DeKalb County School District/Vacant

Former Central Office Building A and B

Final

School Assessment Report

May 20, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	81,000
Year Built:	1973
Last Renovation:	
Replacement Value:	$22,209,824
Repair Cost:	$15,256,207.57
Total FCI:	68.69 %
Total RSLI:	17.25 %
FCA Score:	31.31

Description:

The Former Central Office Building A and B campus consists of two buildings located at 3770 North Decatur Road in Decatur, Georgia. The original campus was constructed in 1973. The campus has been vacant and decommissioned for several years and has been vandalized. 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 3	Board District:	District 7
DOE Facility:	8011	Geographic Region:	Region 3
HS Attendance Area:	Clarkston HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	10.2		

School Condition Summary

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

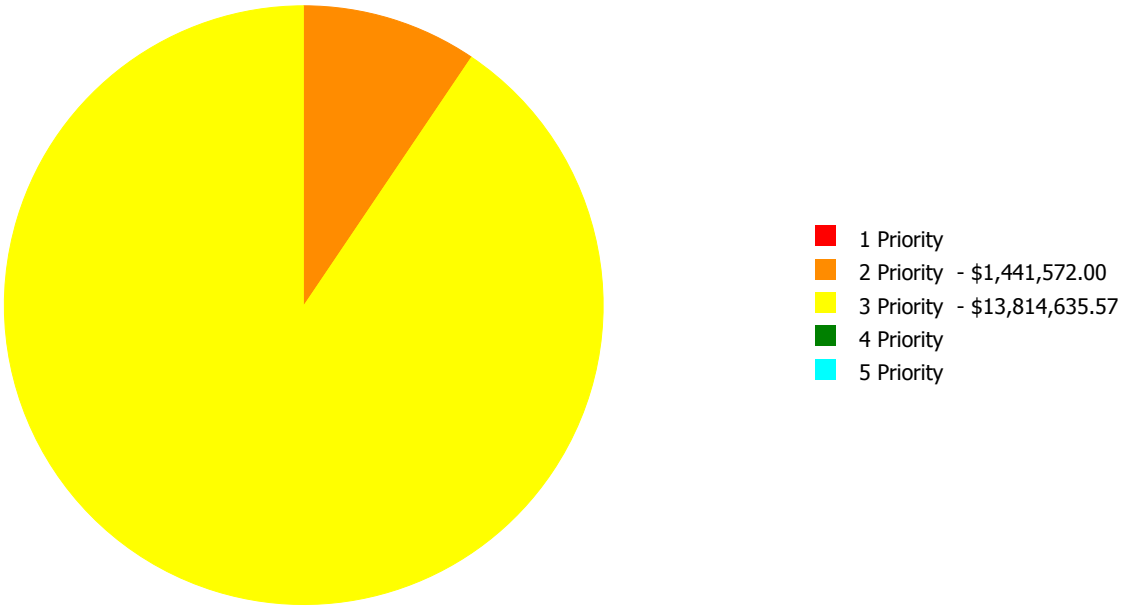
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	58.00 %	0.00 %	$0.00
A20 - Basement Construction	58.00 %	0.00 %	$0.00
B10 - Superstructure	58.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	44.42 %	25.75 %	$802,692.00
B30 - Roofing	11.44 %	81.40 %	$972,147.00
C10 - Interior Construction	16.35 %	78.98 %	$1,249,028.00
C20 - Stairs	58.00 %	0.00 %	$0.00
C30 - Interior Finishes	7.07 %	61.39 %	$1,970,442.00
D10 - Conveying	0.00 %	110.00 %	$234,179.00
D20 - Plumbing	2.29 %	93.87 %	$1,348,578.00
D30 - HVAC	0.66 %	107.11 %	$3,240,798.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	0.51 %	108.88 %	$3,414,235.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$650,430.00
G20 - Site Improvements	0.00 %	110.00 %	$1,045,790.57
G30 - Site Mechanical Utilities	16.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	$327,888.00
Totals:	**17.25 %**	**68.69 %**	**$15,256,207.57**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1973 Building A	20,000	75.22	$0.00	$306,240.00	$3,358,839.00	$0.00	$0.00
1973 Building B	61,000	65.93	$0.00	$1,135,332.00	$9,082,118.00	$0.00	$0.00
Site	81,000	74.62	$0.00	$0.00	$1,373,678.57	$0.00	$0.00
Total:		**68.69**	**$0.00**	**$1,441,572.00**	**$13,814,635.57**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $15,256,207.57

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:	Vacant
Gross Area (SF):	20,000
Year Built:	1973
Last Renovation:	
Replacement Value:	$4,872,230
Repair Cost:	$3,665,079.00
Total FCI:	75.22 %
Total RSLI:	12.36 %
FCA Score:	24.78

Description:

Former Central Office Building A is a one-story building located at 3770 North Decatur Road in Decatur, Georgia. Originally built in 1973, there have been no additions or major renovations. Building A has been vacant and decommissioned for several years and has been vandalized. 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:	1010	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	58.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	58.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	44.43 %	25.74 %	$177,320.00
B30 - Roofing	11.58 %	81.05 %	$376,200.00
C10 - Interior Construction	0.00 %	110.00 %	$384,780.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	8.13 %	54.08 %	$427,779.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	9.36 %	45.67 %	$142,120.00
D30 - HVAC	2.42 %	99.33 %	$813,120.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	1.44 %	106.82 %	$1,183,160.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$160,600.00
Totals:	**12.36 %**	**75.22 %**	**$3,665,079.00**

Photo Album

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

1). South Elevation - May 05, 2015

2). East Elevation - May 05, 2015

3). North Elevation - May 05, 2015

4). West Elevation - May 05, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.63	S.F.	20,000	100	1973	2073		58.00 %	0.00 %	58			$72,600
A1020	Special Foundations	$0.00	S.F.	0	100	1973	2073		58.00 %	0.00 %	58			$0
A1030	Slab on Grade	$2.62	S.F.	20,000	100	1973	2073		58.00 %	0.00 %	58			$52,400
A2010	Basement Excavation	$0.00	S.F.	0	100	1973	2073		58.00 %	0.00 %	58			$0
A2020	Basement Walls	$0.00	S.F.	0	199	1973	2172		78.89 %	0.00 %	157			$0
B1010	Floor Construction	$0.00	S.F.	0	100	1973	2073		58.00 %	0.00 %	58			$0
B1020	Roof Construction	$3.49	S.F.	20,000	100	1973	2073		58.00 %	0.00 %	58			$69,800
B2010	Exterior Walls	$26.39	S.F.	20,000	100	1973	2073		58.00 %	0.00 %	58			$527,800
B2020	Exterior Windows	$6.50	S.F.	20,000	30	1973	2003		0.00 %	110.00 %	-12		$143,000.00	$130,000
B2030	Exterior Doors	$1.56	S.F.	20,000	30	1973	2003		0.00 %	110.00 %	-12		$34,320.00	$31,200
B3010	Roof Coverings - BUR	$20.70	S.F.	16,000	20	1973	1993		0.00 %	110.00 %	-22		$364,320.00	$331,200
B3010	Roof Coverings - Standing Seam	$30.54	S.F.	4,000	75	1973	2048		44.00 %	0.00 %	33			$122,160
B3020	Roof Openings	$0.54	S.F.	20,000	30	1973	2003		0.00 %	110.00 %	-12		$11,880.00	$10,800
C1010	Partitions	$6.33	S.F.	20,000	40	1973	2013		0.00 %	110.00 %	-2		$139,260.00	$126,600
C1020	Interior Doors	$9.43	S.F.	20,000	30	1973	2003		0.00 %	110.00 %	-12		$207,460.00	$188,600
C1030	Fittings	$1.73	S.F.	20,000	20	1973	1993		0.00 %	110.00 %	-22		$38,060.00	$34,600
C2010	Stair Construction	$0.00	S.F.	0	100	1973	2073		58.00 %	0.00 %	58			$0
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.	0	30	1973	2003		0.00 %	0.00 %	-12			$0
C3010	Wall Finishes - Paint	$2.15	S.F.	20,000	10	1973	1983		0.00 %	110.00 %	-32		$47,300.00	$43,000
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	10	1973	1983		0.00 %	0.00 %	-32			$0
C3020	Floor Finishes - Carpet	$9.44	S.F.	12,000	8	1973	1981		0.00 %	110.00 %	-34		$124,608.00	$113,280
C3020	Floor Finishes - Ceramic & Quarry Tile	$16.12	S.F.	3,000	50	1973	2023		16.00 %	0.00 %	8			$48,360
C3020	Floor Finishes - Terrazzo	$58.97	S.F.	6,000	50	1973	2023		16.00 %	0.00 %	8			$353,820
C3020	Floor Finishes - VCT	$10.61	S.F.	1,000	20	1973	1993		0.00 %	110.00 %	-22		$11,671.00	$10,610
C3020	Floor Finishes - Wood	$0.00	S.F.	0	20	1973	1993		0.00 %	0.00 %	-22			$0
C3030	Ceiling Finishes	$11.10	S.F.	20,000	20	1973	1993		0.00 %	110.00 %	-22		$244,200.00	$222,000
D1010	Elevators and Lifts	$0.00	S.F.	0	0	1973			0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$5.49	S.F.	20,000	20	1973	1993		0.00 %	110.00 %	-22		$120,780.00	$109,800
D2020	Domestic Water Distribution	$4.28	S.F.	20,000	50	1973	2023		16.00 %	0.00 %	8			$85,600
D2030	Sanitary Waste	$4.82	S.F.	20,000	50	1973	2023		16.00 %	0.00 %	8			$96,400
D2040	Rain Water Drainage	$0.97	S.F.	20,000	30	1973	2003		0.00 %	110.00 %	-12		$21,340.00	$19,400
D2090	Other Plumbing Systems - Natural Gas	$0.00	S.F.	0	0	1973			0.00 %	0.00 %				$0
D3020	Heat Generating Systems	$0.00	S.F.	0	0	1973			0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$0.00	S.F.	0	0	1973			0.00 %	0.00 %				$0

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 Systems & Exhaust Systems	$6.13	S.F.	20,000	30	1973	2003		0.00 %	110.00 %	-12		$134,860.00	$122,600
D3050	Terminal & Package Units	$30.83	S.F.	20,000	15	2000	2015		0.00 %	110.00 %	0		$678,260.00	$616,600
D3060	Controls & Instrumentation	$3.97	S.F.	20,000	20	2000	2020		25.00 %	0.00 %	5			$79,400
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.		0	1973			0.00 %	0.00 %				$0
D4010	Sprinklers	$0.00	S.F.	0	0	1973			0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.	0	0	1972			0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$6.43	S.F.	20,000	30	1973	2003		0.00 %	110.00 %	-12		$141,460.00	$128,600
D5020	Branch Wiring	$7.49	S.F.	20,000	30	1973	2003		0.00 %	110.00 %	-12		$164,780.00	$149,800
D5020	Lighting	$11.19	S.F.	20,000	30	1973	2003		0.00 %	110.00 %	-12		$246,180.00	$223,800
D5030	Communications and Security - Fire Alarm	$1.60	S.F.	20,000	30	2000	2030		50.00 %	0.00 %	15			$32,000
D5030	Communications and Security - Security & CCTV	$1.35	S.F.	20,000	10	2000	2010		0.00 %	110.00 %	-5		$29,700.00	$27,000
D5090	Other Electrical Systems - Emergency Generator	$27.32	S.F.	20,000	20	2009	2029	2015	0.00 %	110.00 %	0		$601,040.00	$546,400
E1010	Commercial Equipment	$0.00	S.F.		0	1973			0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$7.30	S.F.	20,000	20	1973	1993		0.00 %	110.00 %	-22		$160,600.00	$146,000
								Total	**12.36 %**	**75.22 %**			**$3,665,079.00**	**$4,872,230**

