DeKalb County School District/Elementary Schools

Knollwood Elementary

Final

School Assessment Report

May 19, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	66,759
Year Built:	1955
Last Renovation:	2014
Replacement Value:	$15,082,096
Repair Cost:	$4,786,222.69
Total FCI:	31.73 %
Total RSLI:	41.63 %
FCA Score:	68.27

Description:

The Knollwood Elementary School campus consists of two buildings located at 3039 Santa Monica Drive in Decatur, Georgia. The original campus was constructed in 1955, two additions to the main school building were constructed in 1960 and 2000, and a gymnasium building was constructed in 2000. In addition to these buildings, the campus contains a storage building, hard surface play area, playgrounds, and playing fields. This report contains condition and adequacy data collected during the 2015. Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 5	Board District:	District 3
DOE Facility:	2060	Geographic Region:	Region 5
HS Attendance Area:	Towers HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	9.4		

School Condition Summary

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

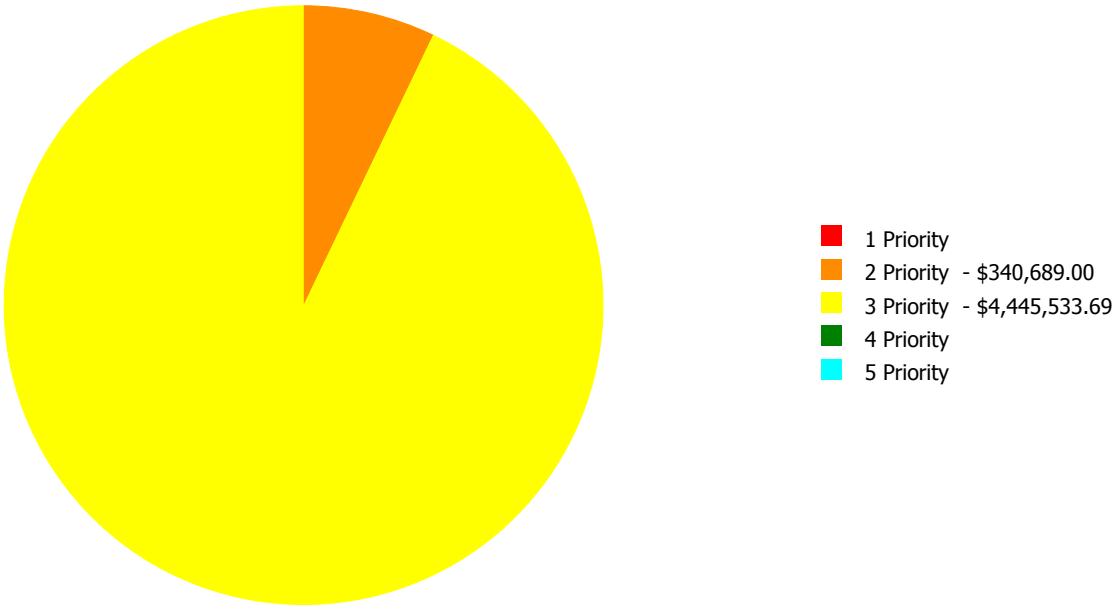
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	53.43 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	60.01 %	0.40 %	$1,795.79
B20 - Exterior Enclosure	45.36 %	2.93 %	$46,229.00
B30 - Roofing	13.50 %	78.30 %	$1,074,850.00
C10 - Interior Construction	64.70 %	2.87 %	$24,585.51
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	16.49 %	28.39 %	$482,605.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	55.72 %	25.53 %	$432,487.68
D30 - HVAC	67.80 %	6.15 %	$150,608.46
D40 - Fire Protection	50.00 %	0.00 %	$0.00
D50 - Electrical	35.02 %	58.49 %	$951,372.33
E10 - Equipment	91.76 %	0.00 %	$0.00
E20 - Furnishings	6.33 %	82.15 %	$269,838.00
F10 - Special Construction	20.00 %	0.00 %	$0.00
G20 - Site Improvements	9.84 %	73.67 %	$544,801.36
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$536,809.13
G40 - Site Electrical Utilities	0.00 %	110.00 %	$270,240.43
Totals:	**41.63 %**	**31.73 %**	**$4,786,222.69**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1955, 1960 Building	45,681	32.07	$0.00	$340,689.00	$2,773,230.98	$0.00	$0.00
1960 Storage	110	43.19	$0.00	$0.00	$3,827.79	$0.00	$0.00
2000 Addition	15,490	5.32	$0.00	$0.00	$159,655.00	$0.00	$0.00
2000 Gym	5,478	17.62	$0.00	$0.00	$156,969.00	$0.00	$0.00
Site	66,759	91.76	$0.00	$0.00	$1,351,850.92	$0.00	$0.00
Total:		**31.73**	**$0.00**	**$340,689.00**	**$4,445,533.69**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,786,222.69

Executive Summary

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Function:	Elementary School
Gross Area (SF):	45,681
Year Built:	1955
Last Renovation:	2014
Replacement Value:	$9,710,143
Repair Cost:	$3,113,919.98
Total FCI:	32.07 %
Total RSLI:	43.20 %
FCA Score:	67.93

Description:

The main building at Knollwood Elementary School is a one-story building located at 3039 Santa Monica Drive in Decatur, Georgia. Originally built in 1955, there have been two additions in 1960 and 2000, and a variety of renovations since 2000. 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:	2010, 2011	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	40.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	40.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.77 %	4.26 %	$46,229.00
B30 - Roofing	0.00 %	110.00 %	$1,072,818.00
C10 - Interior Construction	63.70 %	4.42 %	$24,585.51
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	15.03 %	29.72 %	$381,090.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	63.69 %	35.79 %	$432,487.68
D30 - HVAC	73.52 %	4.61 %	$80,407.46
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	35.32 %	69.83 %	$806,464.33
E10 - Equipment	92.55 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$269,838.00
F10 - Special Construction	20.00 %	0.00 %	$0.00
Totals:	**43.20 %**	**32.07 %**	**$3,113,919.98**

Photo Album

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

1). North Elevation - Jun 16, 2015

2). West Elevaton - Jun 16, 2015

3). South Elevation - Jun 16, 2015

4). East Elevation - Jun 16, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	45,681	100	1955	2055		40.00 %	0.00 %	40			$296,470
A1020	Special Foundations	$4.46	S.F.	0	100	1955	2055		40.00 %	0.00 %	40			$0
A1030	Slab on Grade	$7.09	S.F.	45,681	100	1955	2055		40.00 %	0.00 %	40			$323,878
A2010	Basement Excavation	$0.00	S.F.		100	1955	2055		40.00 %	0.00 %	40			$0
A2020	Basement Walls	$0.00	S.F.		100	1955	2055		40.00 %	0.00 %	40			$0
B1010	Floor Construction	$0.00	S.F.	0	100	1955	2055		40.00 %	0.00 %	40			$0
B1020	Roof Construction	$5.34	S.F.	45,681	100	1955	2055		40.00 %	0.00 %	40			$243,937
B2010	Exterior Walls	$16.02	S.F.	45,681	100	1955	2055		40.00 %	0.00 %	40			$731,810
B2020	Exterior Windows	$6.79	S.F.	45,681	30	1955	1985	2020	16.67 %	0.00 %	5			$310,174
B2030	Exterior Doors	$0.92	S.F.	45,681	30	1955	1985		0.00 %	110.00 %	-30		$46,229.00	$42,027
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	10	1955	1965		0.00 %	0.00 %	-50			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	45,681	25	1980	2005		0.00 %	110.00 %	-10		$1,040,156.00	$945,597
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	15	1955	1970		0.00 %	0.00 %	-45			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	30				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.	0	75				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.65	S.F.	45,681	30	1955	1985		0.00 %	110.00 %	-30		$32,662.00	$29,693
C1010	Partitions	$7.01	S.F.	45,681	100	1955	2055		40.00 %	0.00 %	40			$320,224
C1020	Interior Doors	$2.39	S.F.	45,681	30	2014	2044		96.67 %	0.00 %	29			$109,178
C1030	Fittings	$2.79	S.F.	45,681	20	2014	2034		95.00 %	19.29 %	19		$24,585.51	$127,450
C2010	Stair Construction	$0.00	S.F.	0	100	1955	2055		40.00 %	0.00 %	40			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	2,000	30	1955	1985	2020	16.67 %	0.00 %	5			$20,540
C3010	Wall Finishes - Paint	$1.93	S.F.	22,841	10	2014	2024		90.00 %	0.00 %	9			$44,083
C3010	Wall Finishes - Wood Paneling	$6.79	S.F.	840	15	1955	1970		0.00 %	109.99 %	-45		$6,274.00	$5,704
C3020	Floor Finishes - Carpet	$8.50	S.F.	4,568	8	2012	2020		62.50 %	0.00 %	5			$38,828
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	4,568	50	1955	2005		0.00 %	110.00 %	-10		$72,809.00	$66,190
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	6,852	50	1955	2005		0.00 %	0.00 %	-10			$363,225
C3020	Floor Finishes - VCT	$9.54	S.F.	28,779	20	1990	2010		0.00 %	110.00 %	-5		$302,007.00	$274,552
C3020	Floor Finishes - Wood	$14.70	S.F.	914	20	2012	2032		85.00 %	0.00 %	17			$13,436
C3030	Ceiling Finishes	$9.98	S.F.	45,681	20	2000	2020		25.00 %	0.00 %	5			$455,896
D1010	Elevators and Lifts	$1.17	S.F.	0	30	1955	1985		0.00 %	0.00 %	-30			$0
D2010	Plumbing Fixtures	$17.66	S.F.	45,681	20	2014	2034		95.00 %	1.41 %	19		$11,400.68	$806,726
D2020	Domestic Water Distribution	$3.99	S.F.	45,681	30	1955	1985		0.00 %	110.00 %	-30		$200,494.00	$182,267
D2030	Sanitary Waste	$3.41	S.F.	45,681	30	1955	1985		0.00 %	110.00 %	-30		$171,349.00	$155,772
D2040	Rain Water Drainage	$0.98	S.F.	45,681	30	1955	1985		0.00 %	110.00 %	-30		$49,244.00	$44,767

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	45,681	30	1955	1985	2020	16.67 %	0.00 %	5			$18,729
D3020	Heat Generating Systems	$0.00	S.F.		30				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$0.00	S.F.		30				0.00 %	0.00 %				$0
D3040	Distribution & Exhaust Systems	$5.51	S.F.	45,681	30	2011	2041		86.67 %	7.39 %	26		$18,601.46	$251,702
D3050	Terminal & Package Units	$27.81	S.F.	45,681	15	2011	2026		73.33 %	0.00 %	11			$1,270,389
D3060	Controls & Instrumentation	$3.60	S.F.	45,681	20	2011	2031		80.00 %	0.00 %	16			$164,452
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	45,681	30	1955	1985		0.00 %	110.00 %	-30		$61,806.00	$56,188
D4010	Sprinklers	$0.00	S.F.	0	30	1955	1985		0.00 %	0.00 %	-30			$0
D4020	Standpipes	$0.00	S.F.	0	30	1955	1985		0.00 %	0.00 %	-30			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	45,681	30	1955	1985		0.00 %	110.00 %	-30		$90,951.00	$82,683
D5020	Branch Wiring	$6.78	S.F.	45,681	30	1960	1990		0.00 %	110.31 %	-25		$341,660.33	$309,717
D5020	Lighting	$8.90	S.F.	45,681	30	2014	2044		96.67 %	0.00 %	29			$406,561
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	45,681	10	2000	2010		0.00 %	110.00 %	-5		$281,395.00	$255,814
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	45,681	10	2000	2010		0.00 %	110.00 %	-5		$61,806.00	$56,188
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	45,681	10	2000	2010		0.00 %	110.00 %	-5		$30,652.00	$27,865
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	45,681	15	2014	2029		93.33 %	0.00 %	14			$15,988
E1020	Institutional Equipment	$0.40	S.F.	45,681	20	2000	2020		25.00 %	0.00 %	5			$18,272
E1090	Other Equipment (Kitchen Equipment)	$11.04	S.F.	45,681	20	2014	2034		95.00 %	0.00 %	19			$504,318
E2010	Fixed Furnishings	$5.37	S.F.	45,681	20	1955	1975		0.00 %	110.00 %	-40		$269,838.00	$245,307
F1010	Special Structures - Canopies	$1.61	S.F.	45,681	25	1955	1980	2020	20.00 %	0.00 %	5			$73,546
								Total	**43.20 %**	**32.07 %**			**$3,113,919.98**	**$9,710,143**

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:	**$3,113,920**	**$0**	**$0**	**$0**	**$0**	**$1,193,571**	**$0**	**$0**	**$0**	**$63,270**	**$502,427**	**$4,873,188**
*** 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	$0	$0	$0	$0	$0	$395,534	$0	$0	$0	$0	$0	**$395,534**
B2030 - Exterior Doors	$46,229	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,229**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$1,040,156	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,040,156**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$32,662	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,662**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

