DeKalb County School District/Elementary Schools

Marbut 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):	91,670
Year Built:	1994
Last Renovation:	
Replacement Value:	$21,881,991
Repair Cost:	$10,075,326.00
Total FCI:	46.04 %
Total RSLI:	29.46 %
FCA Score:	53.96

Description:

The Marbut Elementary School campus consists of two buildings located at 5776 Marbut Road in Lithonia, Georgia. The original campus was constructed in 1994 and a gymnasium building was constructed in 1996. In addition to the buildings, the campus contains a covered walkway, playgrounds, playing field, and hard surface play area. 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 4	Board District:	District 7
DOE Facility:	197	Geographic Region:	Region 3
HS Attendance Area:	Redan HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	47.1		

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.

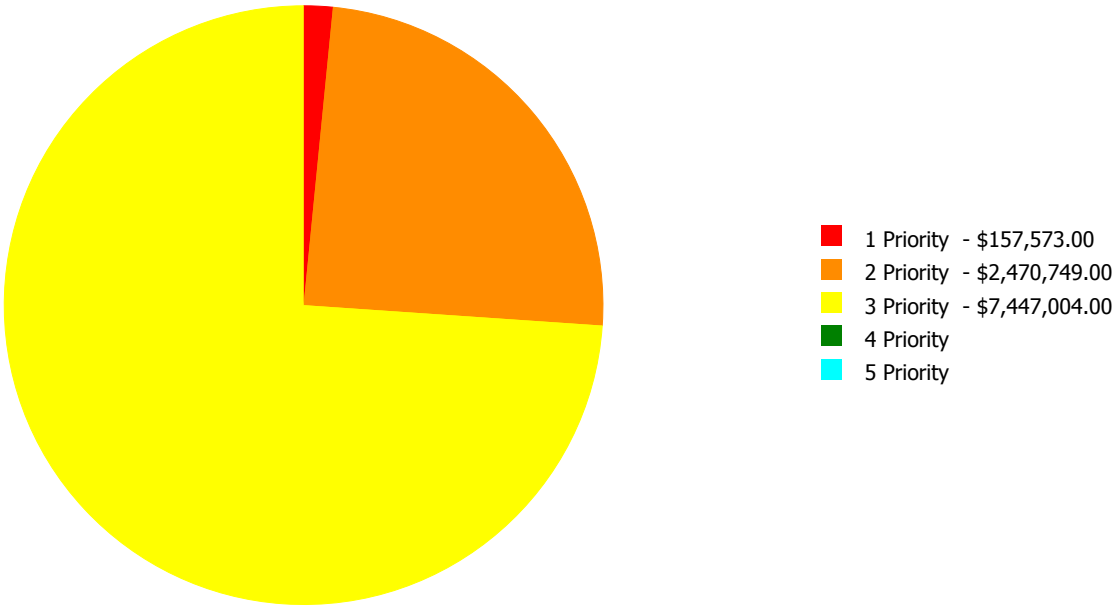
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	79.14 %	0.00 %	$0.00
A20 - Basement Construction	79.01 %	0.00 %	$0.00
B10 - Superstructure	79.40 %	0.00 %	$0.00
B20 - Exterior Enclosure	63.89 %	0.00 %	$0.00
B30 - Roofing	11.44 %	92.67 %	$1,790,778.00
C10 - Interior Construction	52.36 %	22.69 %	$263,934.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	25.77 %	56.28 %	$1,593,886.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	32.10 %	0.00 %	$0.00
D30 - HVAC	5.09 %	91.81 %	$3,133,024.00
D40 - Fire Protection	30.00 %	0.00 %	$0.00
D50 - Electrical	12.13 %	70.83 %	$1,597,012.00
E10 - Equipment	0.00 %	110.00 %	$463,540.00
E20 - Furnishings	0.00 %	110.00 %	$508,002.00
F10 - Special Construction	16.00 %	0.00 %	$0.00
G20 - Site Improvements	13.55 %	42.01 %	$657,589.00
G30 - Site Mechanical Utilities	56.88 %	0.00 %	$0.00
G40 - Site Electrical Utilities	38.69 %	20.03 %	$67,561.00
Totals:	**29.46 %**	**46.04 %**	**$10,075,326.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1994 Building	86,000	50.30	$144,738.00	$2,397,885.00	$6,704,051.00	$0.00	$0.00
1994 Storage Building	192	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1996 Gym	5,478	11.41	$12,835.00	$5,303.00	$85,364.00	$0.00	$0.00
Site	91,670	28.19	$0.00	$67,561.00	$657,589.00	$0.00	$0.00
Total:		**46.04**	**$157,573.00**	**$2,470,749.00**	**$7,447,004.00**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $10,075,326.00

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):	86,000
Year Built:	1994
Last Renovation:	
Replacement Value:	$18,383,666
Repair Cost:	$9,246,674.00
Total FCI:	50.30 %
Total RSLI:	28.11 %
FCA Score:	49.70

Description:

The main building at Marbut Elementary School is a one-story building located at 5776 Marbut Road in Lithonia, Georgia. Originally built in 1994, there have been no additions or major renovations. 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	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	79.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	63.08 %	0.00 %	$0.00
B30 - Roofing	9.12 %	96.07 %	$1,790,778.00
C10 - Interior Construction	51.31 %	25.18 %	$263,934.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	25.17 %	57.91 %	$1,580,290.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	30.00 %	0.00 %	$0.00
D30 - HVAC	4.55 %	93.33 %	$3,061,256.00
D40 - Fire Protection	30.00 %	0.00 %	$0.00
D50 - Electrical	11.45 %	72.62 %	$1,578,874.00
E10 - Equipment	0.00 %	110.00 %	$463,540.00
E20 - Furnishings	0.00 %	110.00 %	$508,002.00
F10 - Special Construction	16.00 %	0.00 %	$0.00
Totals:	**28.11 %**	**50.30 %**	**$9,246,674.00**

Photo Album

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

1). South Elevation - Aug 18, 2015

2). West Elevation - Aug 18, 2015

3). North Elevation - Aug 18, 2015

4). East Elevation - Aug 18, 2015

Condition Detail

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

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
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.	86,000	100	1994	2094		79.00 %	0.00 %	79			$558,140
A1020	Special Foundations	$0.00	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
A1030	Slab on Grade	$7.09	S.F.	86,000	100	1994	2094		79.00 %	0.00 %	79			$609,740
A2010	Basement Excavation	$0.00	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
A2020	Basement Walls	$0.00	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
B1010	Floor Construction	$0.00	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
B1020	Roof Construction	$5.34	S.F.	86,000	100	1994	2094		79.00 %	0.00 %	79			$459,240
B2010	Exterior Walls	$16.02	S.F.	86,000	100	1994	2094		79.00 %	0.00 %	79			$1,377,720
B2020	Exterior Windows	$6.79	S.F.	86,000	30	1994	2024		30.00 %	0.00 %	9			$583,940
B2030	Exterior Doors	$0.92	S.F.	86,000	30	1994	2024		30.00 %	0.00 %	9			$79,120
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	10	1994	2004		0.00 %	0.00 %	-11			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	77,400	25	1994	2019	2015	0.00 %	110.00 %	0		$1,762,398.00	$1,602,180
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	15	1994	2009		0.00 %	0.00 %	-6			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	8,600	75	1994	2069		72.00 %	0.00 %	54			$236,070
B3020	Roof Openings	$0.30	S.F.	86,000	30	1994	2024	2015	0.00 %	110.00 %	0		$28,380.00	$25,800
C1010	Partitions	$7.01	S.F.	86,000	100	1994	2094		79.00 %	0.00 %	79			$602,860
C1020	Interior Doors	$2.39	S.F.	86,000	30	1994	2024		30.00 %	0.00 %	9			$205,540
C1030	Fittings	$2.79	S.F.	86,000	20	1994	2014		0.00 %	110.00 %	-1		$263,934.00	$239,940
C2010	Stair Construction	$0.00	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	12,900	30	1994	2024		30.00 %	0.00 %	9			$132,483
C3010	Wall Finishes - Paint	$1.93	S.F.	73,100	10	2009	2019		40.00 %	0.00 %	4			$141,083
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	10	1994	2004		0.00 %	0.00 %	-11			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	7,463	8	1994	2002		0.00 %	110.00 %	-13		$69,779.00	$63,436
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	7,363	50	1994	2044		58.00 %	0.00 %	29			$106,690
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	17,200	50	1994	2044		58.00 %	0.00 %	29			$911,772
C3020	Floor Finishes - VCT	$9.54	S.F.	53,974	20	1994	2014		0.00 %	110.00 %	-1		$566,403.00	$514,912
C3020	Floor Finishes - Wood	$0.00	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C3030	Ceiling Finishes	$9.98	S.F.	86,000	20	1994	2014		0.00 %	110.00 %	-1		$944,108.00	$858,280
D1010	Elevators and Lifts	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	86,000	30	1994	2024		30.00 %	0.00 %	9			$1,518,760
D2020	Domestic Water Distribution	$3.99	S.F.	86,000	30	1994	2024		30.00 %	0.00 %	9			$343,140
D2030	Sanitary Waste	$3.41	S.F.	86,000	30	1994	2024		30.00 %	0.00 %	9			$293,260
D2040	Rain Water Drainage	$0.00	S.F.	0	0				0.00 %	0.00 %				$0

School Assessment Report - 1994 Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	86,000	30	1994	2024		30.00 %	0.00 %	9			$35,260
D3020	Heat Generating Systems	$4.55	S.F.	86,000	30	1994	2024		30.00 %	0.00 %	9			$391,300
D3030	Cooling Generating Systems	$4.73	S.F.	86,000	25	1994	2019	2015	0.00 %	110.00 %	0		$447,458.00	$406,780
D3040	Distribution & Exhaust Systems	$5.51	S.F.	86,000	30	1994	2024	2015	0.00 %	110.00 %	0		$521,246.00	$473,860
D3050	Terminal & Package Units	$18.52	S.F.	86,000	15	1994	2009		0.00 %	110.00 %	-6		$1,751,992.00	$1,592,720
D3060	Controls & Instrumentation	$3.60	S.F.	86,000	20	1994	2014		0.00 %	110.00 %	-1		$340,560.00	$309,600
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	86,000	30	1994	2024		30.00 %	0.00 %	9			$105,780
D4010	Sprinklers	$4.75	S.F.	86,000	30	1994	2024		30.00 %	0.00 %	9			$408,500
D4020	Standpipes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	S.F.	86,000	40	1994	2034		47.50 %	0.00 %	19			$155,660
D5020	Branch Wiring	$6.78	S.F.	86,000	30	1994	2024		30.00 %	0.00 %	9			$583,080
D5020	Lighting	$8.90	S.F.	86,000	30	1994	2024	2015	0.00 %	110.00 %	0		$841,940.00	$765,400
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	86,000	15	1994	2009		0.00 %	110.00 %	-6		$529,760.00	$481,600
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	86,000	15	1994	2009		0.00 %	110.00 %	-6		$116,358.00	$105,780
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	86,000	15	1994	2009	2015	0.00 %	110.00 %	0		$57,706.00	$52,460
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	86,000	20	1994	2014		0.00 %	110.00 %	-1		$33,110.00	$30,100
E1010	Commercial Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1090	Other Equipment - Kitchen Equipment	$4.90	S.F.	86,000	20	1994	2014		0.00 %	110.00 %	-1		$463,540.00	$421,400
E2010	Fixed Furnishings	$5.37	S.F.	86,000	20	1994	2014		0.00 %	110.00 %	-1		$508,002.00	$461,820
F1010	Special Structures - Canopies	$1.61	S.F.	86,000	25	1994	2019		16.00 %	0.00 %	4			$138,460
								Total	**28.11 %**	**50.30 %**			**$9,246,674.00**	**$18,383,666**

