

DeKalb County School District/Vacant

Former Sky Haven Elementary

Final

School Assessment Report

May 20, 2016



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School Executive Summary

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

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

Gross Area (SF):	64,035
Year Built:	1955
Last Renovation:	2009
Replacement Value:	\$2,593,418
Repair Cost:	\$2,852,759.21
Total FCI:	110.00 %
Total RSLI:	0.00 %
FCA Score:	0.00



Description:

The former Sky Haven Elementary School campus consists of one main school building located at 1372 Sky Haven Road SE in Atlanta, Georgia. The original campus was constructed in 1955 with additions to the main school building constructed in 1960, 1966, and 1969, and a free-standing gymnasium building constructed in 2003. In addition to these buildings, the campus contains a storage building, covered walkway, hard surface play areas, playgrounds, and playfield. 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.

As part of the FCA, the DeKalb County School District facilities staff asked Parsons to conduct a visual condition assessment of the buildings and sites, determine their physical condition, and make recommendations on either renovating or demolishing the schools. This report provides a description of the building and site systems, summarizes their physical condition, and includes Parsons' recommendation for future actions.

MAIN BUILDING

School Assessment Report - Former Sky Haven Elementary

Exterior Envelope and Roof Systems: The building is a one-story masonry building and is set on standard concrete foundations and slab on grade. Visible sections of the foundation and concrete slab were found to be in poor condition, with the 1969 addition condemned due to structural concerns. The exterior walls are constructed of concrete masonry unit blocks with a brick veneer. The brick veneer needs re-pointing and the exterior walls are in overall poor condition. Exterior windows are a combination of original fixed and operating steel units that are in poor condition. The exterior doors are steel units set on steel frames. Like the exterior windows, the exterior doors are rusted, aged, and are in poor condition. The roof is constructed of steel joists with a concrete deck and is covered with a built-up roof covering that leaks. The steel roof joists are corroded with significant areas of pitting and loss of base metal throughout. Overall, the foundation, exterior envelope, and roof systems are in poor condition and are beyond economical repair or renovation. Demolition and removal of these building systems is recommended.

Interior Systems: The interior floor finishes appear to be a combination of original vinyl tile, terrazzo, quarry and ceramic tile, wood, and carpet covering the concrete floor slab. The floor finishes are in poor condition. Interior wall partitions are constructed of a combination of concrete masonry units and gypsum board on wood studs and are in poor condition. Interior wall finishes are a combination of ceramic wall tile, painted masonry, and painted gypsum board and are in poor condition. The interior ceilings are a combination of suspended acoustical tile, painted gypsum board, and mineral fiber tile and are in poor condition. Interior fittings in the building such as the restroom partitions and accessories, lockers, and blackboards are in poor condition. Overall, the interior systems of the building are in poor condition and beyond economical repair or renovation. Demolition and removal of these building systems is recommended.

Plumbing Systems: The plumbing fixtures, water distribution, and sanitary systems are deteriorated beyond economical repair or renovation due to lack of maintenance and vandalism. Demolition and removal of these building systems is recommended.

Heating and Ventilation Systems: The heating and ventilation systems are damaged and deteriorated beyond economical repair or renovation due to lack of maintenance and vandalism. Demolition and removal of these building systems is recommended.

Electrical Systems: The electrical systems, including the service and distribution, lighting and branch wiring, and security systems, are damaged and deteriorated beyond economical repair or renovation due to lack of maintenance and vandalism. Demolition and removal of these building systems is recommended.

Equipment and Fixed Furnishings: Equipment and fixed furnishings are damaged and deteriorated beyond economical repair or renovation due to lack of maintenance and vandalism. Demolition and removal of these building systems is recommended.

2003 GYMNASIUM

The 2003 gymnasium is a metal building with partial brick veneer exterior walls, no exterior windows, a metal roof structure and covering, and abandoned plumbing, HVAC, and electrical systems that are damaged and deteriorated beyond economical repair or renovation due to lack of maintenance and vandalism. Demolition and removal of the building is recommended.

SITE

The former Sky Haven Elementary School site was originally constructed in 1955, has a total area of 15.6 acres, and is occupied by approximately 64,035 square feet of permanent building space. The site includes asphalt paved roads and parking, concrete sidewalks, metal fencing, landscaping, water, sanitary, and electrical utilities. Paved surfaces are cracked and aged. Fencing is damaged and deteriorated. Water, sanitary and electrical systems are abandoned and beyond economical repair or renovation. Demolition and removal of the site infrastructure and utilities is recommended.

FINDINGS AND RECOMMENDATIONS

The former Sky Haven Elementary School main building is in overall poor condition. The main building and site systems and components are deteriorated and damaged beyond economical repair or renovation. Demolition and removal of the main building, 2003 gymnasium, and site infrastructure and utilities is recommended. Appropriate hazardous material testing of the building and site will be needed to determine the required methods of hazardous material remediation.

School Assessment Report - Former Sky Haven Elementary

Attributes:

General Attributes:

Assigned Region:	Region 5	Board District:	District 3
DOE Facility:	1067	Geographic Region:	Region 5
HS Attendance Area:	McNair, Ronald E. HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	15.6		

School Condition Summary

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

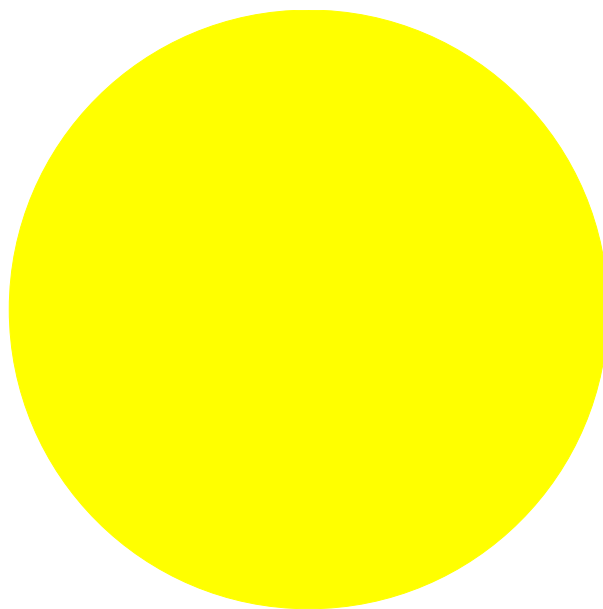
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
G10 - Site Preparation	0.00 %	110.00 %	\$2,852,759.21
Totals:	0.00 %	110.00 %	\$2,852,759.21

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1955, 1960, 1966 Building	41,957	110.00	\$0.00	\$0.00	\$977,053.00	\$0.00	\$0.00
1969 Building (East Wing)	16,440	110.00	\$0.00	\$0.00	\$382,838.00	\$0.00	\$0.00
1974 Storage Building	160	110.01	\$0.00	\$0.00	\$3,726.00	\$0.00	\$0.00
2003 Gym	5,478	110.00	\$0.00	\$0.00	\$127,566.00	\$0.00	\$0.00
Site	64,035	110.00	\$0.00	\$0.00	\$1,361,576.21	\$0.00	\$0.00
Total:		110.00	\$0.00	\$0.00	\$2,852,759.21	\$0.00	\$0.00

Deficiencies By Priority



- 1 Priority
- 2 Priority
- 3 Priority - \$2,852,759.21
- 4 Priority
- 5 Priority

Budget Estimate Total: \$2,852,759.21

Executive Summary

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

Function:	Vacant
Gross Area (SF):	41,957
Year Built:	1955
Last Renovation:	2009
Replacement Value:	\$888,230
Repair Cost:	\$977,053.00
Total FCI:	110.00 %
Total RSLI:	0.00 %
FCA Score:	0.00



Description:

The main building at former Sky Haven Elementary School is a one-story building located at 1372 Sky Haven Road SE in Atlanta, Georgia. Originally built in 1955, there have been three additions in 1960, 1966, and 1969, and a variety of renovations since 1987. Due to the safety and structural concerns, the district condemned the use of the 1969 addition by students and staff in 2010. The entire main building has been vacant since 2011 and is unsafe for use, beyond economical repair, and should be demolished and removed.

Attributes:

General Attributes:

Building Codes:	2010, 2011, 2012	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G10 - Site Preparation	0.00 %	110.00 %	\$977,053.00
Totals:	0.00 %	110.00 %	\$977,053.00

Photo Album

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

1). West Elevation - Mar 08, 2011



2). East Elevation - Mar 08, 2011



3). South Elevation - Mar 08, 2011



4). Southeast Elevation - Mar 08, 2011



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 \$
G1020	Site Demolitions and Relocations	\$21.17	S.F.	41,957	10	1955	1965		0.00 %	110.00 %	-50		\$977,053.00	\$888,230
Total									0.00 %	110.00 %			\$977,053.00	\$888,230

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.

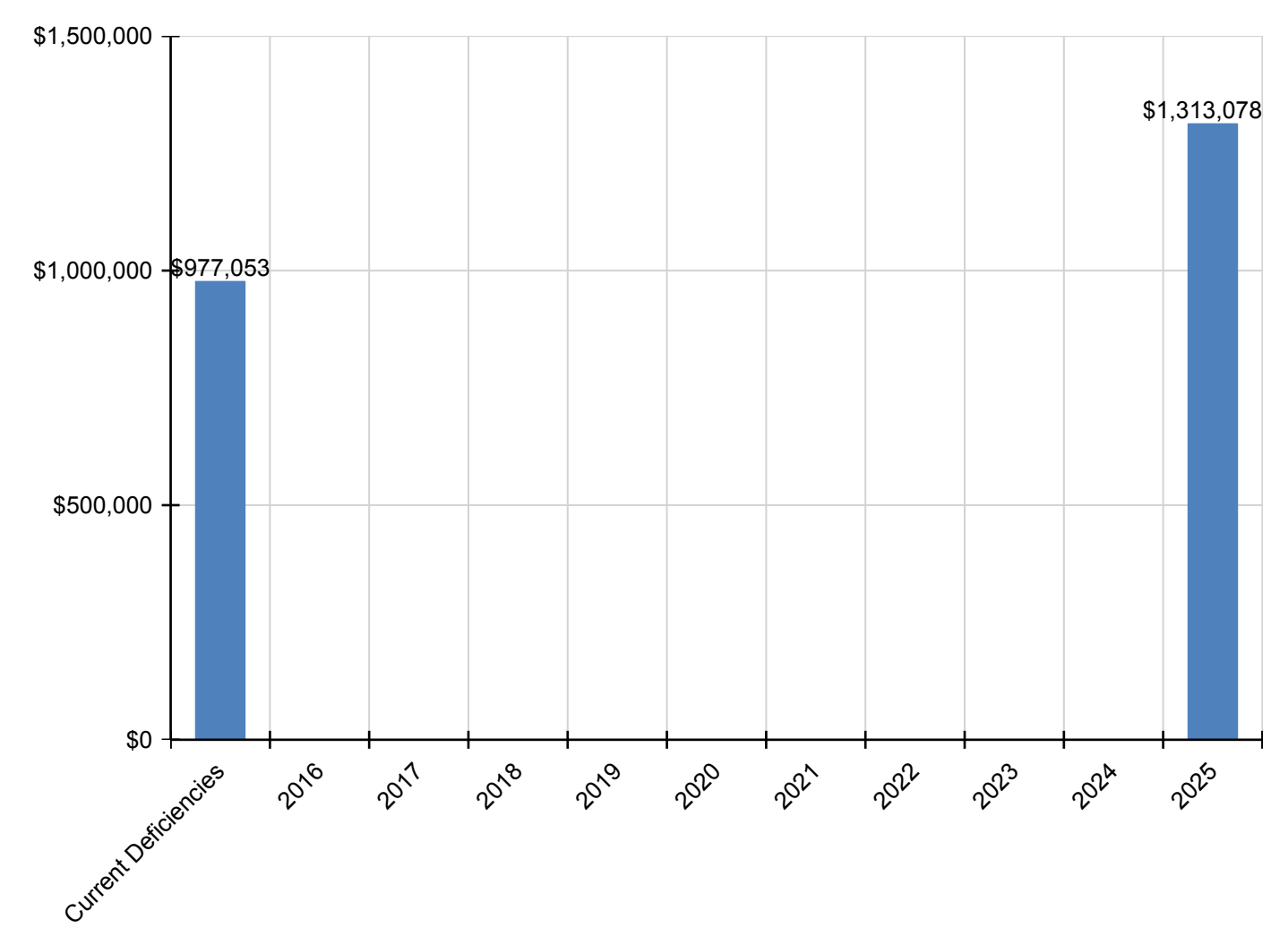
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$977,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,313,078	\$2,290,131
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G10 - Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G1020 - Site Demolitions and Relocations	\$977,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,313,078	\$2,290,131