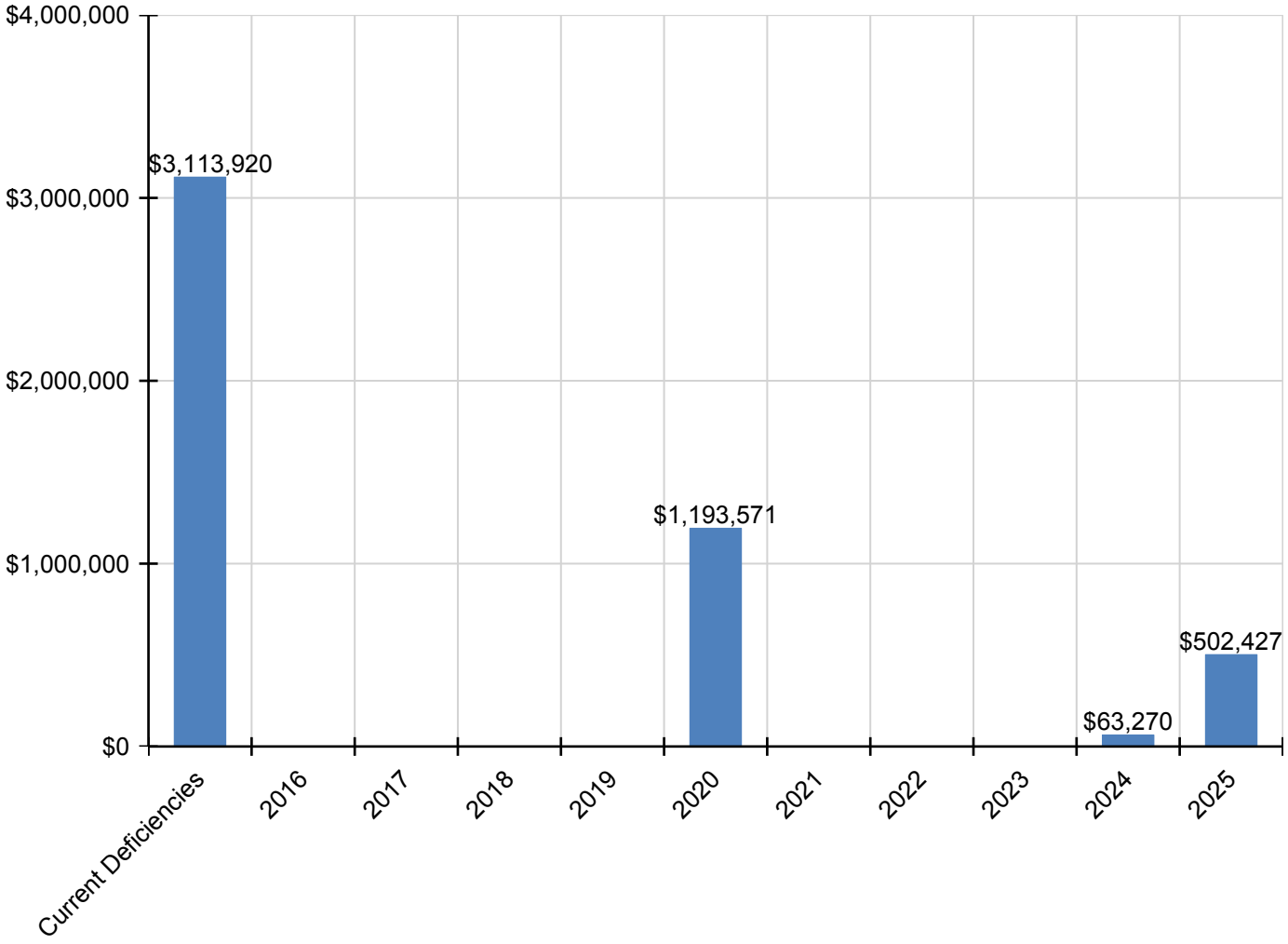
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$24,586	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,586**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$26,193	$0	$0	$0	$0	$0	**$26,193**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$0	$0	$0	$63,270	$0	**$63,270**
C3010 - Wall Finishes - Wood Paneling	$6,274	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,274**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$49,514	$0	$0	$0	$0	$0	**$49,514**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$72,809	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,809**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$302,007	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$302,007**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$581,360	$0	$0	$0	$0	$0	**$581,360**
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	$11,401	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,401**
D2020 - Domestic Water Distribution	$200,494	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$200,494**
D2030 - Sanitary Waste	$171,349	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$171,349**
D2040 - Rain Water Drainage	$49,244	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,244**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$23,883	$0	$0	$0	$0	$0	**$23,883**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$18,601	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,601**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$61,806	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,806**
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	$90,951	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,951**
D5020 - Branch Wiring	$341,660	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$341,660**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$281,395	$0	$0	$0	$0	$0	$0	$0	$0	$0	$378,171	**$659,566**
D5030 - Communications and Security - Fire Alarm	$61,806	$0	$0	$0	$0	$0	$0	$0	$0	$0	$83,062	**$144,868**
D5030 - Communications and Security - Security & CCTV	$30,652	$0	$0	$0	$0	$0	$0	$0	$0	$0	$41,194	**$71,846**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$23,301	$0	$0	$0	$0	$0	**$23,301**
E1090 - Other Equipment (Kitchen 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	$269,838	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$269,838**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$93,786	$0	$0	$0	$0	$0	**$93,786**

** 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.



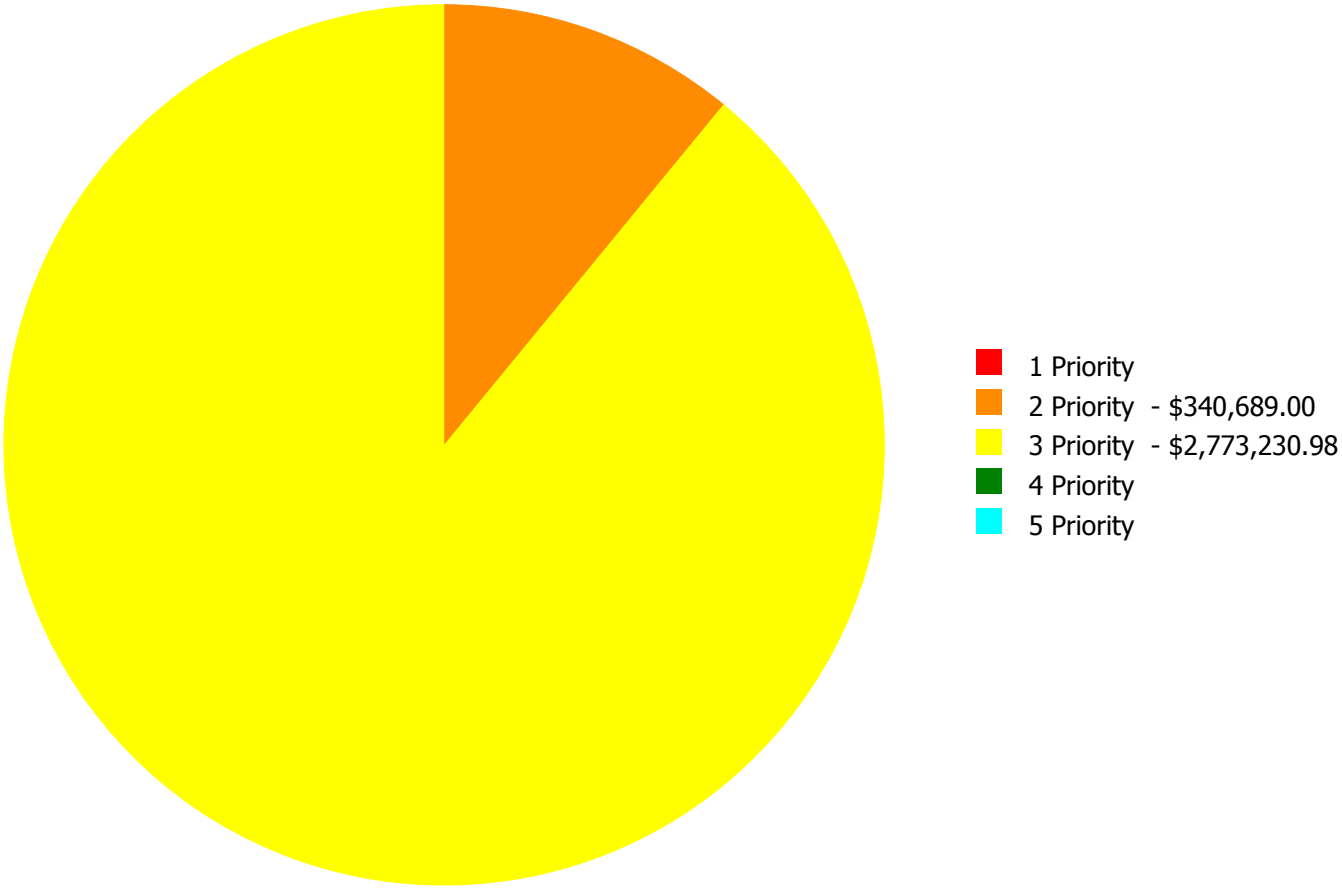
Deficiency Summary by System

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: $3,113,919.98

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: $3,113,919.98

Deficiency By Priority Investment Table

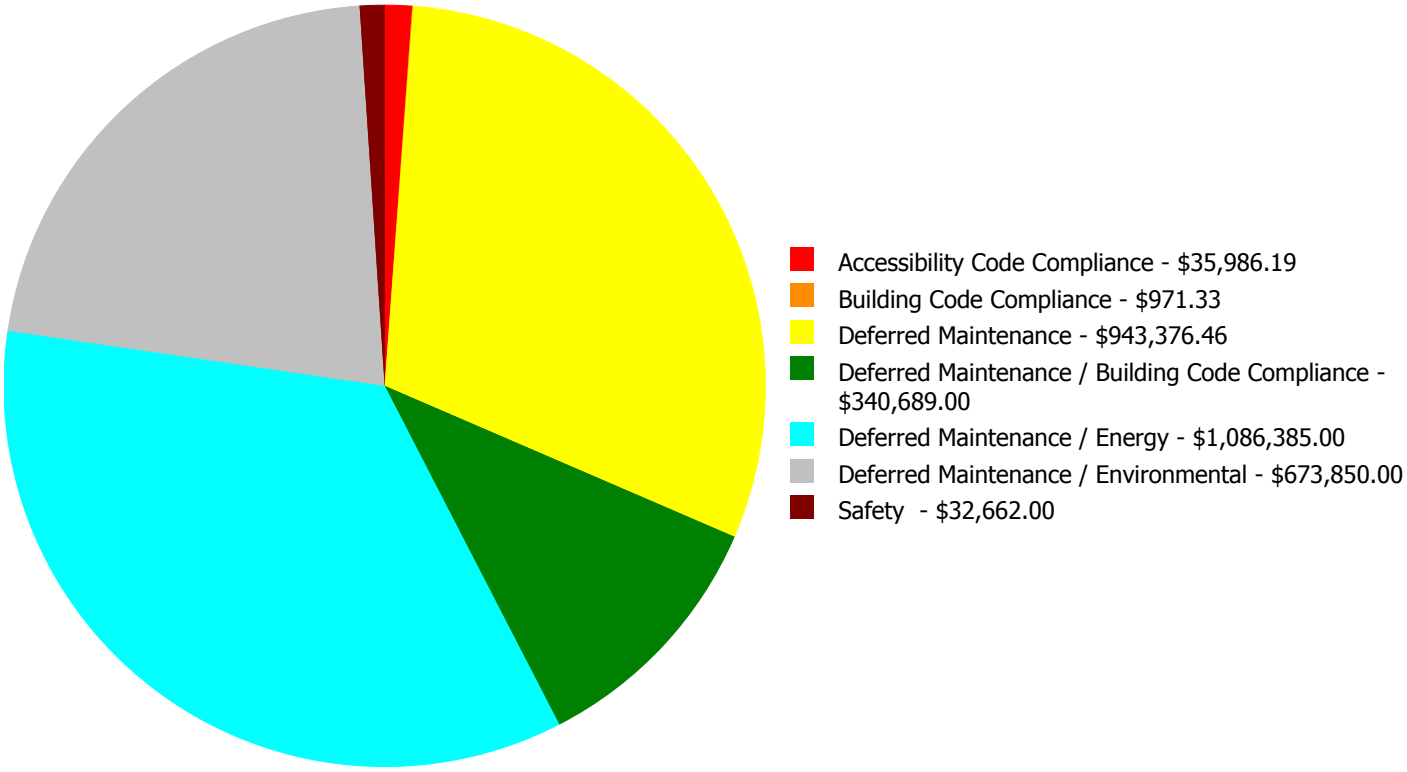
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$46,229.00	$0.00	$0.00	$46,229.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$1,040,156.00	$0.00	$0.00	$1,040,156.00
B3020	Roof Openings	$0.00	$0.00	$32,662.00	$0.00	$0.00	$32,662.00
C1030	Fittings	$0.00	$0.00	$24,585.51	$0.00	$0.00	$24,585.51
C3010	Wall Finishes - Wood Paneling	$0.00	$0.00	$6,274.00	$0.00	$0.00	$6,274.00
C3020	Floor Finishes - Ceramic & Quarry Tile	$0.00	$0.00	$72,809.00	$0.00	$0.00	$72,809.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$302,007.00	$0.00	$0.00	$302,007.00
D2010	Plumbing Fixtures	$0.00	$0.00	$11,400.68	$0.00	$0.00	$11,400.68
D2020	Domestic Water Distribution	$0.00	$0.00	$200,494.00	$0.00	$0.00	$200,494.00
D2030	Sanitary Waste	$0.00	$0.00	$171,349.00	$0.00	$0.00	$171,349.00
D2040	Rain Water Drainage	$0.00	$0.00	$49,244.00	$0.00	$0.00	$49,244.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$18,601.46	$0.00	$0.00	$18,601.46
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	$0.00	$61,806.00	$0.00	$0.00	$61,806.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$90,951.00	$0.00	$0.00	$90,951.00
D5020	Branch Wiring	$0.00	$340,689.00	$971.33	$0.00	$0.00	$341,660.33
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$281,395.00	$0.00	$0.00	$281,395.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$61,806.00	$0.00	$0.00	$61,806.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$30,652.00	$0.00	$0.00	$30,652.00
E2010	Fixed Furnishings	$0.00	$0.00	$269,838.00	$0.00	$0.00	$269,838.00
	Total:	$0.00	$340,689.00	$2,773,230.98	$0.00	$0.00	$3,113,919.98

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: $3,113,919.98

Deficiency Details by Priority

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

Priority 2 Priority:

System: D5020 - Branch Wiring

Location:	Throughout Building
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Building Code Compliance
Priority:	2 Priority
Correction:	Renew System
Qty:	45,681.00
Unit of Measure:	S.F.
Estimate:	$340,689.00
Assessor Name:	Ben Nixon
Date Created:	06/18/2015

Notes: The branch wiring system is beyond its expected service life and should be scheduled for replacement. There are non-GFI receptacles near some classroom sinks.

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 45,681.00

Unit of Measure: S.F.

Estimate: $46,229.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The exterior door system is beyond its expected service life, worn, 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: 45,681.00

Unit of Measure: S.F.

Estimate: $1,040,156.00

Assessor Name: Ben Nixon

Date Created: 06/16/2015

Notes: The roof covering is beyond its expected service life, holding excessive water, and should be replaced.

System: B3020 - Roof Openings

Location: Roof

Distress: Missing

Category: Safety

Priority: 3 Priority

Correction: Renew System

Qty: 45,681.00

Unit of Measure: S.F.

Estimate: $32,662.00

Assessor Name: Ben Nixon

Date Created: 06/21/2015

Notes: There is no roof access hatch. Recommend installing OSHA-compliant hatch and ladder for safe access of maintenance personnel.

System: C1030 - Fittings

Location: Throughout Building

Distress: Inadequate

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Remove and replace the signage w/ADA compliant signage.

Qty: 45,681.00

Unit of Measure: S.F.

Estimate: $24,585.51

Assessor Name: Ben Nixon

Date Created: 03/03/2016

Notes: Signage is not ADA compliant, beyond its expected service life, and should be replaced.

System: C3010 - Wall Finishes - Wood Paneling

Location: Main Office

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 840.00

Unit of Measure: S.F.

Estimate: $6,274.00

Assessor Name: Ben Nixon

Date Created: 03/03/2016

Notes: Wood paneling is beyond its expected service life and should be scheduled for replacement.

System: C3020 - Floor Finishes - Ceramic & Quarry Tile

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 4,568.00

Unit of Measure: S.F.

Estimate: $72,809.00

Assessor Name: Ben Nixon

Date Created: 06/16/2015

Notes: The tile floor covering is beyond its expected service life and should be replaced.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 28,779.00

Unit of Measure: S.F.