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:	**$3,665,079**	**$0**	**$0**	**$0**	**$0**	**$101,251**	**$0**	**$0**	**$971,874**	**$0**	**$103,482**	**$4,841,685**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$143,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$143,000**
B2030 - Exterior Doors	$34,320	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,320**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$364,320	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$364,320**
B3010 - Roof Coverings - Standing Seam	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$11,880	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,880**
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	$139,260	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$139,260**
C1020 - Interior Doors	$207,460	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$207,460**
C1030 - Fittings	$38,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,060**

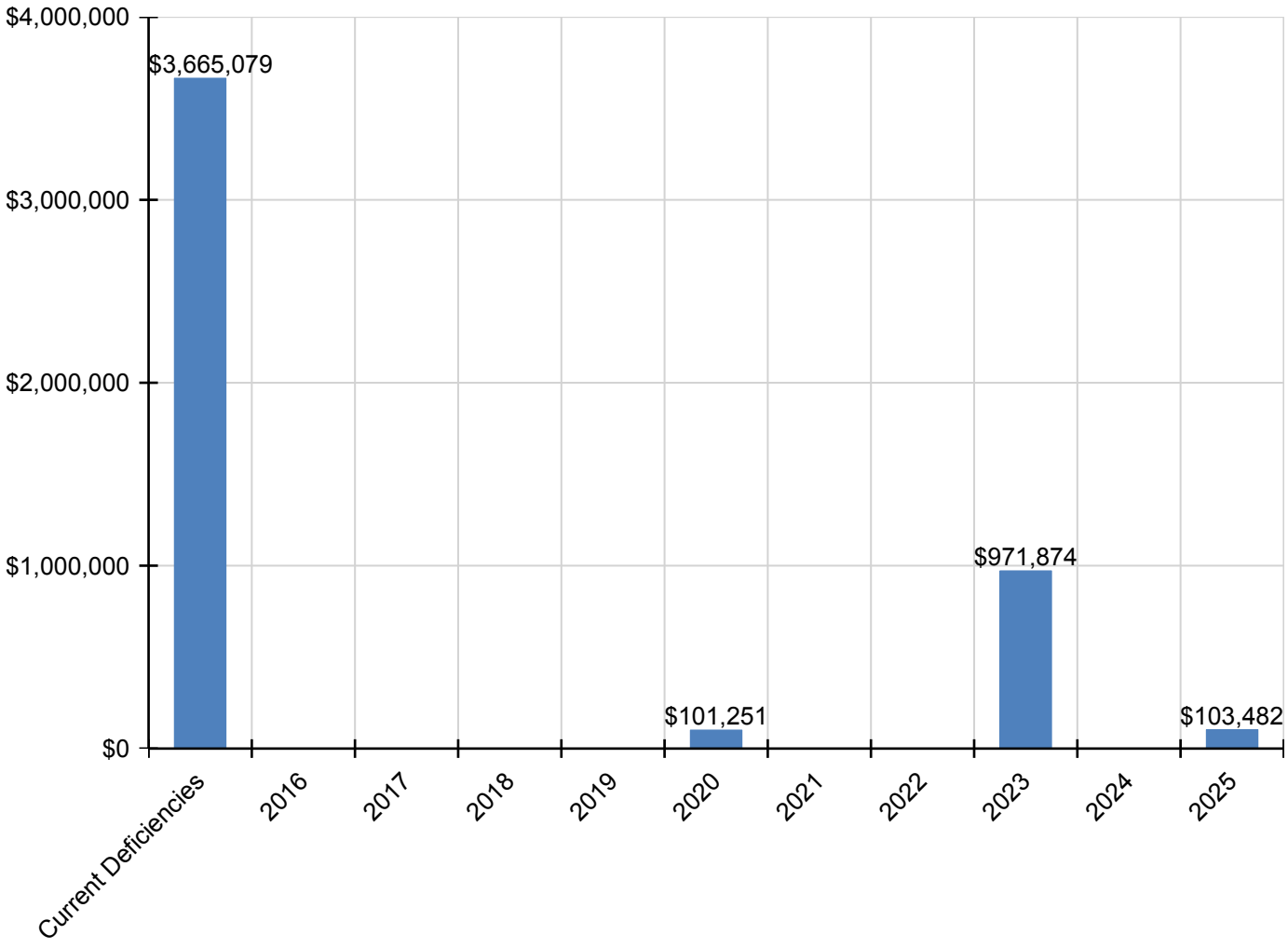
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$47,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$63,567	**$110,867**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$124,608	$0	$0	$0	$0	$0	$0	$0	$157,850	$0	$0	**$282,458**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$67,387	$0	$0	**$67,387**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$493,029	$0	$0	**$493,029**
C3020 - Floor Finishes - VCT	$11,671	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,671**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$244,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$244,200**
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	$120,780	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$120,780**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$119,279	$0	$0	**$119,279**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$134,328	$0	$0	**$134,328**
D2040 - Rain Water Drainage	$21,340	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,340**
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 Systems & Exhaust Systems	$134,860	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$134,860**
D3050 - Terminal & Package Units	$678,260	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$678,260**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$101,251	$0	$0	$0	$0	$0	**$101,251**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D5010 - Electrical Service/Distribution	$141,460	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$141,460**
D5020 - Branch Wiring	$164,780	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$164,780**
D5020 - Lighting	$246,180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$246,180**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$29,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$39,914	**$69,614**
D5090 - Other Electrical Systems - Emergency Generator	$601,040	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$601,040**
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**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$160,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$160,600**