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:	**$9,246,674**	**$0**	**$0**	**$0**	**$330,507**	**$0**	**$0**	**$0**	**$88,394**	**$6,636,751**	**$0**	**$16,302,326**
*** 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	$838,100	$0	**$838,100**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$113,557	$0	**$113,557**
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	$1,762,398	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,762,398**
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	$28,380	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,380**
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**

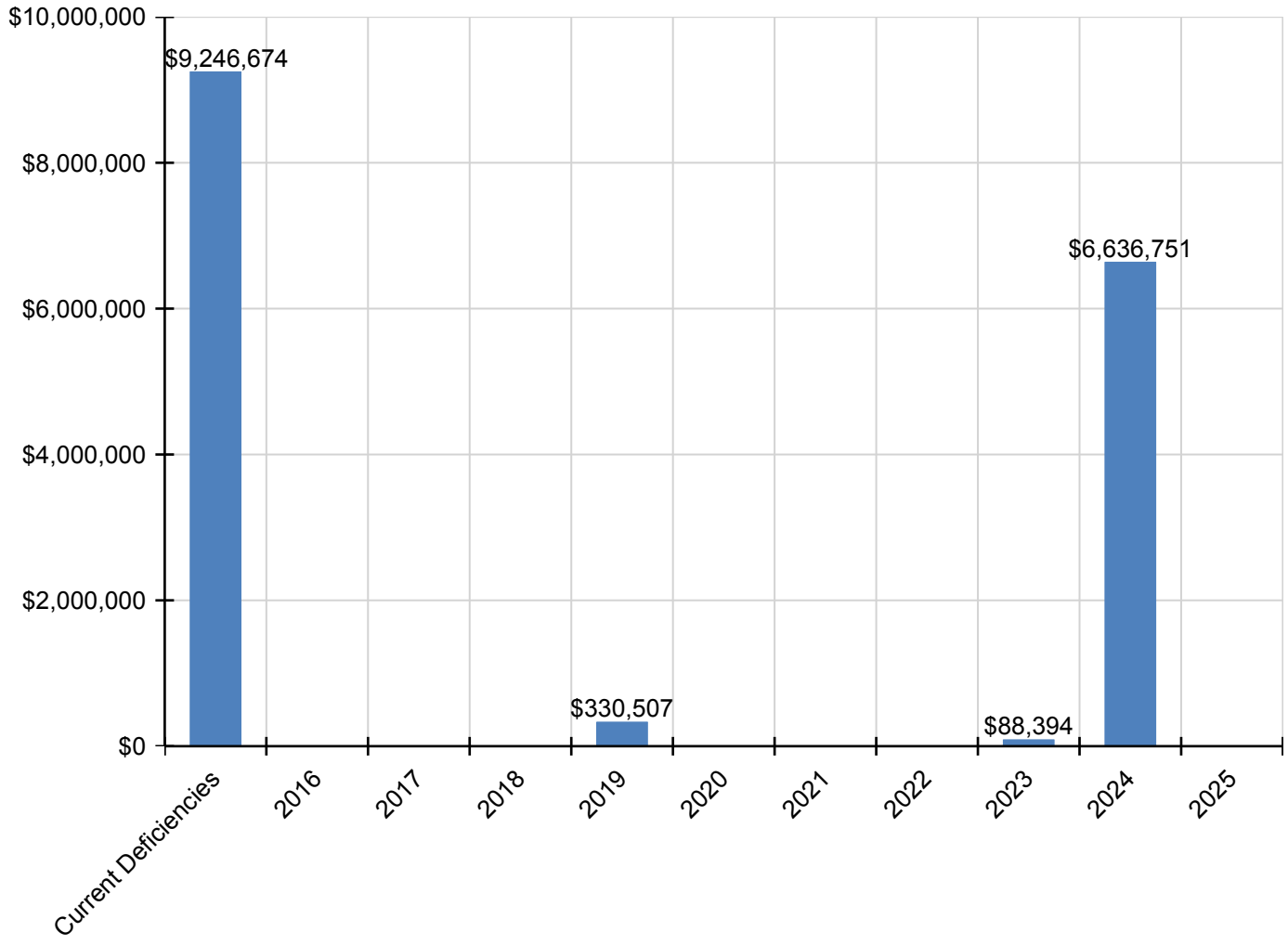
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$214,546	$0	**$214,546**
C1030 - Fittings	$263,934	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$263,934**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$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	$190,146	$0	**$190,146**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$174,669	$0	$0	$0	$0	$0	$0	**$174,669**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$69,779	$0	$0	$0	$0	$0	$0	$0	$88,394	$0	$0	**$158,173**
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	$566,403	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$566,403**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$944,108	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$944,108**
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	$0	$0	$0	$0	$2,179,801	$0	**$2,179,801**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$492,492	$0	**$492,492**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$420,902	$0	**$420,902**
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	$50,607	$0	**$50,607**
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	$561,614	$0	**$561,614**
D3030 - Cooling Generating Systems	$447,458	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$447,458**
D3040 - Distribution & Exhaust Systems	$521,246	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$521,246**
D3050 - Terminal & Package Units	$1,751,992	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,751,992**
D3060 - Controls & Instrumentation	$340,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$340,560**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$151,821	$0	**$151,821**
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	$586,300	$0	**$586,300**
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	$836,866	$0	**$836,866**
D5020 - Lighting	$841,940	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$841,940**
D5030 - Communications and Security - Clock & PA Systems	$529,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$529,760**
D5030 - Communications and Security - Fire Alarm	$116,358	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$116,358**
D5030 - Communications and Security - Security & CCTV	$57,706	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,706**
D5090 - Other Electrical Systems - Emergency Generator	$33,110	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,110**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment - Kitchen Equipment	$463,540	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$463,540**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$508,002	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$508,002**
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	$155,838	$0	$0	$0	$0	$0	$0	**$155,838**