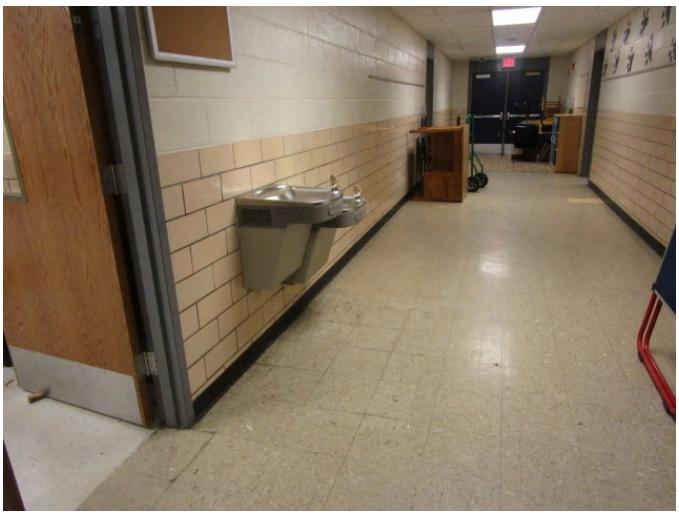
Estimate: $302,007.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The VCT floor covering is beyond its expected service life, worn and separating, and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Hallway and Cafeteria

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 1.00

Unit of Measure: Ea.

Estimate: $11,400.68

Assessor Name: Ben Nixon

Date Created: 06/18/2015

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

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 45,681.00

Unit of Measure: S.F.

Estimate: $200,494.00

Assessor Name: Ben Nixon

Date Created: 06/16/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 45,681.00

Unit of Measure: S.F.

Estimate: $171,349.00

Assessor Name: Ben Nixon

Date Created: 06/16/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. School staff reports an occasional sewer gas smell in the building.

System: D2040 - Rain Water Drainage

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 45,681.00

Unit of Measure: S.F.

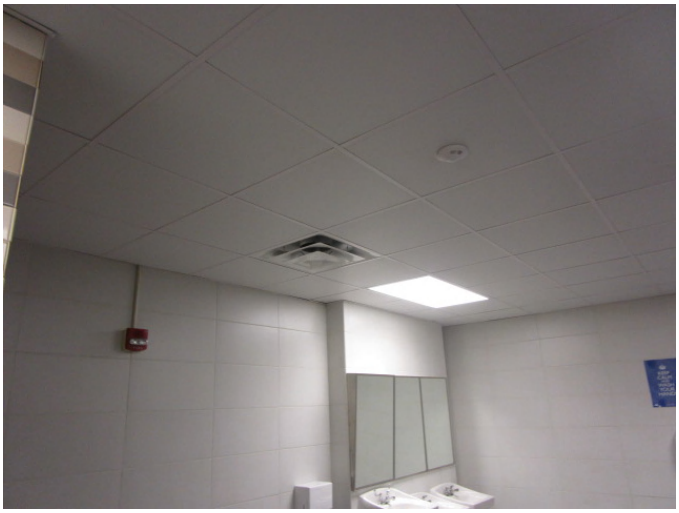
Estimate: $49,244.00

Assessor Name: Ben Nixon

Date Created: 06/16/2015

Notes: The rainwater drainage system is beyond its expected service life, non-functional, and should be replaced in conjunction with the roof.

System: D3040 - Distribution & Exhaust Systems



Location: Restrooms

Distress: Inadequate

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Add restroom exhaust fan

Qty: 1.00

Unit of Measure: L.F.

Estimate: $18,601.46

Assessor Name: Ben Nixon

Date Created: 06/23/2015

Notes: Restroom exhaust is inadequate. Recommend installation of new restroom exhaust system.

System: D3090 - Other HVAC Systems/Equip - Kitchen Hood

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 45,681.00

Unit of Measure: S.F.

Estimate: $61,806.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5010 - Electrical Service/Distribution

Location: Main Switch Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 45,681.00

Unit of Measure: S.F.

Estimate: $90,951.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5020 - Branch Wiring

Location: Throughout Building

Distress: Inadequate

Category: Building Code Compliance

Priority: 3 Priority

Correction: Add GFCI receptacle in wet location

Qty: 6.00

Unit of Measure: Ea.

Estimate: $971.33

Assessor Name: Ben Nixon

Date Created: 03/03/2016

Notes: Different wet areas do not have GFCI receptacles.

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 45,681.00

Unit of Measure: S.F.

Estimate: $281,395.00

Assessor Name: Ben Nixon

Date Created: 06/16/2015

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

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 45,681.00

Unit of Measure: S.F.

Estimate: $61,806.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 45,681.00

Unit of Measure: S.F.

Estimate: $30,652.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 45,681.00

Unit of Measure: S.F.

Estimate: $269,838.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	110
Year Built:	1960
Last Renovation:	
Replacement Value:	$8,863
Repair Cost:	$3,827.79
Total FCI:	43.19 %
Total RSLI:	24.67 %
FCA Score:	56.81

Description:

The 1960 storage building at Knollwood Elementary School is located at 3039 Santa Monica Drive in Decatur, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		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	45.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	0.00 %	99.99 %	$1,795.79
B20 - Exterior Enclosure	41.64 %	0.00 %	$0.00
B30 - Roofing	0.00 %	110.02 %	$2,032.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**24.67 %**	**43.19 %**	**$3,827.79**

Photo Album

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

1). West Elevation - Jun 16, 2015

2). South Elevation - Jun 16, 2015

3). East Elevation - Jun 16, 2015

4). North Elevation - Jun 16, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	0	100	1960	2060		45.00 %	0.00 %	45			$0
A1030	Slab on Grade	$3.60	S.F.	110	100	1960	2060		45.00 %	0.00 %	45			$396
A2010	Basement Excavation	$0.22	S.F.	0	100	1960	2060		45.00 %	0.00 %	45			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1960	2060		45.00 %	0.00 %	45			$0
B1020	Roof Construction	$16.33	S.F.	110	100	1960	2060	2015	0.00 %	99.99 %	0		$1,795.79	$1,796
B2010	Exterior Walls	$38.65	S.F.	110	100	1960	2060		45.00 %	0.00 %	45			$4,252
B2020	Exterior Windows	$4.87	S.F.	0	30	1960	1990		0.00 %	0.00 %	-25			$0
B2030	Exterior Doors	$5.20	S.F.	110	30	1960	1990	2020	16.67 %	0.00 %	5			$572
B3010	Roof Coverings	$16.79	S.F.	110	20	1960	1980		0.00 %	110.02 %	-35		$2,032.00	$1,847
C1010	Partitions	$13.04	S.F.	0	40	1960	2000		0.00 %	0.00 %	-15			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1960	1990		0.00 %	0.00 %	-25			$0
C1030	Fittings	$3.04	S.F.	0	20	1960	1980		0.00 %	0.00 %	-35			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1960	1980		0.00 %	0.00 %	-35			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1960	1980		0.00 %	0.00 %	-35			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1960	1980		0.00 %	0.00 %	-35			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1960	1990		0.00 %	0.00 %	-25			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	1960	1990		0.00 %	0.00 %	-25			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	30	1960	1990		0.00 %	0.00 %	-25			$0
								Total	**24.67 %**	**43.19 %**			**$3,827.79**	**$8,863**

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.

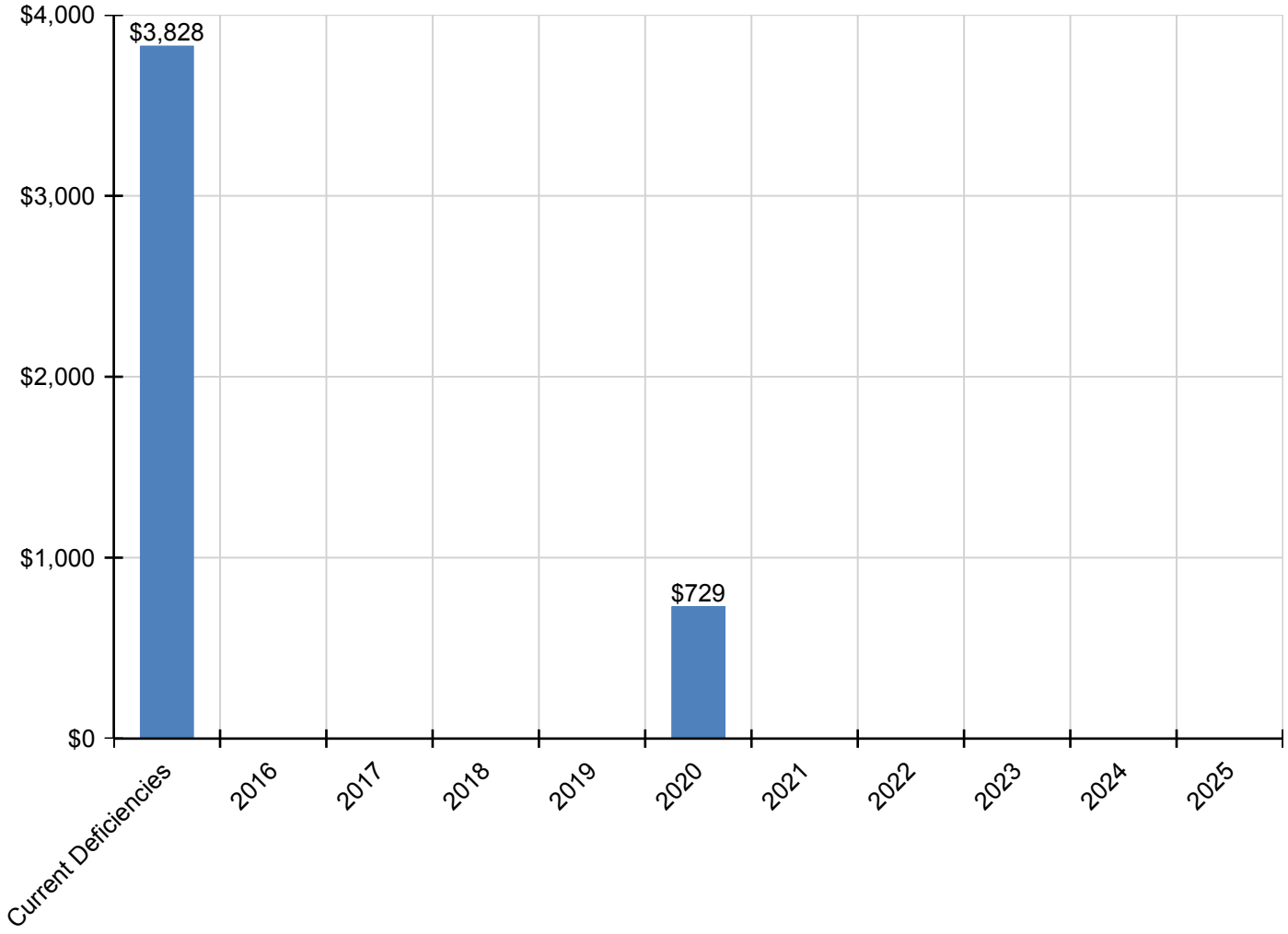
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,828**	**$0**	**$0**	**$0**	**$0**	**$729**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,557**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$1,796	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,796**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$729	$0	$0	$0	$0	$0	**$729**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$2,032	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,032**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

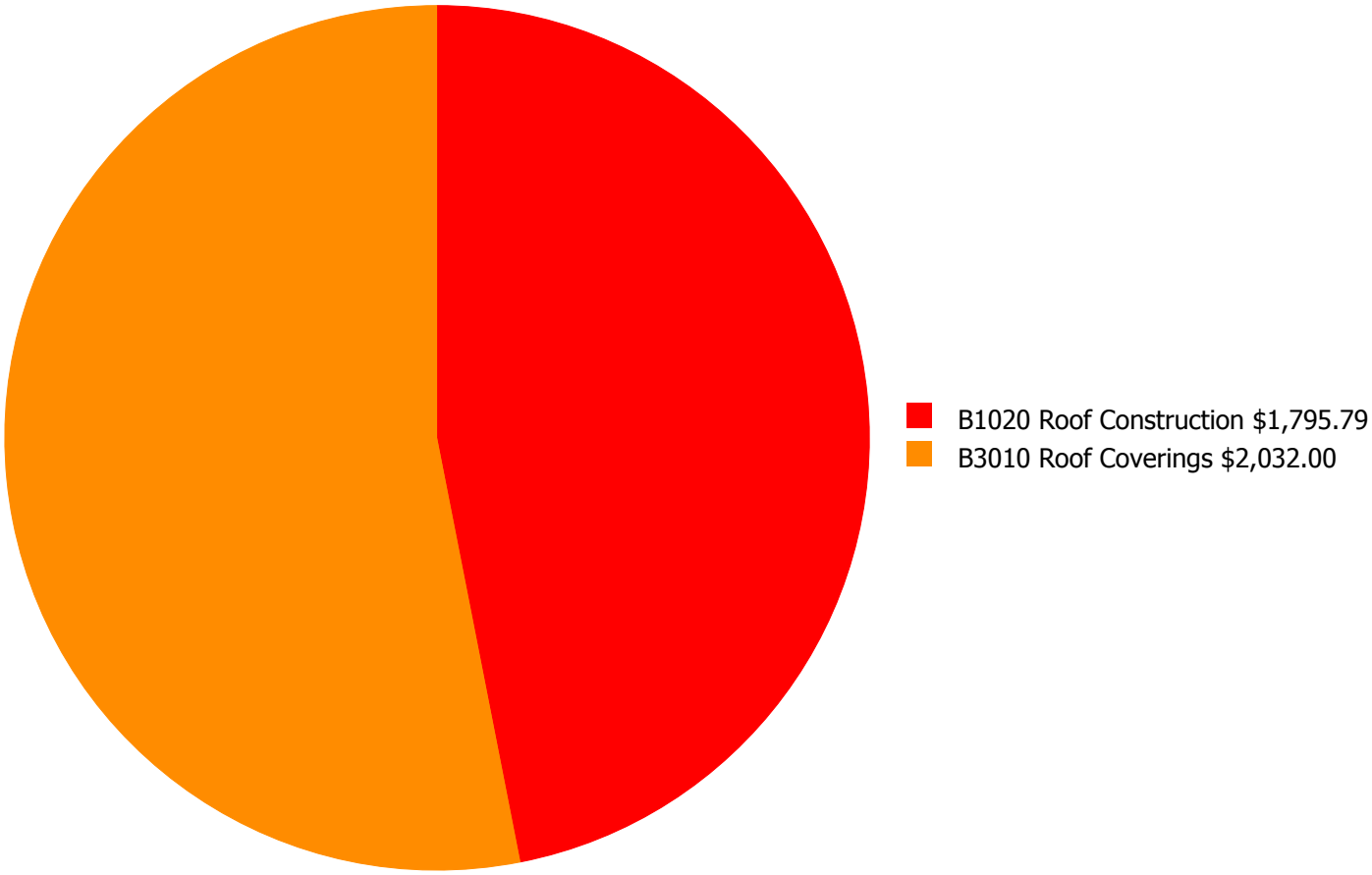
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