** Indicates non-renewable system*

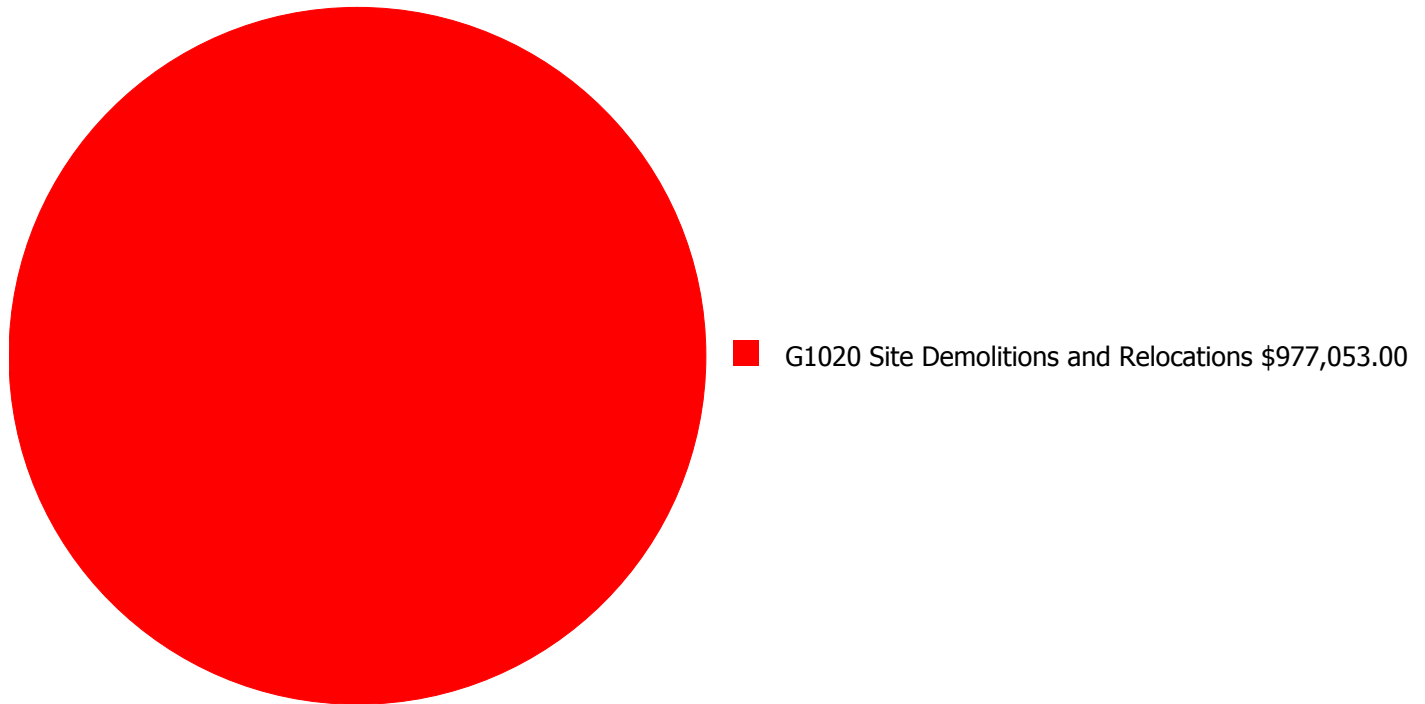
Forecasted Capital Renewal Requirement

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

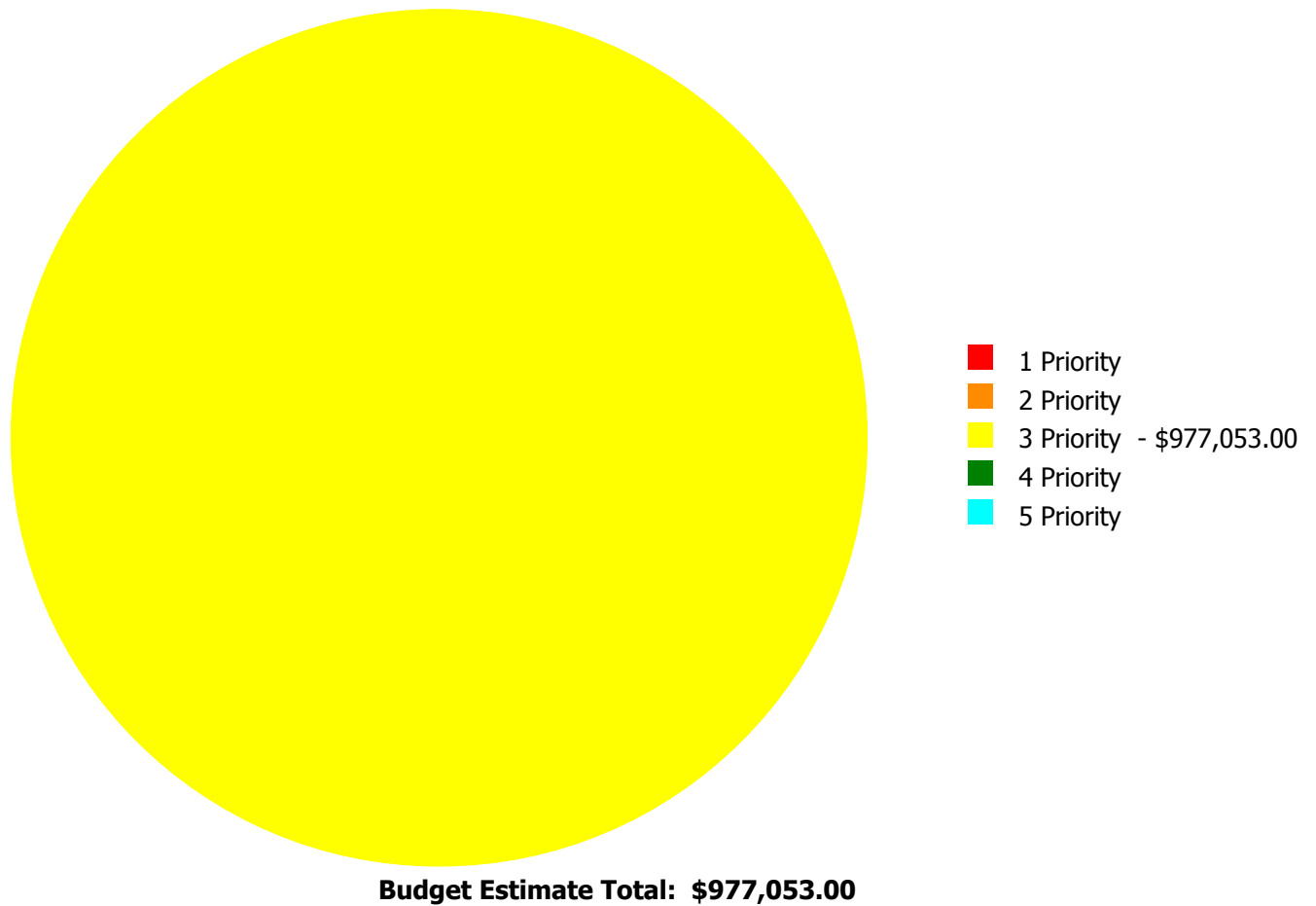
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$977,053.00

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

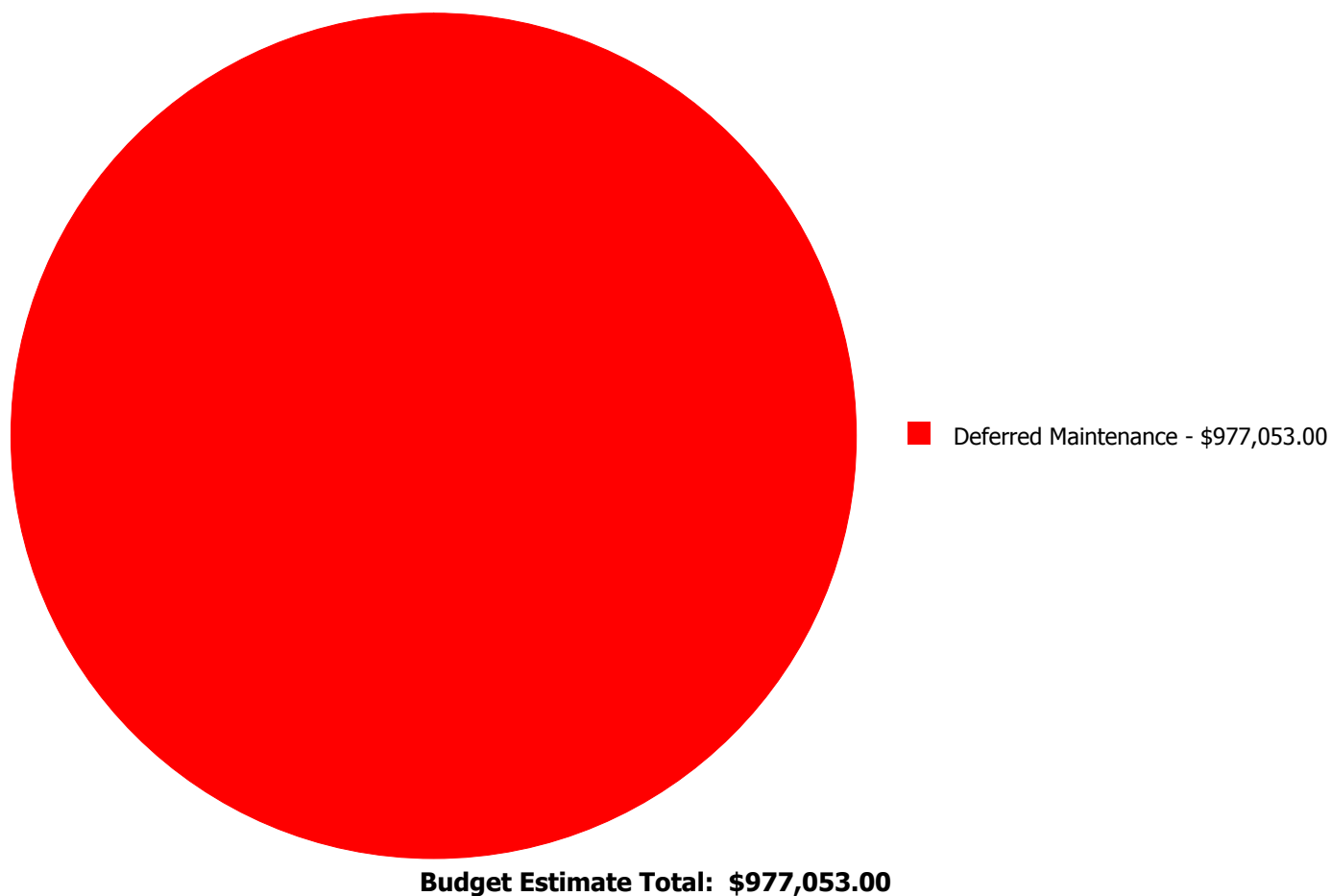
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G1020	Site Demolitions and Relocations	\$0.00	\$0.00	\$977,053.00	\$0.00	\$0.00	\$977,053.00
	Total:	\$0.00	\$0.00	\$977,053.00	\$0.00	\$0.00	\$977,053.00

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:



Deficiency Details by Priority

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

Priority 3 Priority:

System: G1020 - Site Demolitions and Relocations



Location: Entire Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 41,957.00

Unit of Measure: S.F.