** Indicates non-renewable system*

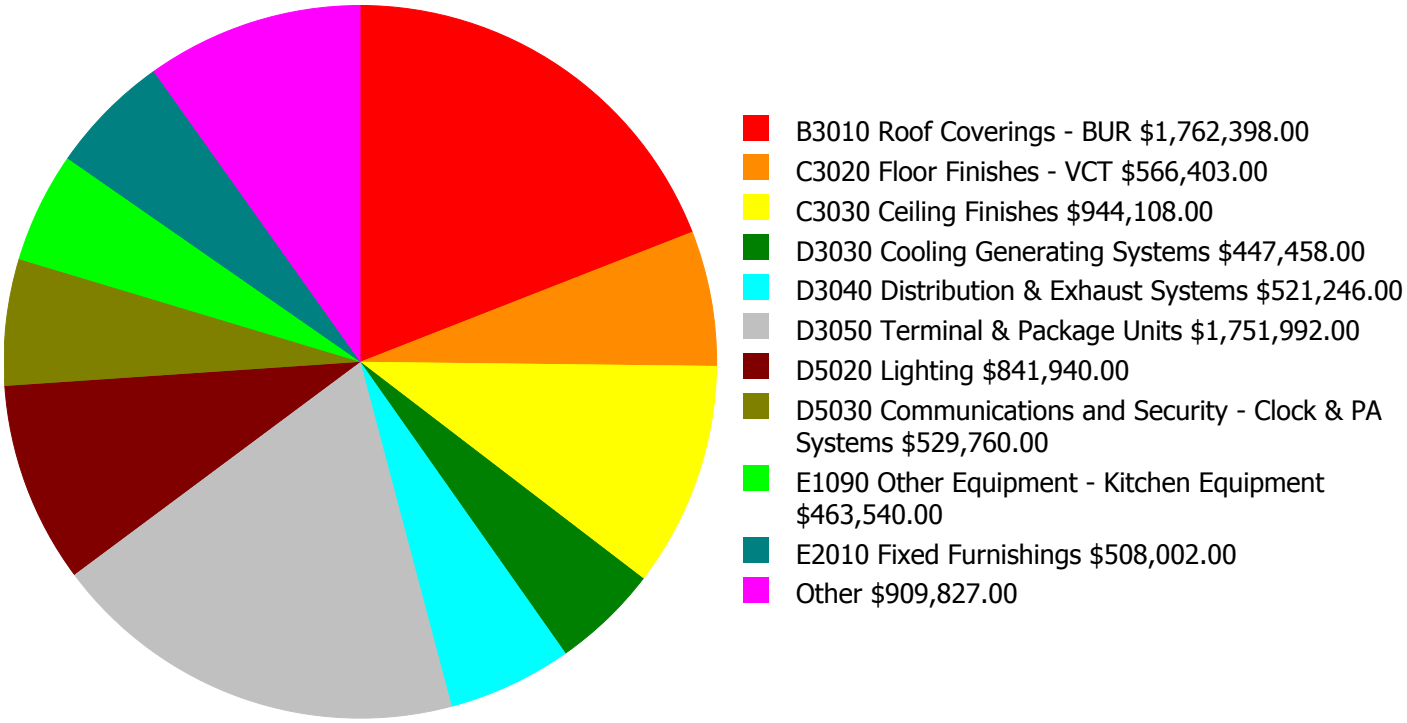
Forecasted Capital Renewal Requirement

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

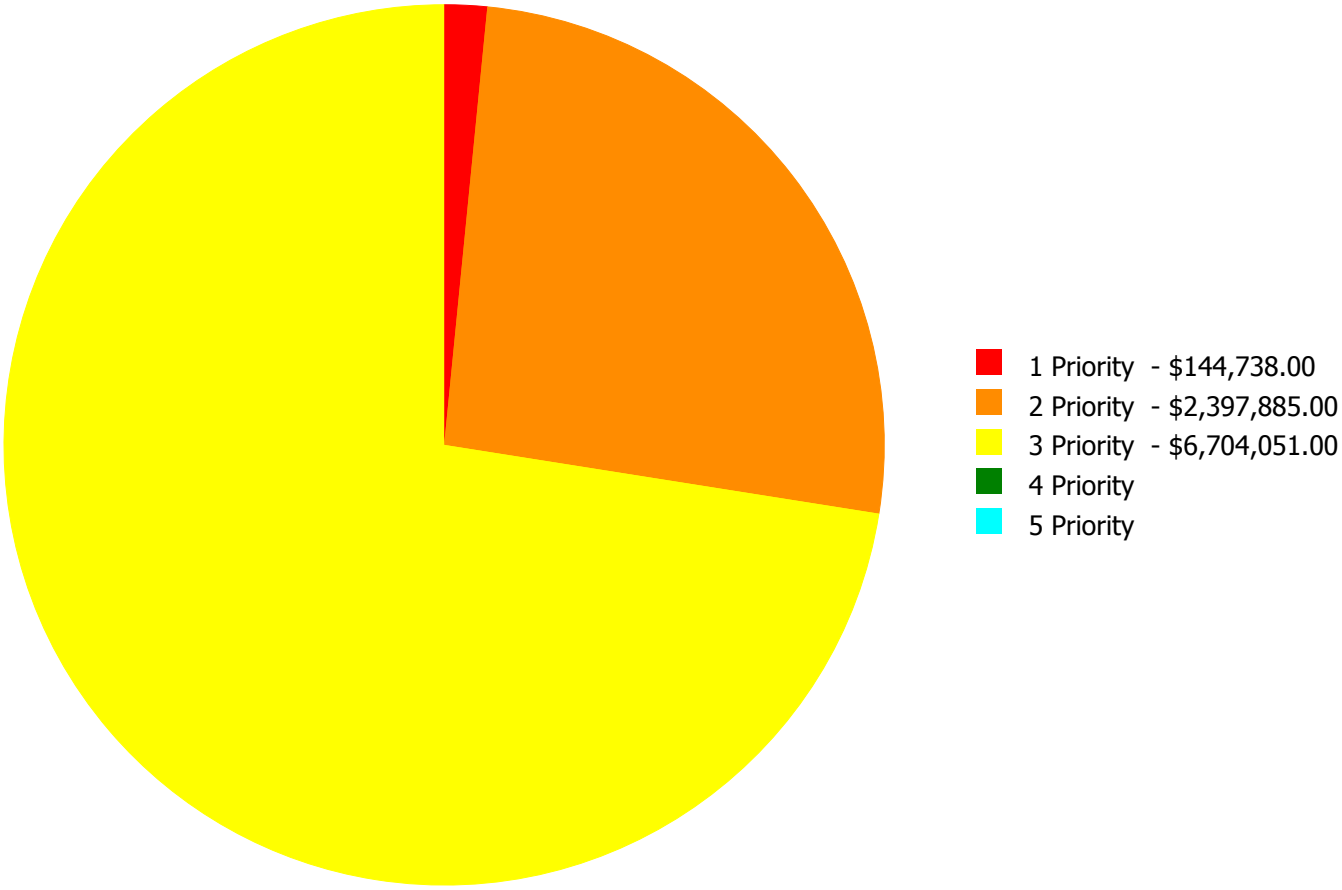
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $9,246,674.00

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: $9,246,674.00

Deficiency By Priority Investment Table

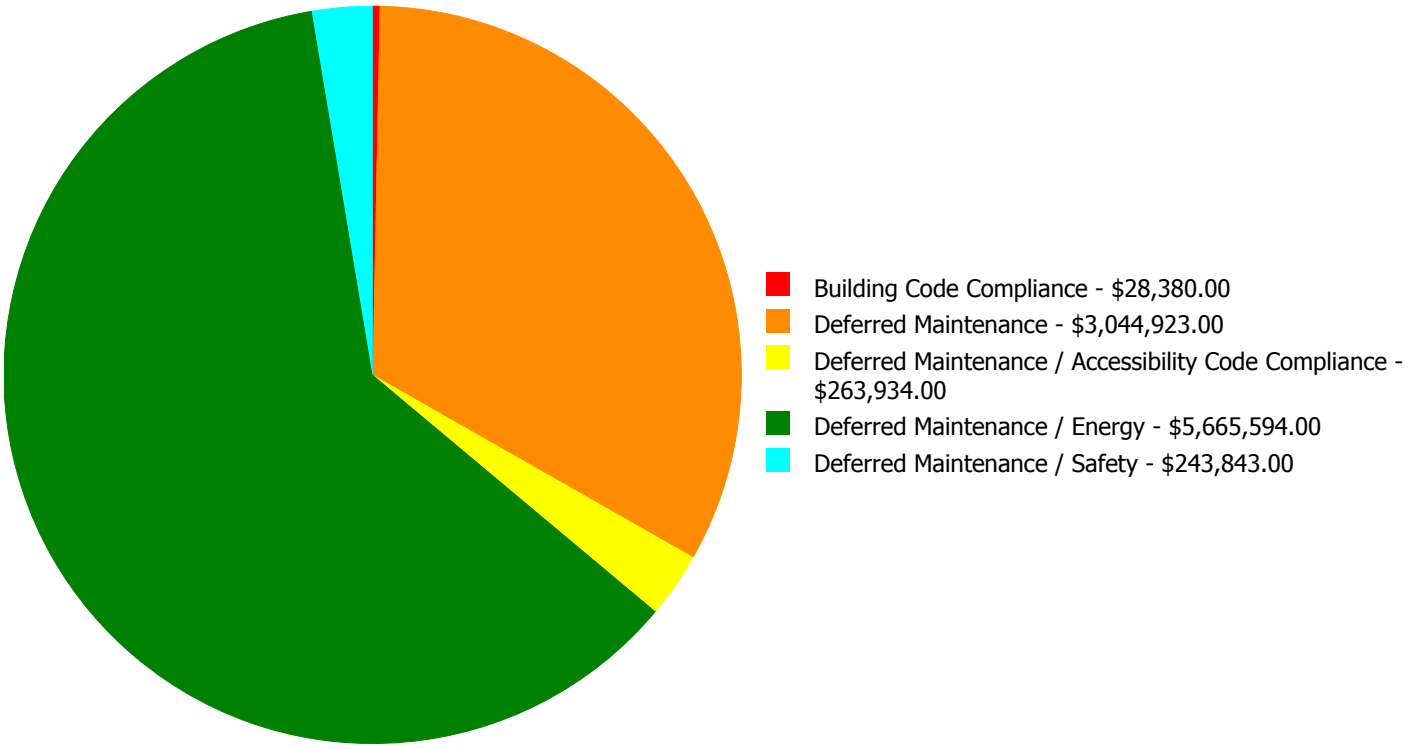
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - BUR	$0.00	$1,762,398.00	$0.00	$0.00	$0.00	$1,762,398.00
B3020	Roof Openings	$28,380.00	$0.00	$0.00	$0.00	$0.00	$28,380.00
C1030	Fittings	$0.00	$0.00	$263,934.00	$0.00	$0.00	$263,934.00
C3020	Floor Finishes - Carpet	$0.00	$69,779.00	$0.00	$0.00	$0.00	$69,779.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$566,403.00	$0.00	$0.00	$566,403.00
C3030	Ceiling Finishes	$0.00	$0.00	$944,108.00	$0.00	$0.00	$944,108.00
D3030	Cooling Generating Systems	$0.00	$0.00	$447,458.00	$0.00	$0.00	$447,458.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$521,246.00	$0.00	$0.00	$521,246.00
D3050	Terminal & Package Units	$0.00	$0.00	$1,751,992.00	$0.00	$0.00	$1,751,992.00
D3060	Controls & Instrumentation	$0.00	$0.00	$340,560.00	$0.00	$0.00	$340,560.00
D5020	Lighting	$0.00	$0.00	$841,940.00	$0.00	$0.00	$841,940.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$529,760.00	$0.00	$0.00	$529,760.00
D5030	Communications and Security - Fire Alarm	$116,358.00	$0.00	$0.00	$0.00	$0.00	$116,358.00
D5030	Communications and Security - Security & CCTV	$0.00	$57,706.00	$0.00	$0.00	$0.00	$57,706.00
D5090	Other Electrical Systems - Emergency Generator	$0.00	$0.00	$33,110.00	$0.00	$0.00	$33,110.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$463,540.00	$0.00	$0.00	$463,540.00
E2010	Fixed Furnishings	$0.00	$508,002.00	$0.00	$0.00	$0.00	$508,002.00
	Total:	$144,738.00	$2,397,885.00	$6,704,051.00	$0.00	$0.00	$9,246,674.00

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: $9,246,674.00

Deficiency Details by Priority

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

Priority 1 Priority:

System: B3020 - Roof Openings

Location: Roof
Distress: Inadequate
Category: Building Code Compliance
Priority: 1 Priority
Correction: Renew System
Qty: 86,000.00
Unit of Measure: S.F.
Estimate: $28,380.00
Assessor Name: Sam Mandola
Date Created: 08/18/2015

Notes: The roof opening is aged, rusted, not OSHA compliant, and should be replaced. SPLOST project 317-422 to install a roof hatch and ladder.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building
Distress: Needs Remediation
Category: Deferred Maintenance / Safety
Priority: 1 Priority
Correction: Renew System
Qty: 86,000.00
Unit of Measure: S.F.
Estimate: $116,358.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: During the facility assessment, the school was on a fire watch. The alarm system was malfunctioning and had to be turned off. The entire system should be replaced/upgraded, as it is also beyond its expected service life.

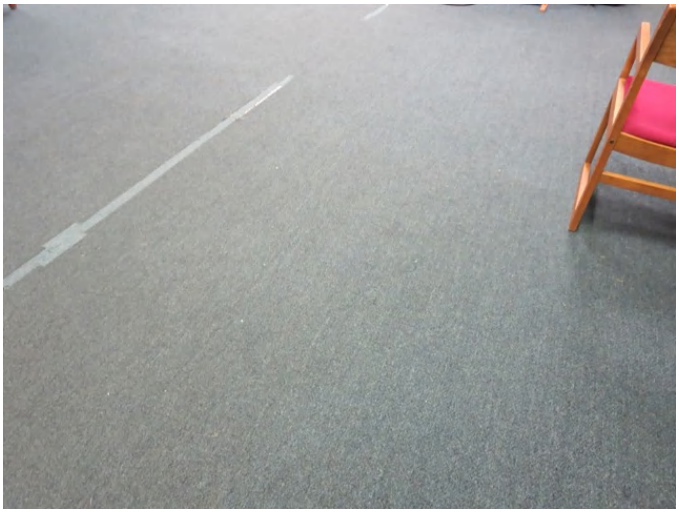
Priority 2 Priority:

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Needs Remediation
Category: Deferred Maintenance / Energy
Priority: 2 Priority
Correction: Renew System
Qty: 77,400.00
Unit of Measure: S.F.
Estimate: $1,762,398.00
Assessor Name: Sam Mandola
Date Created: 08/18/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced. SPLOST project 317-422 to replace the roof.

System: C3020 - Floor Finishes - Carpet



Location: Media Center, Music, and Offices
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 7,463.00
Unit of Measure: S.F.
Estimate: $69,779.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The carpet in the music room is stained, damaged, and a trip hazard, and should be replaced.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 86,000.00

Unit of Measure: S.F.