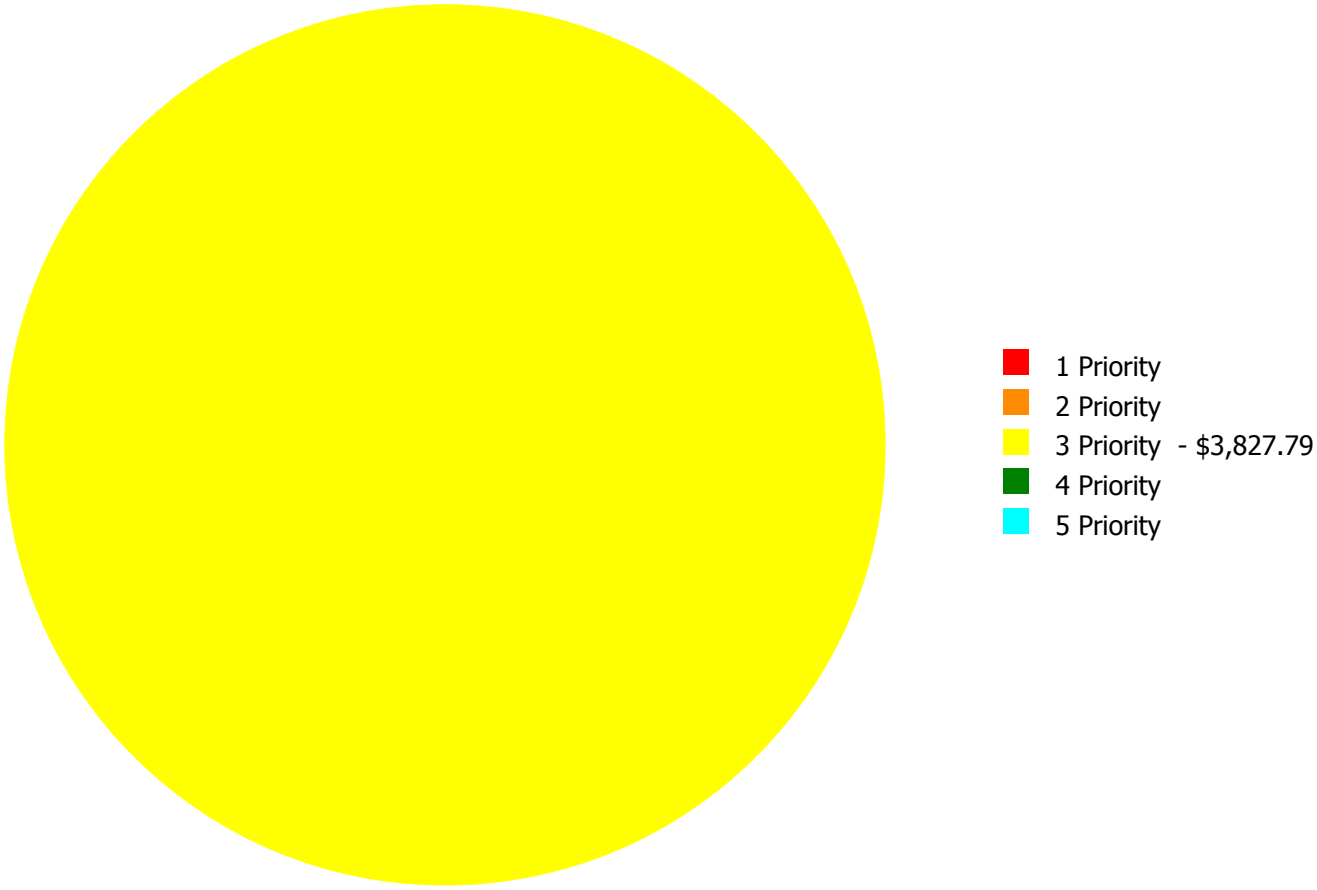
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,827.79

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: $3,827.79

Deficiency By Priority Investment Table

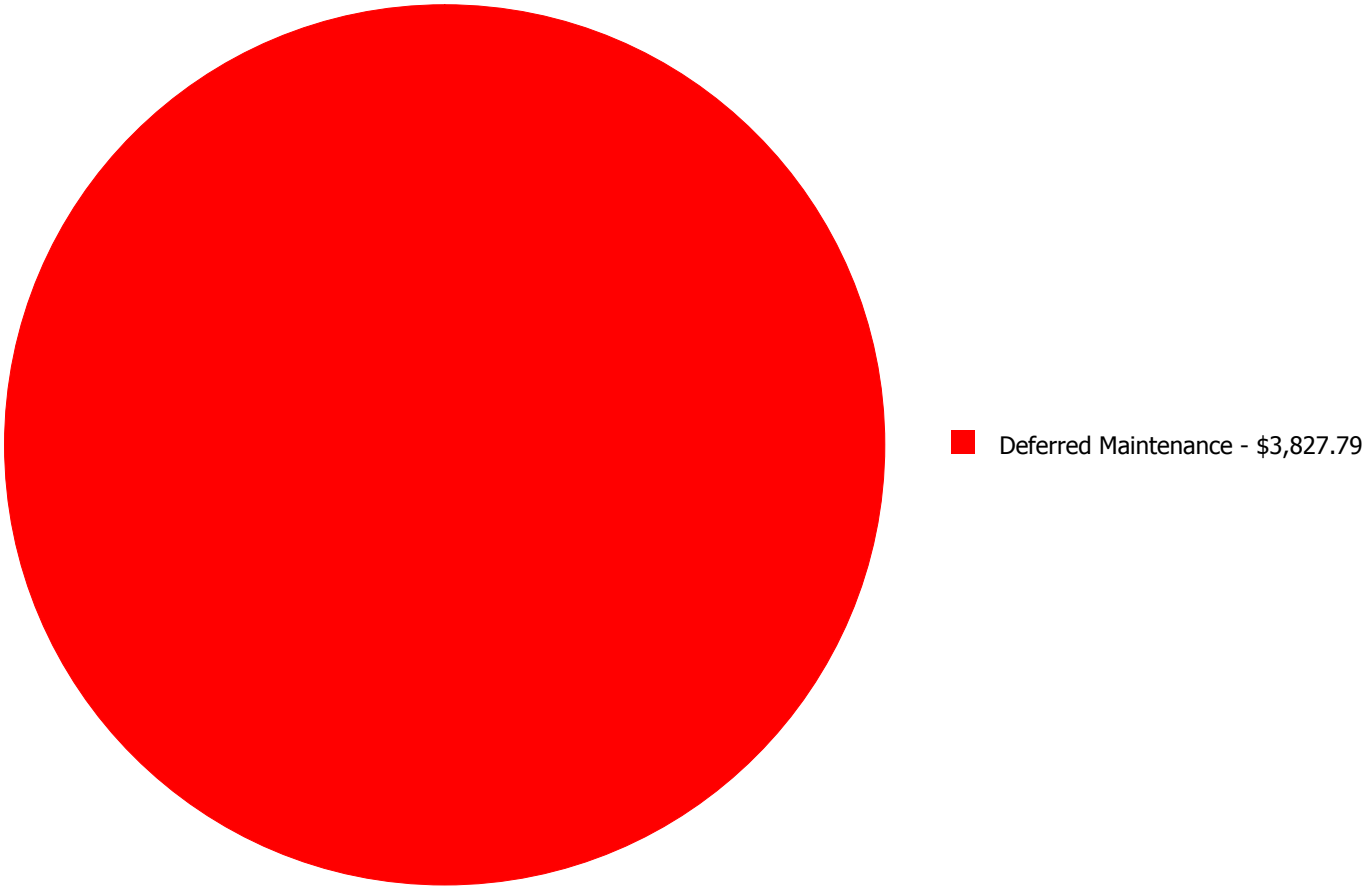
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B1020	Roof Construction	$0.00	$0.00	$1,795.79	$0.00	$0.00	$1,795.79
B3010	Roof Coverings	$0.00	$0.00	$2,032.00	$0.00	$0.00	$2,032.00
	Total:	$0.00	$0.00	$3,827.79	$0.00	$0.00	$3,827.79

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: $3,827.79

Deficiency Details by Priority

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

Priority 3 Priority:

System: B1020 - Roof Construction

Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace entire roof ($13.54/sf)
Qty: 110.00
Unit of Measure: S.F.
Estimate: $1,795.79
Assessor Name: Sam Mandola
Date Created: 06/16/2015

Notes: The steel decking is beyond its expected service life, rusted, and should be replaced.

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 110.00
Unit of Measure: S.F.
Estimate: $2,032.00
Assessor Name: Dave Cunningham
Date Created: 04/11/2015

Notes: The roof covering is beyond its expected service life, has damaged metal roof construction, and should be replaced.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	15,490
Year Built:	2000
Last Renovation:	
Replacement Value:	$2,999,202
Repair Cost:	$159,655.00
Total FCI:	5.32 %
Total RSLI:	49.86 %
FCA Score:	94.68

Description:

The 2000 classroom addition at Knollwood Elementary School is a one-story building located at 3039 Santa Monica Drive in Decatur, Georgia. There have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2012	Fire Sprinkler System:	Yes

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	85.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.63 %	0.00 %	$0.00
B30 - Roofing	40.30 %	0.00 %	$0.00
C10 - Interior Construction	64.41 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	23.94 %	9.81 %	$32,885.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	32.67 %	0.00 %	$0.00
D30 - HVAC	60.12 %	0.00 %	$0.00
D40 - Fire Protection	50.00 %	0.00 %	$0.00
D50 - Electrical	35.08 %	32.83 %	$126,770.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**49.86 %**	**5.32 %**	**$159,655.00**

Photo Album

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

1). North Elevation - Jun 16, 2015

2). West Elevation - Jun 16, 2015

3). South Elevation - Jun 16, 2015

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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).
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15. Replacement Value $: The replacement cost of the system.

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.	15,490	100	2000	2100		85.00 %	0.00 %	85			$0
A1020	Special Foundations	$4.46	S.F.	15,490	100	2000	2100		85.00 %	0.00 %	85			$69,085
A1030	Slab on Grade	$7.09	S.F.	15,490	100	2000	2100		85.00 %	0.00 %	85			$109,824
A2010	Basement Excavation	$0.00	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			$0
A2020	Basement Walls	$0.00	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			$0
B1010	Floor Construction	$0.00	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			$0
B1020	Roof Construction	$5.34	S.F.	15,490	100	2000	2100		85.00 %	0.00 %	85			$82,717
B2010	Exterior Walls	$16.02	S.F.	15,490	100	2000	2100		85.00 %	0.00 %	85			$248,150
B2020	Exterior Windows	$6.79	S.F.	15,490	30	2000	2030		50.00 %	0.00 %	15			$105,177
B2030	Exterior Doors	$0.92	S.F.	15,490	30	2000	2030		50.00 %	0.00 %	15			$14,251
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	10	2000	2010		0.00 %	0.00 %	-5			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	15,490	25	2000	2025		40.00 %	0.00 %	10			$320,643
B3010	Roof Coverings - EPDM	$0.00	S.F.		15	2000	2015		0.00 %	0.00 %	0			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.	0	75	2000	2075		80.00 %	0.00 %	60			$0
B3020	Roof Openings	$0.63	S.F.	15,490	30	2000	2030		50.00 %	0.00 %	15			$9,759
C1010	Partitions	$7.01	S.F.	15,490	100	2000	2100		85.00 %	0.00 %	85			$108,585
C1020	Interior Doors	$2.39	S.F.	15,490	30	2000	2030		50.00 %	0.00 %	15			$37,021
C1030	Fittings	$2.79	S.F.	15,490	20	2000	2020		25.00 %	0.00 %	5			$43,217
C2010	Stair Construction	$1.81	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			$0
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	15,490	10	2000	2010		0.00 %	110.00 %	-5		$32,885.00	$29,896
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	10	2000	2010		0.00 %	0.00 %	-5			$0
C3020	Floor Finishes - Carpet	$0.00	S.F.	0	8	2000	2008		0.00 %	0.00 %	-7			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	600	50	2000	2050		70.00 %	0.00 %	35			$8,694
C3020	Floor Finishes - Terrazzo	$0.00	S.F.	0	50	2000	2050		70.00 %	0.00 %	35			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	14,890	20	2000	2020		25.00 %	0.00 %	5			$142,051
C3020	Floor Finishes - Wood	$0.00	S.F.	0	20	2000	2020		25.00 %	0.00 %	5			$0
C3030	Ceiling Finishes	$9.98	S.F.	15,490	20	2000	2020		25.00 %	0.00 %	5			$154,590
D1010	Elevators and Lifts	$0.00	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
D2010	Plumbing Fixtures	$17.66	S.F.	15,490	20	2000	2020		25.00 %	0.00 %	5			$273,553
D2020	Domestic Water Distribution	$3.99	S.F.	15,490	30	2000	2030		50.00 %	0.00 %	15			$61,805
D2030	Sanitary Waste	$3.41	S.F.	15,490	30	2000	2030		50.00 %	0.00 %	15			$52,821
D2040	Rain Water Drainage	$0.00	S.F.		30	2000	2030		50.00 %	0.00 %	15			$0

School Assessment Report - 2000 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	15,490	30	2000	2030		50.00 %	0.00 %	15			$6,351
D3020	Heat Generating Systems	$4.55	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
D3030	Cooling Generating Systems	$4.73	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
D3040	Distribution & Exhaust Systems	$5.51	S.F.	15,490	30	2000	2030		50.00 %	0.00 %	15			$85,350
D3050	Terminal & Package Units	$27.81	S.F.	15,490	15	2010	2025		66.67 %	0.00 %	10			$430,777
D3060	Controls & Instrumentation	$3.60	S.F.	15,490	20	2000	2020		25.00 %	0.00 %	5			$55,764
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
D4010	Sprinklers	$4.75	S.F.	15,490	30	2000	2030		50.00 %	0.00 %	15			$73,578
D4020	Standpipes	$0.51	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	15,490	30	2000	2030		50.00 %	0.00 %	15			$28,037
D5020	Branch Wiring	$6.78	S.F.	15,490	30	2000	2030		50.00 %	0.00 %	15			$105,022
D5020	Lighting	$8.90	S.F.	15,490	30	2000	2030		50.00 %	0.00 %	15			$137,861
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	15,490	10	2000	2010	2015	0.00 %	110.00 %	0		$95,418.00	$86,744
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	15,490	10	2000	2010	2015	0.00 %	110.00 %	0		$20,958.00	$19,053
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	15,490	10	2000	2010	2015	0.00 %	110.00 %	0		$10,394.00	$9,449
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	0	15	2000	2015		0.00 %	0.00 %	0			$0
E1020	Institutional Equipment	$0.40	S.F.	15,490	20	2000	2020		25.00 %	0.00 %	5			$6,196
E1090	Other Equipment	$8.75	S.F.	0	20	2000	2020		25.00 %	0.00 %	5			$0
E2010	Fixed Furnishings	$5.37	S.F.	15,490	20	2000	2020		25.00 %	0.00 %	5			$83,181
F1010	Special Structures - Canopies	$0.00	S.F.	0	25	2000	2025		40.00 %	0.00 %	10			$0
								Total	**49.86 %**	**5.32 %**			**$159,655.00**	**$2,999,202**

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:	**$159,655**	**$0**	**$0**	**$0**	**$0**	**$967,308**	**$0**	**$0**	**$0**	**$0**	**$1,325,393**	**$2,452,356**
*** 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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$474,009	**$474,009**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