Estimate: \$977,053.00

Assessor Name: Sam Mandola

Date Created: 08/14/2015

Notes: The school is vacant, condemned for use due to safety concerns, vandalized, and should be demolished. SPLOST project 905-422 to demolish the building by July 2017.

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):	16,440
Year Built:	1969
Last Renovation:	
Replacement Value:	\$348,035
Repair Cost:	\$382,838.00
Total FCI:	110.00 %
Total RSLI:	0.00 %
FCA Score:	0.00



Description:

The 1969 classroom addition at former Sky Haven Elementary School is a one-story building located at 1372 Sky Haven Road SE in Atlanta, Georgia. There have been no additions, but there has been a variety of renovations since 1987. Due to structural concerns associated with this addition, the district has condemned its use by students and staff in 2010. This addition, which is part of the main building, is unsafe, condemned, damaged and deteriorated, and should be demolished and removed.

Attributes:

General Attributes:

Building Codes:	2013	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G10 - Site Preparation	0.00 %	110.00 %	\$382,838.00
Totals:	0.00 %	110.00 %	\$382,838.00

Photo Album

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

1). West Elevation - Mar 08, 2011



2). South Elevation - Apr 27, 2011



3). East Elevation - Apr 27, 2011



4). North Elevation - Apr 27, 2011



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 \$
G1020	Site Demolitions and Relocations	\$21.17	S.F.	16,440	10	1969	1979		0.00 %	110.00 %	-36		\$382,838.00	\$348,035
Total									0.00 %	110.00 %			\$382,838.00	\$348,035

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.

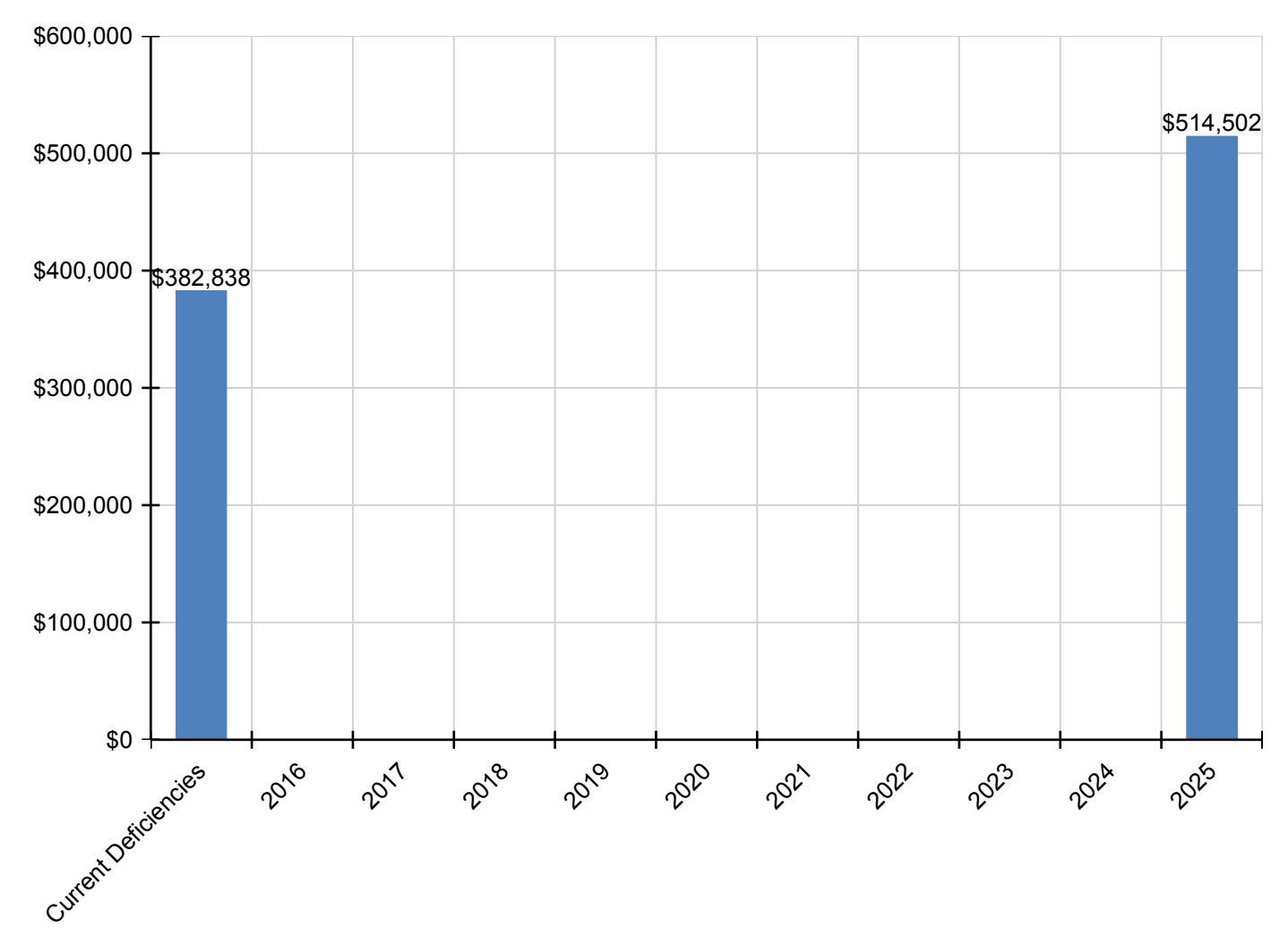
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$382,838	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$514,502	\$897,340
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G10 - Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G1020 - Site Demolitions and Relocations	\$382,838	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$514,502	\$897,340