** Indicates non-renewable system*

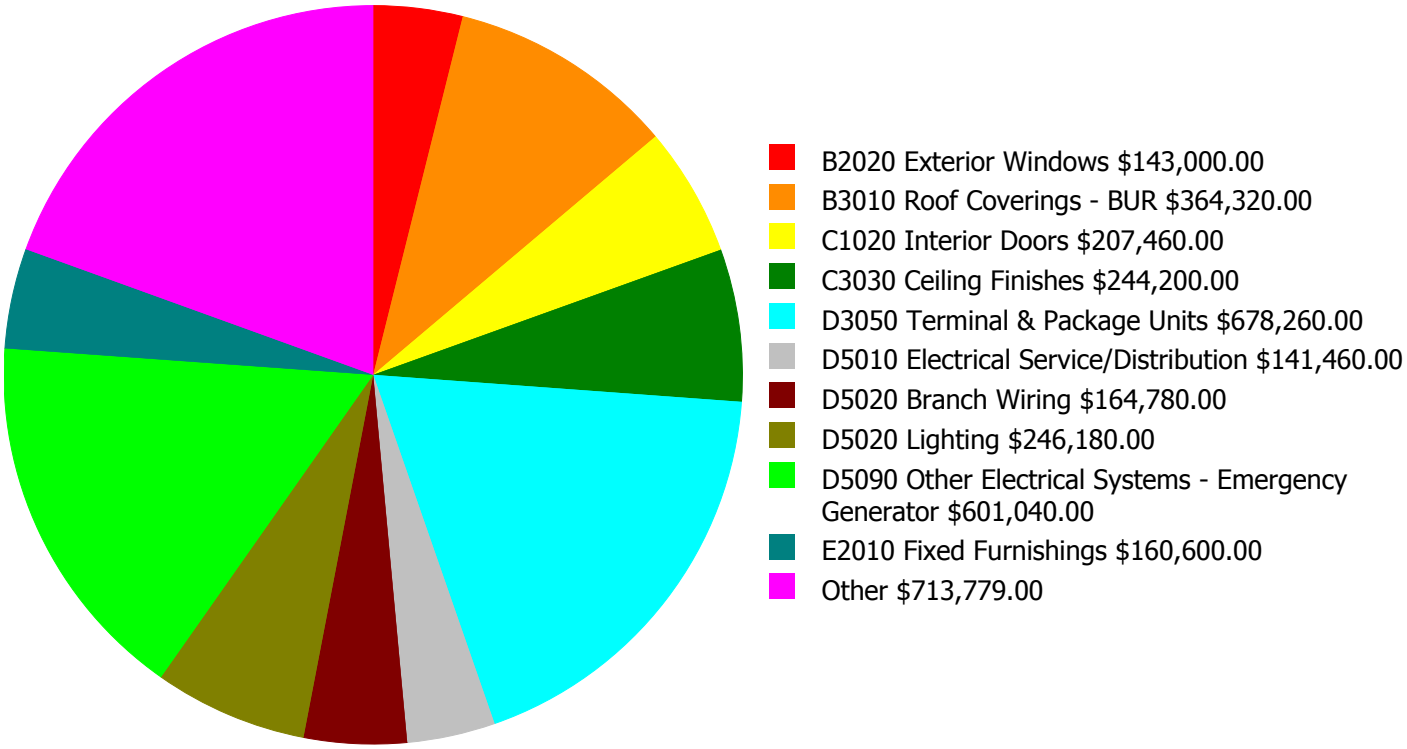
Forecasted Capital Renewal Requirement

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

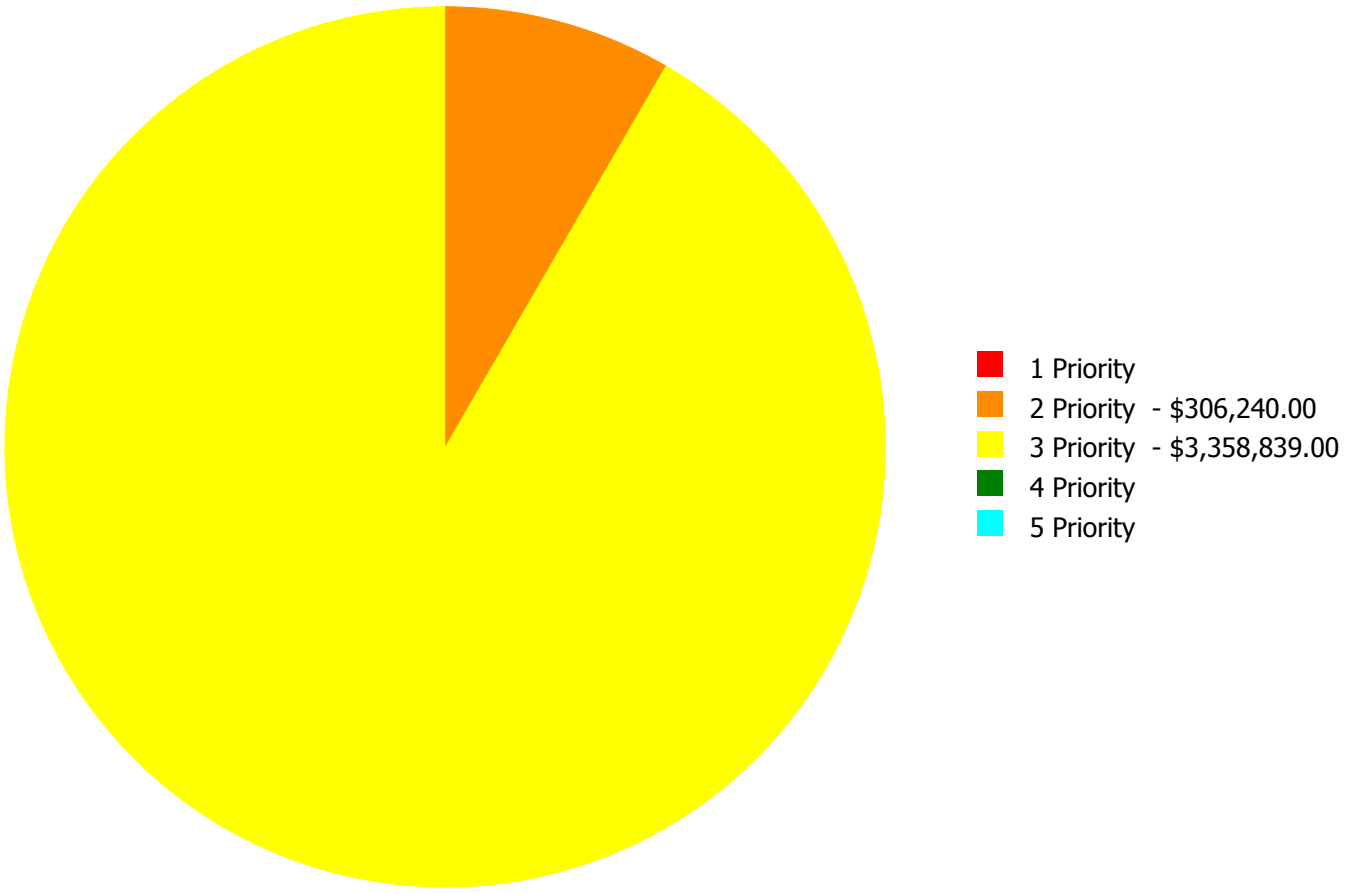
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,665,079.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,665,079.00

Deficiency By Priority Investment Table

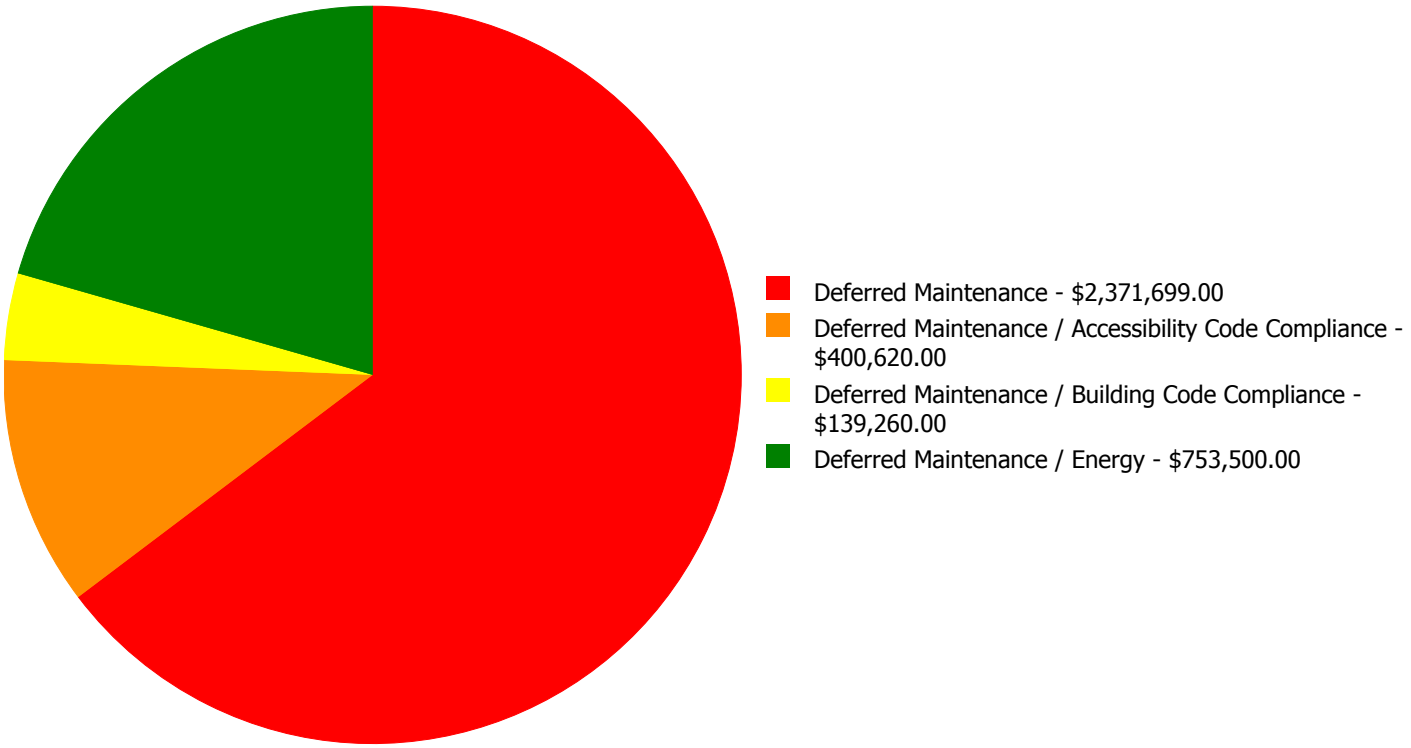
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$143,000.00	$0.00	$0.00	$143,000.00
B2030	Exterior Doors	$0.00	$0.00	$34,320.00	$0.00	$0.00	$34,320.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$364,320.00	$0.00	$0.00	$364,320.00
B3020	Roof Openings	$0.00	$0.00	$11,880.00	$0.00	$0.00	$11,880.00
C1010	Partitions	$0.00	$0.00	$139,260.00	$0.00	$0.00	$139,260.00
C1020	Interior Doors	$0.00	$0.00	$207,460.00	$0.00	$0.00	$207,460.00
C1030	Fittings	$0.00	$0.00	$38,060.00	$0.00	$0.00	$38,060.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$47,300.00	$0.00	$0.00	$47,300.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$124,608.00	$0.00	$0.00	$124,608.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$11,671.00	$0.00	$0.00	$11,671.00
C3030	Ceiling Finishes	$0.00	$0.00	$244,200.00	$0.00	$0.00	$244,200.00
D2010	Plumbing Fixtures	$0.00	$0.00	$120,780.00	$0.00	$0.00	$120,780.00
D2040	Rain Water Drainage	$0.00	$0.00	$21,340.00	$0.00	$0.00	$21,340.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$134,860.00	$0.00	$0.00	$134,860.00
D3050	Terminal & Package Units	$0.00	$0.00	$678,260.00	$0.00	$0.00	$678,260.00
D5010	Electrical Service/Distribution	$0.00	$141,460.00	$0.00	$0.00	$0.00	$141,460.00
D5020	Branch Wiring	$0.00	$164,780.00	$0.00	$0.00	$0.00	$164,780.00
D5020	Lighting	$0.00	$0.00	$246,180.00	$0.00	$0.00	$246,180.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$29,700.00	$0.00	$0.00	$29,700.00
D5090	Other Electrical Systems - Emergency Generator	$0.00	$0.00	$601,040.00	$0.00	$0.00	$601,040.00
E2010	Fixed Furnishings	$0.00	$0.00	$160,600.00	$0.00	$0.00	$160,600.00
	Total:	$0.00	$306,240.00	$3,358,839.00	$0.00	$0.00	$3,665,079.00

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: $3,665,079.00

Deficiency Details by Priority

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

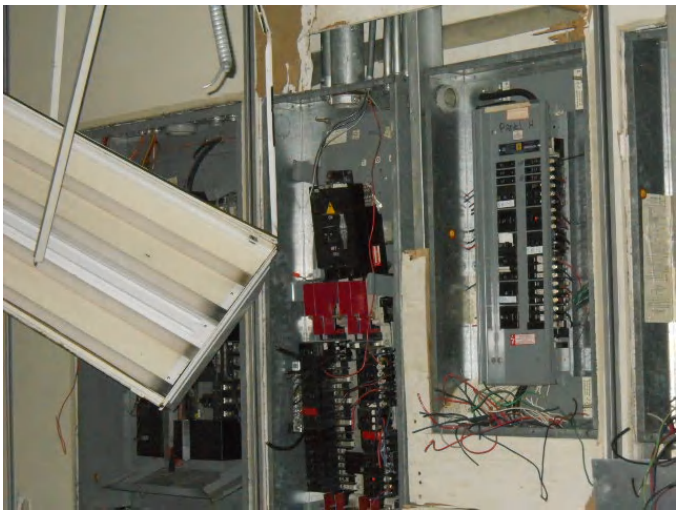
Priority 2 Priority:

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 20,000.00
Unit of Measure: S.F.
Estimate: $141,460.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Electrical service/distribution is beyond its expected service life, has been vandalized and damaged, and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 20,000.00
Unit of Measure: S.F.
Estimate: $164,780.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The branch wiring system is beyond its expected service life, has been vandalized, and should be replaced.

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 20,000.00

Unit of Measure: S.F.

Estimate: $143,000.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The aluminum frame windows are beyond their expected service life, inefficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 20,000.00

Unit of Measure: S.F.

Estimate: $34,320.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The exterior doors are beyond their expected service life, damaged due to vandalism, not ADA compliant, not energy efficient, and should be replaced.

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 16,000.00

Unit of Measure: S.F.

Estimate: $364,320.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The built-up roof covering is beyond its expected service life and should be replaced.

System: B3020 - Roof Openings

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 20,000.00

Unit of Measure: S.F.

Estimate: $11,880.00

Assessor Name: Ben Nixon

Date Created: 08/13/2015

Notes: Roof openings, including roof hatch, are beyond their expected service life and should be replaced along with the roof covering.

System: C1010 - Partitions

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 20,000.00

Unit of Measure: S.F.

Estimate: $139,260.00

Assessor Name: Ben Nixon

Date Created: 05/05/2015

Notes: Interior wall partitions are beyond their expected service life, damaged, missing in some cases, and should be replaced.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 20,000.00

Unit of Measure: S.F.

Estimate: $207,460.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, not ADA 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: 20,000.00

Unit of Measure: S.F.

Estimate: $38,060.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fittings, such as signage and toilet partitions, are beyond expected service life, not ADA compliant, 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: 20,000.00

Unit of Measure: S.F.

Estimate: $47,300.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The painted wall finishes are beyond service life and damaged, 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: 12,000.00
Unit of Measure: S.F.
Estimate: $124,608.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The carpet floor finishes have been removed due to damage and age, and should be replaced.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $11,671.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The VCT floor finishes have been removed due to damage and age, 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: 20,000.00

Unit of Measure: S.F.

Estimate: $244,200.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The acoustical ceiling tiles and grid system are beyond expected service life, damaged, and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 20,000.00

Unit of Measure: S.F.