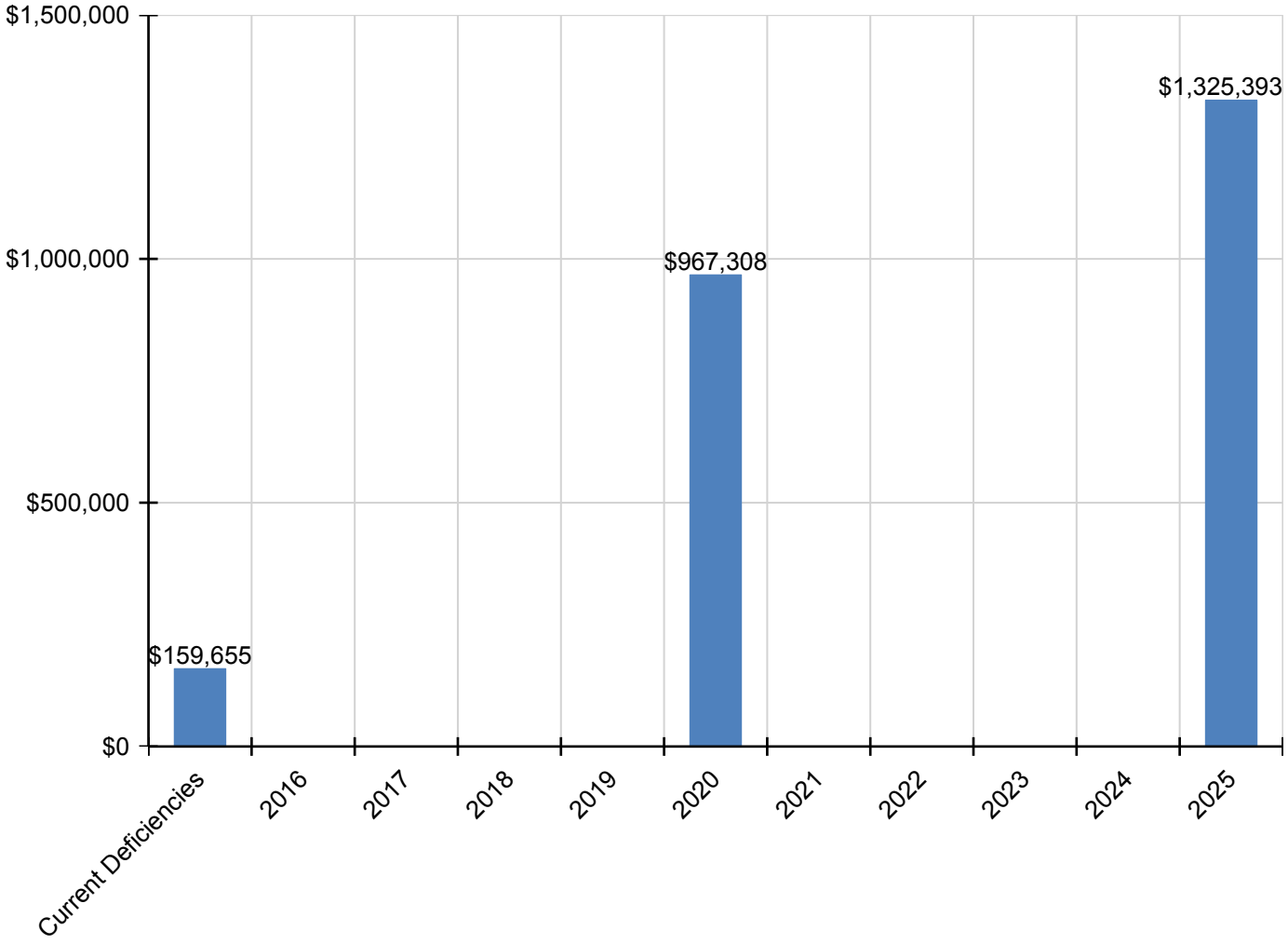
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$55,111	$0	$0	$0	$0	$0	**$55,111**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$32,885	$0	$0	$0	$0	$0	$0	$0	$0	$0	$44,195	**$77,080**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$181,144	$0	$0	$0	$0	$0	**$181,144**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$197,133	$0	$0	$0	$0	$0	**$197,133**
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	$0	$0	$0	$0	$0	$348,836	$0	$0	$0	$0	$0	**$348,836**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$636,821	**$636,821**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$71,110	$0	$0	$0	$0	$0	**$71,110**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$95,418	$0	$0	$0	$0	$0	$0	$0	$0	$0	$128,234	**$223,652**
D5030 - Communications and Security - Fire Alarm	$20,958	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,166	**$49,124**
D5030 - Communications and Security - Security & CCTV	$10,394	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,969	**$24,363**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$7,902	$0	$0	$0	$0	$0	**$7,902**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$106,072	$0	$0	$0	$0	$0	**$106,072**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

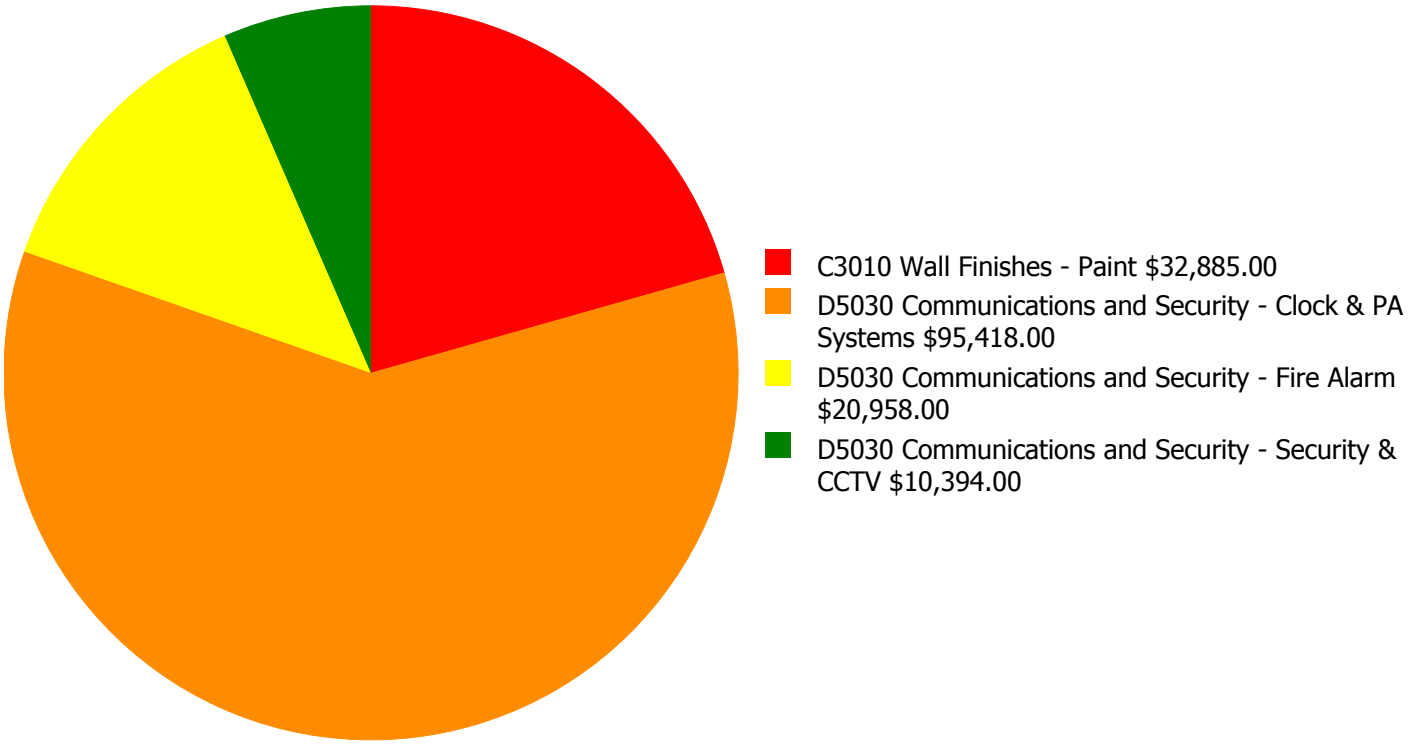
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

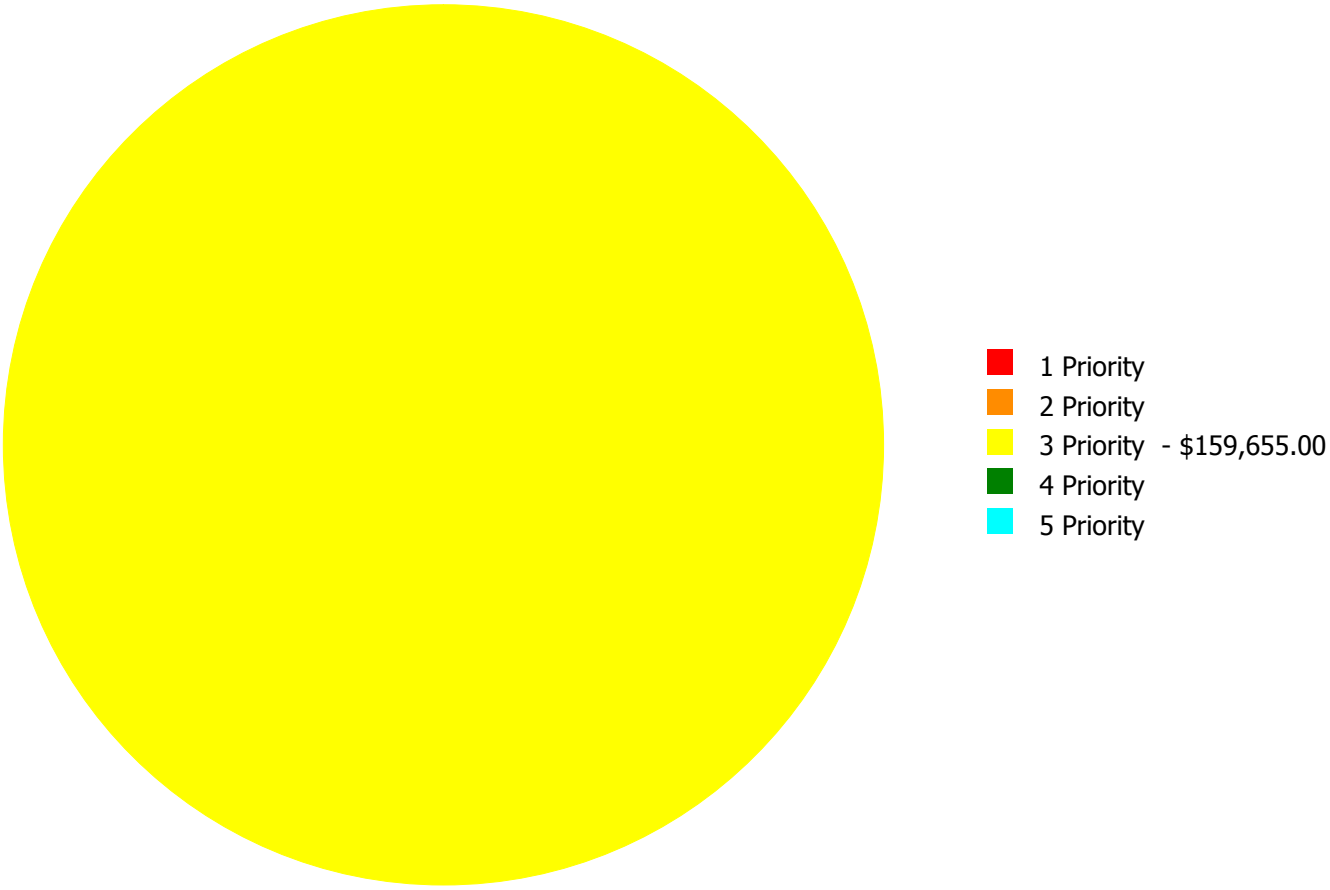
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $159,655.00

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: $159,655.00

Deficiency By Priority Investment Table

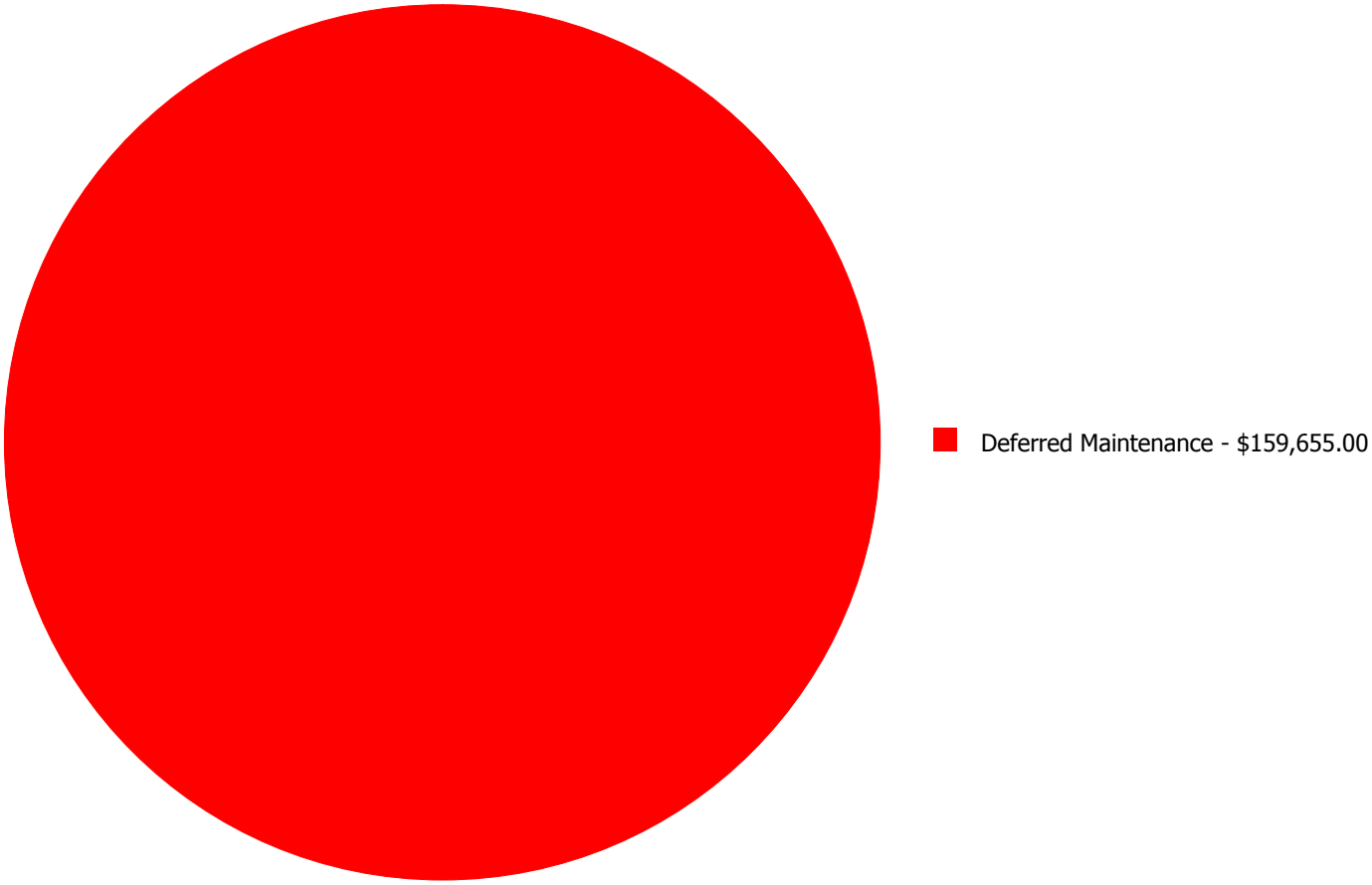
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C3010	Wall Finishes - Paint	$0.00	$0.00	$32,885.00	$0.00	$0.00	$32,885.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$95,418.00	$0.00	$0.00	$95,418.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$20,958.00	$0.00	$0.00	$20,958.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$10,394.00	$0.00	$0.00	$10,394.00
	Total:	$0.00	$0.00	$159,655.00	$0.00	$0.00	$159,655.00

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: $159,655.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 15,490.00
Unit of Measure: S.F.
Estimate: $32,885.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

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

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 15,490.00
Unit of Measure: S.F.
Estimate: $95,418.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 15,490.00

Unit of Measure: S.F.