** Indicates non-renewable system*

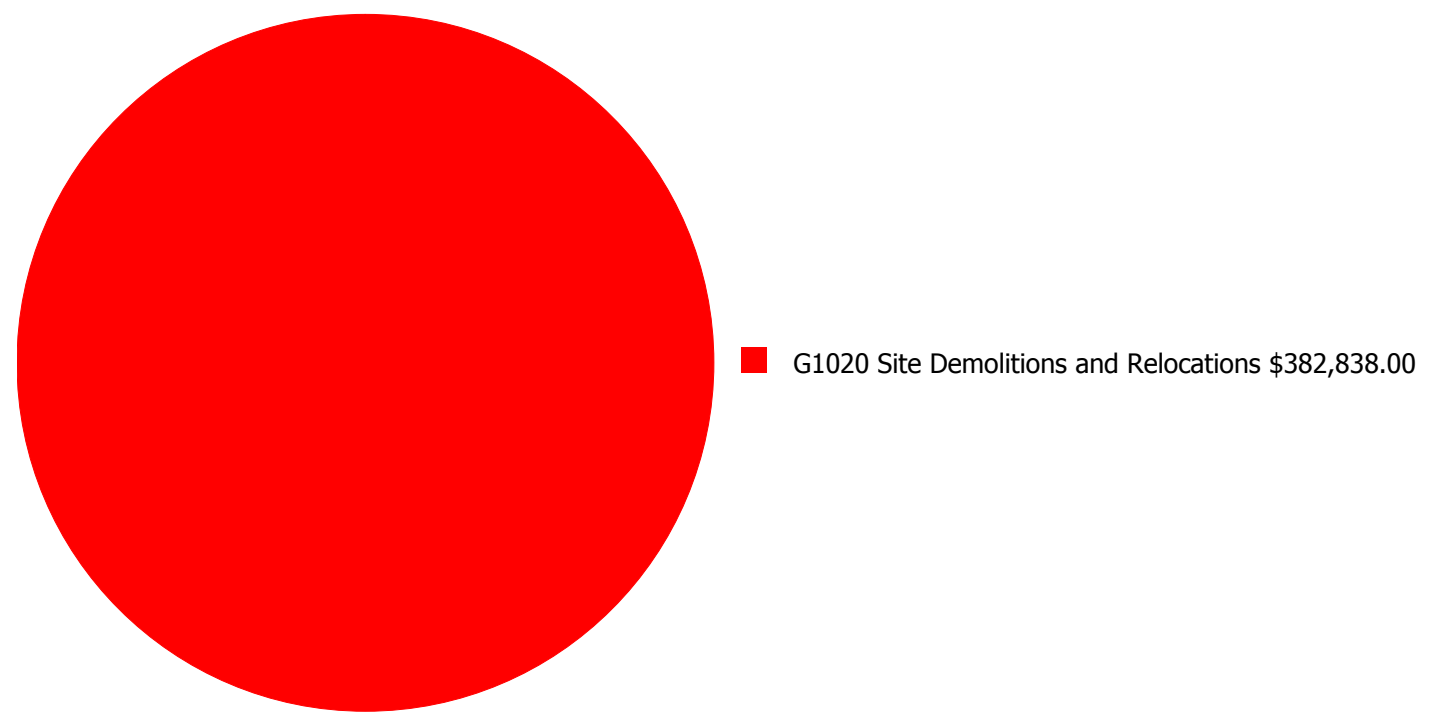
Forecasted Capital Renewal Requirement

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

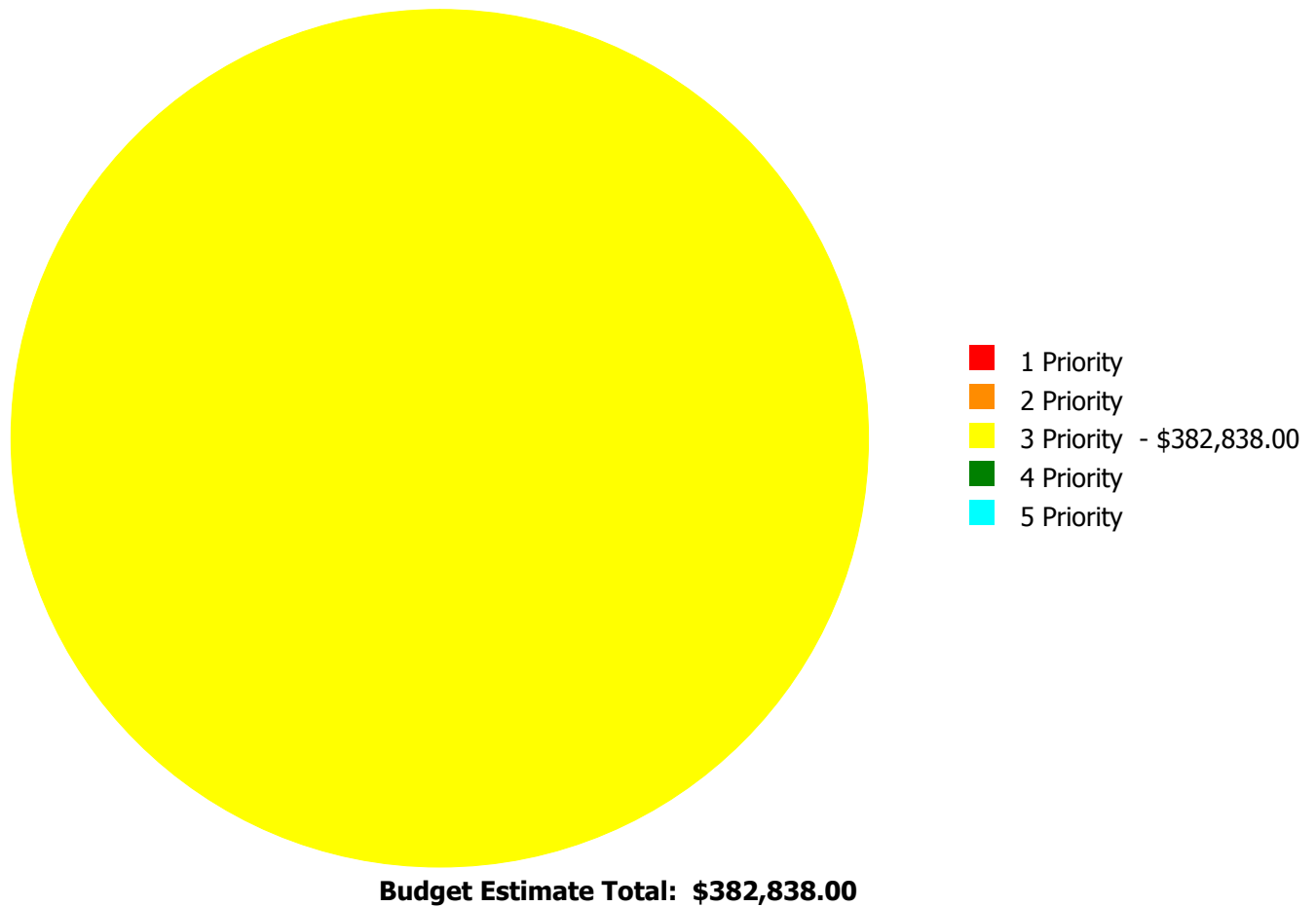
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$382,838.00

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

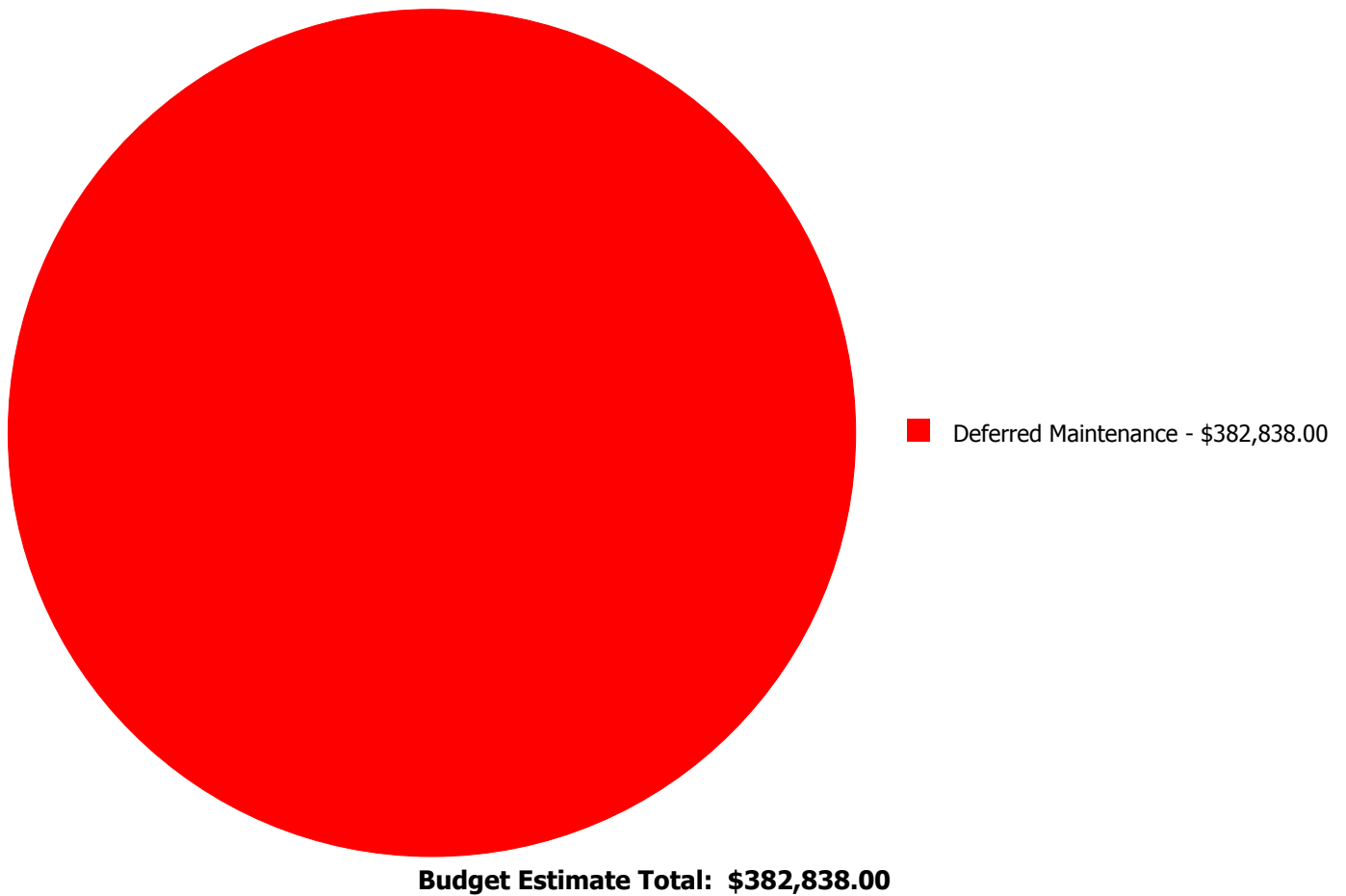
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G1020	Site Demolitions and Relocations	\$0.00	\$0.00	\$382,838.00	\$0.00	\$0.00	\$382,838.00
	Total:	\$0.00	\$0.00	\$382,838.00	\$0.00	\$0.00	\$382,838.00

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:



Deficiency Details by Priority

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

Priority 3 Priority:

System: G1020 - Site Demolitions and Relocations



Location: Entire Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 16,440.00

Unit of Measure: S.F.

Estimate: \$382,838.00

Assessor Name: Sam Mandola

Date Created: 08/14/2015

Notes: The addition is unsafe, condemned, damaged, and deteriorated, and should be demolished and removed. SPLOST project 905-422 to demolish the building by July 2017.

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):	160
Year Built:	1974
Last Renovation:	
Replacement Value:	\$3,387
Repair Cost:	\$3,726.00
Total FCI:	110.01 %
Total RSLI:	0.00 %
FCA Score:	0.00



Description:

The storage building at former Sky Haven Elementary School is a one-story building located at 1372 Sky Haven Road SE in Atlanta, Georgia. Originally built in 1974, the building is now abandoned, damaged and deteriorated, and should be demolished and removed.

Attributes:

General Attributes:

Building Codes:	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G10 - Site Preparation	0.00 %	110.01 %	\$3,726.00
Totals:	0.00 %	110.01 %	\$3,726.00

Photo Album

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

1). East Elevation - Mar 08, 2011



2). South Elevation - Mar 08, 2011



3). Southeast Elevation - Mar 08, 2011



4). North Elevation - Mar 08, 2011



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 \$
G1020	Site Demolitions and Relocations	\$21.17	S.F.	160	10	1974	1984		0.00 %	110.01 %	-31		\$3,726.00	\$3,387
Total									0.00 %	110.01 %			\$3,726.00	\$3,387

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.

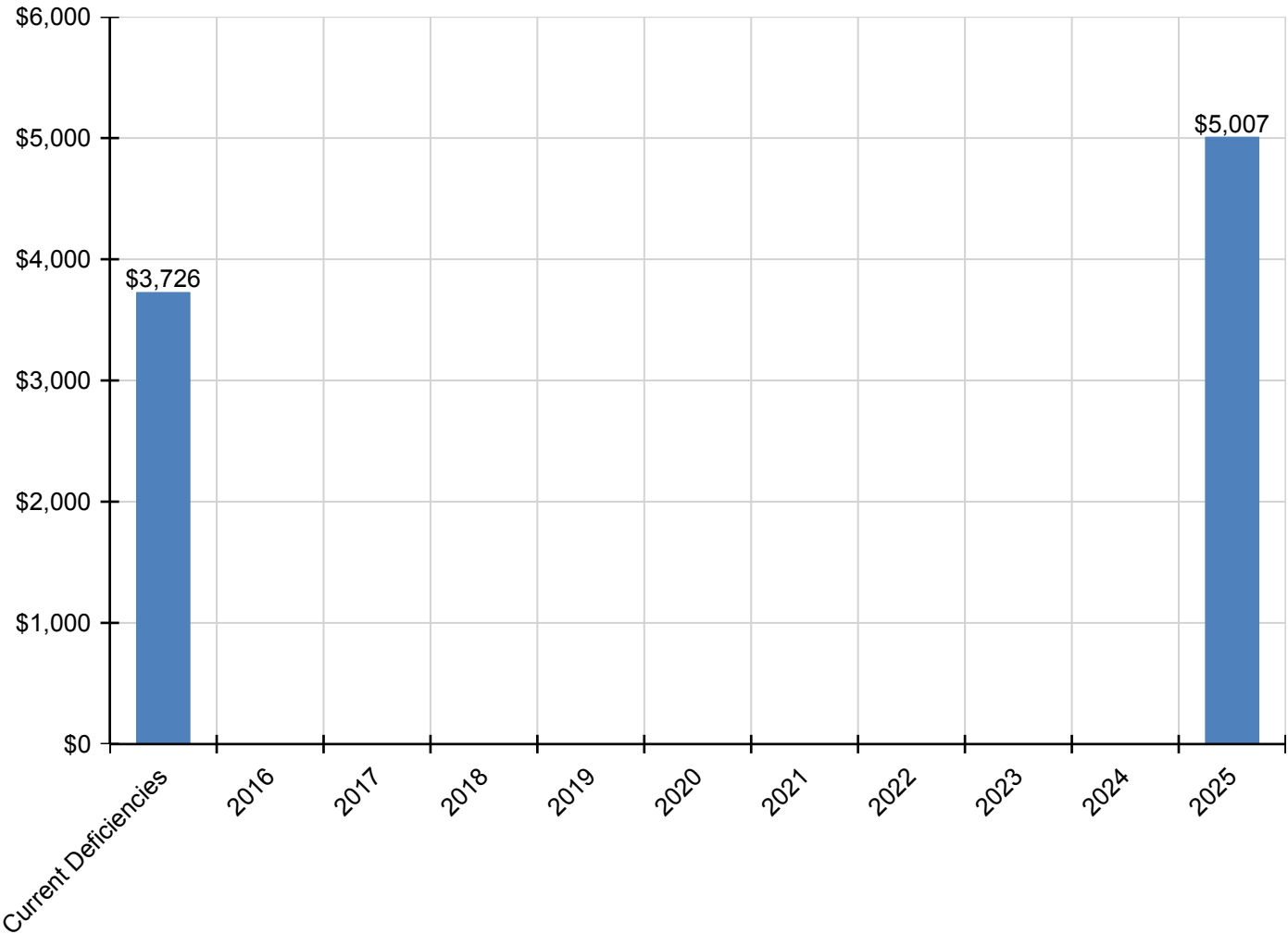
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$3,726	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,007	\$8,733
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G10 - Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G1020 - Site Demolitions and Relocations	\$3,726	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,007	\$8,733