Estimate: $57,706.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The security and CCTV systems are beyond their expected service life, inadequate, and should be scheduled for replacement/upgrade to provide full coverage.

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Renew System

Qty: 86,000.00

Unit of Measure: S.F.

Estimate: $508,002.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The fixed wood furnishing are aged, decaying due to termites, and should be replaced.

Priority 3 Priority:

System: C1030 - Fittings

Location: Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 86,000.00

Unit of Measure: S.F.

Estimate: $263,934.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Some of the accessible toilet stalls throughout the building are not ADA compliant. Rooms signs do not have raised characters and Braille. The entire fittings system is beyond its expected service life and should be scheduled for replacement.

System: C3020 - Floor Finishes - VCT

Location: Classrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 53,974.00

Unit of Measure: S.F.

Estimate: $566,403.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The VCT flooring is aged, cracked and worn, and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 86,000.00

Unit of Measure: S.F.

Estimate: $944,108.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Some of the acoustical ceiling tiles and grid system is damaged due to roof leaks and should be replaced.

System: D3030 - Cooling Generating Systems

Location: Exterior of Building

Distress: Damaged

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 86,000.00

Unit of Measure: S.F.

Estimate: $447,458.00

Assessor Name: Ben Nixon

Date Created: 08/11/2015

Notes: Staff reports that the cooling generating system is constantly breaking down. It is worn and nearing end of service life and should be scheduled for replacement.

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 86,000.00

Unit of Measure: S.F.

Estimate: $521,246.00

Assessor Name: Ben Nixon

Date Created: 08/11/2015

Notes: The distribution and exhaust systems are nearing the end of their expected service life, worn, and should be scheduled for replacement. Staff reports that the exhaust system constantly malfunctions.

System: D3050 - Terminal & Package Units

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 86,000.00

Unit of Measure: S.F.

Estimate: $1,751,992.00

Assessor Name: Ben Nixon

Date Created: 08/11/2015

Notes: System includes make-up-air, mini split packages, and exhaust air heat recovery units. Staff reports that the units are constantly down for maintenance. Units are corroded/rusted, beyond their expected service life, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 86,000.00

Unit of Measure: S.F.

Estimate: $340,560.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5020 - Lighting

Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 86,000.00

Unit of Measure: S.F.

Estimate: $841,940.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The lighting system is original with T-12 bulbs and should be scheduled for replacement with more energy efficient fixtures.

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: 86,000.00
Unit of Measure: S.F.
Estimate: $529,760.00
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. Staff reports that systems have stopped working on several occasions.

System: D5090 - Other Electrical Systems - Emergency Generator

Location: Outside Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 86,000.00
Unit of Measure: S.F.
Estimate: $33,110.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The emergency generator is beyond its expected service life, has had several reported maintenance breakdowns, is rusted, and should be scheduled for replacement. SPLOST project 317-422 to replace the emergency generator.

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 86,000.00

Unit of Measure: S.F.

Estimate: $463,540.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Kitchen equipment is beyond its 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):	192
Year Built:	1994
Last Renovation:	
Replacement Value:	$18,709
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	73.17 %
FCA Score:	100.00

Description:

The storage building at Marbut Elementary School is located at 5776 Marbut Road in Lithonia, Georgia. Originally built in 1994, there have been no additions and no major renovations. 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	79.00 %	0.00 %	$0.00
A20 - Basement Construction	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.00 %	0.00 %	$0.00
B30 - Roofing	72.00 %	0.00 %	$0.00
C10 - Interior Construction	47.50 %	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:	**73.17 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Aug 18, 2015

2). East Elevation - Aug 18, 2015

3). North Elevation - Aug 18, 2015

4). West Elevation - Aug 18, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	192	100	1994	2094		79.00 %	0.00 %	79			$862
A1030	Slab on Grade	$3.60	S.F.	192	100	1994	2094		79.00 %	0.00 %	79			$691
A2010	Basement Excavation	$0.22	S.F.	192	100	1994	2094		79.00 %	0.00 %	79			$42
A2020	Basement Walls	$3.52	S.F.	192	100	1994	2094		79.00 %	0.00 %	79			$676
B1020	Roof Construction	$16.33	S.F.	192	100	1994	2094		79.00 %	0.00 %	79			$3,135
B2010	Exterior Walls	$38.65	S.F.	192	100	1994	2094		79.00 %	0.00 %	79			$7,421
B2020	Exterior Windows	$0.00	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
B2030	Exterior Doors	$0.80	S.F.	192	30	1994	2024		30.00 %	0.00 %	9			$154
B3010	Roof Coverings	$16.79	S.F.	192	75	1994	2069		72.00 %	0.00 %	54			$3,224
C1010	Partitions	$13.04	S.F.	192	40	1994	2034		47.50 %	0.00 %	19			$2,504
C1020	Interior Doors	$0.00	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
C1030	Fittings	$0.00	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C3010	Wall Finishes	$0.00	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C3020	Floor Finishes	$0.00	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C3030	Ceiling Finishes	$0.00	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
D2040	Rain Water Drainage	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**73.17 %**					**$18,709**

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.

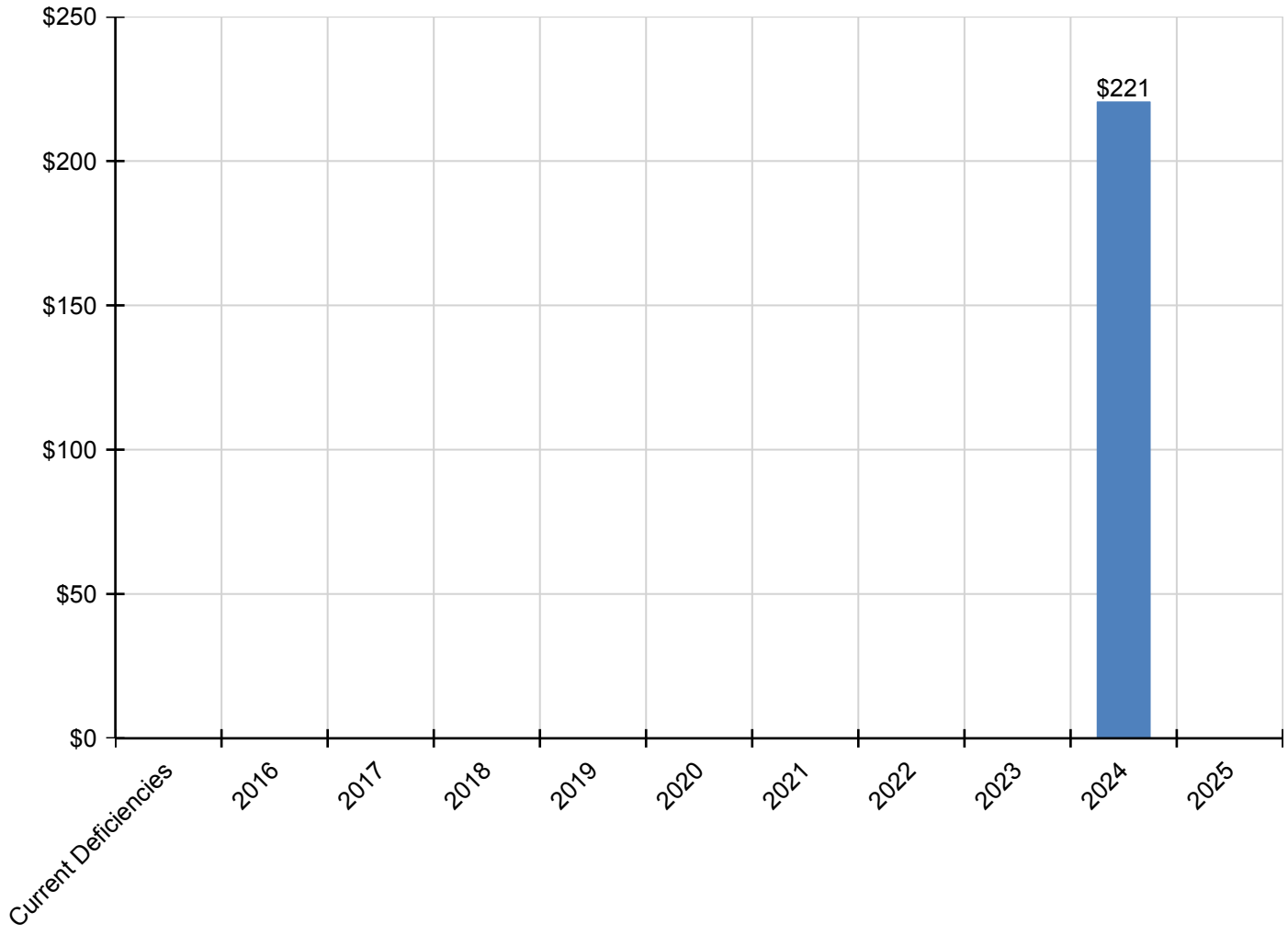
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$221**	**$0**	**$221**
* A - Substructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A10 - Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A1010 - Standard Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A1030 - Slab on Grade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A20 - Basement Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A2010 - Basement Excavation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A2020 - Basement Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B2010 - Exterior Walls	$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	$221	$0	**$221**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$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.

No data found for this asset

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:

No data found for this asset

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.

No data found for this asset

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:

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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:	1996
Last Renovation:	
Replacement Value:	$906,920
Repair Cost:	$103,502.00
Total FCI:	11.41 %
Total RSLI:	59.74 %
FCA Score:	88.59

Description:

The 1996 gymnasium at Marbut Elementary School is a one-story building located at 5776 Marbut Road in Lithonia, GA. There has been restroom addition in 2010 and no major renovations. 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	81.00 %	0.00 %	$0.00
B10 - Superstructure	81.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	76.91 %	0.00 %	$0.00
B30 - Roofing	74.67 %	0.00 %	$0.00
C10 - Interior Construction	62.26 %	0.00 %	$0.00
C30 - Interior Finishes	41.55 %	13.16 %	$13,596.00
D20 - Plumbing	82.44 %	0.00 %	$0.00
D30 - HVAC	18.59 %	54.23 %	$71,768.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	30.51 %	22.48 %	$18,138.00
Totals:	**59.74 %**	**11.41 %**	**$103,502.00**