Estimate: $20,958.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 15,490.00

Unit of Measure: S.F.

Estimate: $10,394.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	2000
Last Renovation:	
Replacement Value:	$890,712
Repair Cost:	$156,969.00
Total FCI:	17.62 %
Total RSLI:	57.66 %
FCA Score:	82.38

Description:

The 2000 gymnasium at Knollwood Elementary School is a one-story building located at 3039 Santa Monica Drive in Decatur, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	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	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.77 %	0.00 %	$0.00
B30 - Roofing	80.00 %	0.00 %	$0.00
C10 - Interior Construction	70.21 %	0.00 %	$0.00
C30 - Interior Finishes	8.81 %	83.42 %	$68,630.00
D20 - Plumbing	50.00 %	0.00 %	$0.00
D30 - HVAC	25.62 %	53.04 %	$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	30.56 %	21.21 %	$18,138.00
Totals:	**57.66 %**	**17.62 %**	**$156,969.00**

Photo Album

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

1). East Elevation - Jun 16, 2015

2). North Elevation - Jun 16, 2015

3). West Elevation - Jun 16, 2015

4). South Elevation - Jun 16, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.34	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$51,165
A1030	Slab on Grade	$6.21	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$34,018
B1020	Roof Construction	$21.36	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$117,010
B2010	Exterior Walls	$19.80	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$108,464
B2030	Exterior Doors	$2.01	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$11,011
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	5,478	75	2000	2075		80.00 %	0.00 %	60			$65,243
C1010	Partitions	$12.78	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$70,009
C1020	Interior Doors	$4.24	S.F.	5,478	40	2000	2040		62.50 %	0.00 %	25			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	2000	2020		25.00 %	0.00 %	5			$18,954
C3010	Wall Finishes - Ceramic	$6.65	S.F.	548	30	2000	2030		50.00 %	0.00 %	15			$3,644
C3010	Wall Finishes - Paint	$1.41	S.F.	4,930	10	2000	2010		0.00 %	110.00 %	-5		$7,646.00	$6,951
C3020	Floor Finishes - Ceramic Tile	$6.67	S.F.	548	8	2000	2008	2020	62.50 %	0.00 %	5			$3,655
C3020	Floor Finishes - Neoprene	$14.46	S.F.	3,834	10	2000	2010		0.00 %	110.00 %	-5		$60,984.00	$55,440
C3020	Floor Finishes - VCT	$5.01	S.F.	1,096	20	2000	2020		25.00 %	0.00 %	5			$5,491
C3030	Ceiling Finishes	$4.31	S.F.	1,644	20	2000	2020		25.00 %	0.00 %	5			$7,086
D2010	Plumbing Fixtures	$9.66	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$52,917
D2020	Domestic Water Distribution	$5.85	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$32,046
D2030	Sanitary Waste	$0.87	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$4,766
D2040	Rain Water Drainage	$0.22	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$1,753
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$67,106
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	2000	2015		0.00 %	110.00 %	0		$70,201.00	$63,819
D3060	Controls & Instrumentation	$0.26	S.F.	5,478	20	2000	2020		25.00 %	0.00 %	5			$1,424
D4010	Sprinklers	$3.84	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			$0
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$28,705
D5020	Lighting	$5.24	S.F.	5,478	20	2000	2020		25.00 %	0.00 %	5			$28,705
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	10	2000	2010	2015	0.00 %	110.00 %	0		$12,835.00	$11,668
D5030	Communications and Security - Public Address & Clock System	$0.88	S.F.	5,478	20	2000	2020		25.00 %	0.00 %	5			$4,821
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	5,478	10	2000	2010	2015	0.00 %	110.00 %	0		$5,303.00	$4,821
								Total	**57.66 %**	**17.62 %**			**$156,969.00**	**$890,712**

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%

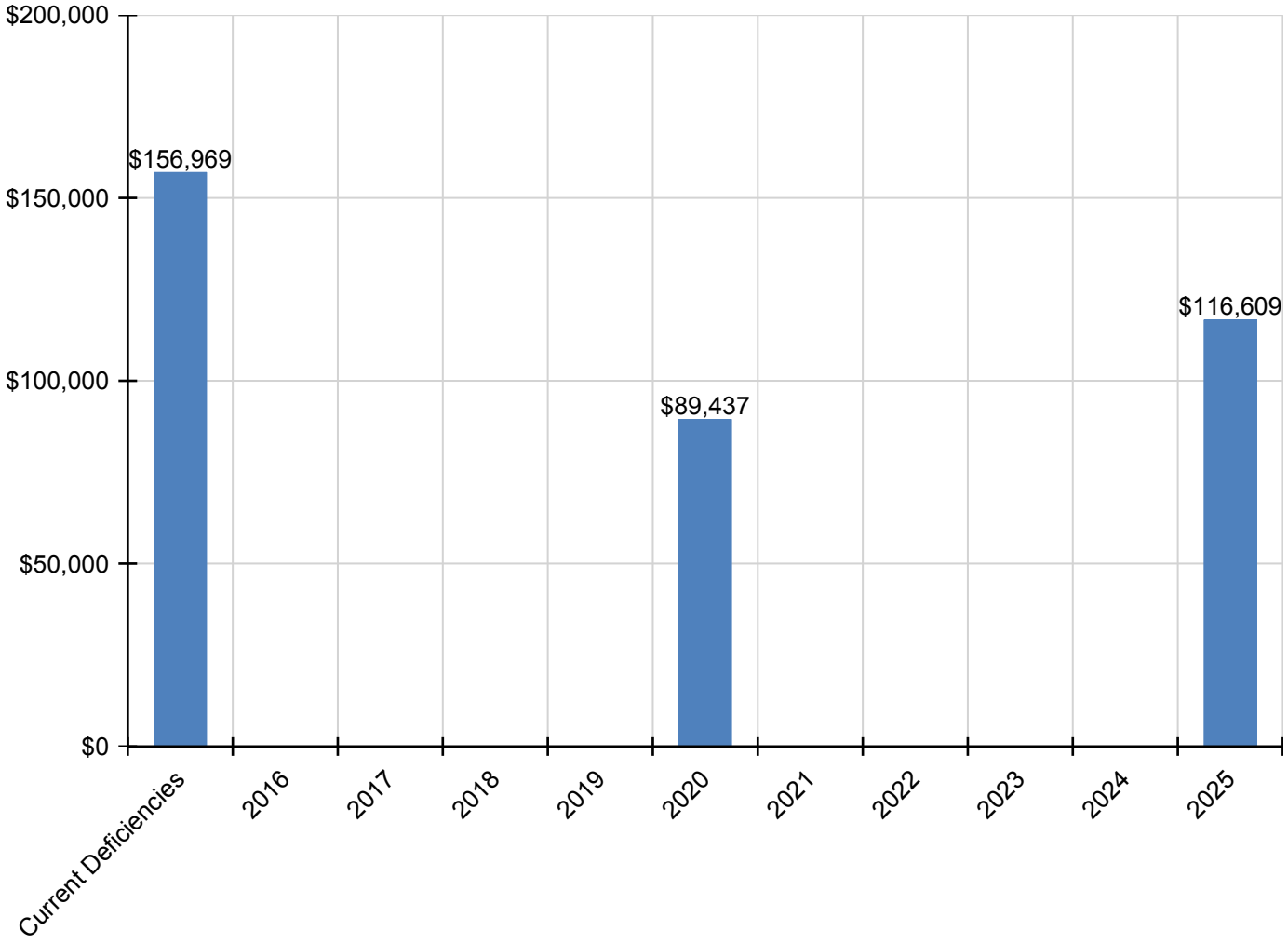
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$156,969**	**$0**	**$0**	**$0**	**$0**	**$89,437**	**$0**	**$0**	**$0**	**$0**	**$116,609**	**$363,015**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$24,170	$0	$0	$0	$0	$0	**$24,170**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$7,646	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,276	**$17,922**
C3020 - Floor Finishes - Ceramic Tile	$0	$0	$0	$0	$0	$4,661	$0	$0	$0	$0	$0	**$4,661**
C3020 - Floor Finishes - Neoprene	$60,984	$0	$0	$0	$0	$0	$0	$0	$0	$0	$81,957	**$142,941**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$7,002	$0	$0	$0	$0	$0	**$7,002**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$9,035	$0	$0	$0	$0	$0	**$9,035**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$70,201	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,201**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$1,817	$0	$0	$0	$0	$0	**$1,817**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$36,604	$0	$0	$0	$0	$0	**$36,604**
D5030 - Communications and Security - Fire Alarm	$12,835	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,249	**$30,084**
D5030 - Communications and Security - Public Address & Clock System	$0	$0	$0	$0	$0	$6,148	$0	$0	$0	$0	$0	**$6,148**
D5030 - Communications and Security - Security & CCTV	$5,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,127	**$12,430**

** Indicates non-renewable system*

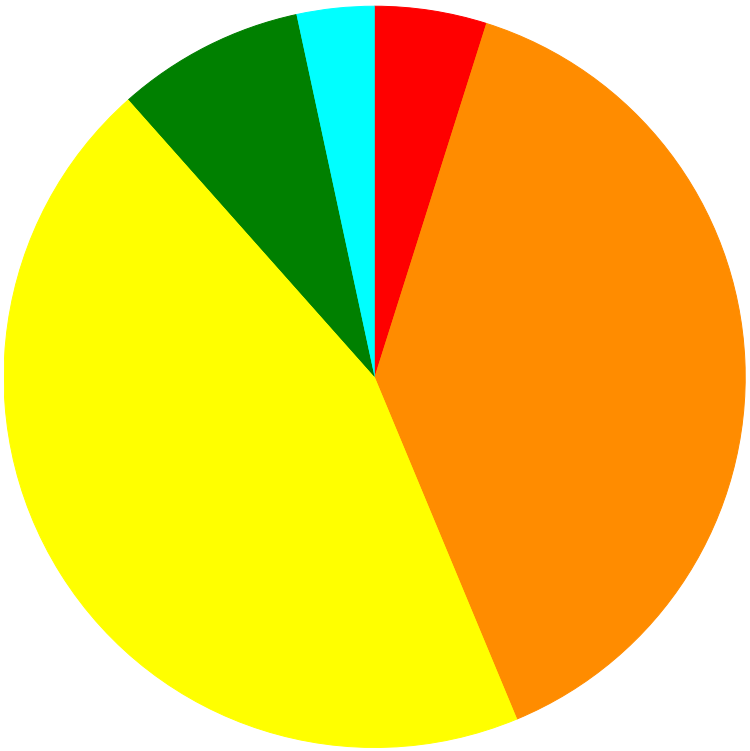
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

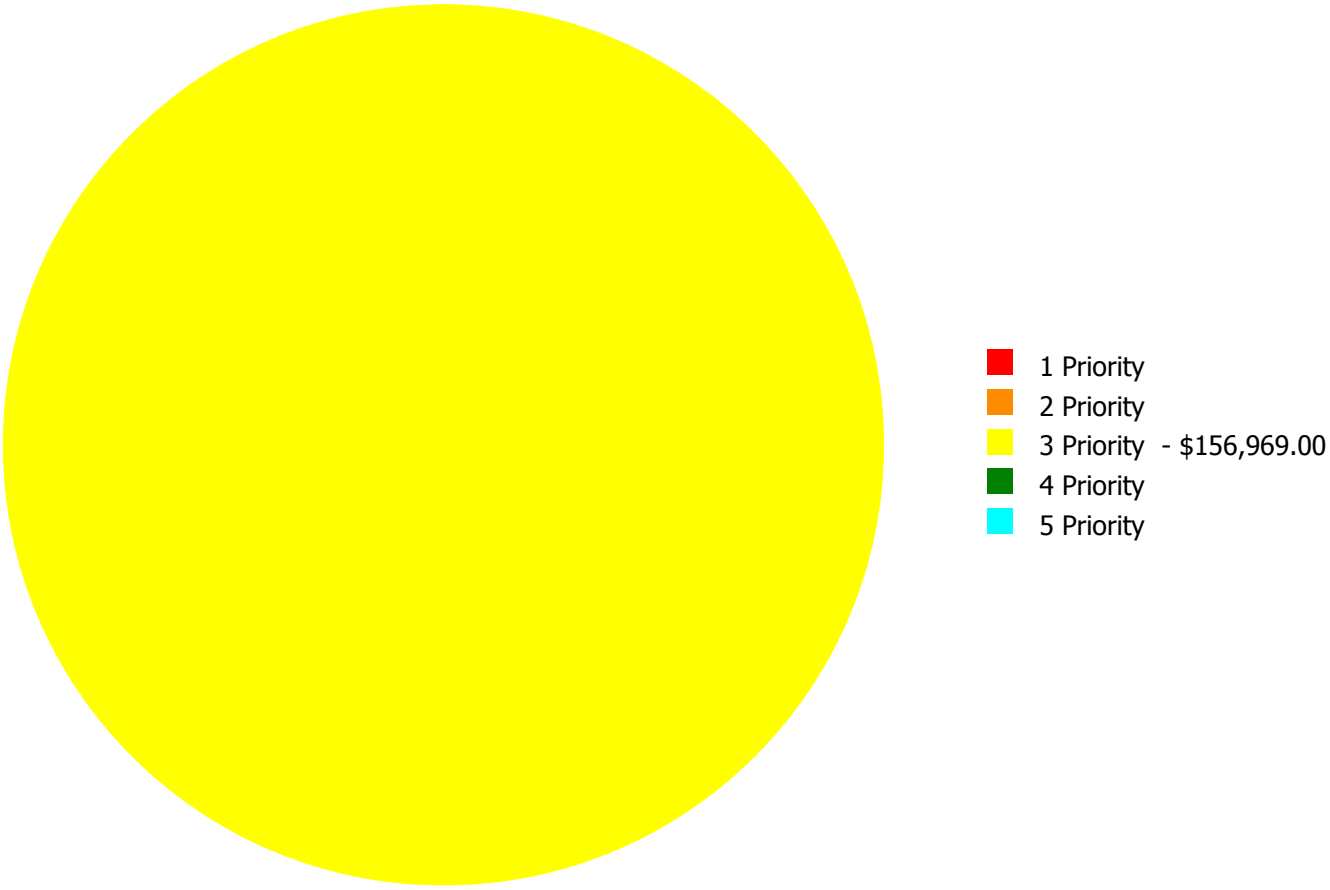
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $156,969.00

