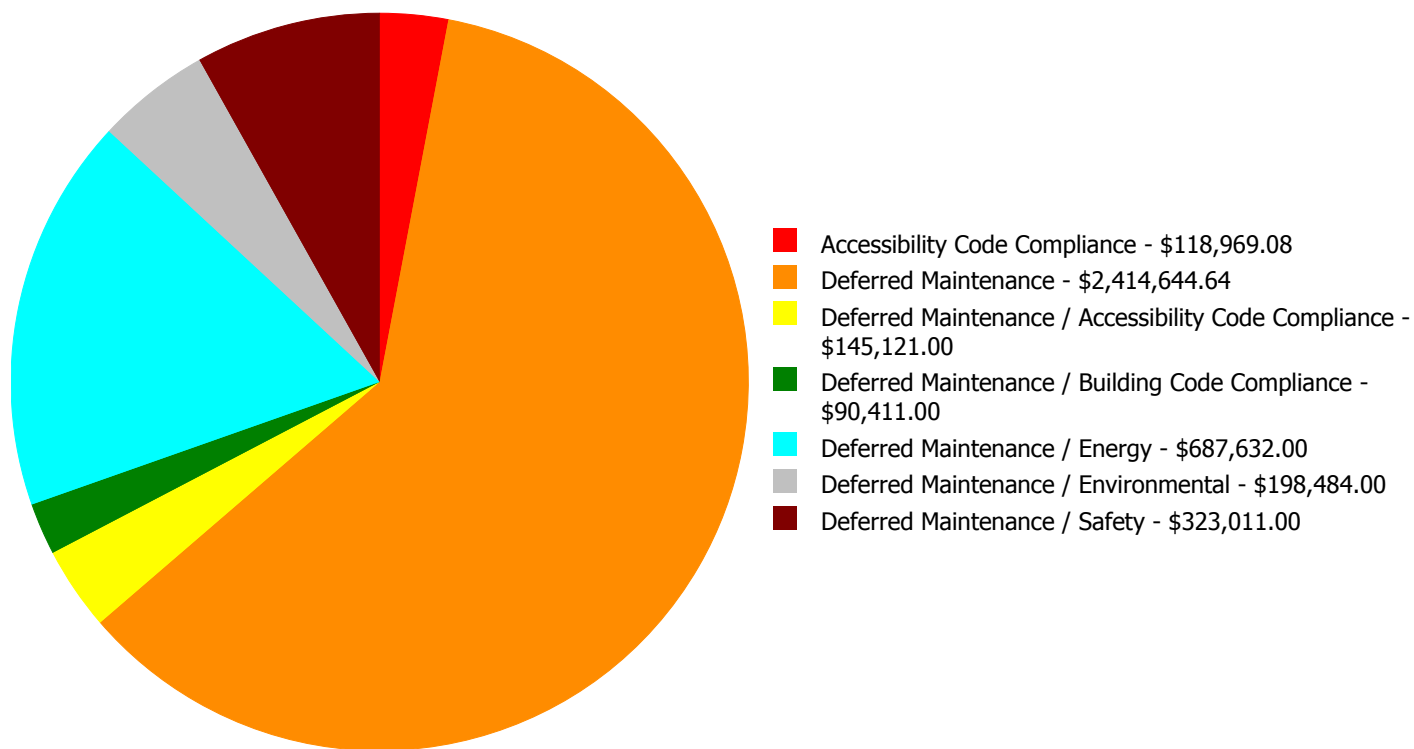
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$144,723.64	\$0.00	\$0.00	\$144,723.64
B2020	Exterior Windows	\$0.00	\$0.00	\$353,179.00	\$0.00	\$0.00	\$353,179.00
B2030	Exterior Doors	\$0.00	\$0.00	\$47,853.00	\$0.00	\$0.00	\$47,853.00
C1020	Interior Doors	\$0.00	\$0.00	\$90,411.00	\$0.00	\$0.00	\$90,411.00
C1030	Fittings	\$0.00	\$0.00	\$145,121.00	\$0.00	\$0.00	\$145,121.00
C3010	Wall Finishes - Ceramic & Glazed	\$0.00	\$0.00	\$267,095.00	\$0.00	\$0.00	\$267,095.00
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$50,194.00	\$0.00	\$0.00	\$50,194.00
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$44,216.00	\$0.00	\$0.00	\$44,216.00
C3020	Floor Finishes - VCT	\$0.00	\$198,484.00	\$0.00	\$0.00	\$0.00	\$198,484.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$118,969.08	\$0.00	\$0.00	\$118,969.08
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$207,538.00	\$0.00	\$0.00	\$207,538.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$177,370.00	\$0.00	\$0.00	\$177,370.00
D3040	Distribution & Exhaust Systems	\$0.00	\$0.00	\$286,600.00	\$0.00	\$0.00	\$286,600.00
D5020	Branch Wiring	\$0.00	\$0.00	\$352,659.00	\$0.00	\$0.00	\$352,659.00
D5030	Communications and Security - Clock & PA Systems	\$0.00	\$291,282.00	\$0.00	\$0.00	\$0.00	\$291,282.00
D5030	Communications and Security - Fire Alarm	\$0.00	\$0.00	\$63,978.00	\$0.00	\$0.00	\$63,978.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$0.00	\$31,729.00	\$0.00	\$0.00	\$31,729.00
D5030	Communications and Security - Teleco & Data	\$0.00	\$291,282.00	\$0.00	\$0.00	\$0.00	\$291,282.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$20,806.00	\$0.00	\$0.00	\$20,806.00
E1090	Other Equipment (Kitchen Equipment)	\$0.00	\$0.00	\$515,465.00	\$0.00	\$0.00	\$515,465.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$279,318.00	\$0.00	\$0.00	\$279,318.00
Total:		\$0.00	\$781,048.00	\$3,197,224.72	\$0.00	\$0.00	\$3,978,272.72

Deficiency Summary by Category

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



Budget Estimate Total: \$3,978,272.72

Deficiency Details by Priority

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

Priority 2 Priority:

System: C3020 - Floor Finishes - VCT



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 2 Priority

Correction: Renew System

Qty: 18,914.00

Unit of Measure: S.F.

Estimate: \$198,484.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original VCT and VAT floor finishes are in poor condition, with cracks and separation from the substrate, and should be replaced.

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



Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$291,282.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Clock and PA systems are beyond their expected service life and should be scheduled for replacement.

System: D5030 - Communications and Security - Teleco & Data



Location: Mechanical Room and MDF Room

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$291,282.00

Assessor Name: Ben Nixon

Date Created: 07/29/2015

Notes: The original Telco service entrance is beyond its expected service life and should be replaced. The MDF installation is inadequate, has no operable cooling, does not have three feet of clearance for safe maintenance, and should be moved to a location providing cooling and safety.

Priority 3 Priority:

System: B2010 - Exterior Walls



Location: Exterior Walls

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Repair painted clay brick wall, 1st floor

Qty: 2,000.00

Unit of Measure: S.F.

Estimate: \$127,669.32

Assessor Name: Ben Nixon

Date Created: 07/28/2015

Notes: The painted exterior wall finish needs to be replaced.

System: B2010 - Exterior Walls



Location: Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Repaint exterior wall

Qty: 3,000.00

Unit of Measure: S.F.

Estimate: \$17,054.32

Assessor Name: Ben Nixon

Date Created: 03/08/2016

Notes: Painted finishes on exterior trim and soffit are faded and stained, and should be replaced.

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$353,179.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original metal exterior windows are aged, inefficient, and should be replaced.

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$47,853.00

Assessor Name: Ben Nixon

Date Created: 07/28/2015

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

School Assessment Report - 1966, 1969 Building

System: C1020 - Interior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$90,411.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$145,121.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, and should be replaced to improve ADA accessibility. SPLOST IV scope includes renovating hall restrooms for ADA compliance.

System: C3010 - Wall Finishes - Ceramic & Glazed



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 23,643.00

Unit of Measure: S.F.

Estimate: \$267,095.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The ceramic tiles are aged and worn, and should be replaced.

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 23,643.00

Unit of Measure: S.F.

Estimate: \$50,194.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Carpet



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 4,729.00

Unit of Measure: S.F.

Estimate: \$44,216.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D2010 - Plumbing Fixtures



Location: Restrooms

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add ADA compliant rest room.

Qty: 4.00

Unit of Measure: Ea.

Estimate: \$110,158.39

Assessor Name: Sam Mandola

Date Created: 03/08/2016

Notes: Provide ADA compliant restrooms. SPLOST IV scope includes renovating hall restrooms for ADA compliance.

System: D2010 - Plumbing Fixtures



Location: Hallway

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Remove/replace drinking fountain w/recessed ADA compliant drinking fountain

Qty: 2.00

Unit of Measure: Ea.

Estimate: \$7,868.43

Assessor Name: Ben Nixon

Date Created: 03/08/2016

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

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add ADA compliant insulation to lavatory piping

Qty: 10.00

Unit of Measure: Ea.

Estimate: \$942.26

Assessor Name: Sam Mandola

Date Created: 10/23/2015

Notes: Add missing insulation on lavatory piping per ADA standards. SPLOST IV scope includes renovating hall restrooms for ADA compliance.

System: D2020 - Domestic Water Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$207,538.00

Assessor Name: Ben Nixon

Date Created: 07/28/2015

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

System: D2030 - Sanitary Waste



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$177,370.00

Assessor Name: Ben Nixon

Date Created: 07/28/2015

Notes: The original sanitary waste system is beyond its expected service life, the kitchen grease trap is under the main sink, and should be replaced.

System: D3040 - Distribution & Exhaust Systems



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$286,600.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The distribution and exhaust systems are beyond their expected service life, inadequate, and should be scheduled for replacement.

System: D5020 - Branch Wiring



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$352,659.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The branch wiring system consists of original wiring plus additions, is assessed to be beyond its expected service life due to the aged original wiring, and should be replaced.

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$63,978.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$31,729.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The security system is aged, has reported blind spots in coverage, and should be replaced with a modern system with adequate coverage.

System: E1020 - Institutional Equipment



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

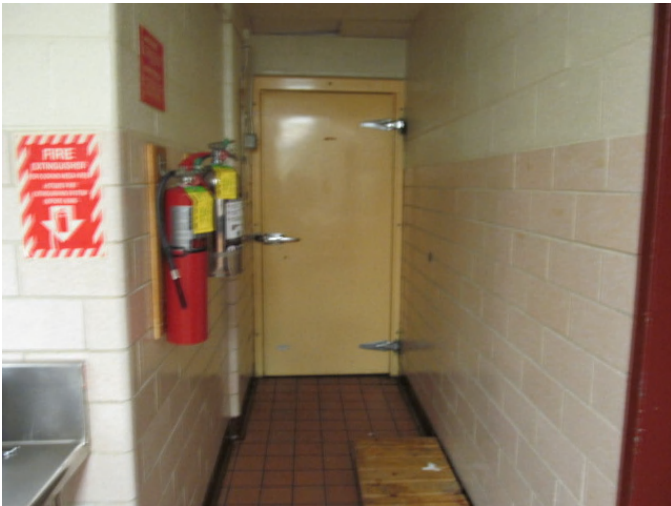
Estimate: \$20,806.00

Assessor Name: Ben Nixon

Date Created: 02/03/2016

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

System: E1090 - Other Equipment (Kitchen Equipment)



Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$515,465.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Kitchen equipment, including the walk-in cooler, is beyond its expected service life and should be scheduled for replacement.

System: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,286.00

Unit of Measure: S.F.

Estimate: \$279,318.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fixed furnishings, such as built-in cabinets and window treatment, are beyond their expected service life and worn, 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:	Elementary School
Gross Area (SF):	5,440
Year Built:	1978
Last Renovation:	
Replacement Value:	\$1,023,183
Repair Cost:	\$456,809.57
Total FCI:	44.65 %
Total RSLI:	30.98 %
FCA Score:	55.35



Description:

The 1978 classroom addition (building 1) at Flat Shoals Elementary School is a one-story building located at 3226 Flat Shoals Road in Decatur, Georgia. Originally built in 1978, there have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No
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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	63.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	63.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	42.53 %	43.50 %	\$56,158.57
B30 - Roofing	84.00 %	0.00 %	\$0.00
C10 - Interior Construction	36.23 %	40.86 %	\$27,096.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	1.72 %	102.74 %	\$122,648.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	3.26 %	105.86 %	\$149,958.00
D30 - HVAC	18.83 %	13.19 %	\$24,295.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	26.86 %	32.83 %	\$44,520.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$32,134.00
Totals:	30.98 %	44.65 %	\$456,809.57