** Indicates non-renewable system*

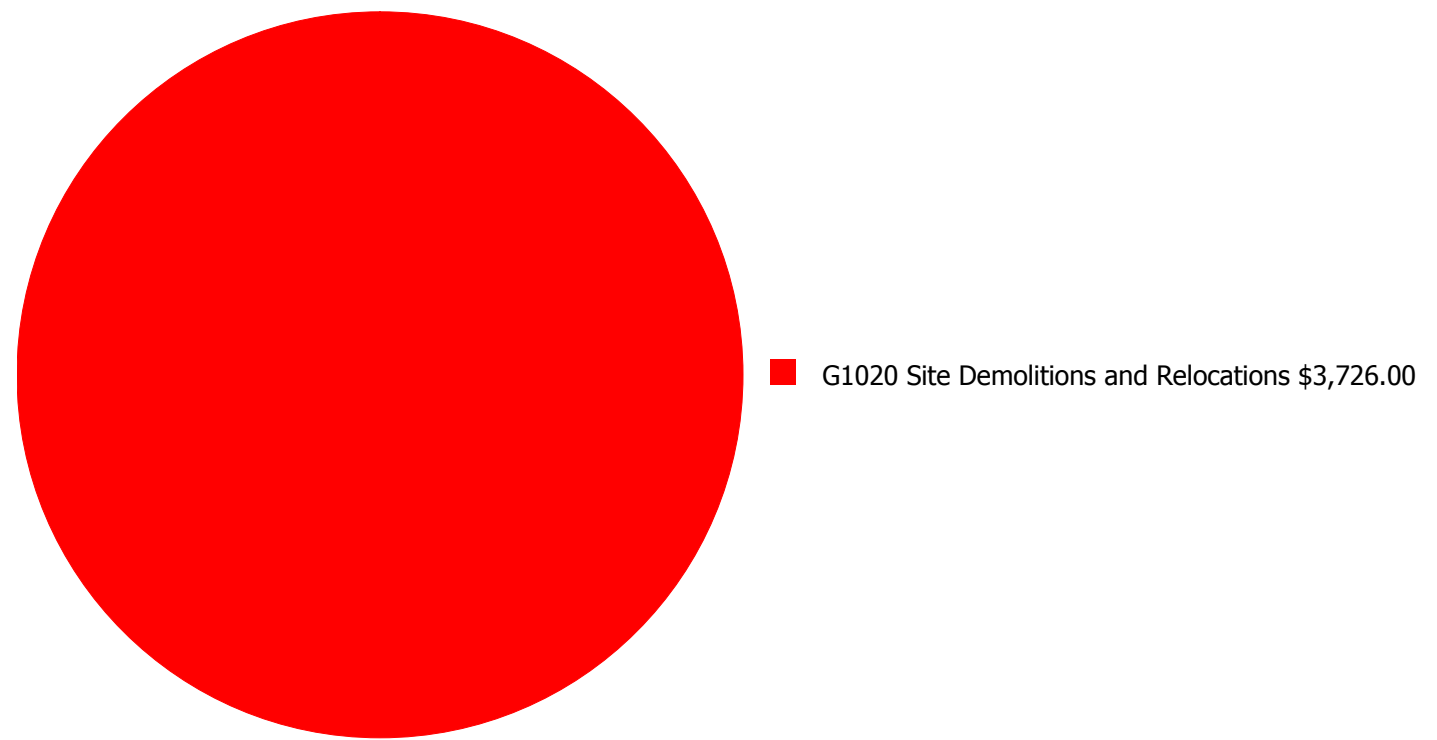
Forecasted Capital Renewal Requirement

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

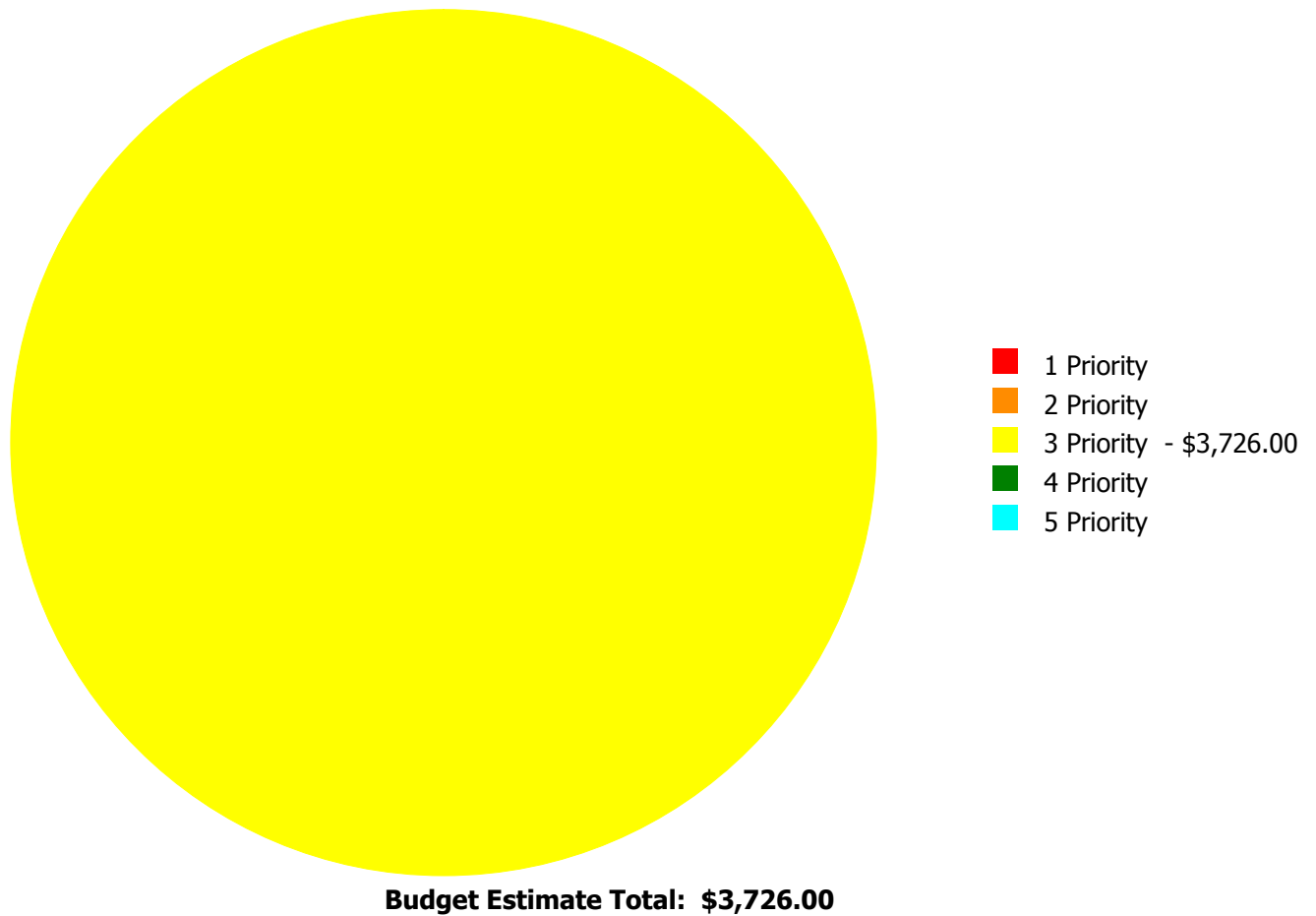
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$3,726.00

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

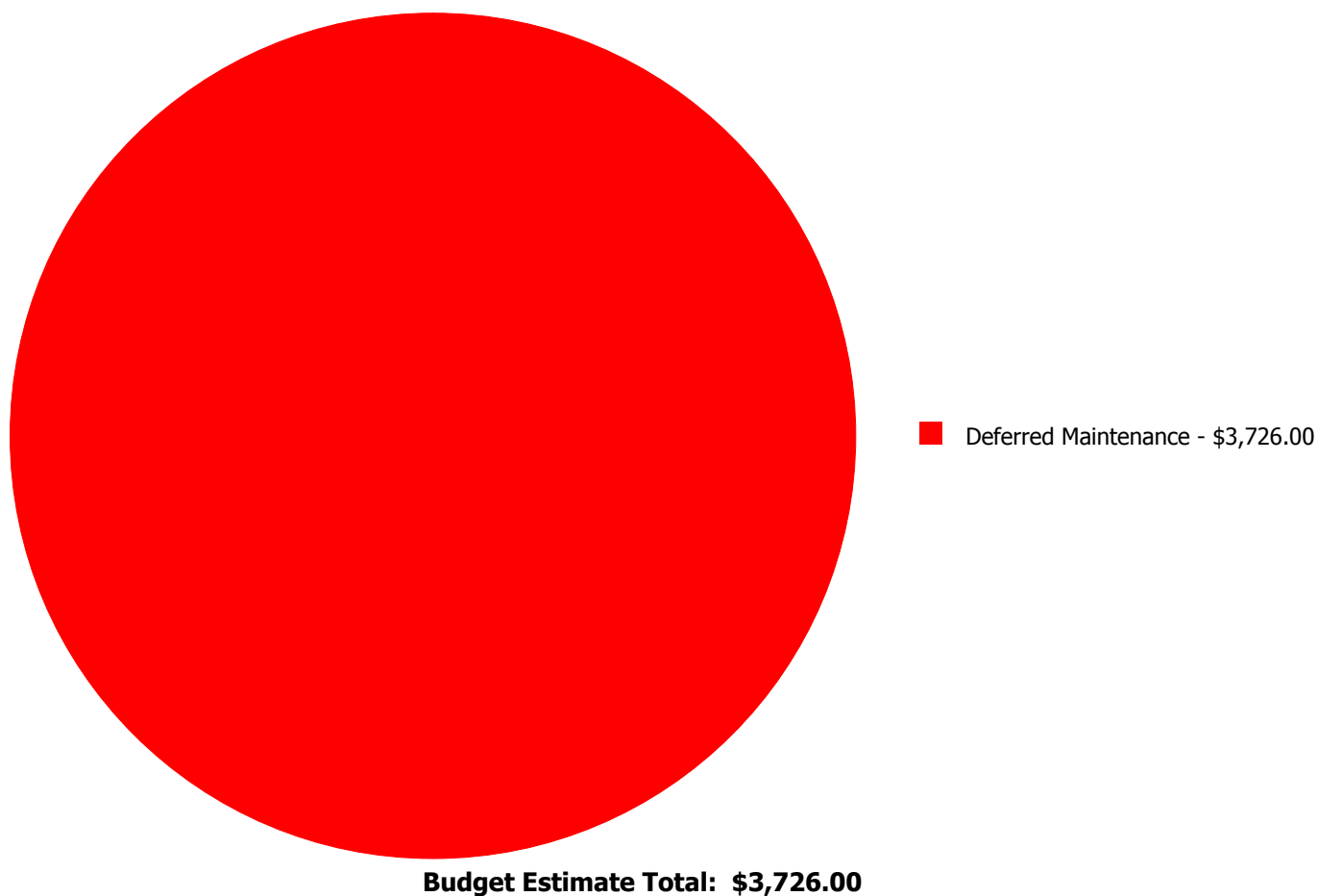
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G1020	Site Demolitions and Relocations	\$0.00	\$0.00	\$3,726.00	\$0.00	\$0.00	\$3,726.00
	Total:	\$0.00	\$0.00	\$3,726.00	\$0.00	\$0.00	\$3,726.00

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:



Deficiency Details by Priority

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

Priority 3 Priority:

System: G1020 - Site Demolitions and Relocations



Location: Entire Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 160.00

Unit of Measure: S.F.