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: $156,969.00

Deficiency By Priority Investment Table

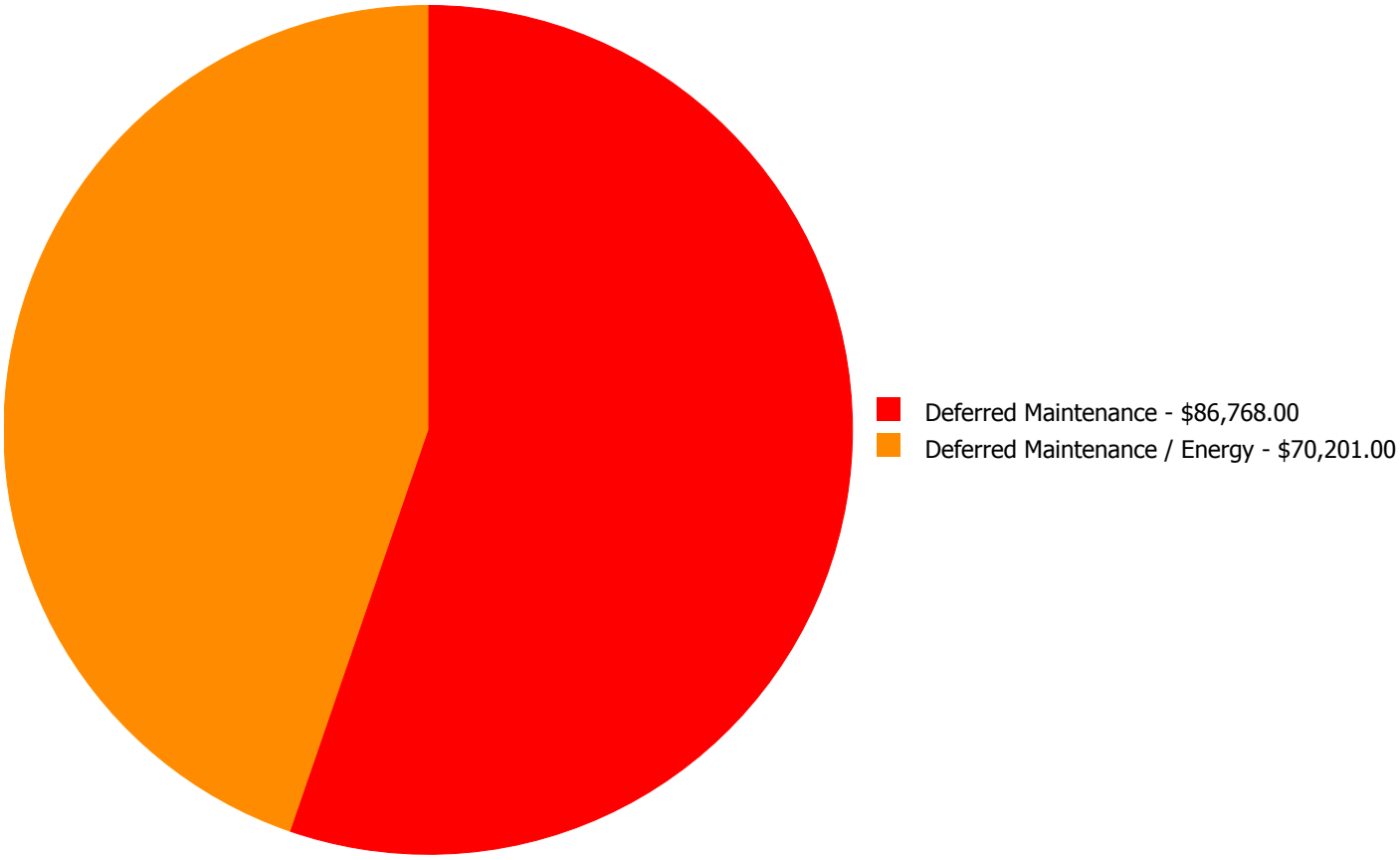
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C3010	Wall Finishes - Paint	$0.00	$0.00	$7,646.00	$0.00	$0.00	$7,646.00
C3020	Floor Finishes - Neoprene	$0.00	$0.00	$60,984.00	$0.00	$0.00	$60,984.00
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$12,835.00	$0.00	$0.00	$12,835.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$5,303.00	$0.00	$0.00	$5,303.00
	Total:	$0.00	$0.00	$156,969.00	$0.00	$0.00	$156,969.00

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:



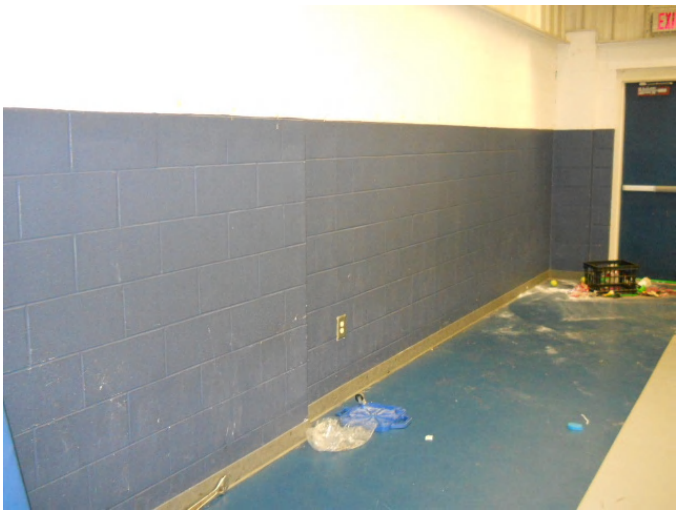
Budget Estimate Total: $156,969.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,930.00
Unit of Measure: S.F.
Estimate: $7,646.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Neoprene

Location: Basketball Court
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 3,834.00
Unit of Measure: S.F.
Estimate: $60,984.00
Assessor Name: Ben Nixon
Date Created: 06/16/2015

Notes: The athletic floor covering is beyond its expected service life, worn, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $70,201.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: One PTAC AC unit is located in the office area of the gym. It is beyond its expected service life. The main gym area does not have air conditioning and it should be provided.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $12,835.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Security & CCTV

Location:	Throughout Building
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 Priority
Correction:	Renew System
Qty:	5,478.00
Unit of Measure:	S.F.
Estimate:	$5,303.00
Assessor Name:	Ben Nixon
Date Created:	04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	66,759
Year Built:	1955
Last Renovation:	
Replacement Value:	$1,473,176
Repair Cost:	$1,351,850.92
Total FCI:	91.76 %
Total RSLI:	4.94 %
FCA Score:	8.24

Description:

The Knollwood Elementary School site was originally constructed in 1955, has a total area of 9.4 acres, and is occupied by approximately 66,759 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1370

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	9.84 %	73.67 %	$544,801.36
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$536,809.13
G40 - Site Electrical Utilities	0.00 %	110.00 %	$270,240.43
Totals:	**4.94 %**	**91.76 %**	**$1,351,850.92**

Photo Album

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

1). Aerial Image of Knollwood Elementary School - Oct 22, 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.	24,106	25	1955	1980		0.00 %	110.00 %	-35		$137,090.82	$124,628
G2020	Parking Lots	$4.56	S.F.	14,033	25	1955	1980		0.00 %	110.00 %	-35		$70,389.53	$63,990
G2030	Pedestrian Paving	$1.50	S.F.	66,759	30	1955	1985		0.00 %	110.00 %	-30		$110,152.35	$100,139
G2040	Baseball Field	$8.35	S.F.		20	1955	1975		0.00 %	0.00 %	-40			$0
G2040	Canopies	$0.29	S.F.		25	1955	1980		0.00 %	0.00 %	-35			$0
G2040	Covered Walkways	$48.72	S.F.	1,600	25	2000	2025		40.00 %	0.00 %	10			$77,952
G2040	Fencing & Guardrails	$0.91	S.F.	66,759	30	1955	1985		0.00 %	110.00 %	-30		$66,825.76	$60,751
G2040	Football Field	$5.85	S.F.		20	1955	1975		0.00 %	0.00 %	-40			$0
G2040	Hard Surface Play Area	$6.26	S.F.	7,822	20	1955	1975		0.00 %	110.00 %	-40		$53,862.29	$48,966
G2040	Playing Field	$3.92	S.F.	42,415	20	1955	1975	2020	25.00 %	0.00 %	5			$166,267
G2040	Soccer/Lacross Field	$5.00	S.F.		20	1955	1975		0.00 %	0.00 %	-40			$0
G2040	Softball Field	$8.86	S.F.		20	1955	1975		0.00 %	0.00 %	-40			$0
G2040	Tennis Courts	$18.47	S.F.		20	1955	1975		0.00 %	0.00 %	-40			$0
G2040	Track	$7.04	S.F.		10	1955	1965		0.00 %	0.00 %	-50			$0
G2050	Landscaping	$1.45	S.F.	66,759	15	1955	1970		0.00 %	110.00 %	-45		$106,480.61	$96,801
G3010	Water Supply	$1.83	S.F.	66,759	50	1955	2005		0.00 %	110.00 %	-10		$134,385.87	$122,169
G3020	Sanitary Sewer	$1.15	S.F.	66,759	50	1955	2005		0.00 %	110.00 %	-10		$84,450.14	$76,773
G3030	Storm Sewer	$3.55	S.F.	66,759	50	1955	2005		0.00 %	110.00 %	-10		$260,693.90	$236,994
G3060	Fuel Distribution	$0.78	S.F.	66,759	50	1955	2005		0.00 %	110.00 %	-10		$57,279.22	$52,072
G4010	Electrical Distribution	$1.86	S.F.	66,759	30	1955	1985		0.00 %	110.00 %	-30		$136,588.91	$124,172
G4020	Site Lighting	$1.15	S.F.	66,759	30	1955	1985		0.00 %	110.00 %	-30		$84,450.14	$76,773
G4030	Site Communications & Security	$0.67	S.F.	66,759	30	1955	1985		0.00 %	110.00 %	-30		$49,201.38	$44,729
								Total	**4.94 %**	**91.76 %**			**$1,351,850.92**	**$1,473,176**

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.

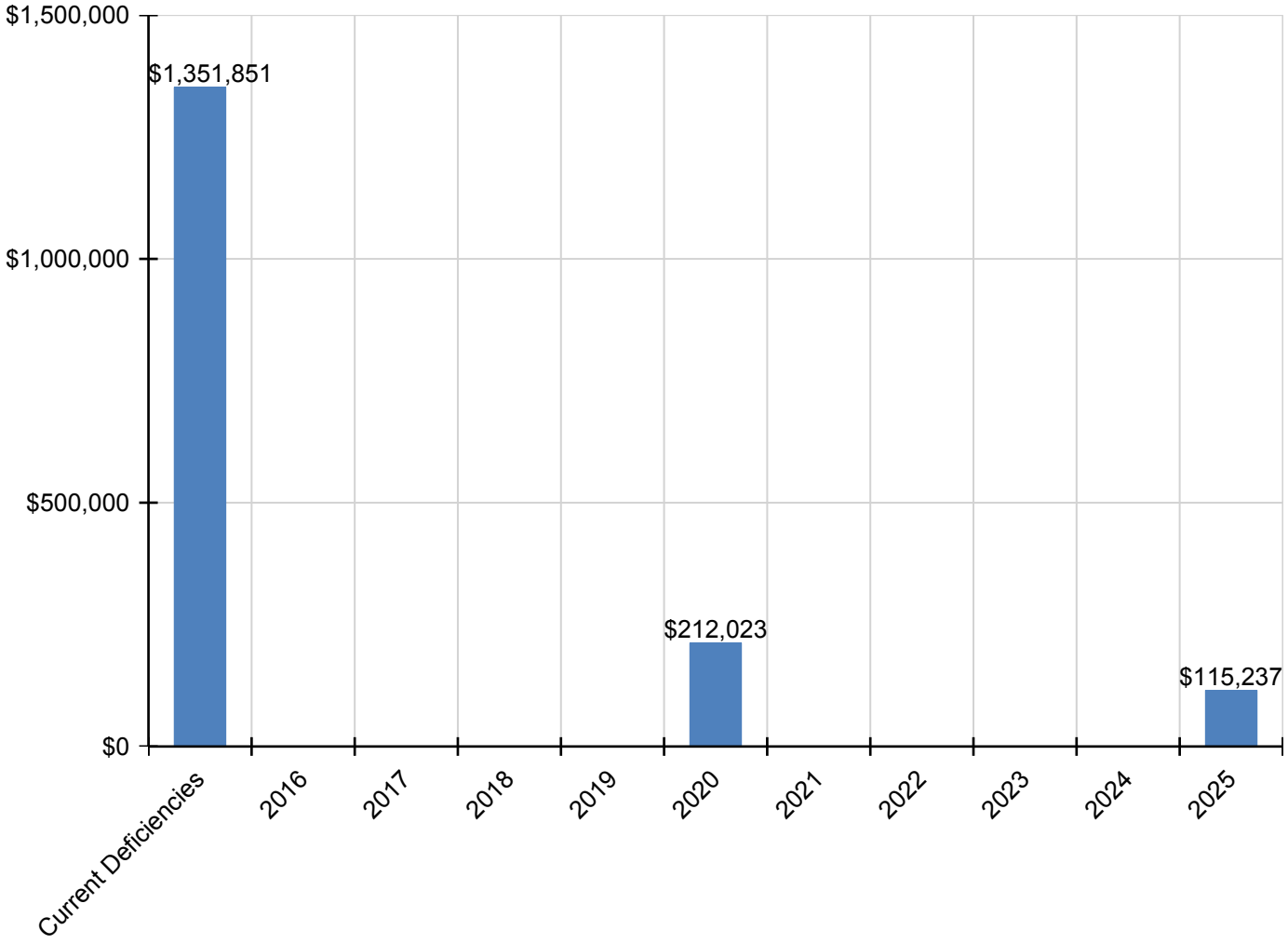
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,351,851**	**$0**	**$0**	**$0**	**$0**	**$212,023**	**$0**	**$0**	**$0**	**$0**	**$115,237**	**$1,679,111**
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	$137,091	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$137,091**
G2020 - Parking Lots	$70,390	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,390**
G2030 - Pedestrian Paving	$110,152	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$110,152**
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	$115,237	**$115,237**
G2040 - Fencing & Guardrails	$66,826	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,826**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$53,862	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,862**
G2040 - Playing Field	$0	$0	$0	$0	$0	$212,023	$0	$0	$0	$0	$0	**$212,023**
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	$106,481	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,481**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$134,386	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$134,386**
G3020 - Sanitary Sewer	$84,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,450**
G3030 - Storm Sewer	$260,694	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$260,694**
G3060 - Fuel Distribution	$57,279	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,279**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$136,589	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$136,589**
G4020 - Site Lighting	$84,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,450**
G4030 - Site Communications & Security	$49,201	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,201**