Estimate: $120,780.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

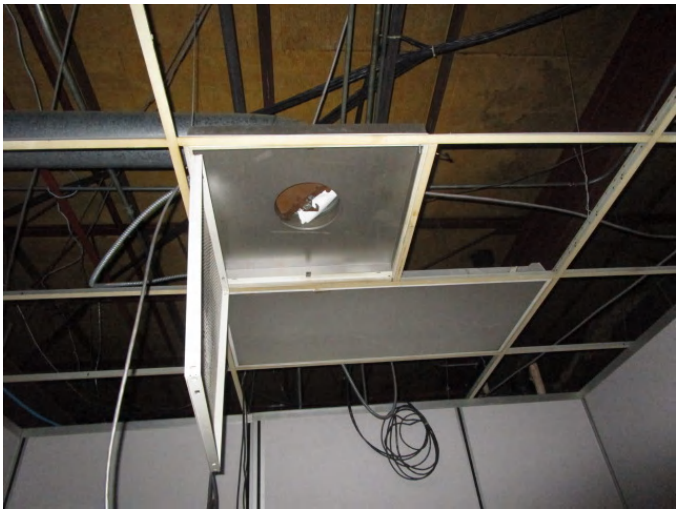
Notes: The plumbing fixtures are beyond expected service life, damaged, not ADA compliant, and should be replaced.

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 20,000.00
Unit of Measure: S.F.
Estimate: $21,340.00
Assessor Name: Ben Nixon
Date Created: 05/05/2015

Notes: The roof rain water drainage system is beyond its expected service life, inadequate, and should be replaced with the roof.

System: D3040 - Distribution Systems & Exhaust Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 20,000.00
Unit of Measure: S.F.
Estimate: $134,860.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Distribution and exhaust systems have been vandalized and damaged, are beyond their expected service life, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 20,000.00

Unit of Measure: S.F.

Estimate: $678,260.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The HVAC system is beyond its expected service life, has been vandalized and damaged, and should be replaced.

System: D5020 - Lighting

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 20,000.00

Unit of Measure: S.F.

Estimate: $246,180.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The lighting system is beyond its service life, has been vandalized and damaged, and should be replaced.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 20,000.00
Unit of Measure: S.F.
Estimate: $29,700.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The security and CCTV system is beyond expected service life, has been vandalized, and should be replaced.

System: D5090 - Other Electrical Systems - Emergency Generator

Location: Site
Distress: Missing
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 20,000.00
Unit of Measure: S.F.
Estimate: $601,040.00
Assessor Name: Ben Nixon
Date Created: 08/24/2015

Notes: The emergency generator has been removed and should be replaced prior to reoccupation of the building.

System: E2010 - Fixed Furnishings

Location:	Throughout Building
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 Priority
Correction:	Renew System
Qty:	20,000.00
Unit of Measure:	S.F.
Estimate:	$160,600.00
Assessor Name:	Ben Nixon
Date Created:	04/11/2015

Notes: The fixed furnishings are beyond their expected service life, damaged, and should be replaced.

Executive Summary

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

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

Function:	Vacant
Gross Area (SF):	61,000
Year Built:	1973
Last Renovation:	
Replacement Value:	$15,496,685
Repair Cost:	$10,217,450.00
Total FCI:	65.93 %
Total RSLI:	20.23 %
FCA Score:	34.07

Description:

Former Central Office Building B is a two-story building located at 3770 North Decatur Road in Decatur, Georgia. Originally built in 1973, there have been no additions or major renovations. Building B has been vacant and decommissioned for several years and has been vandalized. 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:	1020	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	58.00 %	0.00 %	$0.00
A20 - Basement Construction	58.00 %	0.00 %	$0.00
B10 - Superstructure	58.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	44.42 %	25.76 %	$625,372.00
B30 - Roofing	11.35 %	81.62 %	$595,947.00
C10 - Interior Construction	21.00 %	70.17 %	$864,248.00
C20 - Stairs	58.00 %	0.00 %	$0.00
C30 - Interior Finishes	6.72 %	63.78 %	$1,542,663.00
D10 - Conveying	0.00 %	110.00 %	$234,179.00
D20 - Plumbing	0.34 %	107.20 %	$1,206,458.00
D30 - HVAC	0.00 %	110.00 %	$2,427,678.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	110.00 %	$2,231,075.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$489,830.00
Totals:	**20.23 %**	**65.93 %**	**$10,217,450.00**

Photo Album

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

1). South Elevation - May 05, 2015

2). East Elevation - May 05, 2015

3). North Elevation - May 05, 2015

4). West Elevation - May 05, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.18	S.F.	61,000	100	1973	2073		58.00 %	0.00 %	58			$254,980
A1020	Special Foundations	$0.00	S.F.	0	100	1973	2073		58.00 %	0.00 %	58			$0
A1030	Slab on Grade	$3.02	S.F.	61,000	100	1973	2073		58.00 %	0.00 %	58			$184,220
A2010	Basement Excavation	$0.07	S.F.	61,000	100	1973	2073		58.00 %	0.00 %	58			$4,270
A2020	Basement Walls	$2.93	S.F.	61,000	100	1973	2073		58.00 %	0.00 %	58			$178,730
B1010	Floor Construction	$20.77	S.F.	61,000	100	1973	2073		58.00 %	0.00 %	58			$1,266,970
B1020	Roof Construction	$4.04	S.F.	61,000	100	1973	2073		58.00 %	0.00 %	58			$246,440
B2010	Exterior Walls	$30.48	S.F.	61,000	100	1973	2073		58.00 %	0.00 %	58			$1,859,280
B2020	Exterior Windows	$7.51	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$503,921.00	$458,110
B2030	Exterior Doors	$1.81	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$121,451.00	$110,410
B3010	Roof Coverings - BUR	$20.70	S.F.	25,200	20	1973	1993		0.00 %	110.00 %	-22		$573,804.00	$521,640
B3010	Roof Coverings - Standing Seam	$39.25	S.F.	4,800	75	1973	2048		44.00 %	0.00 %	33			$188,400
B3020	Roof Openings	$0.33	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$22,143.00	$20,130
C1010	Partitions	$7.31	S.F.	61,000	100	1973	2073		58.00 %	0.00 %	58			$445,910
C1020	Interior Doors	$10.89	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$730,719.00	$664,290
C1030	Fittings	$1.99	S.F.	61,000	20	1973	1993		0.00 %	110.00 %	-22		$133,529.00	$121,390
C2010	Stair Construction	$8.75	S.F.	61,000	100	1973	2073		58.00 %	0.00 %	58			$533,750
C3010	Wall Finishes - Ceramic & Glazed	$13.19	S.F.	6,100	30	1973	2003		0.00 %	110.00 %	-12		$88,505.00	$80,459
C3010	Wall Finishes - Paint	$2.48	S.F.	54,900	10	1973	1983		0.00 %	110.00 %	-32		$149,767.00	$136,152
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	20	1973	1993		0.00 %	0.00 %	-22			$0
C3020	Floor Finishes - Carpet	$10.92	S.F.	33,550	8	1973	1981		0.00 %	110.00 %	-34		$403,003.00	$366,366
C3020	Floor Finishes - Ceramic & Quarry Tile	$18.63	S.F.	9,150	50	1973	2023		16.00 %	0.00 %	8			$170,465
C3020	Floor Finishes - Terrazzo	$46.23	S.F.	18,300	50	1973	2023		16.00 %	0.00 %	8			$846,009
C3020	Floor Finishes - VCT	$12.27	S.F.	3,050	20	1973	1993		0.00 %	110.00 %	-22		$41,166.00	$37,424
C3020	Floor Finishes - Wood	$0.00	S.F.	0	20	1973	1993		0.00 %	0.00 %	-22			$0
C3030	Ceiling Finishes	$12.82	S.F.	61,000	20	1973	1993		0.00 %	110.00 %	-22		$860,222.00	$782,020
D1010	Elevators and Lifts	$3.49	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$234,179.00	$212,890
D2010	Plumbing Fixtures	$6.35	S.F.	61,000	20	1973	1993		0.00 %	110.00 %	-22		$426,085.00	$387,350
D2020	Domestic Water Distribution	$4.94	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$331,474.00	$301,340
D2030	Sanitary Waste	$5.56	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$373,076.00	$339,160
D2040	Rain Water Drainage	$1.13	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$75,823.00	$68,930
D2090	Other Plumbing Systems - Natural Gas	$0.47	S.F.	61,000	30	1973	2003	2019	13.33 %	0.00 %	4			$28,670
D3020	Heat Generating Systems	$5.87	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$393,877.00	$358,070
D3030	Cooling Generating Systems	$16.27	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$1,091,717.00	$992,470

School Assessment Report - 1973 Building B

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 Systems & Exhaust Systems	$7.08	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$475,068.00	$431,880
D3050	Terminal & Package Units	$13.92	S.F.	30,500	15	1973	1988		0.00 %	110.00 %	-27		$467,016.00	$424,560
D3060	Controls & Instrumentation	$0.00	S.F.	0	10	1973	1983		0.00 %	0.00 %	-32			$0
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.	0	20	1973	1993		0.00 %	0.00 %	-22			$0
D4010	Sprinklers	$0.00	S.F.	0	0	1973			0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.	0	0	1973			0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$8.27	S.F.	61,000	50	1973	2023	2015	0.00 %	110.00 %	0		$554,917.00	$504,470
D5020	Branch Wiring	$8.65	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$580,415.00	$527,650
D5020	Lighting	$12.92	S.F.	61,000	30	1973	2003		0.00 %	110.00 %	-12		$866,932.00	$788,120
D5030	Communications and Security - Fire Alarm	$1.85	S.F.	61,000	30	1973	2003	2015	0.00 %	110.00 %	0		$124,135.00	$112,850
D5030	Communications and Security - Security & CCTV	$1.56	S.F.	61,000	10	1973	1983	2015	0.00 %	110.00 %	0		$104,676.00	$95,160
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.	0	20	1973	1993	2015	0.00 %	0.00 %	0			$0
E1010	Commercial Equipment	$0.00	S.F.	0	20	1973	1993		0.00 %	0.00 %	-22			$0
E2010	Fixed Furnishings	$7.30	S.F.	61,000	20	1973	1993		0.00 %	110.00 %	-22		$489,830.00	$445,300
								Total	**20.23 %**	**65.93 %**			**$10,217,450.00**	**$15,496,685**

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:	**$10,217,450**	**$0**	**$0**	**$0**	**$35,495**	**$0**	**$0**	**$0**	**$1,926,914**	**$0**	**$341,950**	**$12,521,810**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$503,921	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$503,921**
B2030 - Exterior Doors	$121,451	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$121,451**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$573,804	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$573,804**
B3010 - Roof Coverings - Standing Seam	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$22,143	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,143**
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	$730,719	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$730,719**
C1030 - Fittings	$133,529	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,529**