Photo Album

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

1). Northwest Elevation - Aug 18, 2015

2). North Elevation - Aug 18, 2015

3). East Elevation - Aug 18, 2015

4). West Elevation - Aug 18, 2015

5). South Elevation - Aug 18, 2015

Condition Detail

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

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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.
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14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.34	S.F.	5,478	100	1996	2096		81.00 %	0.00 %	81			$51,165
A1030	Slab on Grade	$6.21	S.F.	5,478	100	1996	2096		81.00 %	0.00 %	81			$34,018
B1020	Roof Construction	$21.36	S.F.	5,478	100	1996	2096		81.00 %	0.00 %	81			$117,010
B2010	Exterior Walls	$19.80	S.F.	5,478	100	1996	2096		81.00 %	0.00 %	81			$108,464
B2030	Exterior Doors	$2.01	S.F.	5,478	30	1996	2026		36.67 %	0.00 %	11			$11,011
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	5,478	75	1996	2071		74.67 %	0.00 %	56			$65,243
C1010	Partitions	$12.78	S.F.	5,478	100	1996	2096		81.00 %	0.00 %	81			$70,009
C1020	Interior Doors	$4.24	S.F.	5,478	40	1996	2036		52.50 %	0.00 %	21			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	1996	2016		5.00 %	0.00 %	1			$18,954
C3010	Wall Finishes - Ceramic	$6.65	S.F.	0	30	1996	2026		36.67 %	0.00 %	11			$0
C3010	Wall Finishes - Paint	$1.41	S.F.	5,478	10	2005	2015		0.00 %	109.99 %	0		$8,496.00	$7,724
C3020	Floor Finishes - Ceramic Tile	$6.67	S.F.	0	8	1996	2004		0.00 %	0.00 %	-11			$0
C3020	Floor Finishes - Epoxy	$3.45	S.F.	548	15	1996	2011		0.00 %	109.99 %	-4		$2,080.00	$1,891
C3020	Floor Finishes - Neoprene	$14.46	S.F.	4,656	50	1996	2046		62.00 %	0.00 %	31			$67,326
C3020	Floor Finishes - VCT	$5.01	S.F.	548	15	1996	2011		0.00 %	110.02 %	-4		$3,020.00	$2,745
C3030	Ceiling Finishes	$4.31	S.F.	5,478	20	1996	2016		5.00 %	0.00 %	1			$23,610
D2010	Plumbing Fixtures	$9.66	S.F.	5,478	30	2010	2040		83.33 %	0.00 %	25			$52,917
D2020	Domestic Water Distribution	$5.85	S.F.	5,478	30	2010	2040		83.33 %	0.00 %	25			$32,046
D2030	Sanitary Waste	$0.87	S.F.	5,478	30	2010	2040		83.33 %	0.00 %	25			$4,766
D2040	Rain Water Drainage	$0.22	S.F.	0	0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	5,478	30	1996	2026		36.67 %	0.00 %	11			$1,753
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,478	30	1996	2026		36.67 %	0.00 %	11			$67,106
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	1996	2011		0.00 %	110.00 %	-4		$70,201.00	$63,819
D3060	Controls & Instrumentation	$0.26	S.F.	5,478	20	1996	2016	2015	0.00 %	110.04 %	0		$1,567.00	$1,424
D4010	Sprinklers	$3.84	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	40	1996	2036		52.50 %	0.00 %	21			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	1996	2026		36.67 %	0.00 %	11			$28,705
D5020	Lighting	$5.24	S.F.	5,478	30	1996	2026		36.67 %	0.00 %	11			$28,705
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	15	1996	2011		0.00 %	110.00 %	-4		$12,835.00	$11,668
D5030	Communications and Security - Public Address & Clock System	$0.88	S.F.	0	0				0.00 %	0.00 %				$0
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	5,478	15	1996	2011		0.00 %	110.00 %	-4		$5,303.00	$4,821
								Total	**59.74 %**	**11.41 %**			**$103,502.00**	**$906,920**

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%

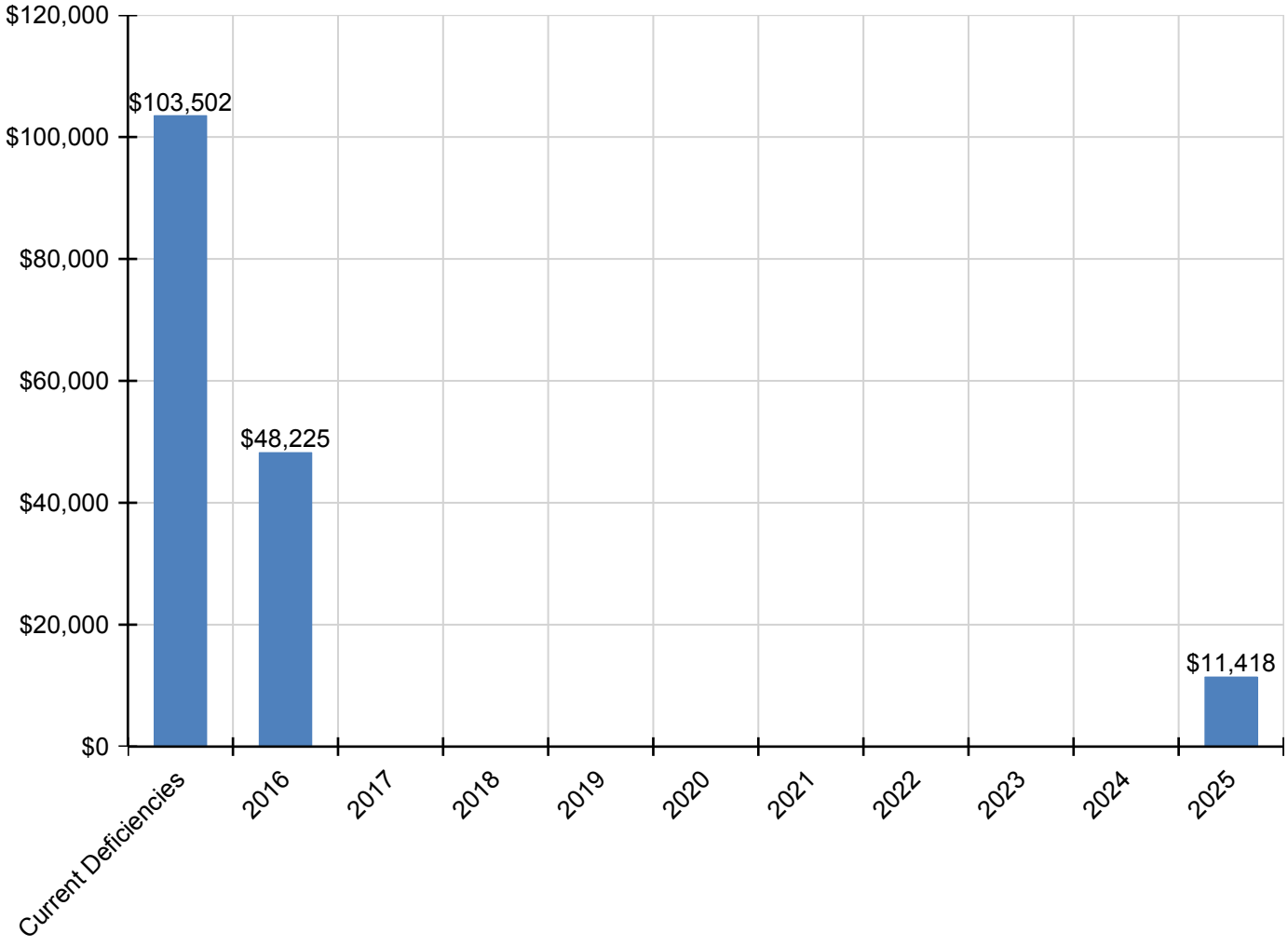
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$103,502**	**$48,225**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,418**	**$163,145**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$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	$21,474	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,474**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$8,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,418	**$19,914**
C3020 - Floor Finishes - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Epoxy	$2,080	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,080**
C3020 - Floor Finishes - Neoprene	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$3,020	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,020**
C3030 - Ceiling Finishes	$0	$26,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,750**

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	$1,567	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,567**
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	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$12,835	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,835**
D5030 - Communications and Security - Public Address & Clock System	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$5,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,303**