Photo Album

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

1). East Elevation - Jul 28, 2015



2). South Elevation - Jul 28, 2015



3). Northwest Elevation - Jul 28, 2015



4). West Elevation - Jul 28, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.49	S.F.	5,440	100	1978	2078		63.00 %	0.00 %	63			\$35,306
A1020	Special Foundations	\$4.46	S.F.	0	100	1978	2078		63.00 %	0.00 %	63			\$0
A1030	Slab on Grade	\$7.09	S.F.	5,440	100	1978	2078		63.00 %	0.00 %	63			\$38,570
A2010	Basement Excavation	\$0.26	S.F.	0	100	1978	2078		63.00 %	0.00 %	63			\$0
A2020	Basement Walls	\$6.13	S.F.	0	100	1978	2078		63.00 %	0.00 %	63			\$0
B1010	Floor Construction	\$15.61	S.F.	0	100	1978	2078		63.00 %	0.00 %	63			\$0
B1020	Roof Construction	\$5.34	S.F.	5,440	100	1978	2078		63.00 %	0.00 %	63			\$29,050
B2010	Exterior Walls	\$16.02	S.F.	5,440	100	1978	2078		63.00 %	11.50 %	63		\$10,022.57	\$87,149
B2020	Exterior Windows	\$6.79	S.Y.	5,440	30	1978	2008		0.00 %	110.00 %	-7		\$40,631.00	\$36,938
B2030	Exterior Doors	\$0.92	S.F.	5,440	30	1978	2008		0.00 %	109.99 %	-7		\$5,505.00	\$5,005
B3010	Roof Coverings - Asphalt Shingles	\$4.32	S.F.	0	10	1978	1988		0.00 %	0.00 %	-27			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	5,440	25	2011	2036		84.00 %	0.00 %	21			\$112,608
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	15	1978	1993		0.00 %	0.00 %	-22			\$0
B3010	Roof Coverings - Preformed Metal	\$5.01	S.F.	0	30	1978	2008		0.00 %	0.00 %	-7			\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	0	75	1978	2053		50.67 %	0.00 %	38			\$0
B3020	Roof Openings	\$0.63	S.F.	0	30	1978	2008		0.00 %	0.00 %	-7			\$0
C1010	Partitions	\$7.01	S.F.	5,440	100	1978	2078		63.00 %	0.00 %	63			\$38,134
C1020	Interior Doors	\$2.39	S.F.	5,440	30	1978	2008		0.00 %	80.00 %	-7		\$10,401.00	\$13,002
C1030	Fittings	\$2.79	S.F.	5,440	20	1978	1998		0.00 %	109.99 %	-17		\$16,695.00	\$15,178
C2010	Stair Construction	\$1.81	S.F.	0	100	1978	2078		63.00 %	0.00 %	63			\$0
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	0	30	1978	2008		0.00 %	0.00 %	-7			\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	5,440	10	1978	1988		0.00 %	110.00 %	-27		\$11,549.00	\$10,499
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	1978	1988		0.00 %	0.00 %	-27			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	0	8	1978	1986		0.00 %	0.00 %	-29			\$0
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	544	50	1978	2028		26.00 %	0.00 %	13			\$7,883
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	0	50	1978	2028		26.00 %	0.00 %	13			\$0
C3020	Floor Finishes - VCT	\$9.54	S.F.	4,896	20	1978	1998		0.00 %	110.00 %	-17		\$51,379.00	\$46,708
C3020	Floor Finishes - Wood	\$14.70	S.F.	0	20	1978	1998		0.00 %	0.00 %	-17			\$0
C3030	Ceiling Finishes	\$9.98	S.F.	5,440	20	1978	1998		0.00 %	110.00 %	-17		\$59,720.00	\$54,291
D1010	Elevators and Lifts	\$1.17	S.F.	0	30	1978	2008		0.00 %	0.00 %	-7			\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	5,440	20	2003	2023	2015	0.00 %	110.00 %	0		\$105,677.00	\$96,070
D2020	Domestic Water Distribution	\$3.99	S.F.	5,440	30	1978	2008		0.00 %	110.00 %	-7		\$23,876.00	\$21,706
D2030	Sanitary Waste	\$3.41	S.F.	5,440	30	1978	2008		0.00 %	110.00 %	-7		\$20,405.00	\$18,550
D2040	Rain Water Drainage	\$0.98	S.F.	5,440	30	2011	2041		86.67 %	0.00 %	26			\$5,331

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System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Natural Gas	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D3020	Heat Generating Systems	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D3040	Distribution & Exhaust Systems	\$4.06	S.F.	5,440	30	1978	2008		0.00 %	110.00 %	-7		\$24,295.00	\$22,086
D3050	Terminal & Package Units	\$27.72	S.F.	5,440	15	2003	2018		20.00 %	0.00 %	3			\$150,797
D3060	Controls & Instrumentation	\$2.08	S.F.	5,440	20	2003	2023		40.00 %	0.00 %	8			\$11,315
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D4010	Sprinklers	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D4020	Standpipes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	5,440	40	1978	2018	2020	12.50 %	0.00 %	5			\$9,846
D5020	Branch Wiring	\$6.78	S.F.	5,440	30	1978	2008	2020	16.67 %	0.00 %	5			\$36,883
D5020	Lighting	\$8.90	S.F.	5,440	30	2003	2033		60.00 %	0.00 %	18			\$48,416
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	5,440	10	1978	1988		0.00 %	110.00 %	-27		\$33,510.00	\$30,464
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	5,440	10	1978	1988		0.00 %	110.00 %	-27		\$7,360.00	\$6,691
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	5,440	10	1978	1988		0.00 %	110.01 %	-27		\$3,650.00	\$3,318
D5090	Other Electrical Systems - Emergency Generator	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.40	S.F.	5,440	20	2003	2023		40.00 %	0.00 %	8			\$2,176
E1090	Other Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$5.37	S.F.	5,440	20	1978	1998		0.00 %	110.00 %	-17		\$32,134.00	\$29,213
Total									30.98 %	44.65 %			\$456,809.57	\$1,023,183

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:	\$456,810	\$0	\$0	\$181,257	\$0	\$59,590	\$0	\$0	\$18,800	\$0	\$75,352	\$791,809
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$10,023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,023
B2020 - Exterior Windows	\$40,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,631
B2030 - Exterior Doors	\$5,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,505
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - EPDM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Preformed Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$10,401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,401
C1030 - Fittings	\$16,695	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,695
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$11,549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,521	\$27,070
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$51,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,379
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$59,720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,720
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	\$105,677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,677
D2020 - Domestic Water Distribution	\$23,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,876
D2030 - Sanitary Waste	\$20,405	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,405
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$24,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,295
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$181,257	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,257
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,767	\$0	\$0	\$15,767
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

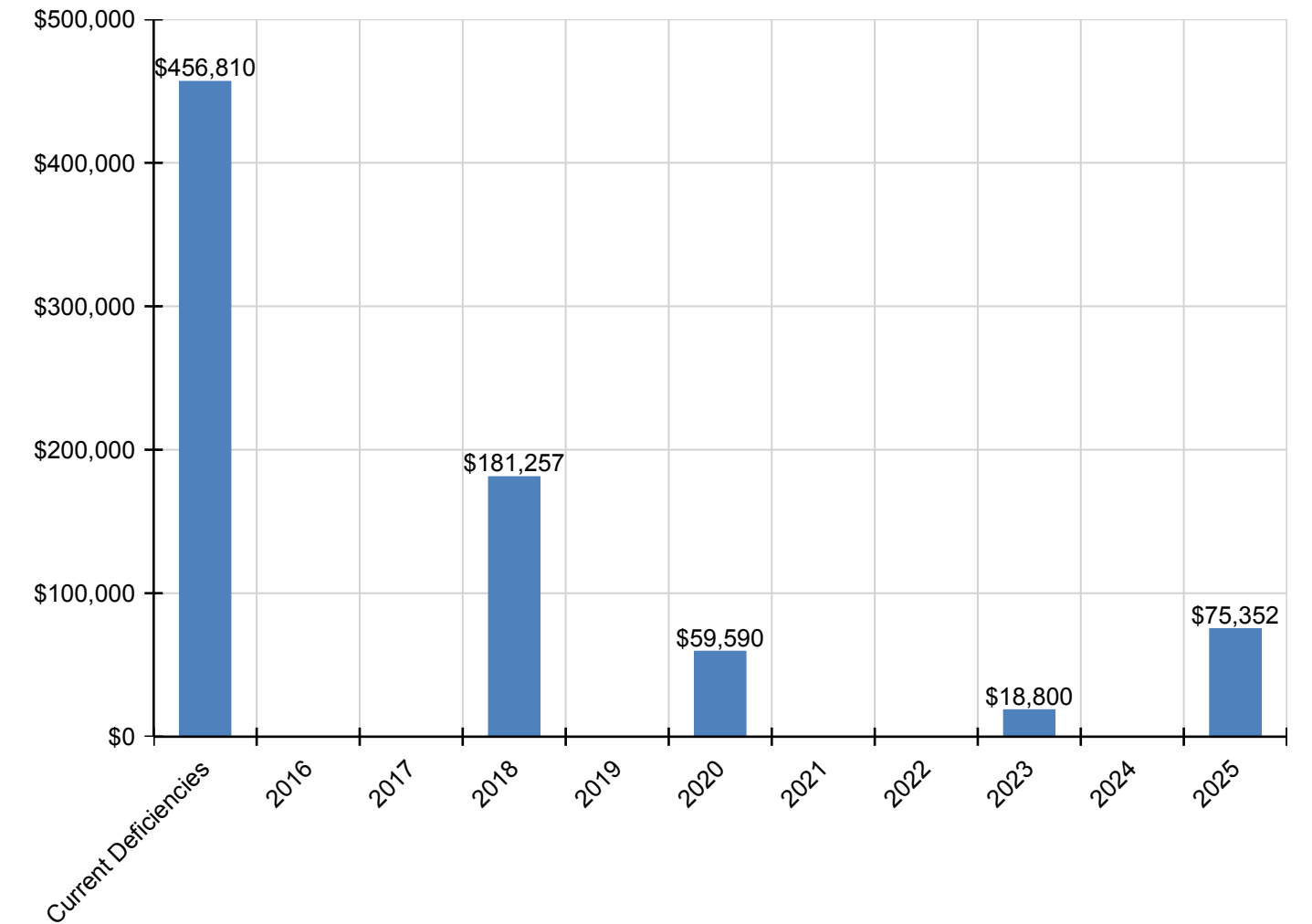
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D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$12,556	\$0	\$0	\$0	\$0	\$0	\$12,556
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$47,034	\$0	\$0	\$0	\$0	\$0	\$47,034
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Clock & PA Systems	\$33,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,035	\$78,545
D5030 - Communications and Security - Fire Alarm	\$7,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,891	\$17,251
D5030 - Communications and Security - Security & CCTV	\$3,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,905	\$8,555
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	\$3,033	\$0	\$0	\$3,033
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	\$32,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,134

* Indicates non-renewable system

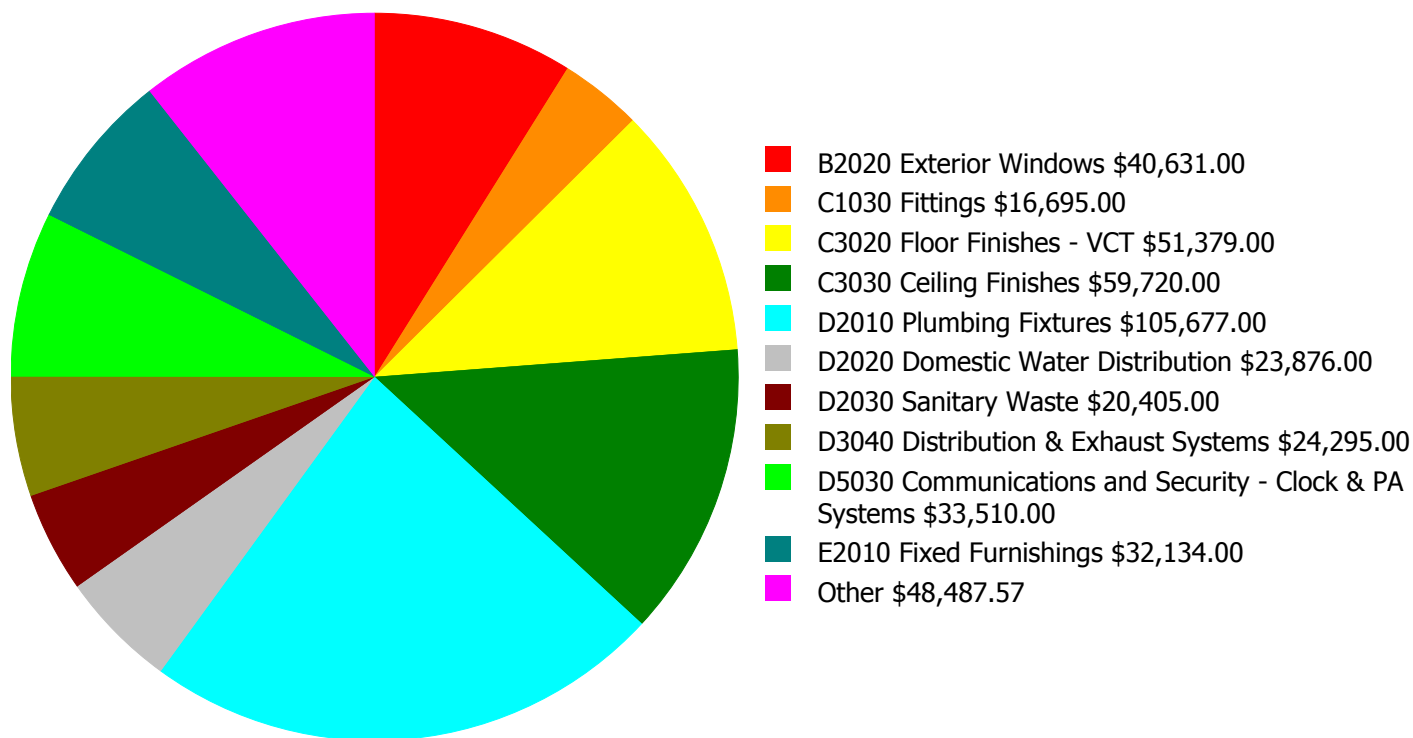
Forecasted Capital Renewal Requirement

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

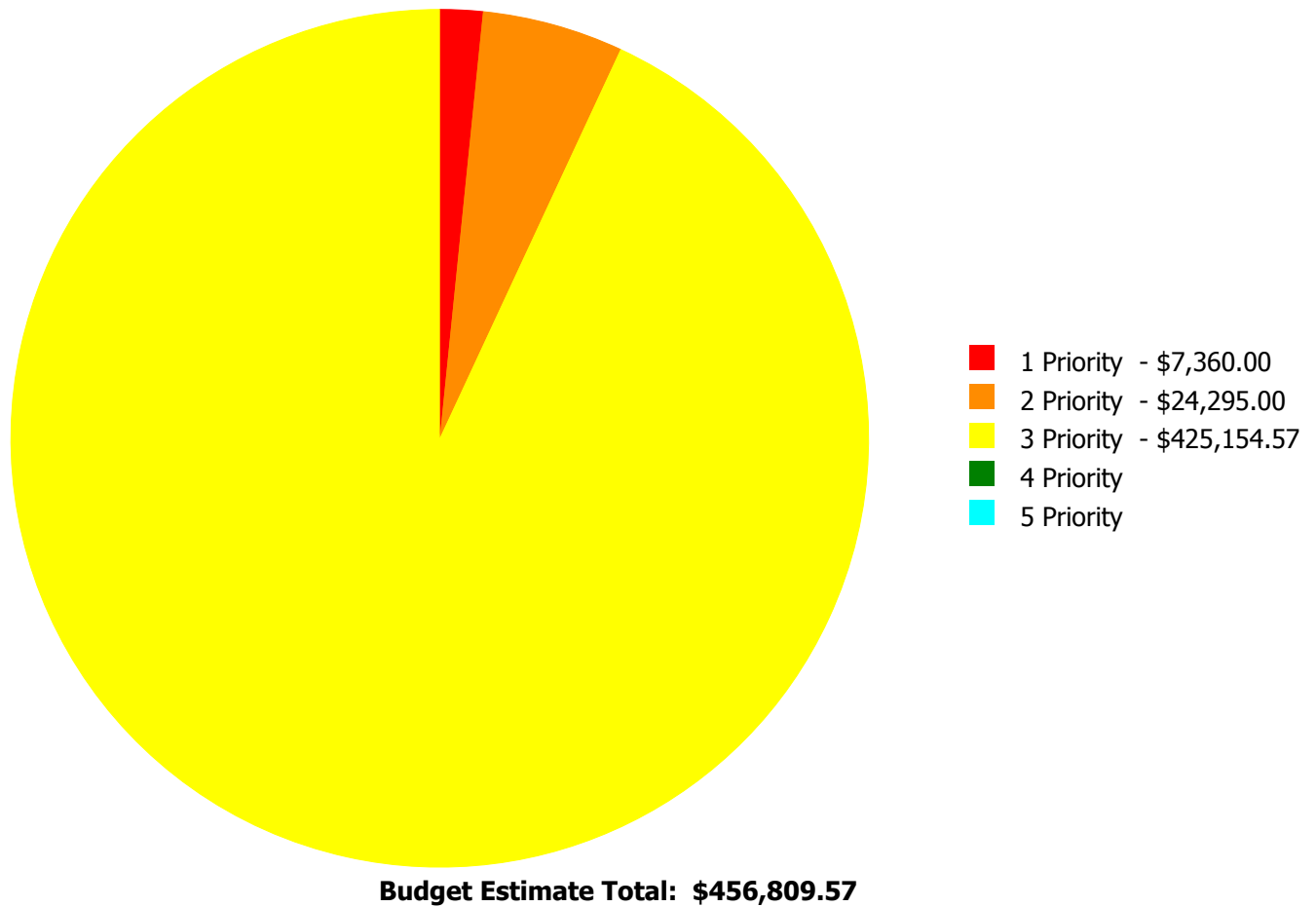
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$456,809.57