Estimate: \$3,726.00

Assessor Name: Sam Mandola

Date Created: 08/14/2015

Notes: The storage shed is abandoned, damaged, deteriorated and should be demolished and removed. SPLOST project 905-422 to demolish the building by July 2017.

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):	5,478
Year Built:	2003
Last Renovation:	
Replacement Value:	\$115,969
Repair Cost:	\$127,566.00
Total FCI:	110.00 %
Total RSLI:	0.00 %
FCA Score:	0.00



Description:

The 2003 gymnasium at Sky Haven Elementary School is a one-story building located at 1372 Sky Haven Road SE in Atlanta, Georgia. There have been no additions and no major renovations to this building. It is vacant and deteriorated due to lack of maintenance and vandalism, beyond economical repair or renovation, and should be demolished and removed.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G10 - Site Preparation	0.00 %	110.00 %	\$127,566.00
Totals:	0.00 %	110.00 %	\$127,566.00

Photo Album

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

1). Southwest Elevation - May 07, 2015



2). Southeast Elevation - May 07, 2015



3). Northeast Elevation - May 07, 2015



4). Northwest Elevation - May 07, 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 \$
G1020	Site Demolitions and Relocations	\$21.17	S.F.	5,478	10	2003	2013		0.00 %	110.00 %	-2		\$127,566.00	\$115,969
Total									0.00 %	110.00 %			\$127,566.00	\$115,969

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.

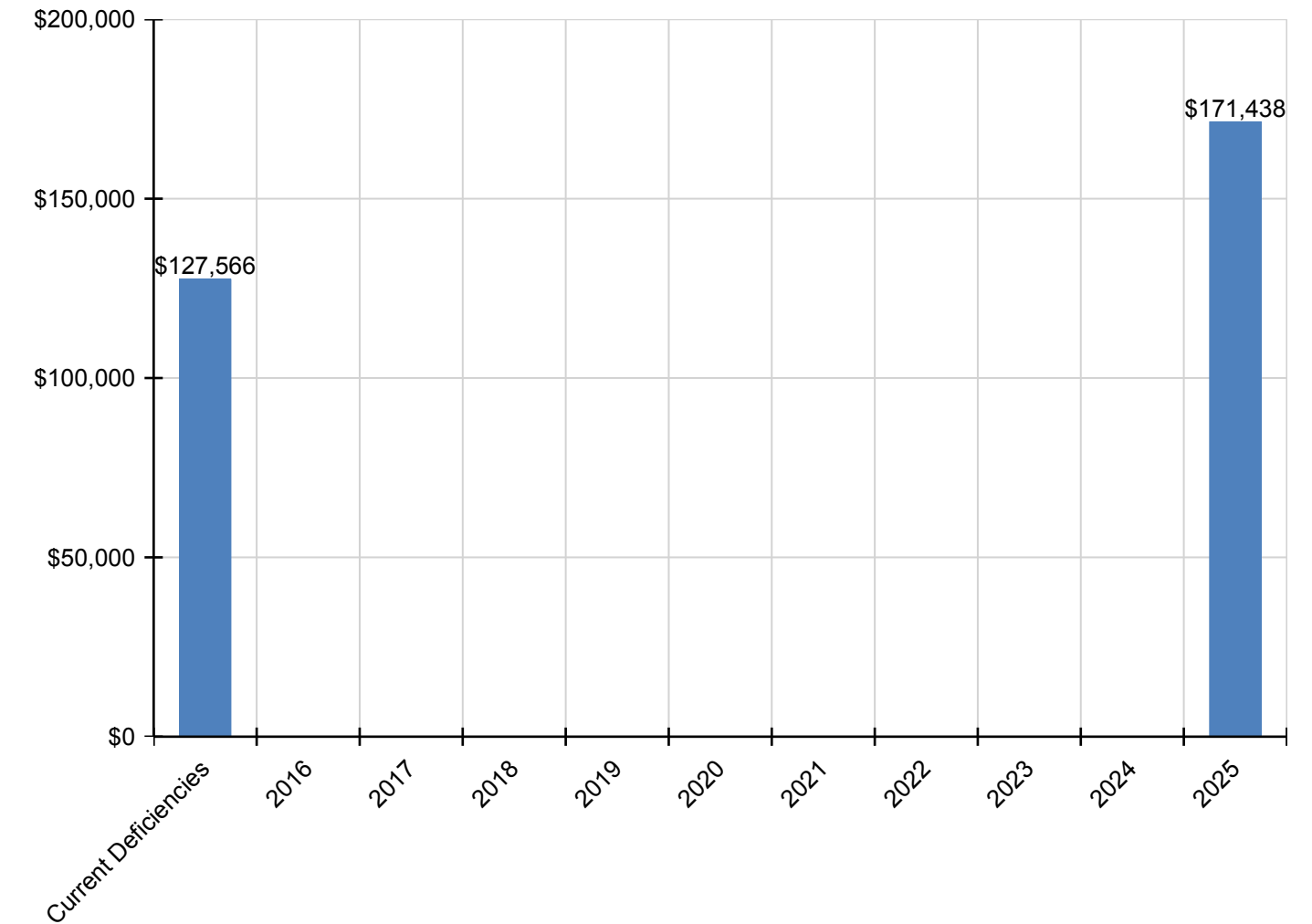
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$127,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,438	\$299,004
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G10 - Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G1020 - Site Demolitions and Relocations	\$127,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,438	\$299,004

** Indicates non-renewable system*

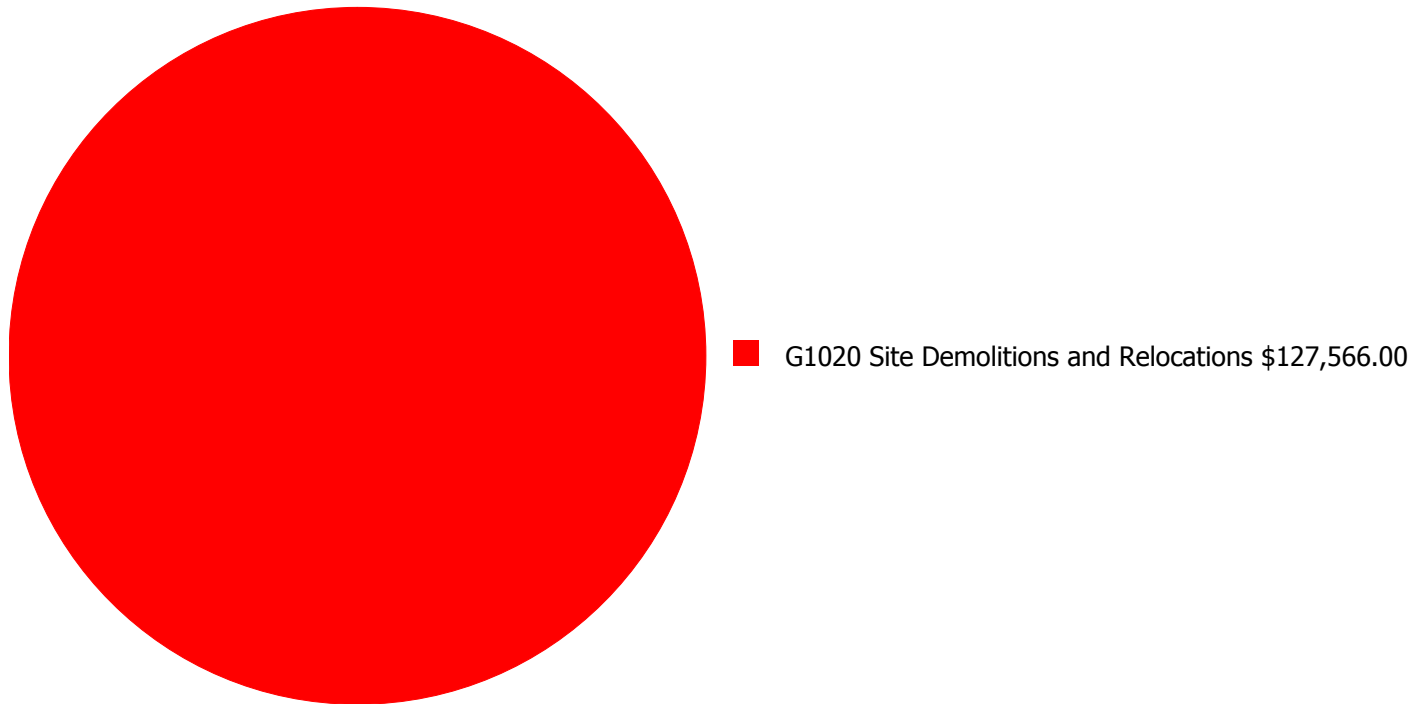
Forecasted Capital Renewal Requirement

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

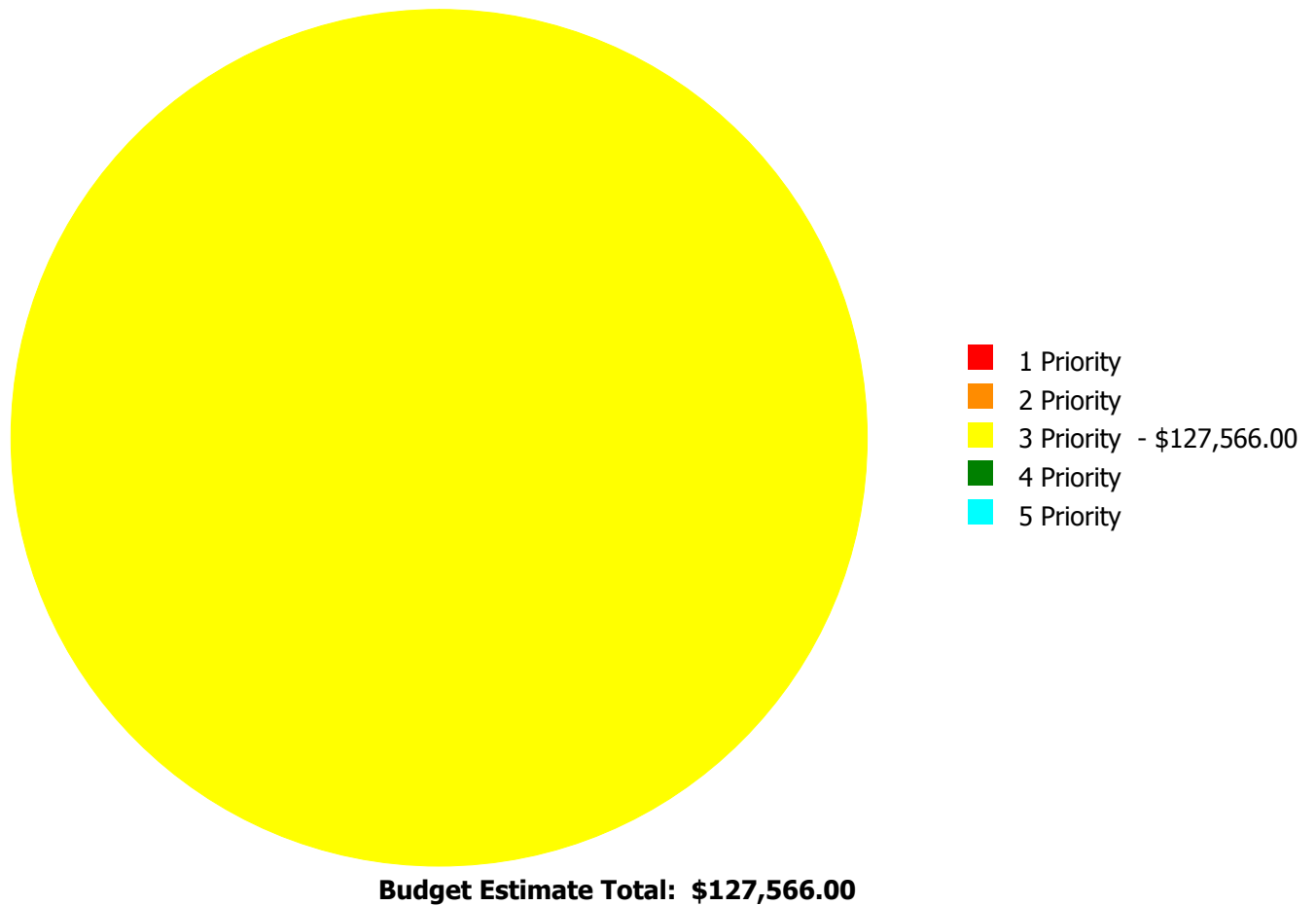
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$127,566.00

