DeKalb County School District/Elementary Schools

Midvale 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):	60,955
Year Built:	1966
Last Renovation:	2010
Replacement Value:	$14,383,924
Repair Cost:	$6,695,186.84
Total FCI:	46.55 %
Total RSLI:	28.01 %
FCA Score:	53.45

Description:

The Midvale Elementary School campus consists of two buildings located at 3836 Midvale Road in Tucker, Georgia. The original campus was constructed in 1961, an addition to the main school building was constructed in 1968, and a gymnasium building was constructed in 2003. In addition to the buildings, the campus contains a covered walkway, playgrounds, and playing field. 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 2	Board District:	District 4
DOE Facility:	2062	Geographic Region:	Region 2
HS Attendance Area:	Tucker HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	9.1		

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.

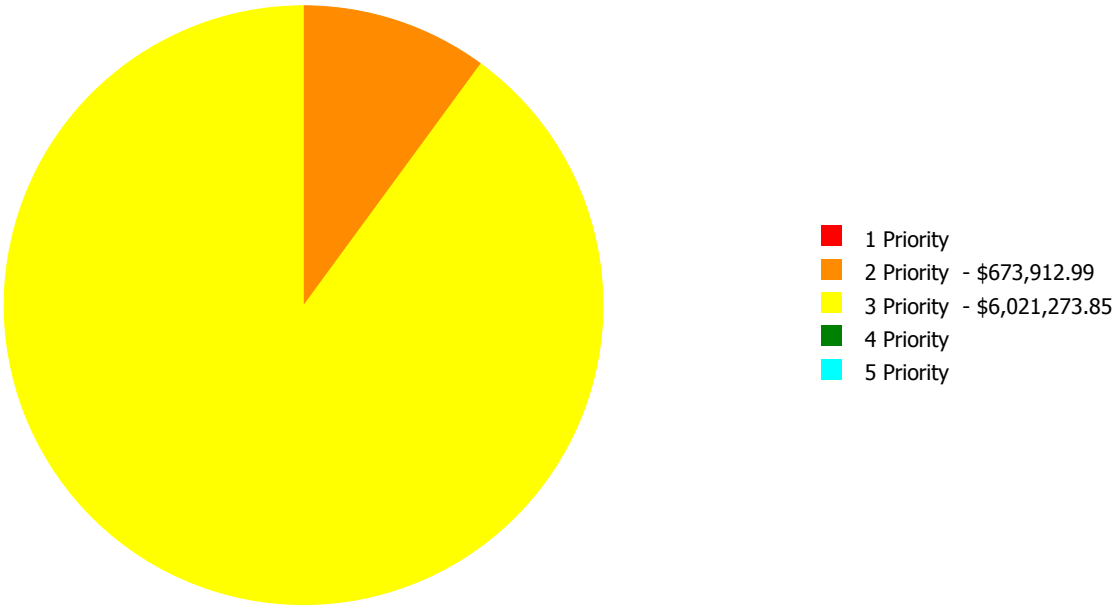
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	54.76 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	54.39 %	0.00 %	$0.00
B20 - Exterior Enclosure	17.86 %	32.69 %	$470,097.00
B30 - Roofing	72.89 %	22.47 %	$57,797.44
C10 - Interior Construction	35.71 %	35.10 %	$276,288.61
C20 - Stairs	51.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.27 %	26.66 %	$509,798.00
D10 - Conveying	50.00 %	0.00 %	$0.00
D20 - Plumbing	4.00 %	99.70 %	$1,551,498.00
D30 - HVAC	57.64 %	21.42 %	$480,766.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	14.33 %	87.39 %	$1,253,625.00
E10 - Equipment	0.00 %	110.00 %	$533,004.00
E20 - Furnishings	0.00 %	110.00 %	$327,112.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	3.71 %	102.16 %	$1,060,869.48
G30 - Site Mechanical Utilities	1.79 %	11.74 %	$52,299.39
G40 - Site Electrical Utilities	1.01 %	54.40 %	$122,031.92
Totals:	**28.01 %**	**46.55 %**	**$6,695,186.84**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1966 Storage	100	27.31	$0.00	$0.00	$2,291.00	$0.00	$0.00
1966, 1968 Building	55,377	45.13	$0.00	$435,319.44	$4,868,040.00	$0.00	$0.00
2003 Gym	5,478	16.84	$0.00	$0.00	$154,335.61	$0.00	$0.00
Site	60,955	72.30	$0.00	$238,593.55	$996,607.24	$0.00	$0.00
Total:		**46.55**	**$0.00**	**$673,912.99**	**$6,021,273.85**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $6,695,186.84

Executive Summary

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Function:	Elementary School
Gross Area (SF):	100
Year Built:	1966
Last Renovation:	
Replacement Value:	$8,390
Repair Cost:	$2,291.00
Total FCI:	27.31 %
Total RSLI:	23.29 %
FCA Score:	72.69

Description:

The storage building at Midvale Elementary School is located at 3836 Midvale Road in Tucker, Georgia. Originally built in 1966, there have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	51.00 %	0.00 %	$0.00
B10 - Superstructure	51.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	16.60 %	10.40 %	$444.00
B30 - Roofing	0.00 %	110.01 %	$1,847.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**23.29 %**	**27.31 %**	**$2,291.00**