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:



Deficiency By Priority Investment Table

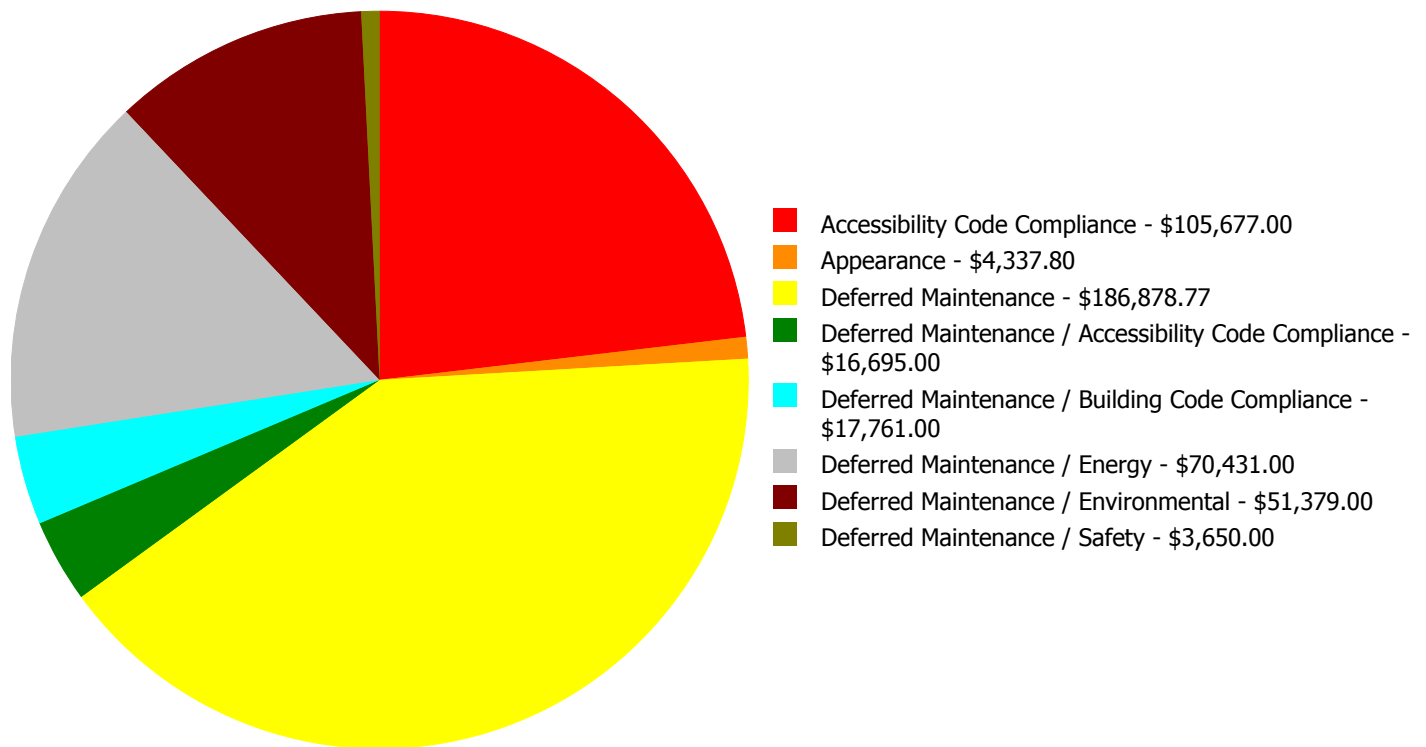
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$10,022.57	\$0.00	\$0.00	\$10,022.57
B2020	Exterior Windows	\$0.00	\$0.00	\$40,631.00	\$0.00	\$0.00	\$40,631.00
B2030	Exterior Doors	\$0.00	\$0.00	\$5,505.00	\$0.00	\$0.00	\$5,505.00
C1020	Interior Doors	\$0.00	\$0.00	\$10,401.00	\$0.00	\$0.00	\$10,401.00
C1030	Fittings	\$0.00	\$0.00	\$16,695.00	\$0.00	\$0.00	\$16,695.00
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$11,549.00	\$0.00	\$0.00	\$11,549.00
C3020	Floor Finishes - VCT	\$0.00	\$0.00	\$51,379.00	\$0.00	\$0.00	\$51,379.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$59,720.00	\$0.00	\$0.00	\$59,720.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$105,677.00	\$0.00	\$0.00	\$105,677.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$23,876.00	\$0.00	\$0.00	\$23,876.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$20,405.00	\$0.00	\$0.00	\$20,405.00
D3040	Distribution & Exhaust Systems	\$0.00	\$24,295.00	\$0.00	\$0.00	\$0.00	\$24,295.00
D5030	Communications and Security - Clock & PA Systems	\$0.00	\$0.00	\$33,510.00	\$0.00	\$0.00	\$33,510.00
D5030	Communications and Security - Fire Alarm	\$7,360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,360.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$0.00	\$3,650.00	\$0.00	\$0.00	\$3,650.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$32,134.00	\$0.00	\$0.00	\$32,134.00
	Total:	\$7,360.00	\$24,295.00	\$425,154.57	\$0.00	\$0.00	\$456,809.57

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: \$456,809.57

Deficiency Details by Priority

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

Priority 1 Priority:

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Building Code Compliance

Priority: 1 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$7,360.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: There are only audible alarms available in location noted; the restrooms do not have horns and strobes. The fire alarm system should be replaced as soon as possible as it is also beyond its expected service life.

Priority 2 Priority:

System: D3040 - Distribution & Exhaust Systems



Location: Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 2 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$24,295.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The distribution and exhaust systems are beyond their expected service life, damaged, noisy, and should be scheduled for replacement.

Priority 3 Priority:

System: B2010 - Exterior Walls



Location: Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Repaint exterior wall

Qty: 1,000.00

Unit of Measure: S.F.

Estimate: \$5,684.77

Assessor Name: Ben Nixon

Date Created: 03/08/2016

Notes: Painted finishes on exterior trim are faded and stained and should be replaced.

System: B2010 - Exterior Walls



Location: Exterior Wall

Distress: Damaged

Category: Appearance

Priority: 3 Priority

Correction: Pressure Wash Exterior Wall

Qty: 300.00

Unit of Measure: S.F.

Estimate: \$4,337.80

Assessor Name: Ben Nixon

Date Created: 07/28/2015

Notes: The exterior wall has stains and should be pressure washed.

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.Y.

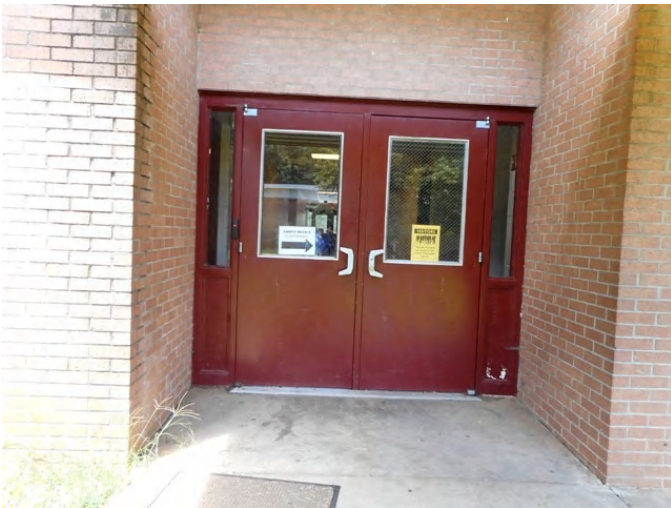
Estimate: \$40,631.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$5,505.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original metal exterior doors are aged and should be replaced.

System: C1020 - Interior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$10,401.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$16,695.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, not ADA compliant, and should be replaced. SPLOST IV scope includes renovating hall restrooms for ADA compliance.

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$11,549.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - VCT



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 4,896.00

Unit of Measure: S.F.

Estimate: \$51,379.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original flooring is in poor condition, with different areas bubbling or separating from the substrate, and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

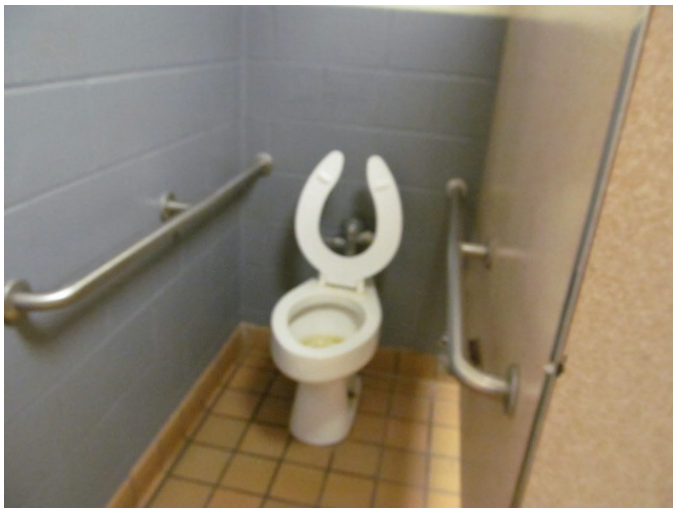
Estimate: \$59,720.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The ceiling tiles have been replaced as needed. However the grid shows signs of aging and most tiles are sagging or damaged, and the entire system should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$105,677.00

Assessor Name: Sam Mandola

Date Created: 07/29/2015

Notes: The plumbing fixtures are not ADA compliant. SPLOST IV scope includes renovating hall restrooms for ADA compliance.

System: D2020 - Domestic Water Distribution



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,440.00
Unit of Measure: S.F.
Estimate: \$23,876.00
Assessor Name: Ben Nixon
Date Created: 07/29/2015

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

System: D2030 - Sanitary Waste



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,440.00
Unit of Measure: S.F.
Estimate: \$20,405.00
Assessor Name: Ben Nixon
Date Created: 07/29/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. There are odors in the restrooms emanating from the floor drains.

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



Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$33,510.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The PA and Clock system is reported to be intermittent with regular outages and should be replaced.

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$3,650.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The security system is inadequate and there is no CCTV system in the classrooms. Replace the security system and add a modern CCTV system with LAN connectivity.