** Indicates non-renewable system*

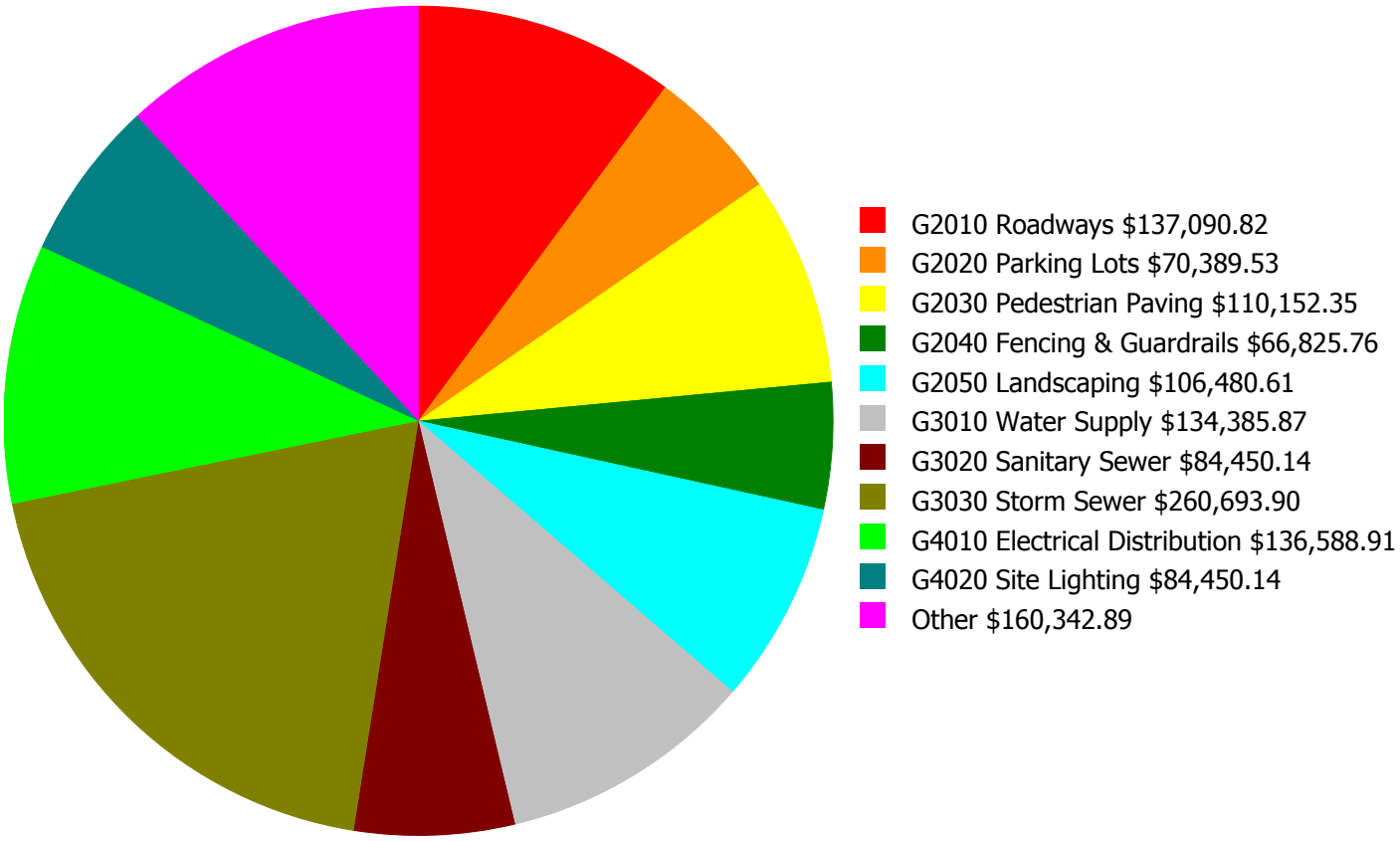
Forecasted Capital Renewal Requirement

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

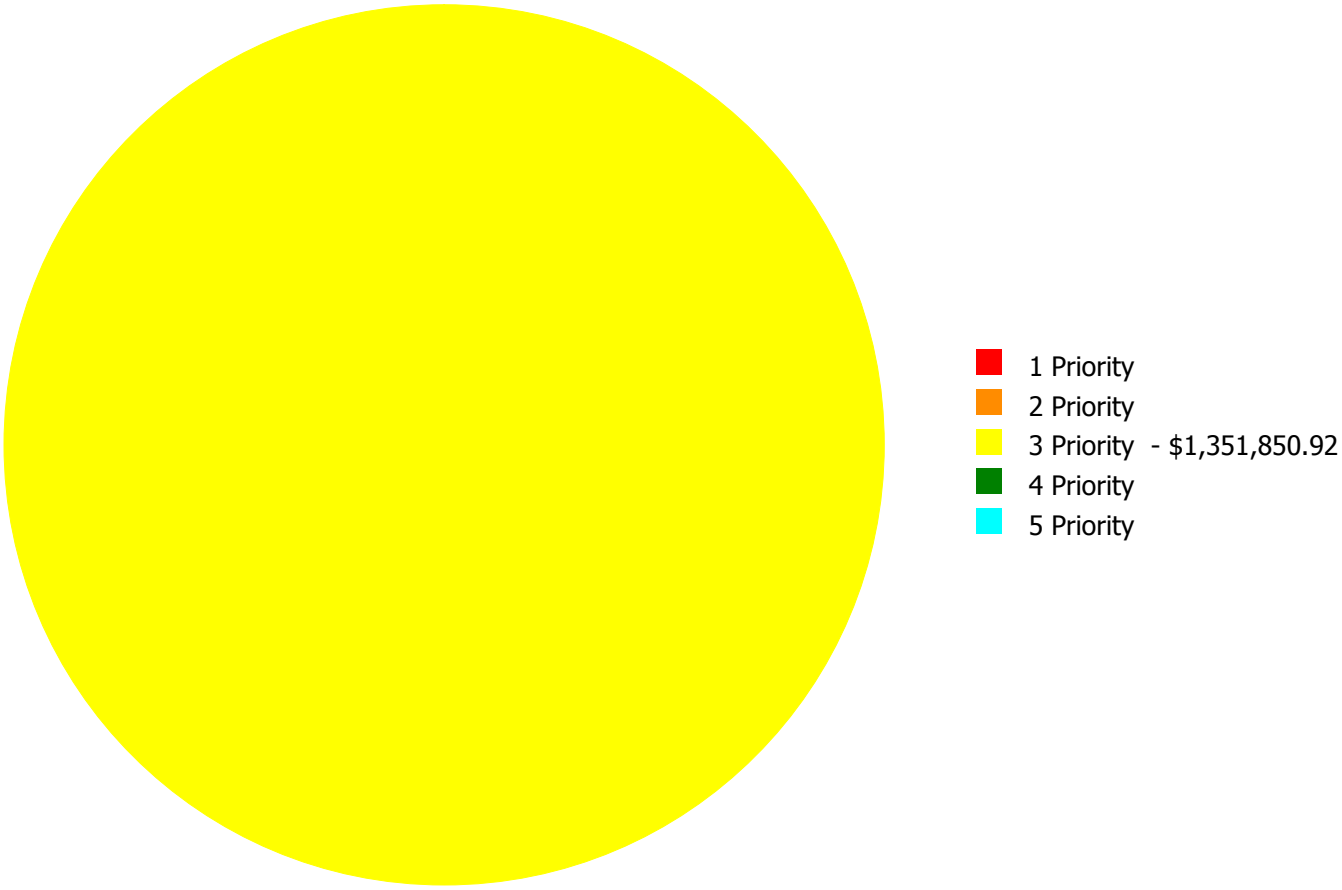
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,351,850.92

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: $1,351,850.92

Deficiency By Priority Investment Table

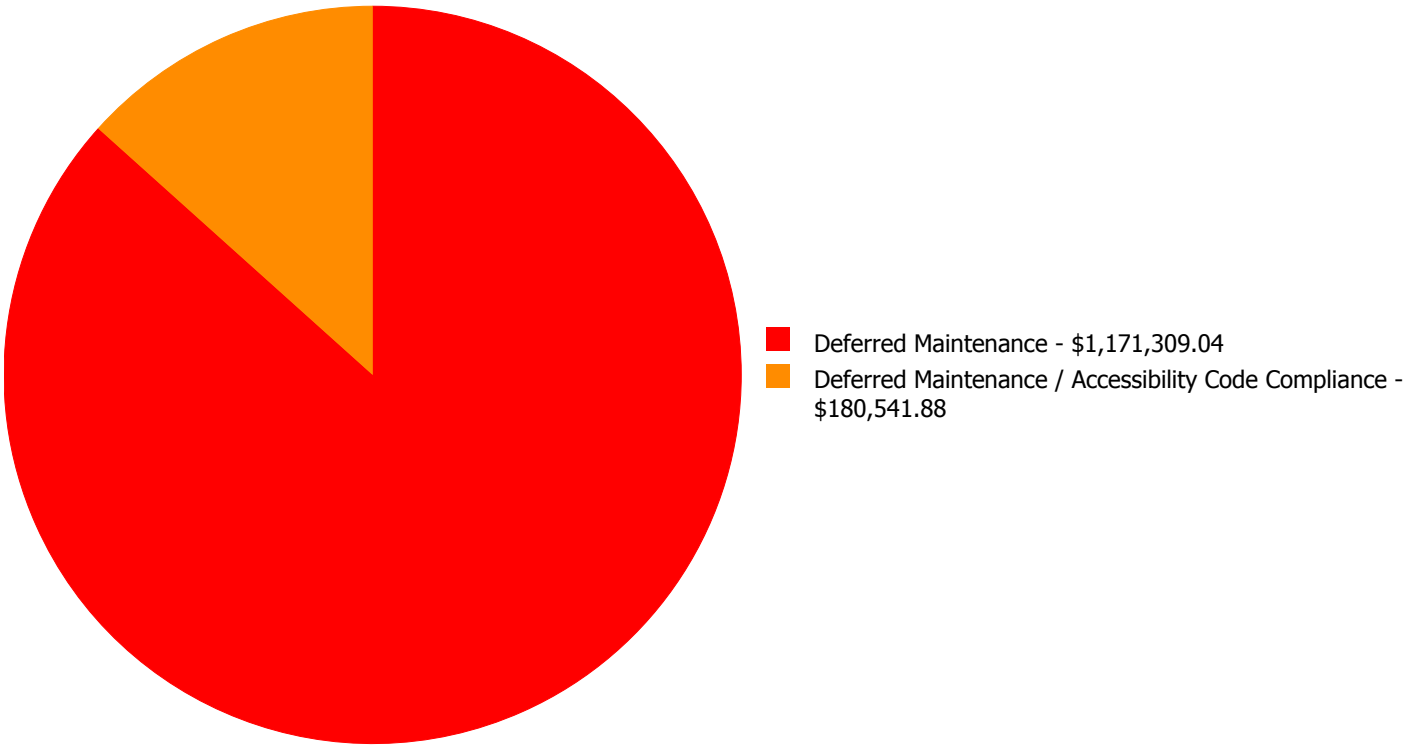
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$137,090.82	$0.00	$0.00	$137,090.82
G2020	Parking Lots	$0.00	$0.00	$70,389.53	$0.00	$0.00	$70,389.53
G2030	Pedestrian Paving	$0.00	$0.00	$110,152.35	$0.00	$0.00	$110,152.35
G2040	Fencing & Guardrails	$0.00	$0.00	$66,825.76	$0.00	$0.00	$66,825.76
G2040	Hard Surface Play Area	$0.00	$0.00	$53,862.29	$0.00	$0.00	$53,862.29
G2050	Landscaping	$0.00	$0.00	$106,480.61	$0.00	$0.00	$106,480.61
G3010	Water Supply	$0.00	$0.00	$134,385.87	$0.00	$0.00	$134,385.87
G3020	Sanitary Sewer	$0.00	$0.00	$84,450.14	$0.00	$0.00	$84,450.14
G3030	Storm Sewer	$0.00	$0.00	$260,693.90	$0.00	$0.00	$260,693.90
G3060	Fuel Distribution	$0.00	$0.00	$57,279.22	$0.00	$0.00	$57,279.22
G4010	Electrical Distribution	$0.00	$0.00	$136,588.91	$0.00	$0.00	$136,588.91
G4020	Site Lighting	$0.00	$0.00	$84,450.14	$0.00	$0.00	$84,450.14
G4030	Site Communications & Security	$0.00	$0.00	$49,201.38	$0.00	$0.00	$49,201.38
	Total:	$0.00	$0.00	$1,351,850.92	$0.00	$0.00	$1,351,850.92

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: $1,351,850.92

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: 24,106.00

Unit of Measure: S.F.

Estimate: $137,090.82

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

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

System: G2020 - Parking Lots

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 14,033.00

Unit of Measure: S.F.

Estimate: $70,389.53

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

Notes: The parking lots are beyond their expected service life, damaged, not ADA compliant, and should be replaced.

System: G2030 - Pedestrian Paving

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 66,759.00

Unit of Measure: S.F.

Estimate: $110,152.35

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

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

System: G2040 - Fencing & Guardrails

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 66,759.00

Unit of Measure: S.F.

Estimate: $66,825.76

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

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

System: G2040 - Hard Surface Play Area

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 7,822.00

Unit of Measure: S.F.

Estimate: $53,862.29

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

Notes: The hard surface play area is beyond its expected service life, damaged with cracks, and should be replaced. Basketball goals are also damaged and should be replaced.

System: G2050 - Landscaping

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 66,759.00

Unit of Measure: S.F.

Estimate: $106,480.61

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

Notes: Landscaping is beyond its expected service life, overgrown in areas, and should be replaced.

System: G3010 - Water Supply

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 66,759.00

Unit of Measure: S.F.

Estimate: $134,385.87

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

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

System: G3020 - Sanitary Sewer

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 66,759.00

Unit of Measure: S.F.

Estimate: $84,450.14

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

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

System: G3030 - Storm Sewer

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 66,759.00

Unit of Measure: S.F.

Estimate: $260,693.90

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

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

System: G3060 - Fuel Distribution

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 66,759.00

Unit of Measure: S.F.

Estimate: $57,279.22

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

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

System: G4010 - Electrical Distribution

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 66,759.00

Unit of Measure: S.F.

Estimate: $136,588.91

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

Notes: The site 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: 66,759.00

Unit of Measure: S.F.

Estimate: $84,450.14

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

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

System: G4030 - Site Communications & Security

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 66,759.00

Unit of Measure: S.F.

Estimate: $49,201.38

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

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.