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

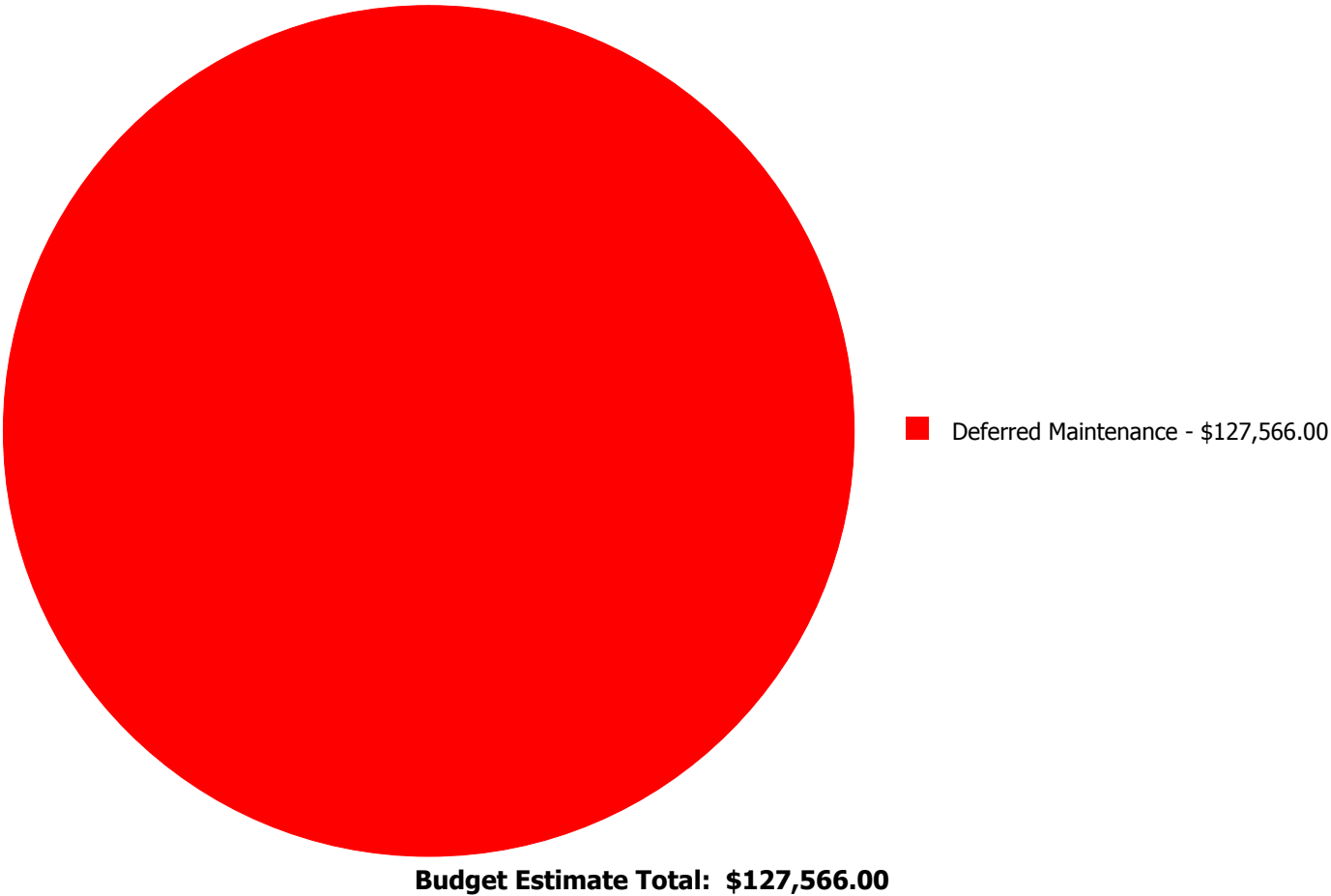
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G1020	Site Demolitions and Relocations	\$0.00	\$0.00	\$127,566.00	\$0.00	\$0.00	\$127,566.00
	Total:	\$0.00	\$0.00	\$127,566.00	\$0.00	\$0.00	\$127,566.00

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:



Deficiency Details by Priority

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

Priority 3 Priority:

System: G1020 - Site Demolitions and Relocations



Location: Entire Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$127,566.00

Assessor Name: Sam Mandola

Date Created: 08/14/2015

Notes: The gym is damaged and deteriorated and should be demolished and removed. SPLOST project 905-422 to demolish the building by July 2017.

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):	64,035
Year Built:	1955
Last Renovation:	
Replacement Value:	\$1,237,797
Repair Cost:	\$1,361,576.21
Total FCI:	110.00 %
Total RSLI:	0.00 %
FCA Score:	0.00



Description:

The Sky Haven Elementary School site was originally constructed in 1955, has a total area of 15.6 acres, and is occupied by approximately 64,035 square feet of permanent building space. The site includes asphalt paved roads and parking lot, concrete sidewalks, metal fencing, landscaping, and water, sanitary and electrical utilities. Paved surfaces are cracked and aged. Fencing is damaged and deteriorated. Water, sewer, and electrical systems are abandoned and beyond economical repair or renovation. Demolition and removal of the site infrastructure and utilities is recommended.

Attributes:

General Attributes:

Site Code: 1620

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
G10 - Site Preparation	0.00 %	110.00 %	\$1,361,576.21
Totals:	0.00 %	110.00 %	\$1,361,576.21

Photo Album

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

- 1). Aerial Image of Former Sky Haven
Elementary School - Jun 01, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G1020	Site Demolitions and Relocations	\$19.33	S.F.	64,035	10	1955	1965		0.00 %	110.00 %	-50		\$1,361,576.21	\$1,237,797
Total									0.00 %	110.00 %			\$1,361,576.21	\$1,237,797

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.

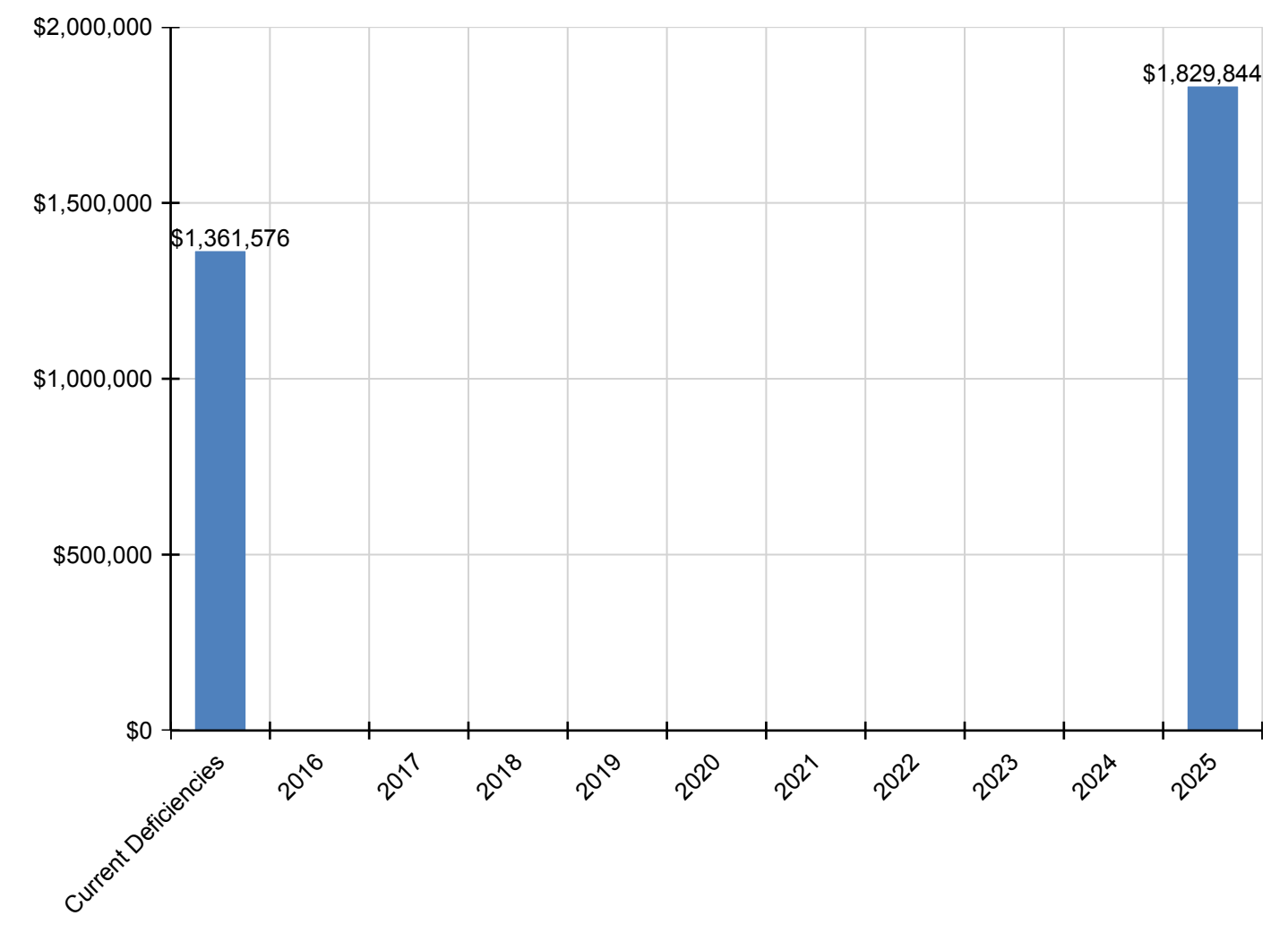
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$1,361,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,829,844	\$3,191,420
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G10 - Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G1020 - Site Demolitions and Relocations	\$1,361,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,829,844	\$3,191,420