System: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$32,134.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,440
Year Built:	1978
Last Renovation:	
Replacement Value:	\$1,031,560
Repair Cost:	\$448,138.37
Total FCI:	43.44 %
Total RSLI:	33.60 %
FCA Score:	56.56



Description:

The 1978 classroom addition (building 2) at Flat Shoals Elementary School is a one-story building located at 3226 Flat Shoals Road in Decatur, Georgia. Originally built in 1978, there have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No
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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	63.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	63.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	42.53 %	69.86 %	\$90,189.37
B30 - Roofing	84.00 %	0.00 %	\$0.00
C10 - Interior Construction	36.23 %	40.86 %	\$27,096.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	27.15 %	59.70 %	\$71,269.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	3.26 %	105.86 %	\$149,958.00
D30 - HVAC	18.06 %	17.12 %	\$32,972.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	26.19 %	32.83 %	\$44,520.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$32,134.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	33.60 %	43.44 %	\$448,138.37

Photo Album

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

1). South Elevation - Jul 28, 2015



2). East Elevation - Jul 28, 2015



3). Northeast Elevation - Jul 28, 2015



4). Northwest Elevation - Jul 28, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.49	S.F.	5,440	100	1978	2078		63.00 %	0.00 %	63			\$35,306
A1020	Special Foundations	\$4.46	S.F.	0	100	1978	2078		63.00 %	0.00 %	63			\$0
A1030	Slab on Grade	\$7.09	S.F.	5,440	100	1978	2078		63.00 %	0.00 %	63			\$38,570
A2010	Basement Excavation	\$0.26	S.F.	0	100	1978	2078		63.00 %	0.00 %	63			\$0
A2020	Basement Walls	\$6.13	S.F.	0	100	1978	2078		63.00 %	0.00 %	63			\$0
B1010	Floor Construction	\$15.61	S.F.	0	100	1978	2078		63.00 %	0.00 %	63			\$0
B1020	Roof Construction	\$5.34	S.F.	5,440	100	1978	2078		63.00 %	0.00 %	63			\$29,050
B2010	Exterior Walls	\$16.02	S.F.	5,440	100	1978	2078		63.00 %	50.55 %	63		\$44,053.37	\$87,149
B2020	Exterior Windows	\$6.79	S.F.	5,440	30	1978	2008		0.00 %	110.00 %	-7		\$40,631.00	\$36,938
B2030	Exterior Doors	\$0.92	S.F.	5,440	30	1978	2008		0.00 %	109.99 %	-7		\$5,505.00	\$5,005
B3010	Roof Coverings - Asphalt Shingles	\$4.32	S.F.	0	10	1978	1988		0.00 %	0.00 %	-27			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	5,440	25	2011	2036		84.00 %	0.00 %	21			\$112,608
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	15	1978	1993		0.00 %	0.00 %	-22			\$0
B3010	Roof Coverings - Preformed Metal	\$5.01	S.F.	0	30	1978	2008		0.00 %	0.00 %	-7			\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	0	75	1978	2053		50.67 %	0.00 %	38			\$0
B3020	Roof Openings	\$0.63	S.F.	0	30	1978	2008		0.00 %	0.00 %	-7			\$0
C1010	Partitions	\$7.01	S.F.	5,440	100	1978	2078		63.00 %	0.00 %	63			\$38,134
C1020	Interior Doors	\$2.39	S.F.	5,440	30	1978	2008		0.00 %	80.00 %	-7		\$10,401.00	\$13,002
C1030	Fittings	\$2.79	S.F.	5,440	20	1978	1998		0.00 %	109.99 %	-17		\$16,695.00	\$15,178
C2010	Stair Construction	\$1.81	S.F.	0	100	1978	2078		63.00 %	0.00 %	63			\$0
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	0	30	1978	2008		0.00 %	0.00 %	-7			\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	5,440	10	1978	1988		0.00 %	110.00 %	-27		\$11,549.00	\$10,499
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	1978	1988		0.00 %	0.00 %	-27			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	0	8	1978	1986		0.00 %	0.00 %	-29			\$0
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	544	50	1978	2028		26.00 %	0.00 %	13			\$7,883
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	0	50	1978	2028		26.00 %	0.00 %	13			\$0
C3020	Floor Finishes - VCT	\$9.54	S.F.	4,896	20	2008	2028		65.00 %	0.00 %	13			\$46,708
C3020	Floor Finishes - Wood	\$14.70	S.F.	0	20	1978	1998		0.00 %	0.00 %	-17			\$0
C3030	Ceiling Finishes	\$9.98	S.F.	5,440	20	1978	1998		0.00 %	110.00 %	-17		\$59,720.00	\$54,291
D1010	Elevators and Lifts	\$1.17	S.F.	0	30	1978	2008		0.00 %	0.00 %	-7			\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	5,440	20	2003	2023	2015	0.00 %	110.00 %	0		\$105,677.00	\$96,070
D2020	Domestic Water Distribution	\$3.99	S.F.	5,440	30	1978	2008		0.00 %	110.00 %	-7		\$23,876.00	\$21,706
D2030	Sanitary Waste	\$3.41	S.F.	5,440	30	1978	2008		0.00 %	110.00 %	-7		\$20,405.00	\$18,550
D2040	Rain Water Drainage	\$0.98	S.F.	5,440	30	2011	2041		86.67 %	0.00 %	26			\$5,331

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System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Natural Gas	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D3020	Heat Generating Systems	\$4.55	S.F.	0	30	1978	2008		0.00 %	0.00 %	-7			\$0
D3030	Cooling Generating Systems	\$4.73	S.F.	0	30	1978	2008		0.00 %	0.00 %	-7			\$0
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	5,440	30	1978	2008		0.00 %	110.00 %	-7		\$32,972.00	\$29,974
D3050	Terminal & Package Units	\$27.81	S.F.	5,440	15	2003	2018		20.00 %	0.00 %	3			\$151,286
D3060	Controls & Instrumentation	\$2.08	S.F.	5,440	20	2003	2023		40.00 %	0.00 %	8			\$11,315
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.23	S.F.	0	30	1978	2008		0.00 %	0.00 %	-7			\$0
D4010	Sprinklers	\$4.75	S.F.	0	30				0.00 %	0.00 %				\$0
D4020	Standpipes	\$0.51	S.F.	0	30	1978	2008		0.00 %	0.00 %	-7			\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	5,440	30	1978	2008	2016	3.33 %	0.00 %	1			\$9,846
D5020	Branch Wiring	\$6.78	S.F.	5,440	30	1978	2008	2020	16.67 %	0.00 %	5			\$36,883
D5020	Lighting	\$8.90	S.F.	5,440	30	2003	2033		60.00 %	0.00 %	18			\$48,416
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	5,440	10	1978	1988		0.00 %	110.00 %	-27		\$33,510.00	\$30,464
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	5,440	10	1978	1988		0.00 %	110.00 %	-27		\$7,360.00	\$6,691
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	5,440	10	1978	1988		0.00 %	110.01 %	-27		\$3,650.00	\$3,318
D5090	Other Electrical Systems - Emergency Generator	\$0.35	S.F.	0	15	1978	1993		0.00 %	0.00 %	-22			\$0
E1020	Institutional Equipment	\$0.40	S.F.	5,440	20	2003	2023		40.00 %	0.00 %	8			\$2,176
E1090	Other Equipment	\$8.75	S.F.	0	20	1978	1998		0.00 %	0.00 %	-17			\$0
E2010	Fixed Furnishings	\$5.37	S.F.	5,440	20	1978	1998		0.00 %	110.00 %	-17		\$32,134.00	\$29,213
F1010	Special Structures - Canopies	\$1.61	S.F.	0	25	1978	2003		0.00 %	0.00 %	-12			\$0
Total									33.60 %	43.44 %			\$448,138.37	\$1,031,560

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:	\$448,138	\$11,156	\$0	\$181,846	\$0	\$47,034	\$0	\$0	\$18,800	\$0	\$75,352	\$782,327
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$44,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,053
B2020 - Exterior Windows	\$40,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,631
B2030 - Exterior Doors	\$5,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,505
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - EPDM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Preformed Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$10,401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,401
C1030 - Fittings	\$16,695	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,695
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$11,549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,521	\$27,070
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$59,720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,720
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	\$105,677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,677
D2020 - Domestic Water Distribution	\$23,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,876
D2030 - Sanitary Waste	\$20,405	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,405
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$32,972	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,972
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$181,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,846
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,767	\$0	\$0	\$15,767
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

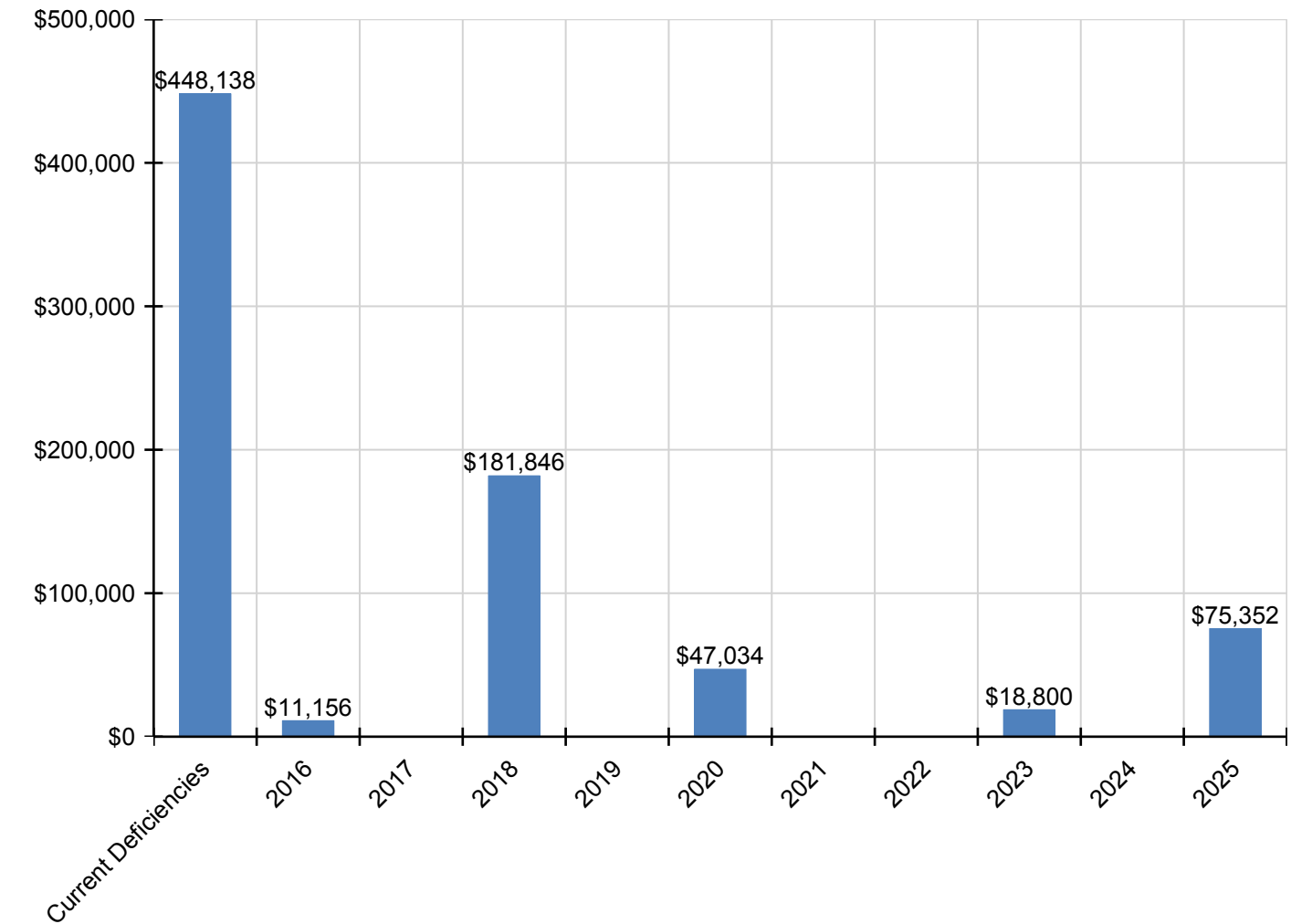
School Assessment Report - 1978 Building 2

D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$11,156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,156
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$47,034	\$0	\$0	\$0	\$0	\$0	\$47,034
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Clock & PA Systems	\$33,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,035	\$78,545
D5030 - Communications and Security - Fire Alarm	\$7,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,891	\$17,251
D5030 - Communications and Security - Security & CCTV	\$3,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,905	\$8,555
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	\$3,033	\$0	\$3,033
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	\$32,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,134
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