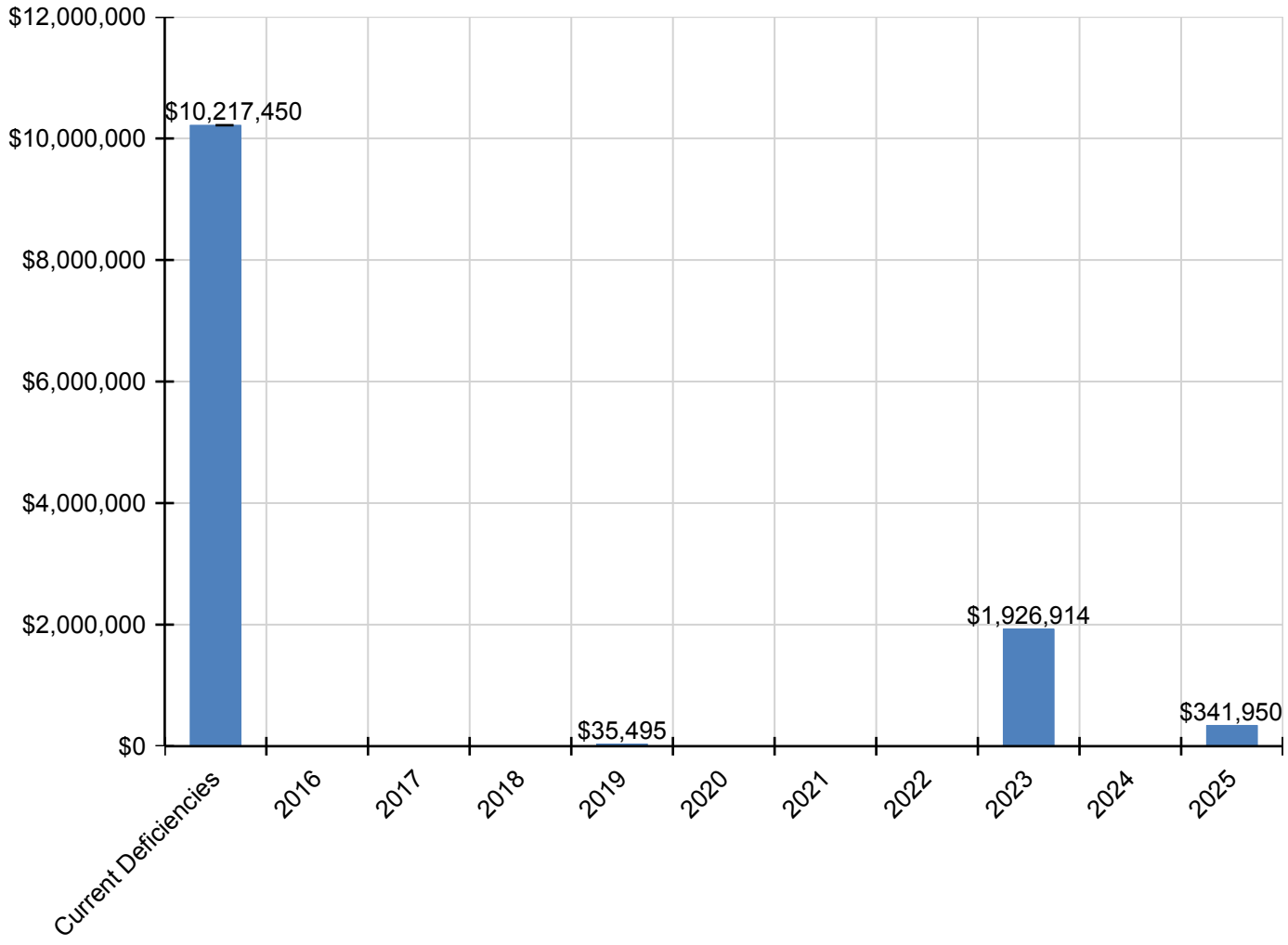
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$88,505	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$88,505**
C3010 - Wall Finishes - Paint	$149,767	$0	$0	$0	$0	$0	$0	$0	$0	$0	$201,274	**$351,041**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$403,003	$0	$0	$0	$0	$0	$0	$0	$510,512	$0	$0	**$913,515**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$237,533	$0	$0	**$237,533**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$1,178,869	$0	$0	**$1,178,869**
C3020 - Floor Finishes - VCT	$41,166	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,166**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$860,222	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$860,222**
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	$234,179	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$234,179**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$426,085	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$426,085**
D2020 - Domestic Water Distribution	$331,474	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$331,474**
D2030 - Sanitary Waste	$373,076	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$373,076**
D2040 - Rain Water Drainage	$75,823	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,823**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$35,495	$0	$0	$0	$0	$0	$0	**$35,495**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$393,877	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$393,877**
D3030 - Cooling Generating Systems	$1,091,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,091,717**
D3040 - Distribution Systems & Exhaust Systems	$475,068	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$475,068**
D3050 - Terminal & Package Units	$467,016	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$467,016**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D5010 - Electrical Service/Distribution	$554,917	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$554,917**
D5020 - Branch Wiring	$580,415	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$580,415**
D5020 - Lighting	$866,932	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$866,932**
D5030 - Communications and Security - Fire Alarm	$124,135	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$124,135**
D5030 - Communications and Security - Security & CCTV	$104,676	$0	$0	$0	$0	$0	$0	$0	$0	$0	$140,676	**$245,352**
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**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$489,830	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$489,830**

** Indicates non-renewable system*

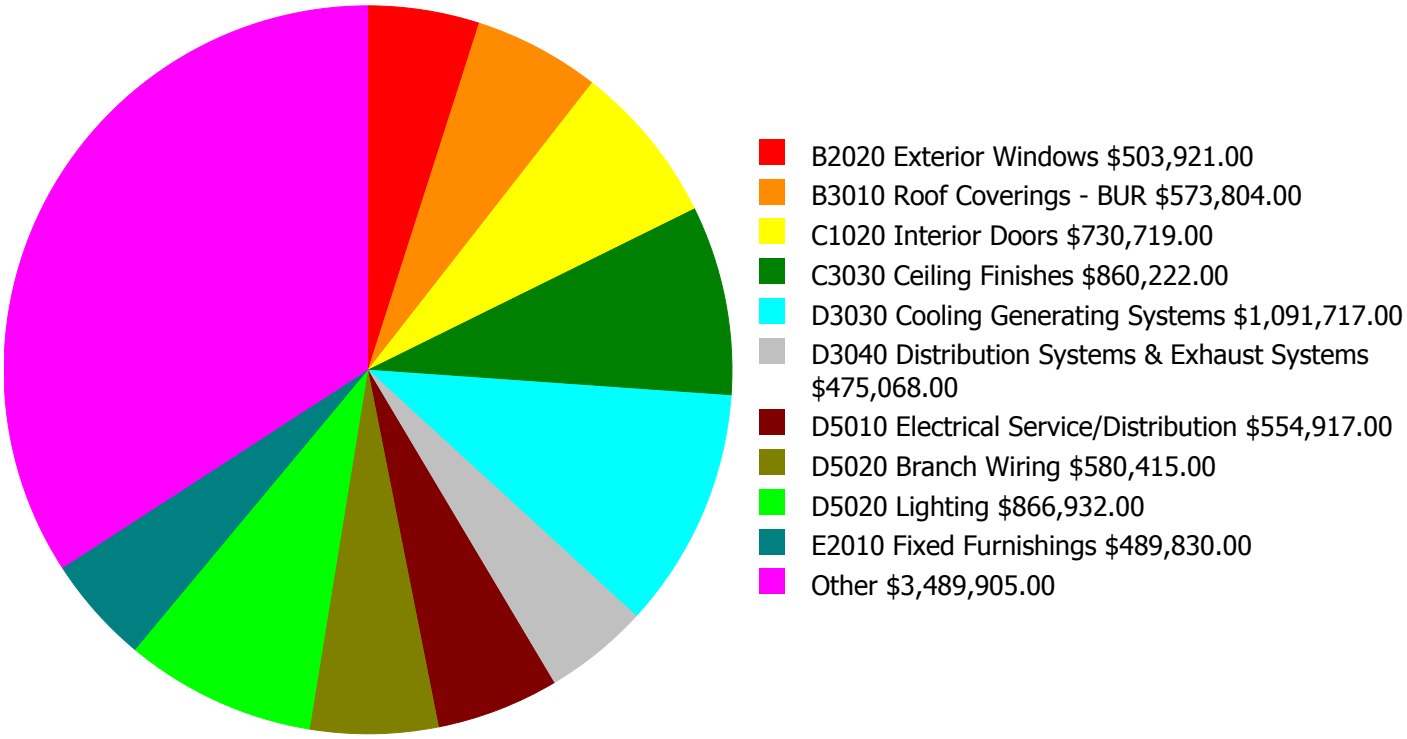
Forecasted Capital Renewal Requirement

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

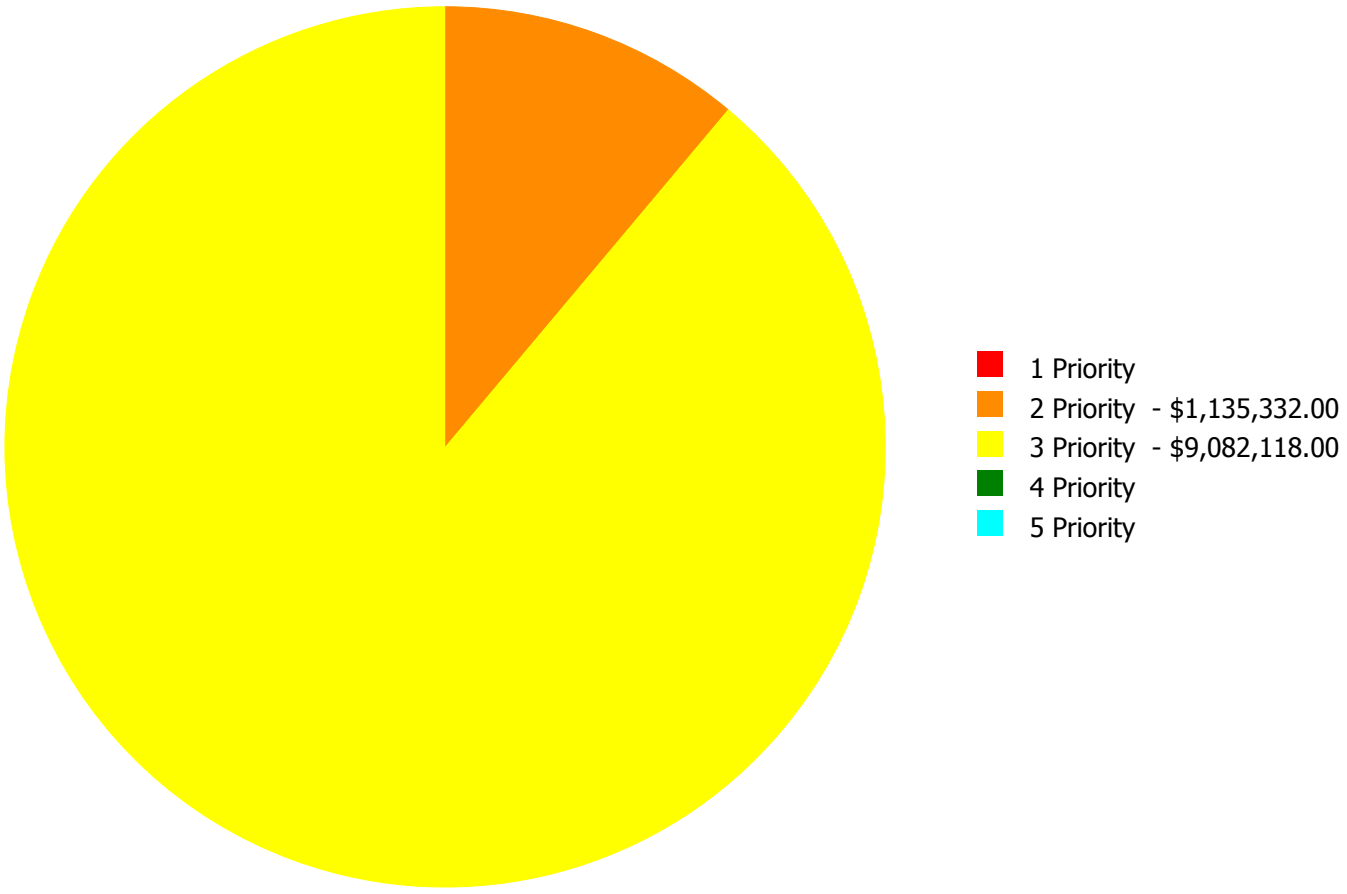
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $10,217,450.00