** Indicates non-renewable system*

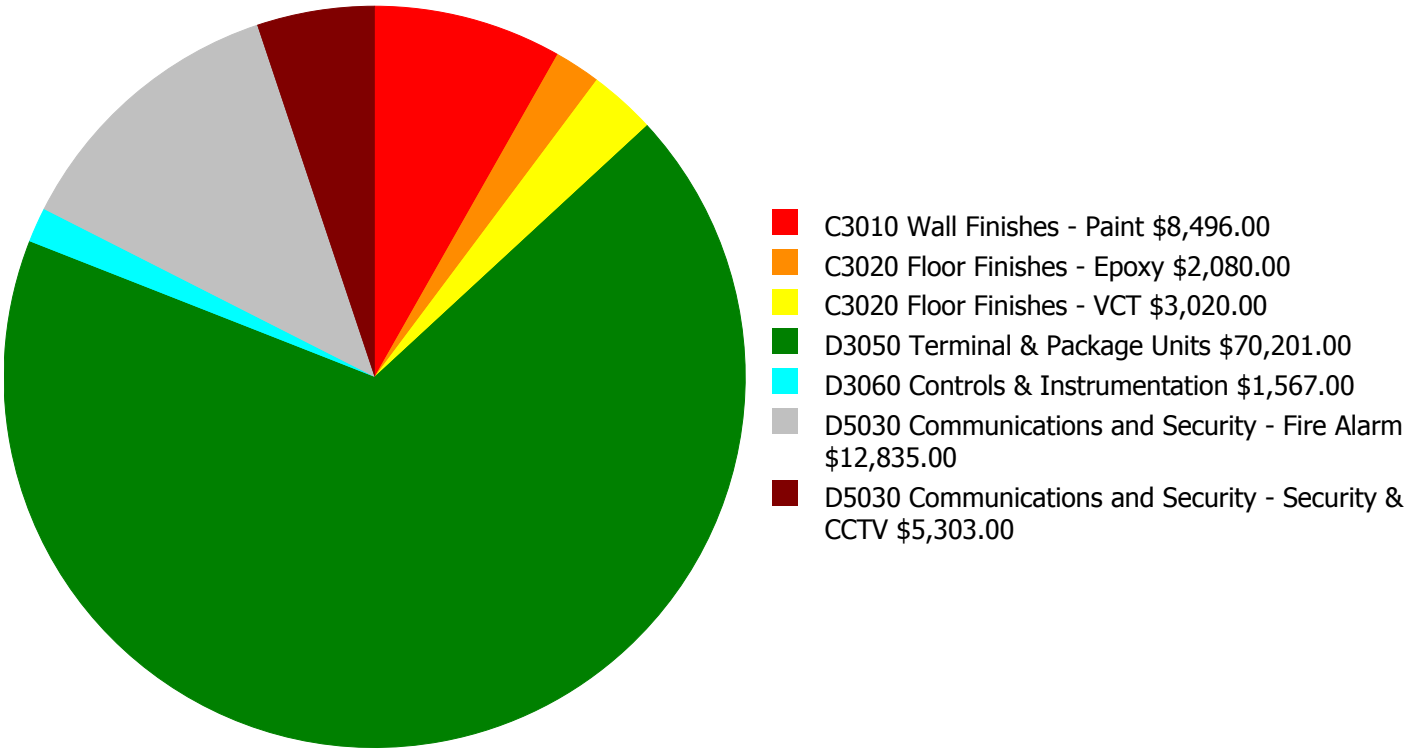
Forecasted Capital Renewal Requirement

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

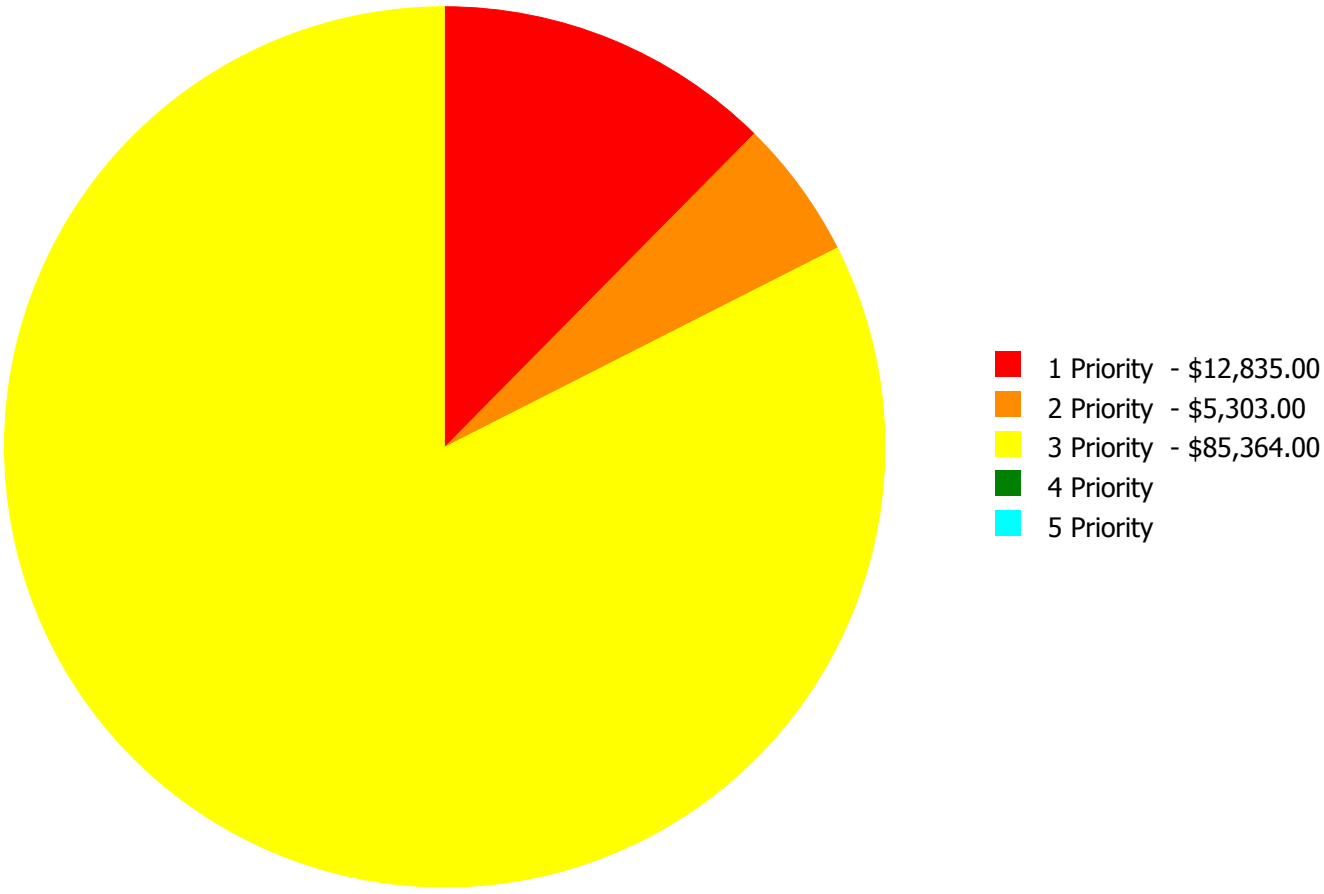
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $103,502.00

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: $103,502.00

Deficiency By Priority Investment Table

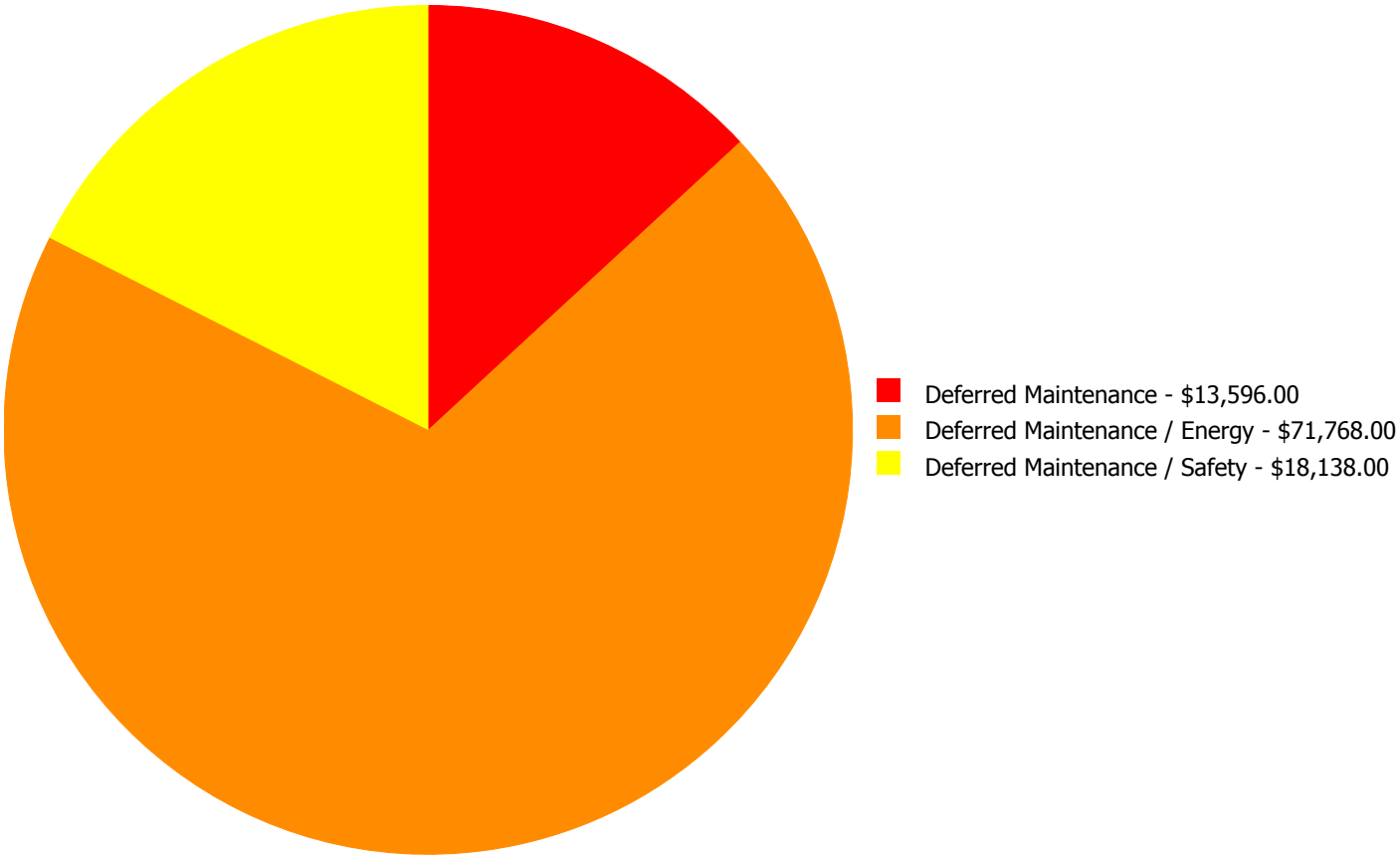
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$8,496.00	$0.00	$0.00	$8,496.00
C3020	Floor Finishes - Epoxy	$0.00	$0.00	$2,080.00	$0.00	$0.00	$2,080.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$3,020.00	$0.00	$0.00	$3,020.00
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
D3060	Controls & Instrumentation	$0.00	$0.00	$1,567.00	$0.00	$0.00	$1,567.00
D5030	Communications and Security - Fire Alarm	$12,835.00	$0.00	$0.00	$0.00	$0.00	$12,835.00
D5030	Communications and Security - Security & CCTV	$0.00	$5,303.00	$0.00	$0.00	$0.00	$5,303.00
	Total:	$12,835.00	$5,303.00	$85,364.00	$0.00	$0.00	$103,502.00

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: $103,502.00

Deficiency Details by Priority

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

Priority 1 Priority:

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Needs Remediation

Category: Deferred Maintenance / Safety

Priority: 1 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $12,835.00

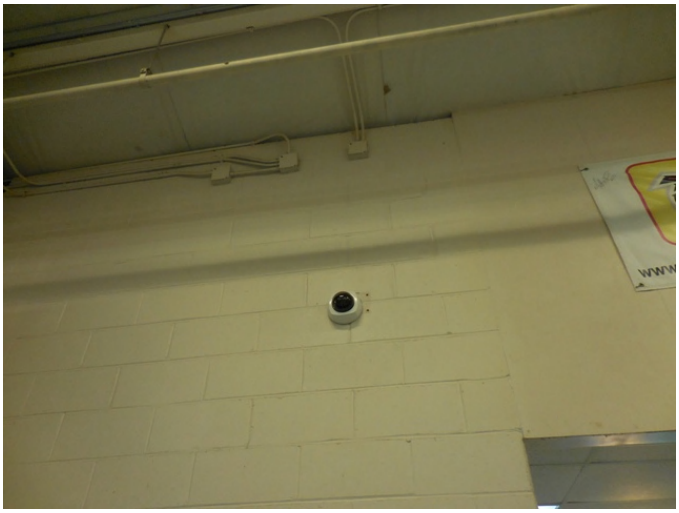
Assessor Name: Sam Mandola

Date Created: 08/11/2015

Notes: The alarm system in the gym functions intermittently. The entire system should be replaced/upgraded, as it is also beyond its expected service life.

Priority 2 Priority:

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $5,303.00

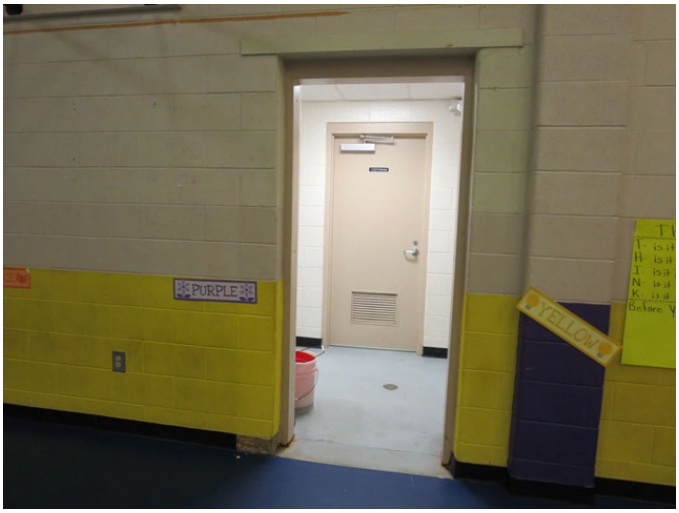
Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Security system does not exist and CCTV system is beyond its expected service life and inadequate. The entire system should be replaced/upgraded to provide full coverage.