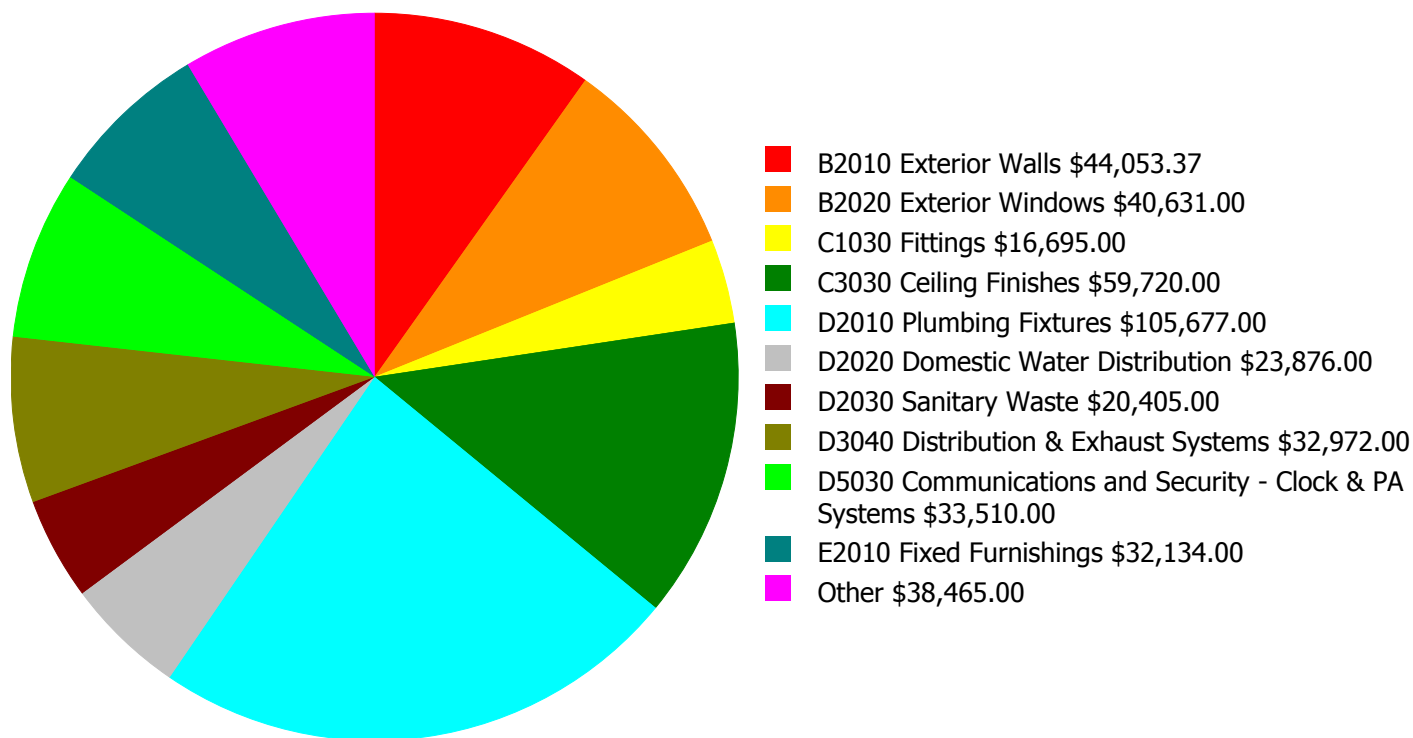
Forecasted Capital Renewal Requirement

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

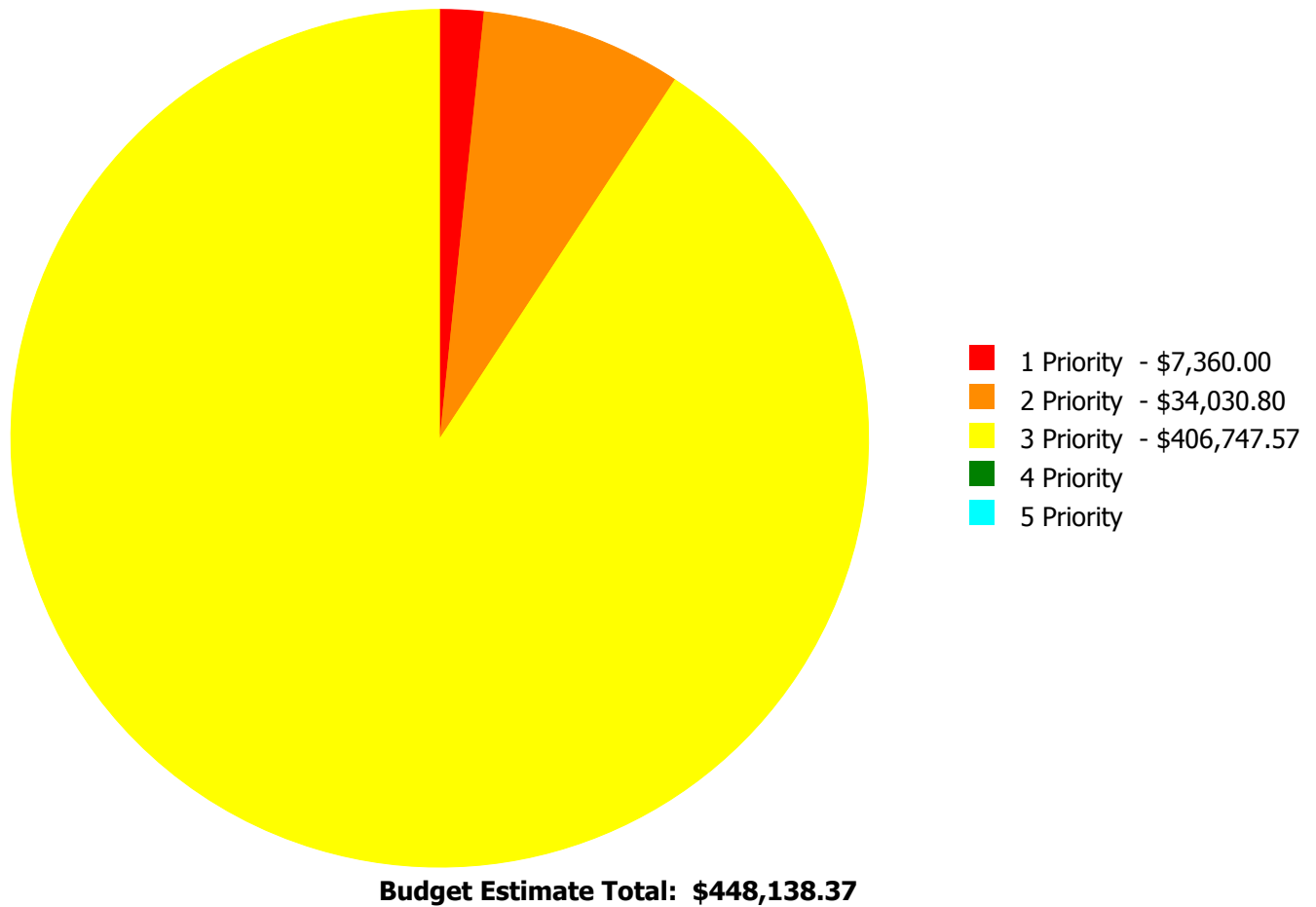
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$448,138.37

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:



Deficiency By Priority Investment Table

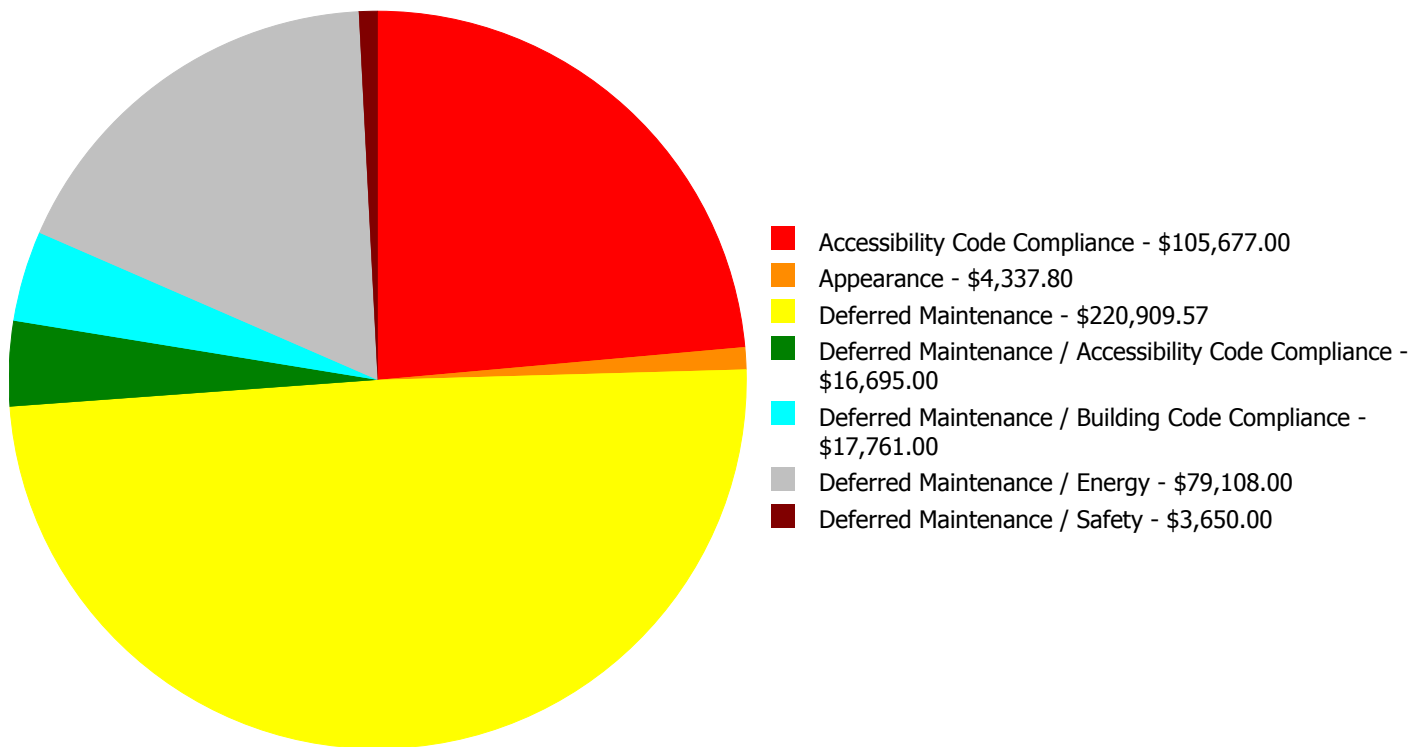
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$34,030.80	\$10,022.57	\$0.00	\$0.00	\$44,053.37
B2020	Exterior Windows	\$0.00	\$0.00	\$40,631.00	\$0.00	\$0.00	\$40,631.00
B2030	Exterior Doors	\$0.00	\$0.00	\$5,505.00	\$0.00	\$0.00	\$5,505.00
C1020	Interior Doors	\$0.00	\$0.00	\$10,401.00	\$0.00	\$0.00	\$10,401.00
C1030	Fittings	\$0.00	\$0.00	\$16,695.00	\$0.00	\$0.00	\$16,695.00
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$11,549.00	\$0.00	\$0.00	\$11,549.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$59,720.00	\$0.00	\$0.00	\$59,720.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$105,677.00	\$0.00	\$0.00	\$105,677.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$23,876.00	\$0.00	\$0.00	\$23,876.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$20,405.00	\$0.00	\$0.00	\$20,405.00
D3040	Distribution & Exhaust Systems	\$0.00	\$0.00	\$32,972.00	\$0.00	\$0.00	\$32,972.00
D5030	Communications and Security - Clock & PA Systems	\$0.00	\$0.00	\$33,510.00	\$0.00	\$0.00	\$33,510.00
D5030	Communications and Security - Fire Alarm	\$7,360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,360.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$0.00	\$3,650.00	\$0.00	\$0.00	\$3,650.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$32,134.00	\$0.00	\$0.00	\$32,134.00
	Total:	\$7,360.00	\$34,030.80	\$406,747.57	\$0.00	\$0.00	\$448,138.37

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: \$448,138.37

Deficiency Details by Priority

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

Priority 1 Priority:

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Building Code Compliance

Priority: 1 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$7,360.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: There are only audible alarms available in location noted; the restrooms do not have horns and strobes. The fire alarm system should be replaced as soon as possible as it is also beyond its expected service life.

Priority 2 Priority:

System: B2010 - Exterior Walls



Location: Northwest Exterior Wall

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Engineering Study for Exterior Walls

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$34,030.80

Assessor Name: Ben Nixon

Date Created: 07/28/2015

Notes: There is a visible crack on the exterior wall. An engineering study is recommended to determine the cause. Pricing does not include remediation measures.

Priority 3 Priority:

System: B2010 - Exterior Walls



Location: Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Repaint exterior wall

Qty: 1,000.00

Unit of Measure: S.F.

Estimate: \$5,684.77

Assessor Name: Ben Nixon

Date Created: 03/08/2016

Notes: Painted finishes on exterior trim are faded and stained and should be replaced.

System: B2010 - Exterior Walls



Location: Exterior Wall

Distress: Damaged

Category: Appearance

Priority: 3 Priority

Correction: Pressure Wash Exterior Wall

Qty: 300.00

Unit of Measure: S.F.

Estimate: \$4,337.80

Assessor Name: Ben Nixon

Date Created: 07/28/2015

Notes: The exterior walls are stained and should be cleaned.

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$40,631.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$5,505.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C1020 - Interior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

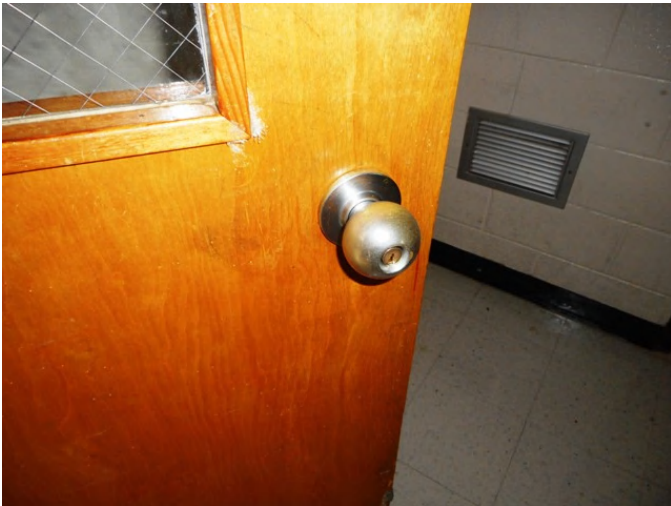
Estimate: \$10,401.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$16,695.00

Assessor Name: Sam Mandola

Date Created: 07/28/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, not ADA compliant, and should be replaced. SPLOST IV scope includes renovating hall restrooms for ADA compliance.

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$11,549.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3030 - Ceiling Finishes



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$59,720.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The ceiling tiles have been replaced as needed. However the grid shows signs of aging and most tiles are sagging or damaged, and the entire system should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$105,677.00

Assessor Name: Sam Mandola

Date Created: 07/29/2015

Notes: The plumbing fixtures are not ADA compliant. SPLOST IV scope includes renovating hall restrooms for ADA compliance.

System: D2020 - Domestic Water Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$23,876.00

Assessor Name: Ben Nixon

Date Created: 07/29/2015

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

System: D2030 - Sanitary Waste



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$20,405.00

Assessor Name: Ben Nixon

Date Created: 07/29/2015

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

System: D3040 - Distribution & Exhaust Systems



Location: Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$32,972.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The distribution and exhaust systems are beyond their expected service life and should be scheduled for replacement.

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



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$33,510.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The PA and clock system is reported to be intermittent with regular outages and should be replaced.

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$3,650.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The security system is inadequate and the CCTV system is missing. Replace the entire system and add a modern CCTV system with LAN connection.

System: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,440.00

Unit of Measure: S.F.