Deficiency Summary by Priority

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



Budget Estimate Total: $10,217,450.00

Deficiency By Priority Investment Table

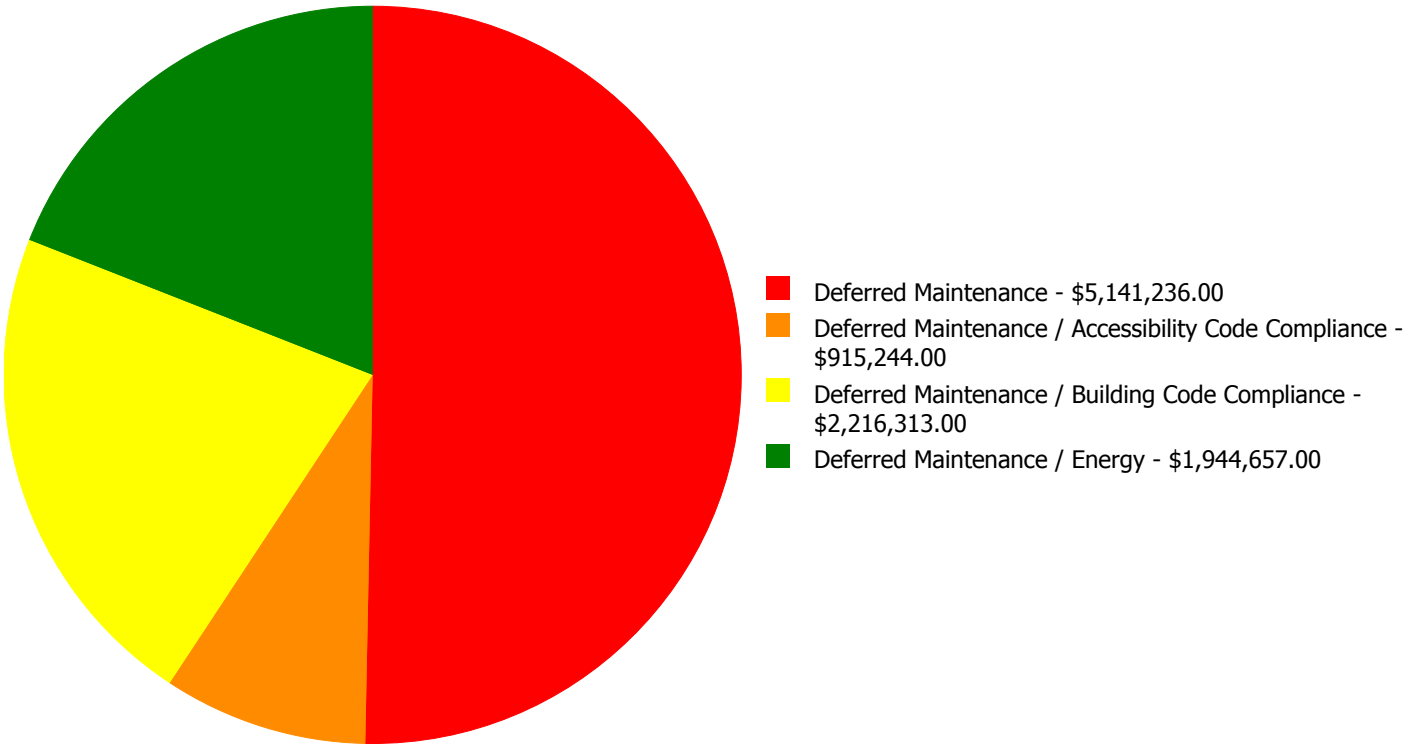
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$503,921.00	$0.00	$0.00	$503,921.00
B2030	Exterior Doors	$0.00	$0.00	$121,451.00	$0.00	$0.00	$121,451.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$573,804.00	$0.00	$0.00	$573,804.00
B3020	Roof Openings	$0.00	$0.00	$22,143.00	$0.00	$0.00	$22,143.00
C1020	Interior Doors	$0.00	$0.00	$730,719.00	$0.00	$0.00	$730,719.00
C1030	Fittings	$0.00	$0.00	$133,529.00	$0.00	$0.00	$133,529.00
C3010	Wall Finishes - Ceramic & Glazed	$0.00	$0.00	$88,505.00	$0.00	$0.00	$88,505.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$149,767.00	$0.00	$0.00	$149,767.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$403,003.00	$0.00	$0.00	$403,003.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$41,166.00	$0.00	$0.00	$41,166.00
C3030	Ceiling Finishes	$0.00	$0.00	$860,222.00	$0.00	$0.00	$860,222.00
D1010	Elevators and Lifts	$0.00	$0.00	$234,179.00	$0.00	$0.00	$234,179.00
D2010	Plumbing Fixtures	$0.00	$0.00	$426,085.00	$0.00	$0.00	$426,085.00
D2020	Domestic Water Distribution	$0.00	$0.00	$331,474.00	$0.00	$0.00	$331,474.00
D2030	Sanitary Waste	$0.00	$0.00	$373,076.00	$0.00	$0.00	$373,076.00
D2040	Rain Water Drainage	$0.00	$0.00	$75,823.00	$0.00	$0.00	$75,823.00
D3020	Heat Generating Systems	$0.00	$0.00	$393,877.00	$0.00	$0.00	$393,877.00
D3030	Cooling Generating Systems	$0.00	$0.00	$1,091,717.00	$0.00	$0.00	$1,091,717.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$475,068.00	$0.00	$0.00	$475,068.00
D3050	Terminal & Package Units	$0.00	$0.00	$467,016.00	$0.00	$0.00	$467,016.00
D5010	Electrical Service/Distribution	$0.00	$554,917.00	$0.00	$0.00	$0.00	$554,917.00
D5020	Branch Wiring	$0.00	$580,415.00	$0.00	$0.00	$0.00	$580,415.00
D5020	Lighting	$0.00	$0.00	$866,932.00	$0.00	$0.00	$866,932.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$124,135.00	$0.00	$0.00	$124,135.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$104,676.00	$0.00	$0.00	$104,676.00
E2010	Fixed Furnishings	$0.00	$0.00	$489,830.00	$0.00	$0.00	$489,830.00
	Total:	$0.00	$1,135,332.00	$9,082,118.00	$0.00	$0.00	$10,217,450.00

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: $10,217,450.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 61,000.00
Unit of Measure: S.F.
Estimate: $554,917.00
Assessor Name: Eduardo Lopez
Date Created: 05/05/2015

Notes: Electrical service/distribution has been vandalized and damaged, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 61,000.00
Unit of Measure: S.F.
Estimate: $580,415.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The electrical branch wiring system is beyond its service life and should be replaced.

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 61,000.00

Unit of Measure: S.F.

Estimate: $503,921.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: B2030 - Exterior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 61,000.00

Unit of Measure: S.F.

Estimate: $121,451.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 25,200.00

Unit of Measure: S.F.

Estimate: $573,804.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: B3020 - Roof Openings

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 61,000.00

Unit of Measure: S.F.

Estimate: $22,143.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: Roof openings, including roof hatch, are beyond their expected service life and should be replaced along with the roof covering.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 61,000.00

Unit of Measure: S.F.

Estimate: $730,719.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, not building code and ADA 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: 61,000.00

Unit of Measure: S.F.

Estimate: $133,529.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The interior fittings, including signage and toilet partitions, are beyond their expected life, not ADA compliant, and should be replaced. Stair fittings, such as handrails, are not code compliant.

System: C3010 - Wall Finishes - Ceramic & Glazed

Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,100.00
Unit of Measure: S.F.
Estimate: $88,505.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The ceramic wall finishes are beyond expected service life 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: 54,900.00
Unit of Measure: S.F.
Estimate: $149,767.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The painted wall finishes are aged, scuffed, fading, 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: 33,550.00
Unit of Measure: S.F.
Estimate: $403,003.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 3,050.00
Unit of Measure: S.F.
Estimate: $41,166.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The VCT floor finishes are aged, cracked, worn, 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: 61,000.00

Unit of Measure: S.F.

Estimate: $860,222.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The acoustical ceiling tiles and grid system are damaged, beyond expected service life, and should be replaced.

System: D1010 - Elevators and Lifts

Location: Elevator

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 61,000.00

Unit of Measure: S.F.

Estimate: $234,179.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The elevator is beyond its service life, has been vandalized and does not work, is not ADA and code compliant, and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 61,000.00

Unit of Measure: S.F.

Estimate: $426,085.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The plumbing fixtures are beyond service life, not ADA compliant, and should be replaced.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 61,000.00

Unit of Measure: S.F.

Estimate: $331,474.00

Assessor Name: Eduardo Lopez

Date Created: 05/12/2015

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: 61,000.00

Unit of Measure: S.F.

Estimate: $373,076.00

Assessor Name: Eduardo Lopez

Date Created: 05/12/2015

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

System: D2040 - Rain Water Drainage

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 61,000.00

Unit of Measure: S.F.

Estimate: $75,823.00

Assessor Name: Eduardo Lopez

Date Created: 05/12/2015

Notes: The roof rain water drainage system is beyond its service life, inadequate, and should be replaced with the roof.

System: D3020 - Heat Generating Systems

Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 61,000.00

Unit of Measure: S.F.

Estimate: $393,877.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The gas fired boiler is beyond its expected service life, not code compliant, and should be scheduled for replacement.

System: D3030 - Cooling Generating Systems

Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 61,000.00

Unit of Measure: S.F.

Estimate: $1,091,717.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The chiller is beyond its service life, not code compliant, and should be replaced.

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 61,000.00
Unit of Measure: S.F.
Estimate: $475,068.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The HVAC distribution systems are beyond their service life and should be replaced.

System: D3050 - Terminal & Package Units

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,500.00
Unit of Measure: S.F.
Estimate: $467,016.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The terminal and package units are beyond expected service life and should be replaced.

System: D5020 - Lighting

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 61,000.00

Unit of Measure: S.F.

Estimate: $866,932.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The lighting system is beyond its expected service life, inefficient, 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: 61,000.00

Unit of Measure: S.F.