** Indicates non-renewable system*

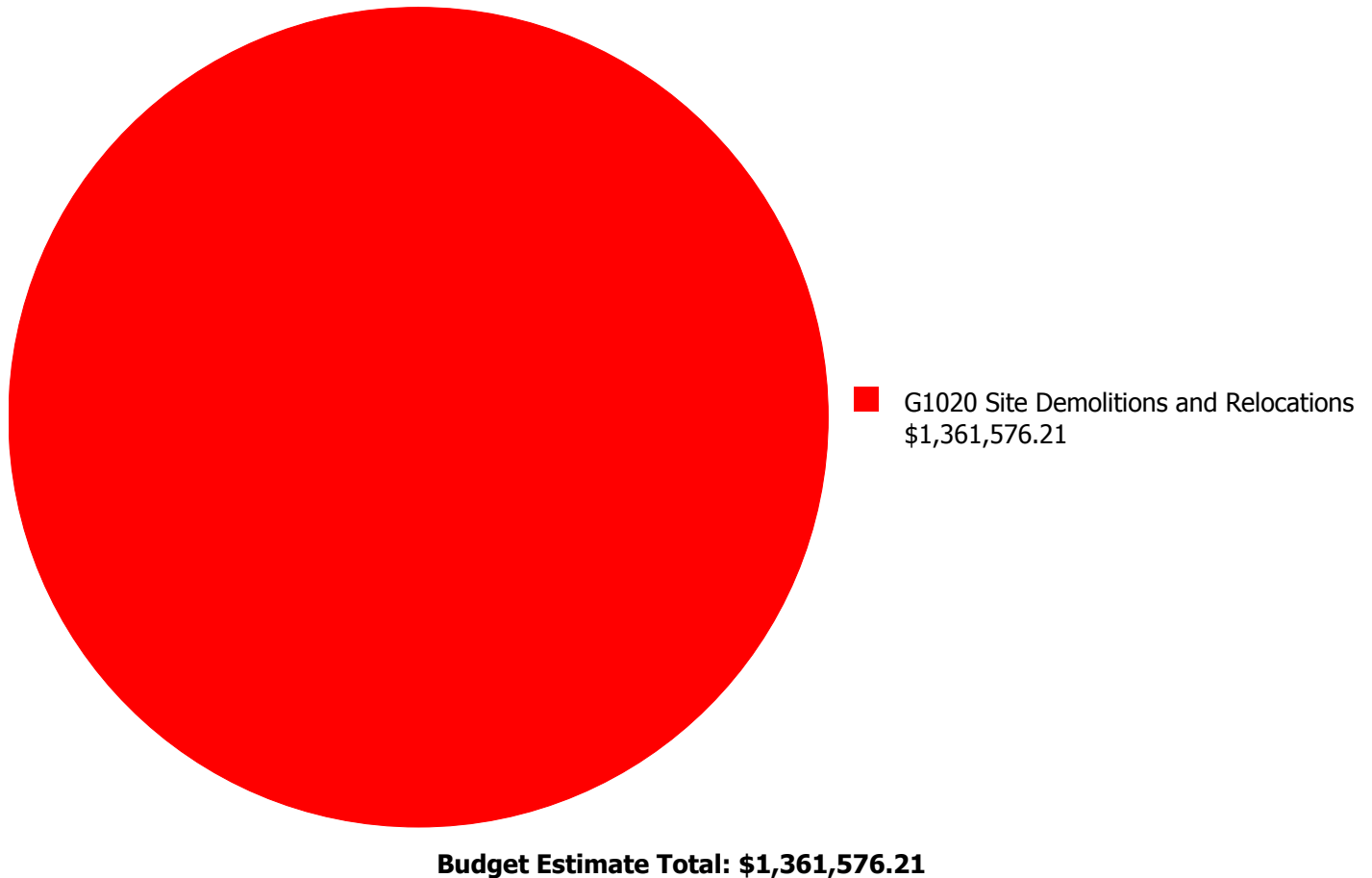
Forecasted Capital Renewal Requirement

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



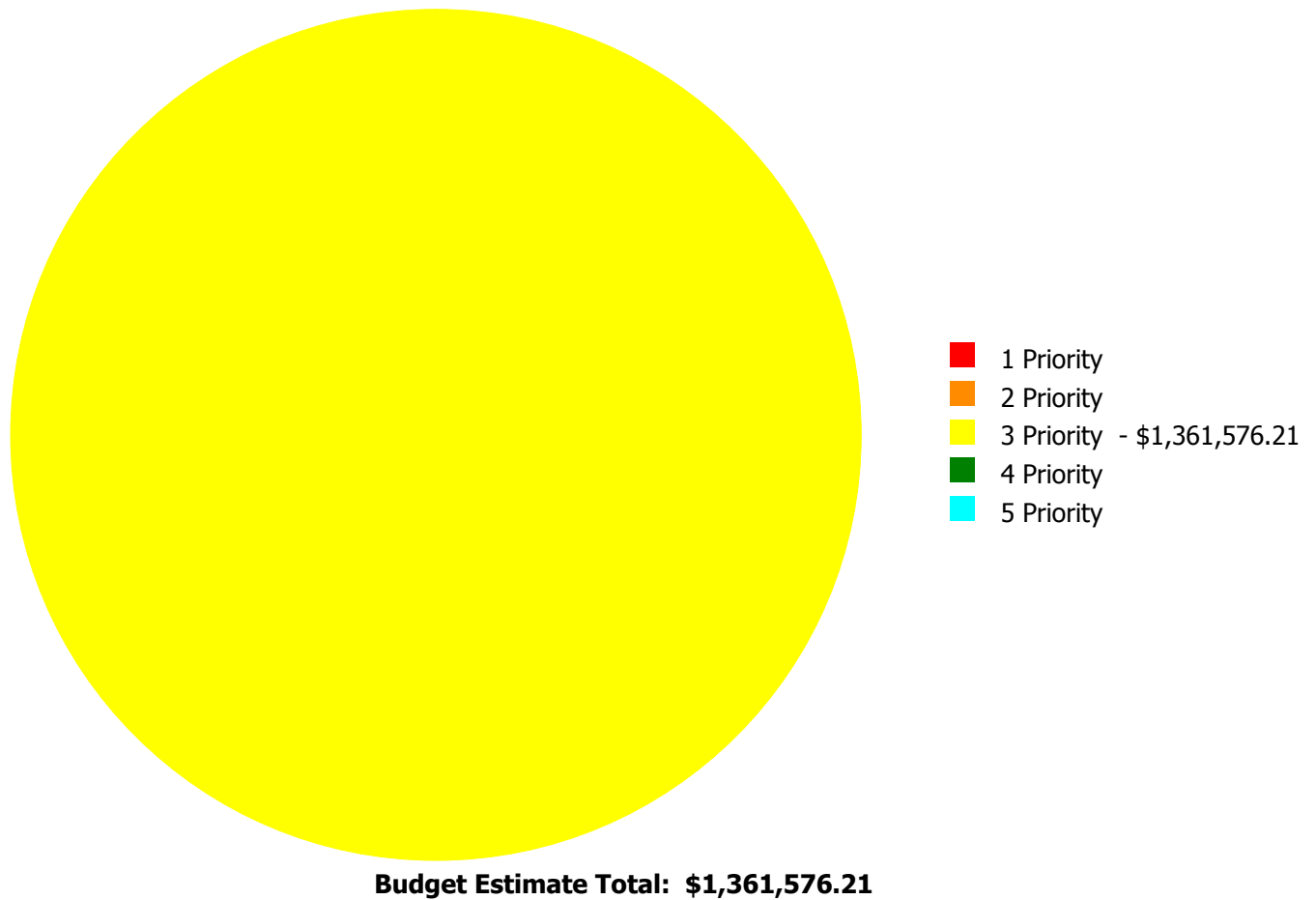
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

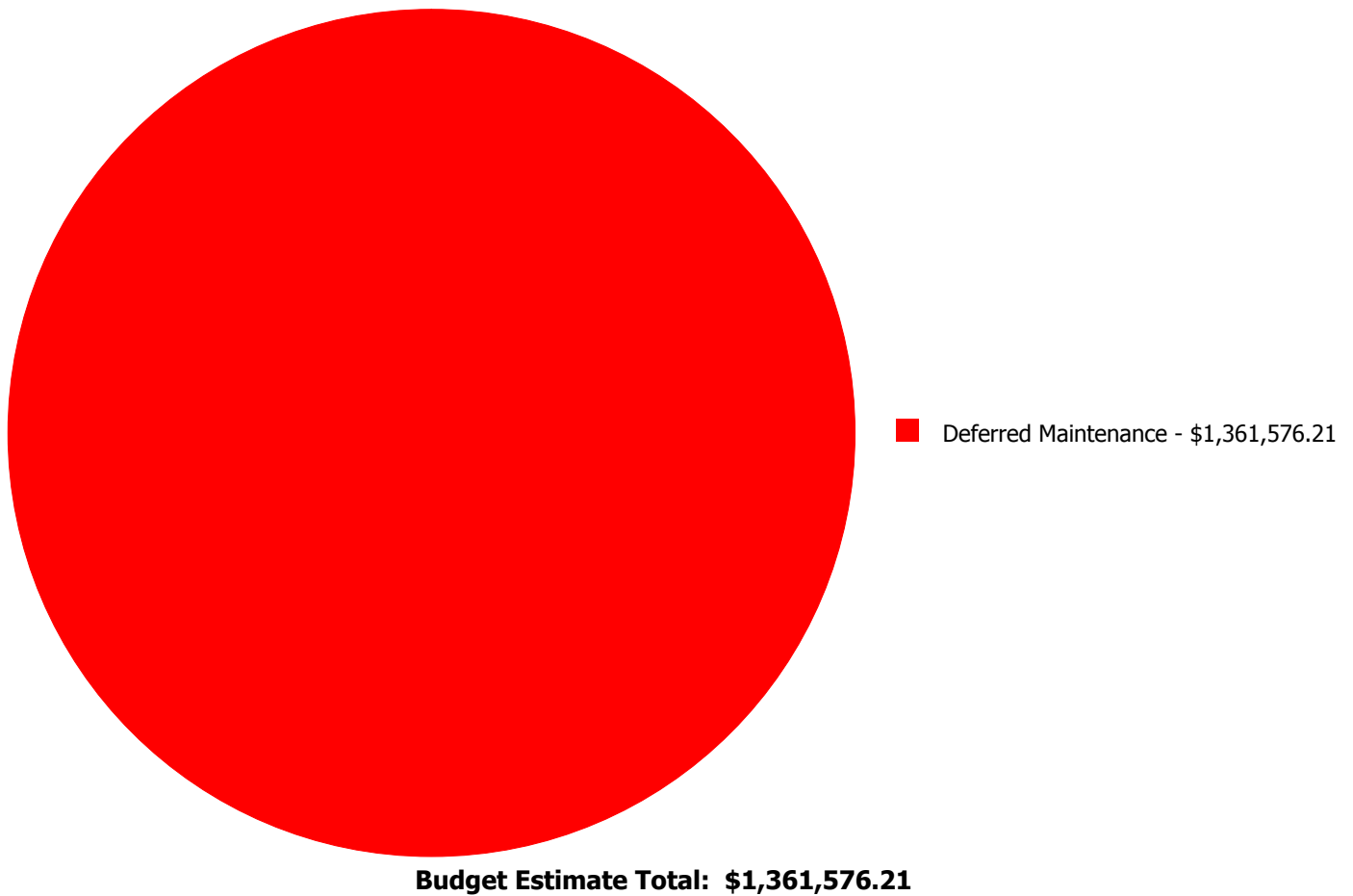
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G1020	Site Demolitions and Relocations	\$0.00	\$0.00	\$1,361,576.21	\$0.00	\$0.00	\$1,361,576.21
	Total:	\$0.00	\$0.00	\$1,361,576.21	\$0.00	\$0.00	\$1,361,576.21

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 Priority:

System: G1020 - Site Demolitions and Relocations



Location: Entire Site

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 64,035.00

Unit of Measure: S.F.

Estimate: \$1,361,576.21

Assessor Name: Sam Mandola

Date Created: 08/14/2015

Notes: The site infrastructure is abandoned, damaged, deteriorated and should be demolished and removed. SPLOST project 905-422 to demolish the site by July 2017.

Glossary

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

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

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

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

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