Estimate: \$32,134.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fixed furnishings, such as built-in cabinets and window treatment, are beyond their expected service life and worn, 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:	Elementary School
Gross Area (SF):	5,478
Year Built:	2003
Last Renovation:	
Replacement Value:	\$916,585
Repair Cost:	\$102,138.00
Total FCI:	11.14 %
Total RSLI:	67.22 %
FCA Score:	88.86



Description:

The 2003 gymnasium at Flat Shoals Elementary School is a one-story building located at 3226 Flat Shoals Road in Decatur, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2040	Fire Sprinkler System:	No
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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	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	85.42 %	0.00 %	\$0.00
B30 - Roofing	84.00 %	0.00 %	\$0.00
C10 - Interior Construction	76.16 %	0.00 %	\$0.00
C30 - Interior Finishes	62.29 %	7.86 %	\$8,496.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	30.85 %	53.04 %	\$70,201.00
D50 - Electrical	38.33 %	27.41 %	\$23,441.00
Totals:	67.22 %	11.14 %	\$102,138.00

Photo Album

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

1). East Elevation - Jul 28, 2015



2). Southeast Elevation - Jul 28, 2015



3). West Elevation - Jul 28, 2015



4). South Elevation - Jul 28, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$9.34	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$51,165
A1030	Slab on Grade	\$6.21	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$34,018
B1020	Roof Construction	\$21.36	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$117,010
B2010	Exterior Walls	\$19.80	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$108,464
B2030	Exterior Doors	\$2.01	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$11,011
B3010	Roof Coverings - Standing Seam Metal	\$11.91	S.F.	5,478	75	2003	2078		84.00 %	0.00 %	63			\$65,243
C1010	Partitions	\$12.78	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$70,009
C1020	Interior Doors	\$4.24	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			\$23,227
C1030	Fittings	\$3.46	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			\$18,954
C3010	Wall Finishes - Ceramic	\$6.65	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			\$0
C3010	Wall Finishes - Paint	\$1.41	S.F.	5,478	10	2003	2013		0.00 %	109.99 %	-2		\$8,496.00	\$7,724
C3020	Floor Finishes - Ceramic Tile	\$6.67	S.F.	110	50	2003	2053		76.00 %	0.00 %	38			\$734
C3020	Floor Finishes - Neoprene	\$14.46	S.F.	5,204	50	2003	2053		76.00 %	0.00 %	38			\$75,250
C3020	Floor Finishes - VCT	\$5.01	S.F.	164	15	2003	2018		20.00 %	0.00 %	3			\$822
C3030	Ceiling Finishes	\$4.31	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			\$23,610
D2010	Plumbing Fixtures	\$9.66	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$52,917
D2020	Domestic Water Distribution	\$5.85	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$32,046
D2030	Sanitary Waste	\$0.87	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$4,766
D2040	Rain Water Drainage	\$0.22	S.F.	0	0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.32	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$1,753
D3040	Distribution Systems & Exhaust Systems	\$12.25	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$67,106
D3050	Terminal & Package Units	\$11.65	S.F.	5,478	15	2003	2018	2015	0.00 %	110.00 %	0		\$70,201.00	\$63,819
D3060	Controls & Instrumentation	\$0.26	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			\$1,424
D5010	Electrical Service/Distribution	\$1.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$6,793
D5020	Branch Wiring	\$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$28,705
D5020	Lighting	\$5.24	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			\$28,705
D5030	Communications and Security - Fire Alarm	\$2.13	S.F.	5,478	10	2003	2013		0.00 %	110.00 %	-2		\$12,835.00	\$11,668
D5030	Communications and Security - Public Address & Clock System	\$0.88	S.F.	5,478	10	2003	2013		0.00 %	110.00 %	-2		\$5,303.00	\$4,821
D5030	Communications and Security - Security & CCTV	\$0.88	S.F.	5,478	10	2003	2013		0.00 %	110.00 %	-2		\$5,303.00	\$4,821
Total									67.22 %	11.14 %			\$102,138.00	\$916,585

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:	\$102,138	\$0	\$0	\$988	\$0	\$0	\$0	\$0	\$101,293	\$0	\$42,921	\$247,340
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,411	\$0	\$0	\$26,411
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$8,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,418	\$19,914
C3020 - Floor Finishes - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Neoprene	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$988
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,899	\$0	\$0	\$32,899
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

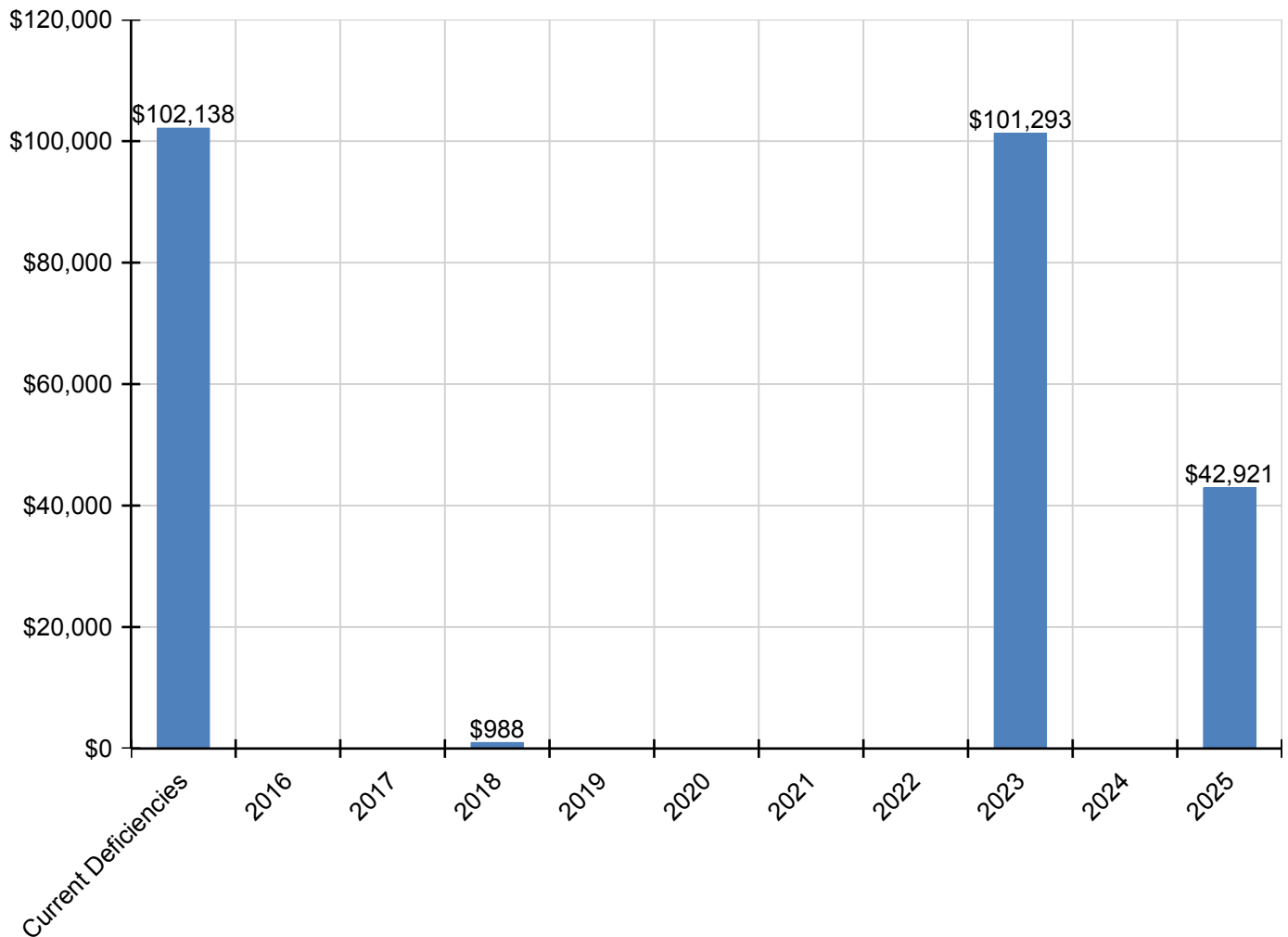
School Assessment Report - 2003 Gym

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$70,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,201
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,985	\$0	\$0	\$1,985
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,998	\$0	\$0	\$39,998
D5030 - Communications and Security - Fire Alarm	\$12,835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,249	\$30,084
D5030 - Communications and Security - Public Address & Clock System	\$5,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,127	\$12,430
D5030 - Communications and Security - Security & CCTV	\$5,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,127	\$12,430

* Indicates non-renewable system

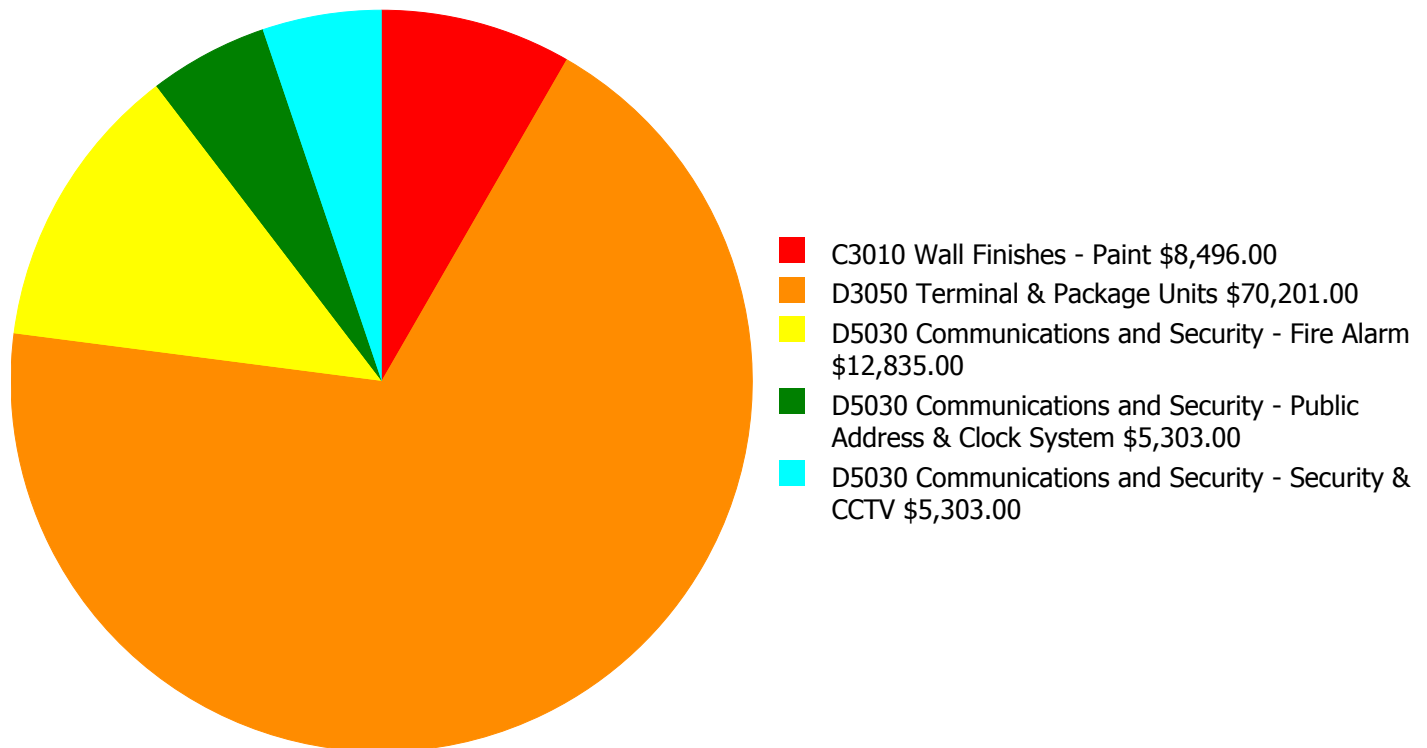
Forecasted Capital Renewal Requirement

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

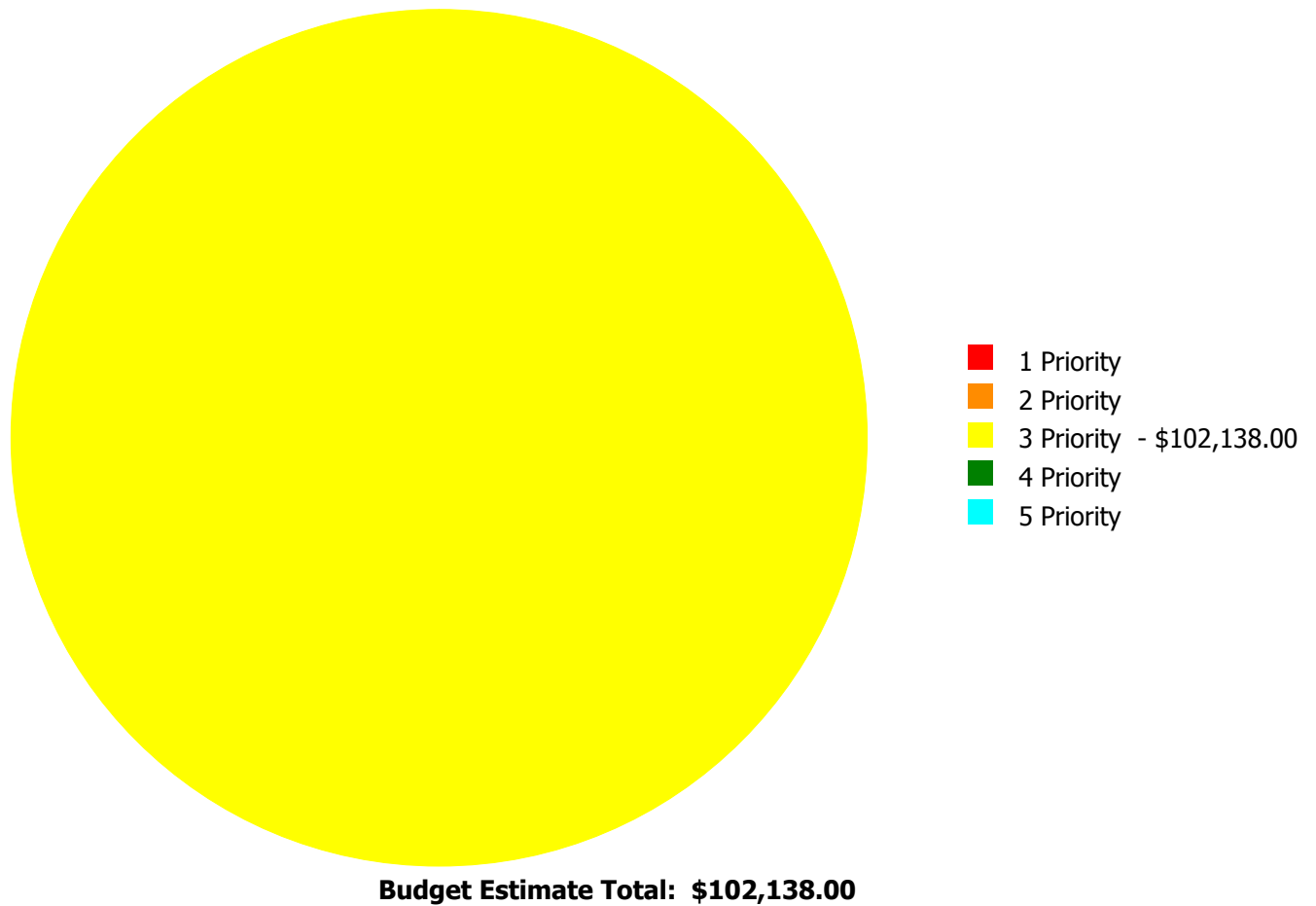
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$102,138.00

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:



Deficiency By Priority Investment Table

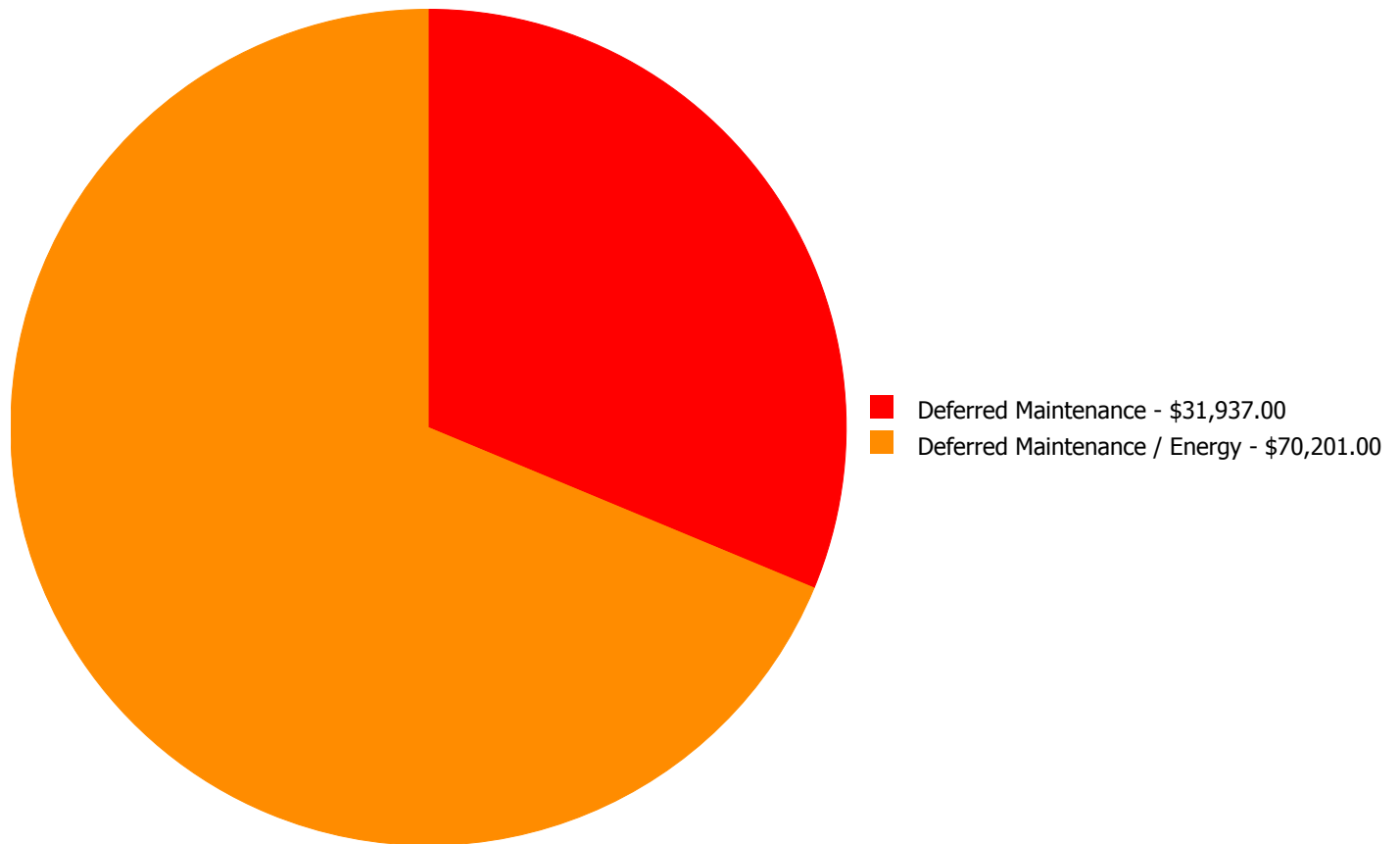
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$8,496.00	\$0.00	\$0.00	\$8,496.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$70,201.00	\$0.00	\$0.00	\$70,201.00
D5030	Communications and Security - Fire Alarm	\$0.00	\$0.00	\$12,835.00	\$0.00	\$0.00	\$12,835.00
D5030	Communications and Security - Public Address & Clock System	\$0.00	\$0.00	\$5,303.00	\$0.00	\$0.00	\$5,303.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$0.00	\$5,303.00	\$0.00	\$0.00	\$5,303.00
	Total:	\$0.00	\$0.00	\$102,138.00	\$0.00	\$0.00	\$102,138.00

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: \$102,138.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$8,496.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$70,201.00

Assessor Name: Sam Mandola

Date Created: 07/29/2015

Notes: One PTAC AC unit is located in the office area of the gym. It is nearing the end of its expected service life and is inadequate. The main gym area does not have air conditioning and it should be provided. SPLOST IV scope includes installing a 20 ton HVAC unit in the gym.

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,478.00
Unit of Measure: S.F.
Estimate: \$12,835.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

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



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,478.00
Unit of Measure: S.F.
Estimate: \$5,303.00
Assessor Name: Ben Nixon
Date Created: 07/29/2015

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

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$5,303.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The security and CCTV systems are beyond their expected service life and should be scheduled for replacement.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	63,814
Year Built:	1966
Last Renovation:	
Replacement Value:	\$1,667,855
Repair Cost:	\$1,100,842.00
Total FCI:	66.00 %
Total RSLI:	3.37 %
FCA Score:	34.00



Description:

The Flat Shoals Elementary School site was originally constructed in 1966, has a total area of 9.4 acres, and is occupied by approximately 63,814 square feet of permanent building space. Campus site features include paved driveways, parking lots, pedestrian pavement, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code: 1240

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	4.60 %	95.36 %	\$943,604.00
G30 - Site Mechanical Utilities	1.88 %	6.65 %	\$29,482.00
G40 - Site Electrical Utilities	1.01 %	54.40 %	\$127,756.00
Totals:	3.37 %	66.00 %	\$1,100,842.00

Photo Album

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

1). Aerial Image of Flat Shoals Elementary School - Jul 16, 2015



2). Pedestrian Pavement - Jul 28, 2015



3). Playground - Jul 28, 2015



4). Playground - Jul 28, 2015



5). Covered Walkways - Jul 28, 2015



6). Pedestrian Pavement - Jul 28, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$5.17	S.F.	37,317	25	1966	1991		0.00 %	110.00 %	-24		\$212,222.00	\$192,929
G2020	Parking Lots	\$4.56	S.F.	8,281	25	1966	1991		0.00 %	110.00 %	-24		\$41,538.00	\$37,761
G2030	Pedestrian Paving	\$1.50	S.F.	63,814	30	1966	1996		0.00 %	110.00 %	-19		\$105,293.00	\$95,721
G2040	Baseball Field	\$8.35	S.F.		20				0.00 %	0.00 %				\$0
G2040	Covered Walkways - Buildings 1 and 2	\$48.72	S.F.	1,470	25	1978	2003	2020	20.00 %	0.00 %	5			\$71,618
G2040	Covered Walkways - Gym	\$48.72	S.F.	1,233	25	2003	2028		52.00 %	0.00 %	13			\$60,072
G2040	Fencing & Guardrails	\$0.91	S.F.	63,814	30	1966	1996		0.00 %	110.00 %	-19		\$63,878.00	\$58,071
G2040	Football Field	\$5.85	S.F.		20				0.00 %	0.00 %				\$0
G2040	Hard Surface Play Area	\$6.26	S.F.	3,500	20	1966	1986		0.00 %	110.00 %	-29		\$24,101.00	\$21,910
G2040	Playing Field	\$3.92	S.F.	91,556	20	1966	1986		0.00 %	110.00 %	-29		\$394,789.00	\$358,900
G2040	Soccer/Lacross Field	\$5.00	S.F.		20				0.00 %	0.00 %				\$0
G2040	Softball Field	\$8.86	S.F.		20				0.00 %	0.00 %				\$0
G2040	Tennis Courts	\$18.47	S.F.		20				0.00 %	0.00 %				\$0
G2040	Track	\$7.04	S.F.		10				0.00 %	0.00 %				\$0
G2050	Landscaping	\$1.45	S.F.	63,814	15	1966	1981		0.00 %	110.00 %	-34		\$101,783.00	\$92,530
G3010	Water Supply	\$1.83	S.F.	63,814	50	1966	2016		2.00 %	0.00 %	1			\$116,780
G3020	Sanitary Sewer	\$1.15	S.F.	63,814	50	1966	2016		2.00 %	0.00 %	1			\$73,386
G3030	Storm Sewer	\$3.55	S.F.	63,814	50	1966	2016		2.00 %	0.00 %	1			\$226,540
G3060	Fuel Distribution	\$0.42	S.F.	63,814	40	1966	2006		0.00 %	110.00 %	-9		\$29,482.00	\$26,802
G4010	Electrical Distribution	\$1.86	S.F.	63,814	50	1966	2016		2.00 %	0.00 %	1			\$118,694
G4020	Site Lighting	\$1.15	S.F.	63,814	30	1966	1996		0.00 %	110.00 %	-19		\$80,725.00	\$73,386
G4030	Site Communications & Security	\$0.67	S.F.	63,814	10	1966	1976		0.00 %	110.00 %	-39		\$47,031.00	\$42,755
Total									3.37 %	66.00 %			\$1,100,842.00	\$1,667,855

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.

School Assessment Report - Site

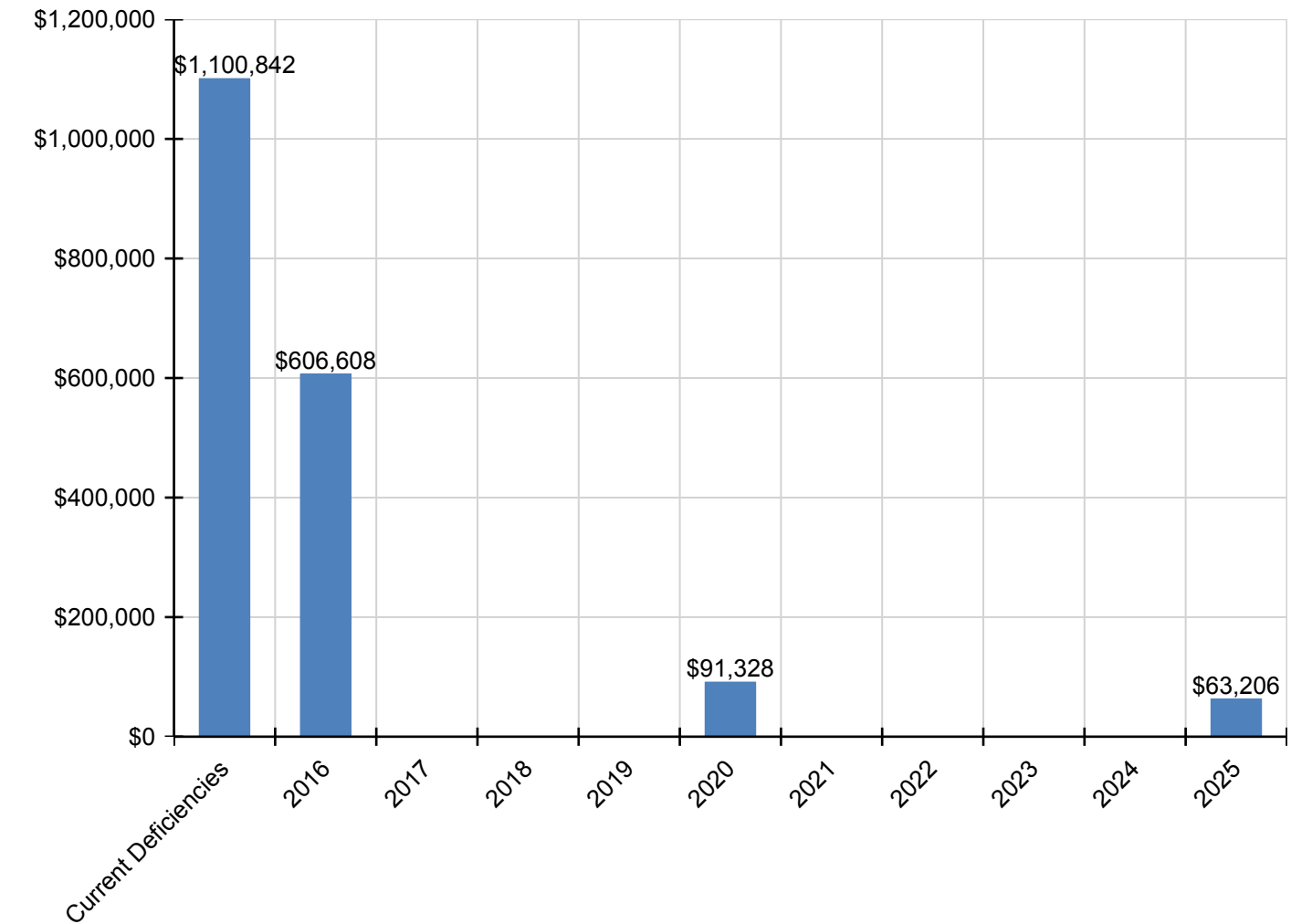
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$1,100,842	\$606,608	\$0	\$0	\$0	\$91,328	\$0	\$0	\$0	\$0	\$63,206	\$1,861,984
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	\$212,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,222
G2020 - Parking Lots	\$41,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,538
G2030 - Pedestrian Paving	\$105,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,293
G2040 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Covered Walkways - Buildings 1 and 2	\$0	\$0	\$0	\$0	\$0	\$91,328	\$0	\$0	\$0	\$0	\$0	\$91,328
G2040 - Covered Walkways - Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Fencing & Guardrails	\$63,878	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,878
G2040 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Hard Surface Play Area	\$24,101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,101
G2040 - Playing Field	\$394,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$394,789
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	\$101,783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,783
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$132,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,312
G3020 - Sanitary Sewer	\$0	\$83,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,147
G3030 - Storm Sewer	\$0	\$256,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$256,670
G3060 - Fuel Distribution	\$29,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,482
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$134,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,480
G4020 - Site Lighting	\$80,725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,725
G4030 - Site Communications & Security	\$47,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,206	\$110,237