Estimate: $124,135.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The fire alarm panel, located in Building A, is beyond its service life and should be replaced.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 61,000.00
Unit of Measure: S.F.
Estimate: $104,676.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Security and CCTV systems are beyond their 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: 61,000.00
Unit of Measure: S.F.
Estimate: $489,830.00
Assessor Name: Eduardo Lopez
Date Created: 08/14/2015

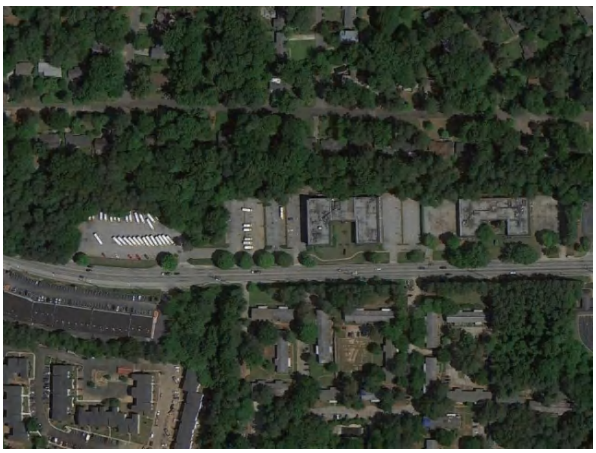
Notes: The fixed furnishings are beyond their expected service life and should be replaced.

Executive Summary

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

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

Function:	Vacant
Gross Area (SF):	81,000
Year Built:	1973
Last Renovation:	
Replacement Value:	$1,840,909
Repair Cost:	$1,373,678.57
Total FCI:	74.62 %
Total RSLI:	5.15 %
FCA Score:	25.38



Description:

The Former Central Office Building A and B site was originally constructed in 1973, has a total area of 10.2 acres, and is occupied by approximately 81,000 square feet of permanent building space. Campus site features include driveways, parking lots, pedestrian pavement, and fencing. Site mechanical and electrical features include water, sewer, 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:	1005

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	0.00 %	110.00 %	$1,045,790.57
G30 - Site Mechanical Utilities	16.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	$327,888.00
Totals:	**5.15 %**	**74.62 %**	**$1,373,678.57**

Photo Album

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

1). Aerial Image of Former Central Office Building A and B - Aug 14, 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.	81,382	25	1973	1998		0.00 %	110.00 %	-17		$462,819.43	$420,745
G2020	Parking Lots	$4.56	S.F.	63,821	25	1973	1998		0.00 %	110.00 %	-17		$320,126.14	$291,024
G2030	Pedestrian Paving	$1.50	S.F.	81,000	30	1973	2003		0.00 %	110.00 %	-12		$133,650.00	$121,500
G2040	Baseball Field	$8.35	S.F.		20	1973	1993		0.00 %	0.00 %	-22			$0
G2040	Canopies	$0.29	S.F.		20	1973	1993		0.00 %	0.00 %	-22			$0
G2040	Covered Walkways	$48.72	S.F.		20	1973	1993		0.00 %	0.00 %	-22			$0
G2040	Fencing & Guardrails	$0.91	S.F.		30	1973	2003		0.00 %	0.00 %	-12			$0
G2040	Football Field	$5.85	S.F.		20	1973	1993		0.00 %	0.00 %	-22			$0
G2040	Hard Surface Play Area	$6.26	S.F.		20	1973	1993		0.00 %	0.00 %	-22			$0
G2040	Playing Field	$3.92	S.F.		20	1973	1993		0.00 %	0.00 %	-22			$0
G2040	Soccer/Lacross Field	$5.00	S.F.		20	1973	1993		0.00 %	0.00 %	-22			$0
G2040	Softball Field	$8.86	S.F.		20	1973	1993		0.00 %	0.00 %	-22			$0
G2040	Tennis Courts	$18.47	S.F.		20	1973	1993		0.00 %	0.00 %	-22			$0
G2040	Track	$7.04	S.F.		20	1973	1993		0.00 %	0.00 %	-22			$0
G2050	Landscaping	$1.45	S.F.	81,000	10	1973	1983		0.00 %	110.00 %	-32		$129,195.00	$117,450
G3010	Water Supply	$1.83	S.F.	81,000	50	1973	2023		16.00 %	0.00 %	8			$148,230
G3020	Sanitary Sewer	$1.15	S.F.	81,000	50	1973	2023		16.00 %	0.00 %	8			$93,150
G3030	Storm Sewer	$3.55	S.F.	81,000	50	1973	2023		16.00 %	0.00 %	8			$287,550
G3060	Fuel Distribution	$0.78	S.F.	81,000	50	1973	2023		16.00 %	0.00 %	8			$63,180
G4010	Electrical Distribution	$1.86	S.F.	81,000	30	1973	2003		0.00 %	110.00 %	-12		$165,726.00	$150,660
G4020	Site Lighting	$1.15	S.F.	81,000	30	1973	2003		0.00 %	110.00 %	-12		$102,465.00	$93,150
G4030	Site Communications & Security	$0.67	S.F.	81,000	30	1973	2003		0.00 %	110.00 %	-12		$59,697.00	$54,270
								Total	**5.15 %**	**74.62 %**			**$1,373,678.57**	**$1,840,909**

Renewal Schedule

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

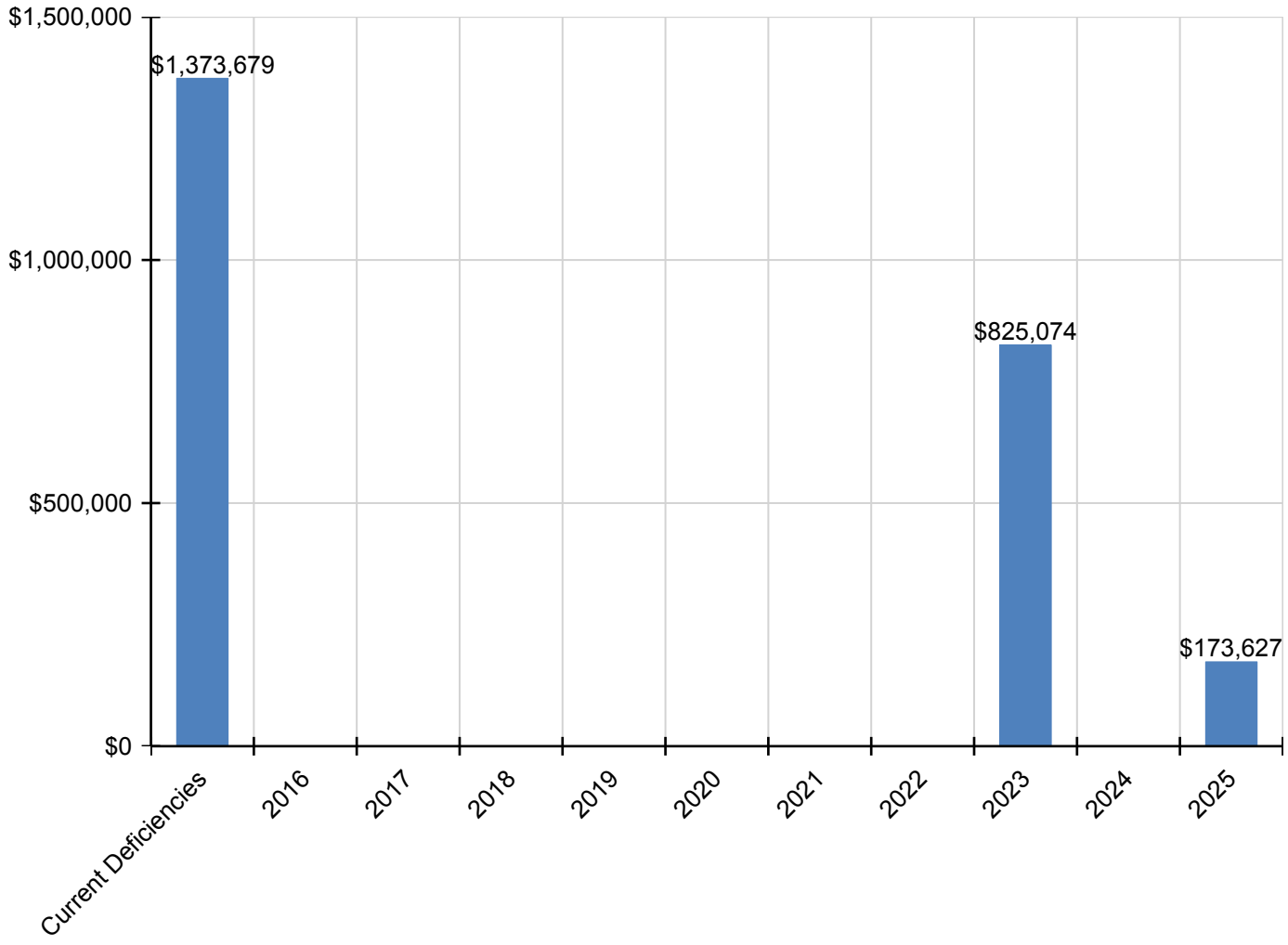
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,373,679**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$825,074**	**$0**	**$173,627**	**$2,372,380**
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	$462,819	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$462,819**
G2020 - Parking Lots	$320,126	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$320,126**
G2030 - Pedestrian Paving	$133,650	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,650**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$129,195	$0	$0	$0	$0	$0	$0	$0	$0	$0	$173,627	**$302,822**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$206,551	$0	$0	**$206,551**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$129,800	$0	$0	**$129,800**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$400,686	$0	$0	**$400,686**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$88,038	$0	$0	**$88,038**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$165,726	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$165,726**
G4020 - Site Lighting	$102,465	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$102,465**
G4030 - Site Communications & Security	$59,697	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,697**