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,478.00
Unit of Measure: S.F.
Estimate: $8,496.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Epoxy

Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 548.00
Unit of Measure: S.F.
Estimate: $2,080.00
Assessor Name: Ben Nixon
Date Created: 08/18/2015

Notes: The epoxy flooring is aged, cracked and worn, and should be replaced.

System: C3020 - Floor Finishes - VCT

Location: Entrance Area and Offices
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 548.00
Unit of Measure: S.F.
Estimate: $3,020.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The VCT flooring has some deterioration due to age and use and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 5,478.00
Unit of Measure: S.F.
Estimate: $70,201.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: One PTAC AC unit is located in the office area of the gym. It is beyond its expected service life and should be scheduled for replacement. The main gym area does not have air conditioning and it should be provided. SPLOST project 317-422 to install a 20-ton HVAC package in the gym.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $1,567.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The controls and instrumentation system is beyond its 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):	91,670
Year Built:	1994
Last Renovation:	
Replacement Value:	$2,572,696
Repair Cost:	$725,150.00
Total FCI:	28.19 %
Total RSLI:	28.13 %
FCA Score:	71.81

Description:

The Marbut Elementary School site was originally constructed in 1994, has a total area of 47.1 acres, and is occupied by approximately 91,670 square feet of permanent building space. Campus site features include a the campus contains paved driveways, 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:	1795

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	13.55 %	42.01 %	$657,589.00
G30 - Site Mechanical Utilities	56.88 %	0.00 %	$0.00
G40 - Site Electrical Utilities	38.69 %	20.03 %	$67,561.00
Totals:	**28.13 %**	**28.19 %**	**$725,150.00**

Photo Album

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

1). Aerial Image of Marbut Elementary School - Oct 21, 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.	79,366	25	1994	2019		16.00 %	0.00 %	4			$410,322
G2020	Parking Lots	$4.56	S.F.	29,664	25	1994	2019		16.00 %	0.00 %	4			$135,268
G2030	Pedestrian Paving	$1.50	S.F.	91,670	30	1994	2024		30.00 %	0.00 %	9			$137,505
G2040	Baseball Field	$8.35	S.F.	0	20				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.	91,670	25	1994	2019		16.00 %	0.00 %	4			$26,584
G2040	Covered Walkways	$48.72	S.F.	850	25	1996	2021		24.00 %	0.00 %	6			$41,412
G2040	Fencing & Guardrails	$0.91	S.F.	91,670	30	1994	2024		30.00 %	0.00 %	9			$83,420
G2040	Football Field	$5.85	S.F.	0	20				0.00 %	0.00 %				$0
G2040	Hard Surface Play Area	$6.26	S.F.	9,485	20	1994	2014		0.00 %	110.00 %	-1		$65,314.00	$59,376
G2040	Playing Field	$3.92	S.F.	137,355	20	1994	2014		0.00 %	110.00 %	-1		$592,275.00	$538,432
G2040	Soccer/Lacross Field	$5.00	S.F.	0	20				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.	0	20				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.	0	20				0.00 %	0.00 %				$0
G2040	Track	$7.04	S.F.	0	10				0.00 %	0.00 %				$0
G2050	Landscaping	$1.45	S.F.	91,670	15	1994	2009	2020	33.33 %	0.00 %	5			$132,922
G3010	Water Supply	$1.83	S.F.	91,670	50	1994	2044		58.00 %	0.00 %	29			$167,756
G3020	Sanitary Sewer	$1.15	S.F.	91,670	50	1994	2044		58.00 %	0.00 %	29			$105,421
G3030	Storm Sewer	$3.55	S.F.	91,670	50	1994	2044		58.00 %	0.00 %	29			$325,429
G3060	Fuel Distribution	$0.78	S.F.	91,670	40	1994	2034		47.50 %	0.00 %	19			$71,503
G4010	Electrical Distribution	$1.86	S.F.	91,670	50	1994	2044		58.00 %	0.00 %	29			$170,506
G4020	Site Lighting	$1.15	S.F.	91,670	30	1994	2024		30.00 %	0.00 %	9			$105,421
G4030	Site Communications & Security	$0.67	S.F.	91,670	10	1994	2004		0.00 %	110.00 %	-11		$67,561.00	$61,419
								Total	**28.13 %**	**28.19 %**			**$725,150.00**	**$2,572,696**

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.

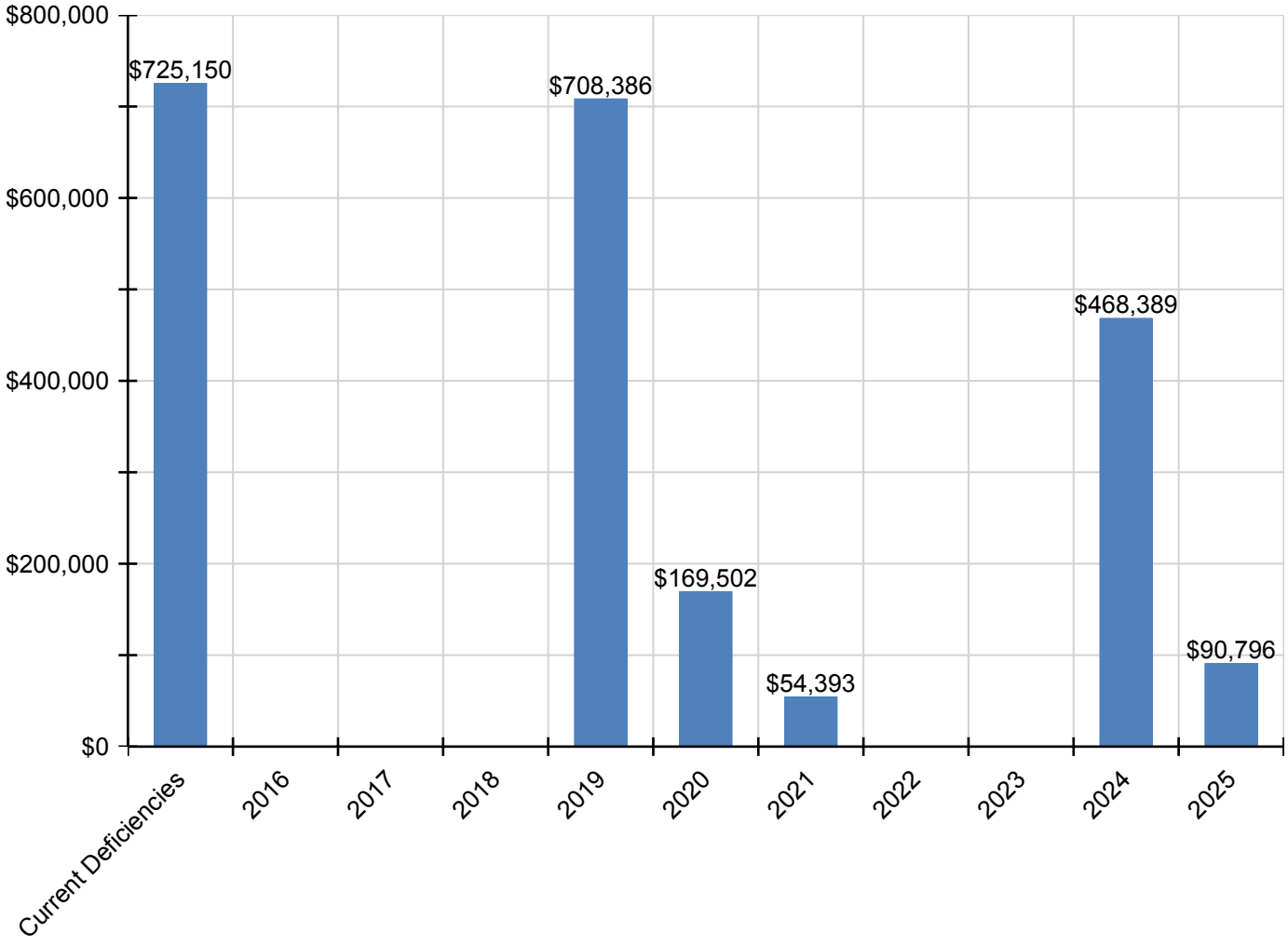
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$725,150**	**$0**	**$0**	**$0**	**$708,386**	**$169,502**	**$54,393**	**$0**	**$0**	**$468,389**	**$90,796**	**$2,216,616**
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	$0	$0	$0	$0	$508,003	$0	$0	$0	$0	$0	$0	**$508,003**
G2020 - Parking Lots	$0	$0	$0	$0	$167,470	$0	$0	$0	$0	$0	$0	**$167,470**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$197,355	$0	**$197,355**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$32,913	$0	$0	$0	$0	$0	$0	**$32,913**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$54,393	$0	$0	$0	$0	**$54,393**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$119,729	$0	**$119,729**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$65,314	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,314**
G2040 - Playing Field	$592,275	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$592,275**
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	$0	$0	$0	$0	$0	$169,502	$0	$0	$0	$0	$0	**$169,502**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$151,305	$0	**$151,305**
G4030 - Site Communications & Security	$67,561	$0	$0	$0	$0	$0	$0	$0	$0	$0	$90,796	**$158,357**