* Indicates non-renewable system

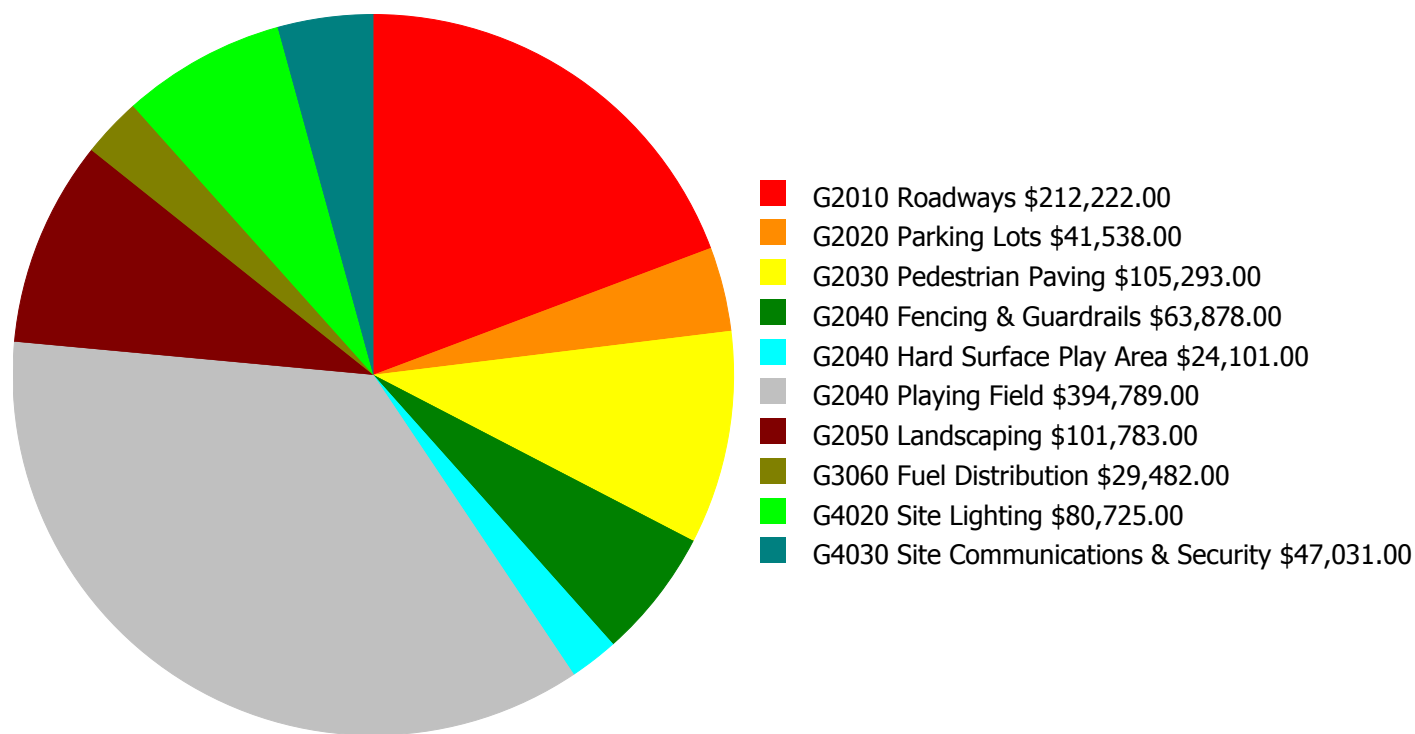
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

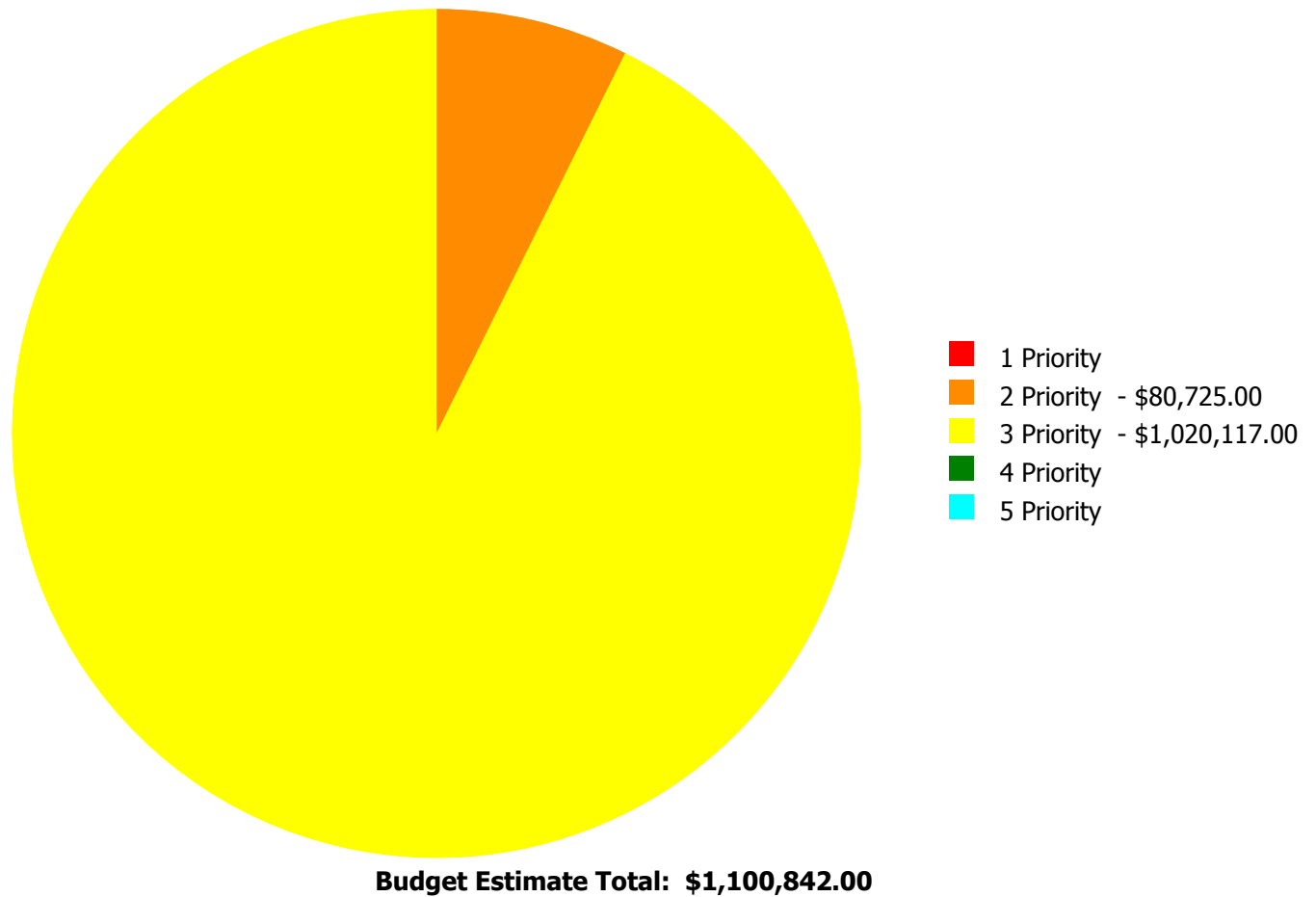
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$1,100,842.00

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:



Deficiency By Priority Investment Table

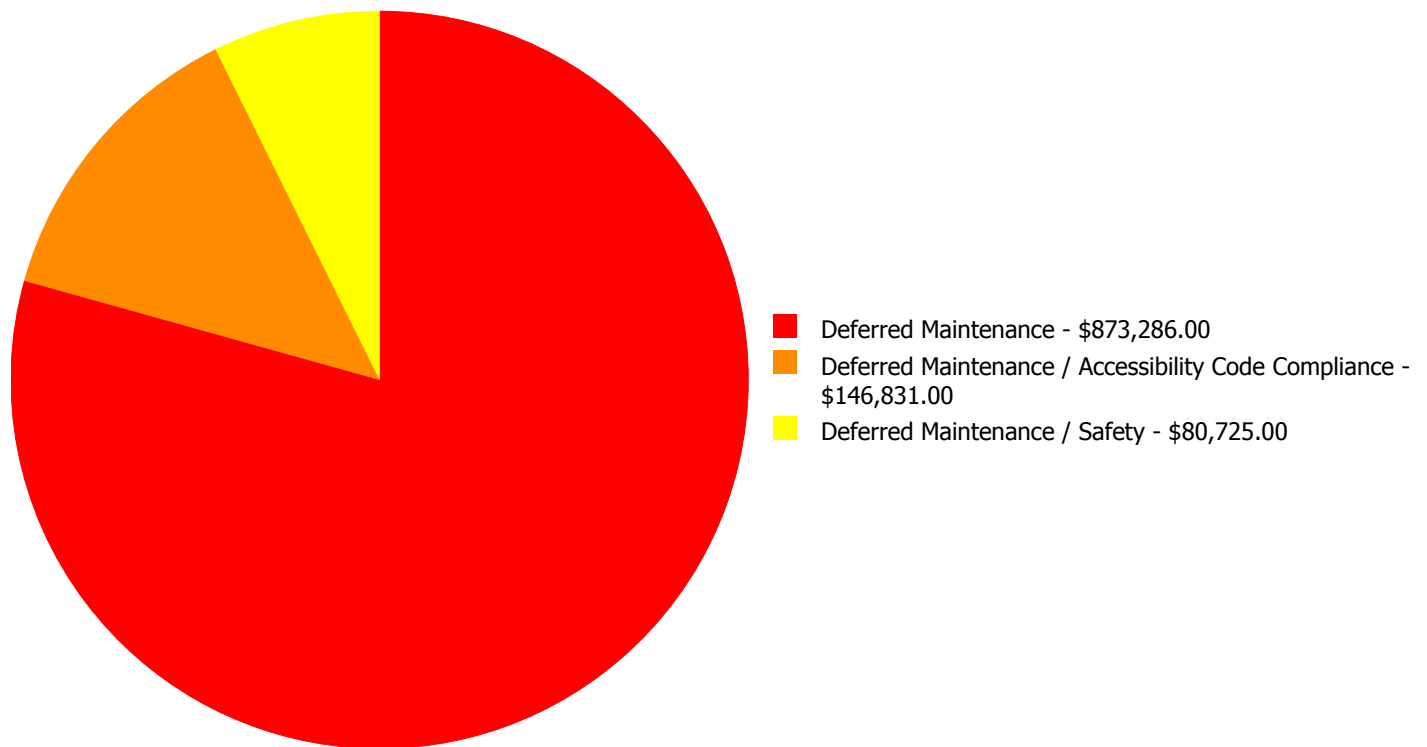
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$212,222.00	\$0.00	\$0.00	\$212,222.00
G2020	Parking Lots	\$0.00	\$0.00	\$41,538.00	\$0.00	\$0.00	\$41,538.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$105,293.00	\$0.00	\$0.00	\$105,293.00
G2040	Fencing & Guardrails	\$0.00	\$0.00	\$63,878.00	\$0.00	\$0.00	\$63,878.00
G2040	Hard Surface Play Area	\$0.00	\$0.00	\$24,101.00	\$0.00	\$0.00	\$24,101.00
G2040	Playing Field	\$0.00	\$0.00	\$394,789.00	\$0.00	\$0.00	\$394,789.00
G2050	Landscaping	\$0.00	\$0.00	\$101,783.00	\$0.00	\$0.00	\$101,783.00
G3060	Fuel Distribution	\$0.00	\$0.00	\$29,482.00	\$0.00	\$0.00	\$29,482.00
G4020	Site Lighting	\$0.00	\$80,725.00	\$0.00	\$0.00	\$0.00	\$80,725.00
G4030	Site Communications & Security	\$0.00	\$0.00	\$47,031.00	\$0.00	\$0.00	\$47,031.00
	Total:	\$0.00	\$80,725.00	\$1,020,117.00	\$0.00	\$0.00	\$1,100,842.00

Deficiency Summary by Category

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



Budget Estimate Total: \$1,100,842.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: G4020 - Site Lighting



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 63,814.00

Unit of Measure: S.F.

Estimate: \$80,725.00

Assessor Name: Sam Mandola

Date Created: 07/16/2015

Notes: Site lighting is beyond its expected service life, inadequate, and should be scheduled for replacement/upgraded to improve coverage.

Priority 3 Priority:

System: G2010 - Roadways



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 37,317.00

Unit of Measure: S.F.

Estimate: \$212,222.00

Assessor Name: Eduardo Lopez

Date Created: 07/16/2015

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

System: G2020 - Parking Lots



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 8,281.00

Unit of Measure: S.F.

Estimate: \$41,538.00

Assessor Name: Eduardo Lopez

Date Created: 07/16/2015

Notes: The parking lot is beyond its expected service life, has many repairs and potholes, is not ADA compliant, and should be replaced and re-striped. Sign heights need to be adjusted per ADA standards.

System: G2030 - Pedestrian Paving



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 63,814.00

Unit of Measure: S.F.

Estimate: \$105,293.00

Assessor Name: Eduardo Lopez

Date Created: 07/16/2015

Notes: Pedestrian paving is beyond its expected service life, damaged with cracks and trip hazards, not ADA compliant, and should be replaced.

System: G2040 - Fencing & Guardrails



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 63,814.00

Unit of Measure: S.F.

Estimate: \$63,878.00

Assessor Name: Eduardo Lopez

Date Created: 07/16/2015

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

System: G2040 - Hard Surface Play Area



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 3,500.00

Unit of Measure: S.F.

Estimate: \$24,101.00

Assessor Name: Eduardo Lopez

Date Created: 07/16/2015

Notes: The hard surface play area is beyond its expected service life and should be scheduled for replacement.

System: G2040 - Playing Field



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 91,556.00

Unit of Measure: S.F.

Estimate: \$394,789.00

Assessor Name: Eduardo Lopez

Date Created: 07/16/2015

Notes: The playing field is beyond its expected service life, has numerous bare spots, and should be re-sodded to prevent erosion.

System: G2050 - Landscaping



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 63,814.00
Unit of Measure: S.F.
Estimate: \$101,783.00
Assessor Name: Eduardo Lopez
Date Created: 07/16/2015

Notes: Landscaping is non-existent, overgrown with weeds, and completely eroded away in some areas, causing sediments to accumulate at lower levels of the parking lot and in storm sewer system.

System: G3060 - Fuel Distribution



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 63,814.00
Unit of Measure: S.F.
Estimate: \$29,482.00
Assessor Name: Sam Mandola
Date Created: 03/08/2016

Notes: Fuel distribution system is beyond its expected service life and should be replaced.

System: G4030 - Site Communications & Security



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 63,814.00

Unit of Measure: S.F.

Estimate: \$47,031.00

Assessor Name: Eduardo Lopez

Date Created: 02/03/2016

Notes: Site communications and security are beyond their expected service life and should be scheduled for replacement.

Glossary

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

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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.

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

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

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