** Indicates non-renewable system*

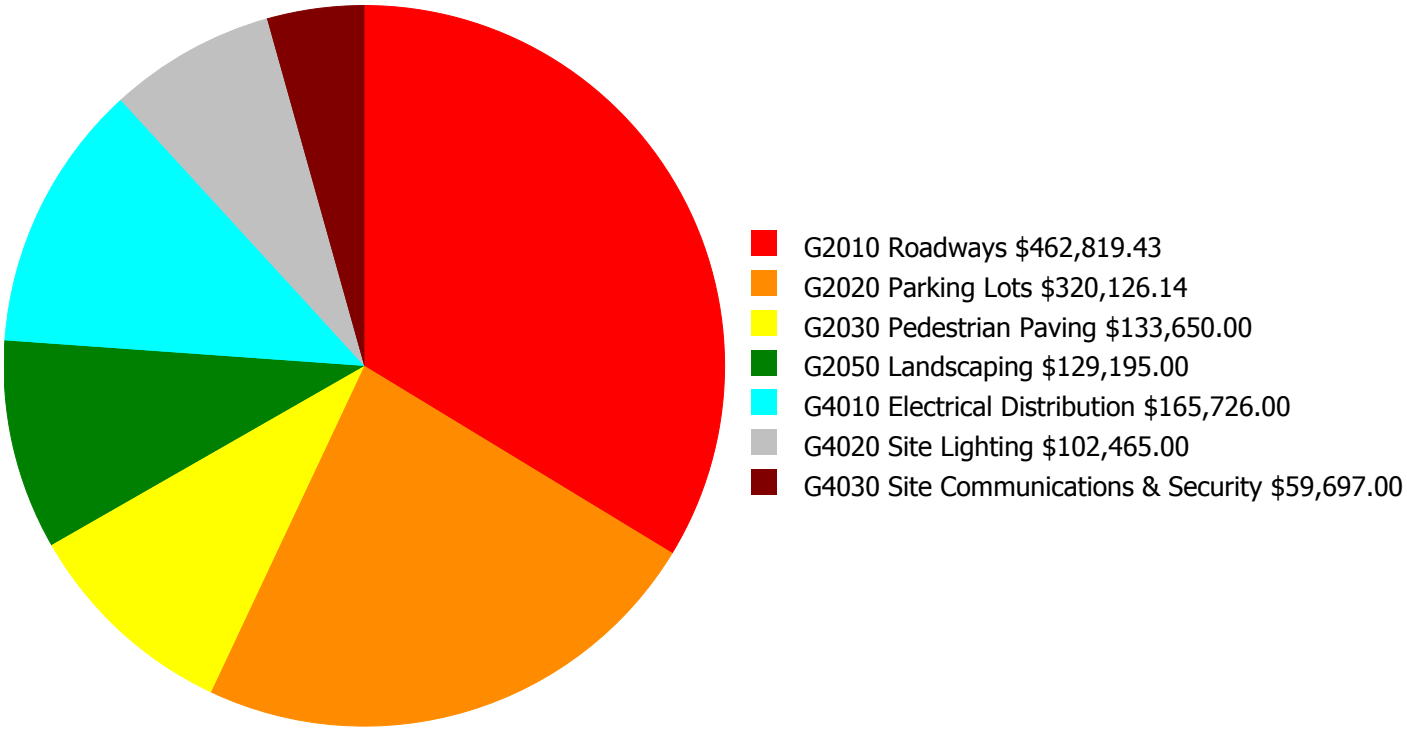
Forecasted Capital Renewal Requirement

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

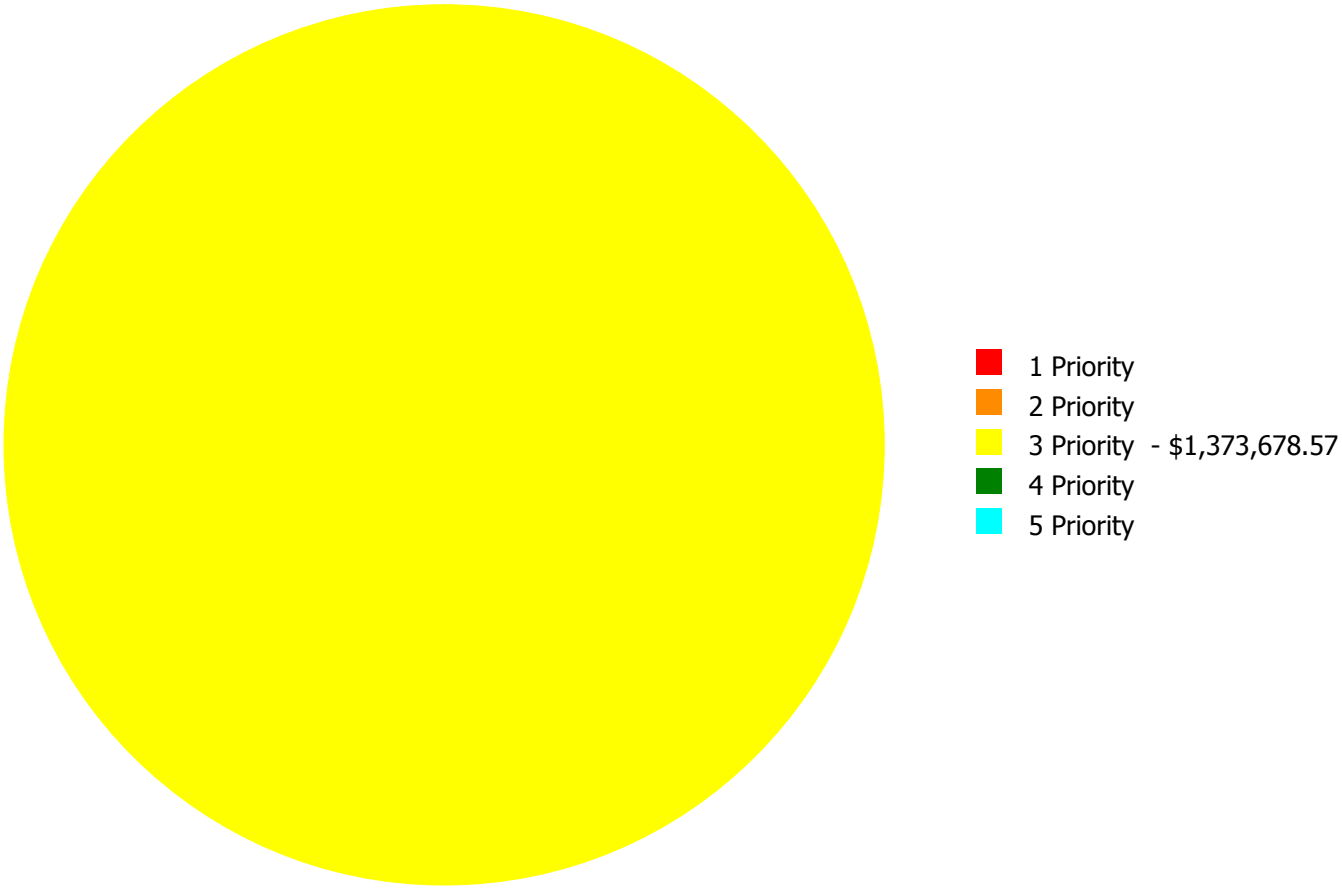
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,373,678.57

Deficiency Summary by Priority

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



Budget Estimate Total: $1,373,678.57

Deficiency By Priority Investment Table

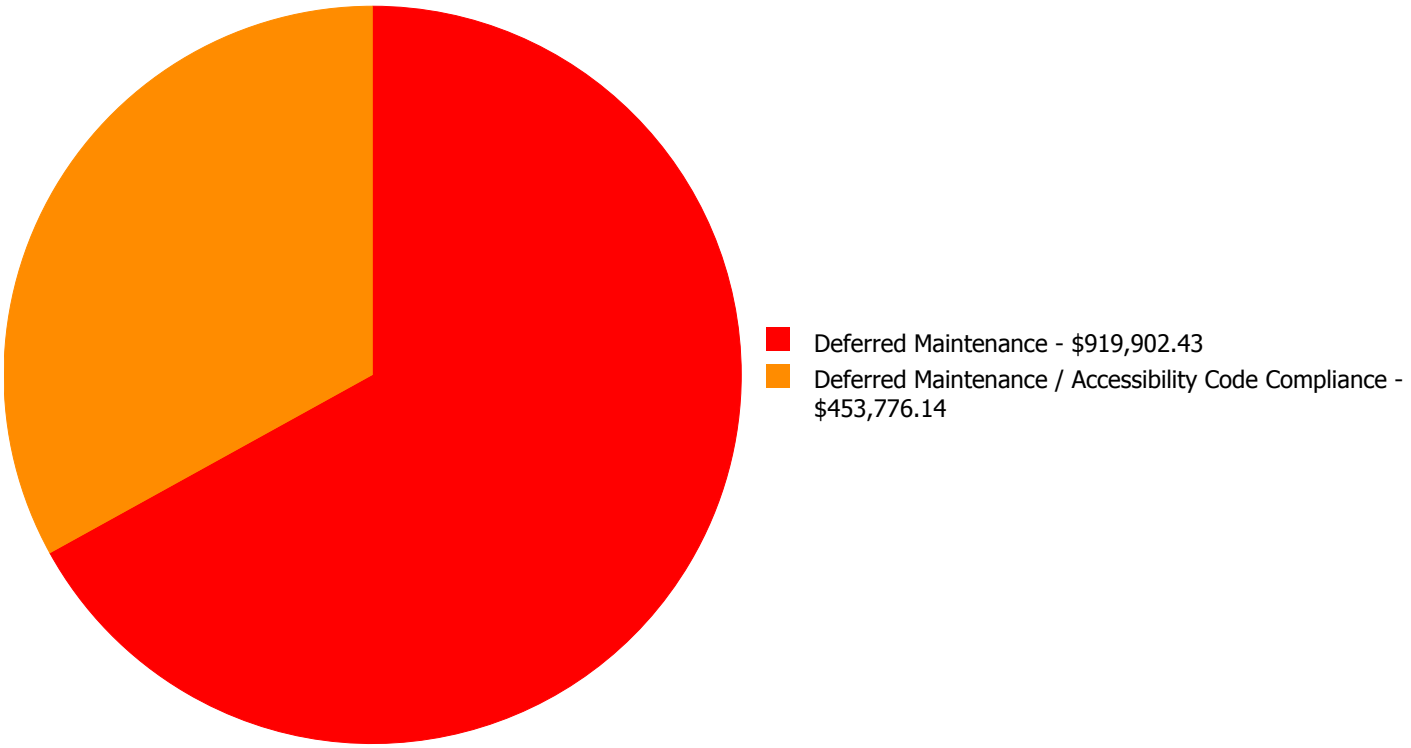
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$462,819.43	$0.00	$0.00	$462,819.43
G2020	Parking Lots	$0.00	$0.00	$320,126.14	$0.00	$0.00	$320,126.14
G2030	Pedestrian Paving	$0.00	$0.00	$133,650.00	$0.00	$0.00	$133,650.00
G2050	Landscaping	$0.00	$0.00	$129,195.00	$0.00	$0.00	$129,195.00
G4010	Electrical Distribution	$0.00	$0.00	$165,726.00	$0.00	$0.00	$165,726.00
G4020	Site Lighting	$0.00	$0.00	$102,465.00	$0.00	$0.00	$102,465.00
G4030	Site Communications & Security	$0.00	$0.00	$59,697.00	$0.00	$0.00	$59,697.00
	Total:	$0.00	$0.00	$1,373,678.57	$0.00	$0.00	$1,373,678.57

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: $1,373,678.57

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 81,382.00
Unit of Measure: S.F.
Estimate: $462,819.43
Assessor Name: Eduardo Lopez
Date Created: 05/05/2015

Notes: The roadways are beyond their service life, deteriorated, and should be scheduled for replacement.

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 63,821.00
Unit of Measure: S.F.
Estimate: $320,126.14
Assessor Name: Eduardo Lopez
Date Created: 05/05/2015

Notes: The parking lot is deteriorated, not ADA compliant, and should be scheduled for replacement.

System: G2030 - Pedestrian Paving

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 81,000.00

Unit of Measure: S.F.

Estimate: $133,650.00

Assessor Name: Eduardo Lopez

Date Created: 05/05/2015

Notes: Pedestrian paving is beyond its service life, has not been maintained, is not ADA compliant, and should be scheduled for replacement.

System: G2050 - Landscaping

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 81,000.00

Unit of Measure: S.F.

Estimate: $129,195.00

Assessor Name: Eduardo Lopez

Date Created: 05/05/2015

Notes: The buildings are vacant and the landscaping has not been maintained and should be replaced.

System: G4010 - Electrical Distribution

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 81,000.00
Unit of Measure: S.F.
Estimate: $165,726.00
Assessor Name: Eduardo Lopez
Date Created: 05/05/2015

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

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 81,000.00
Unit of Measure: S.F.
Estimate: $102,465.00
Assessor Name: Eduardo Lopez
Date Created: 05/05/2015

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

System: G4030 - Site Communications & Security

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 81,000.00

Unit of Measure: S.F.

Estimate: $59,697.00

Assessor Name: Eduardo Lopez

Date Created: 05/05/2015

Notes: The site communications and security systems 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.

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

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

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

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