** Indicates non-renewable system*

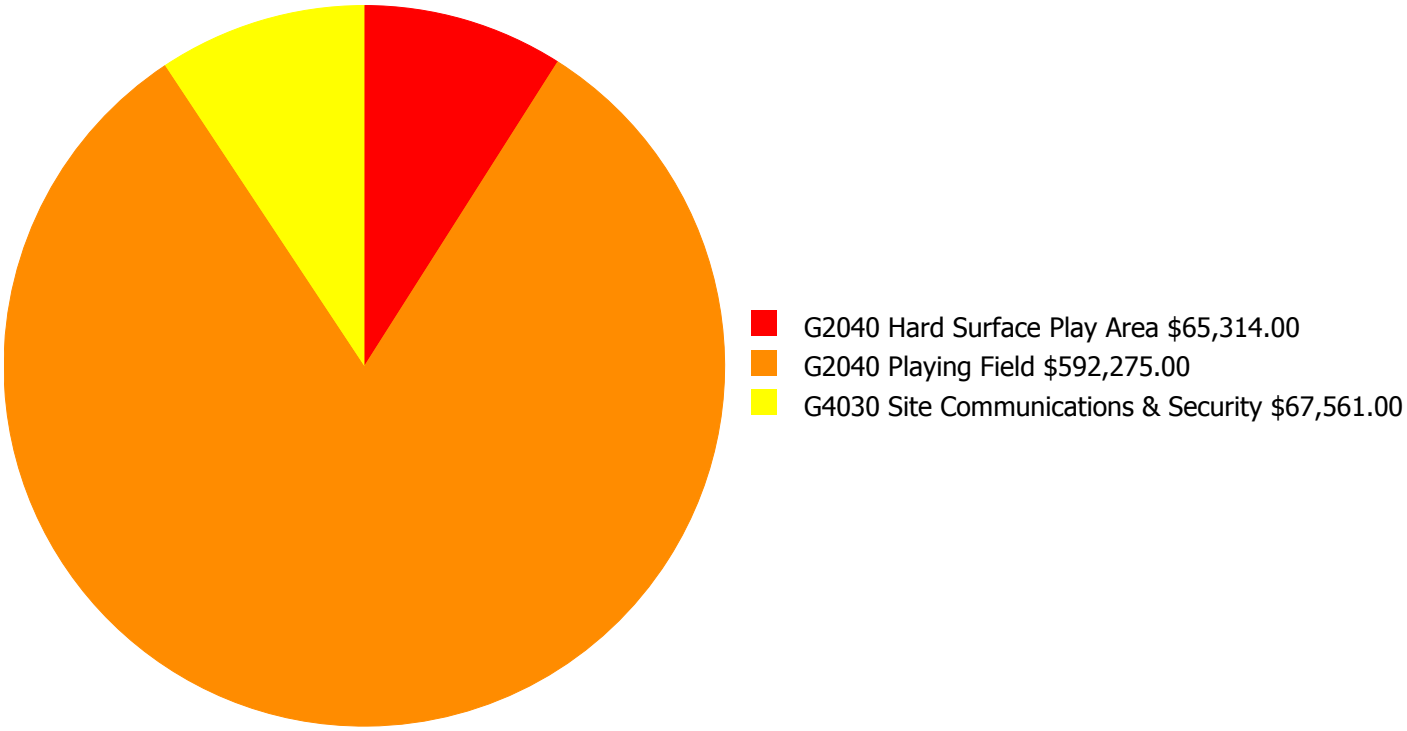
Forecasted Capital Renewal Requirement

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

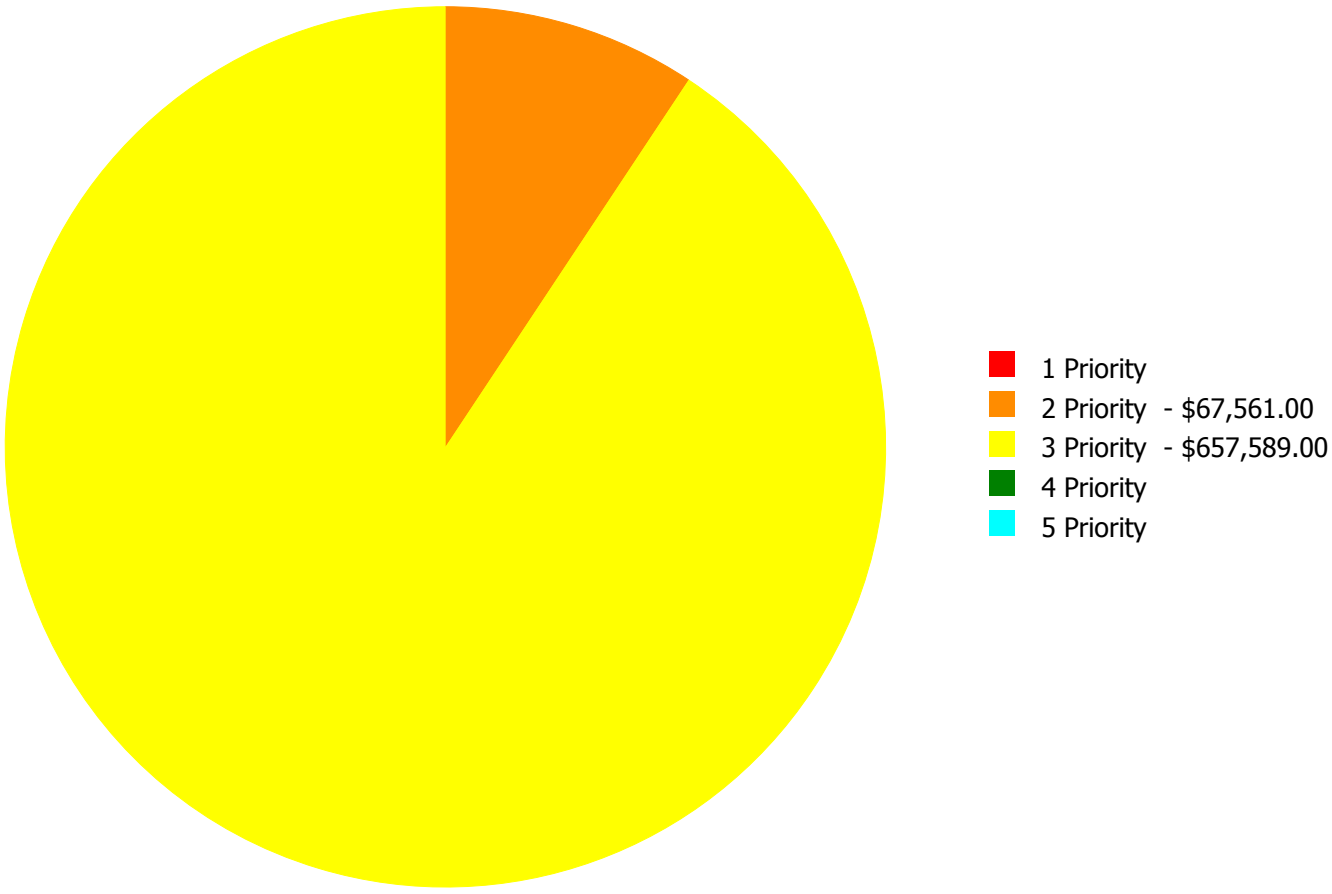
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $725,150.00

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: $725,150.00

Deficiency By Priority Investment Table

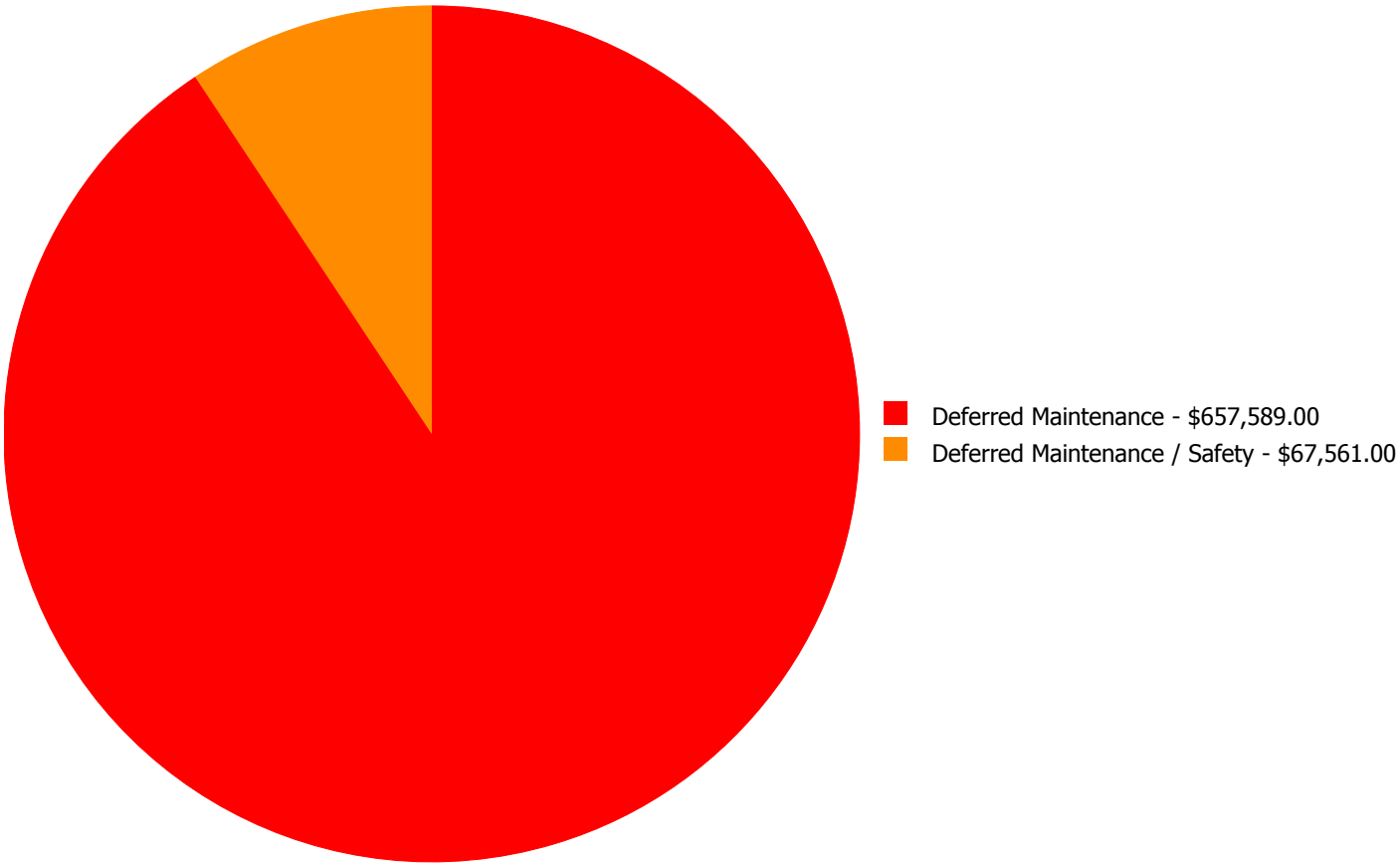
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
G2040	Hard Surface Play Area	$0.00	$0.00	$65,314.00	$0.00	$0.00	$65,314.00
G2040	Playing Field	$0.00	$0.00	$592,275.00	$0.00	$0.00	$592,275.00
G4030	Site Communications & Security	$0.00	$67,561.00	$0.00	$0.00	$0.00	$67,561.00
	Total:	$0.00	$67,561.00	$657,589.00	$0.00	$0.00	$725,150.00

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: $725,150.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: G4030 - Site Communications & Security

Location: Site

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 91,670.00

Unit of Measure: S.F.

Estimate: $67,561.00

Assessor Name: Sam Mandola

Date Created: 08/11/2015

Notes: Security and CCTV system is inadequate, beyond its expected service life and should be replaced/upgraded to provide full coverage.

Priority 3 Priority:

System: G2040 - Hard Surface Play Area

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 9,485.00
Unit of Measure: S.F.
Estimate: $65,314.00
Assessor Name: Sam Mandola
Date Created: 08/18/2015

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: G2040 - Playing Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 137,355.00
Unit of Measure: S.F.
Estimate: $592,275.00
Assessor Name: Sam Mandola
Date Created: 08/19/2015

Notes: The playing fields are beyond their expected service life, have bare spots, and should be re-sodded to prevent erosion.

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.