Photo Album

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

1). East Elevation - Jun 28, 2015

2). North Elevation - Jun 28, 2015

3). West Elevation - Jun 28, 2015

4). South Elevation - Jun 28, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	100	100	1966	2066		51.00 %	0.00 %	51			$449
A1030	Slab on Grade	$3.60	S.F.	100	100	1966	2066		51.00 %	0.00 %	51			$360
B1020	Roof Construction	$16.33	S.F.	100	100	1966	2066		51.00 %	0.00 %	51			$1,633
B2010	Exterior Walls	$38.65	S.F.	100	60	1966	2026		18.33 %	0.00 %	11			$3,865
B2020	Exterior Windows	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$4.04	S.F.	100	30	1966	1996		0.00 %	109.90 %	-19		$444.00	$404
B3010	Roof Coverings	$16.79	S.F.	100	20	1966	1986		0.00 %	110.01 %	-29		$1,847.00	$1,679
C1010	Partitions	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1020	Interior Doors	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3010	Wall Finishes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**23.29 %**	**27.31 %**			**$2,291.00**	**$8,390**

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.

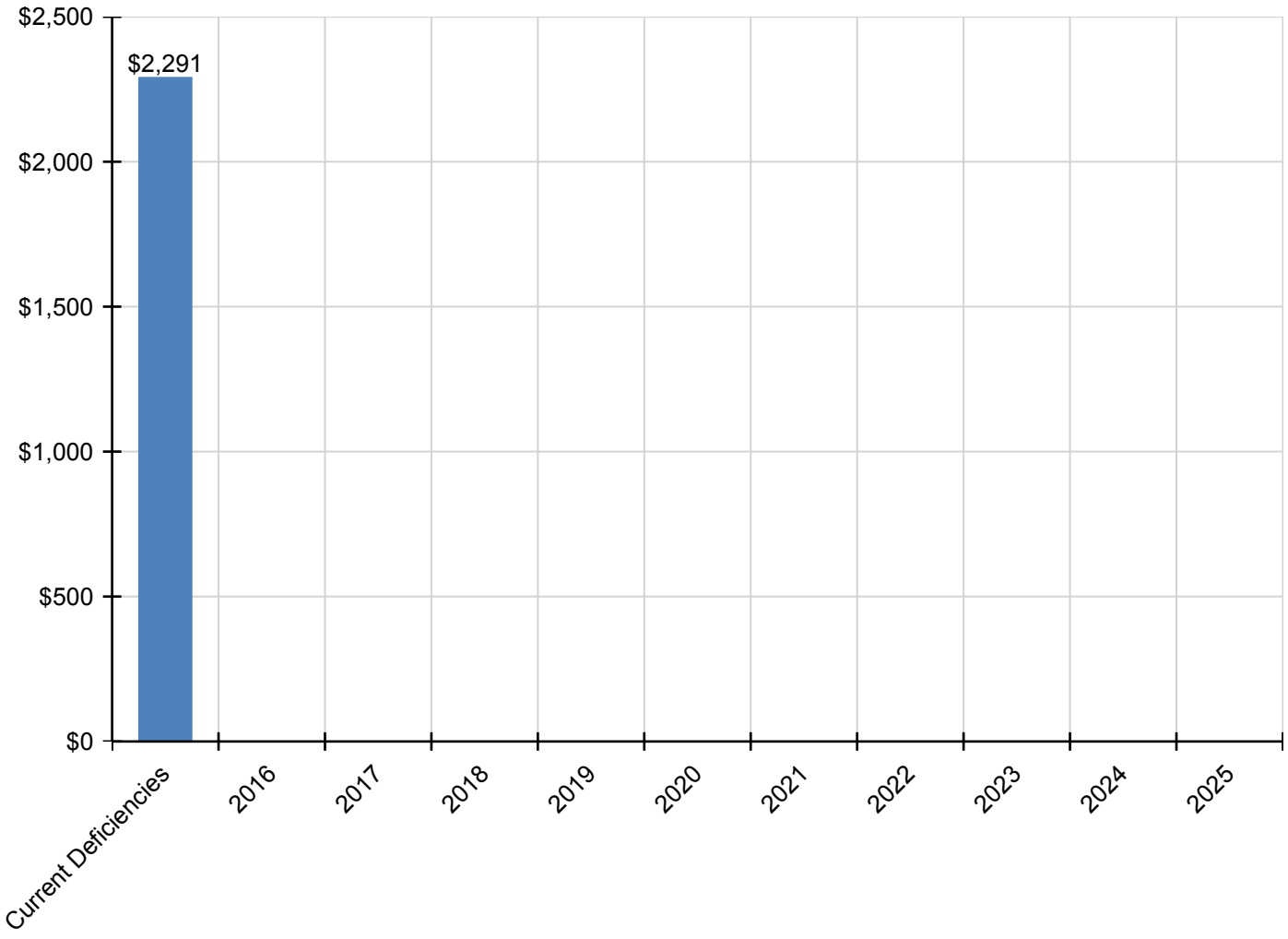
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$2,291**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,291**
*** 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**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$444	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$444**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$1,847	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,847**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

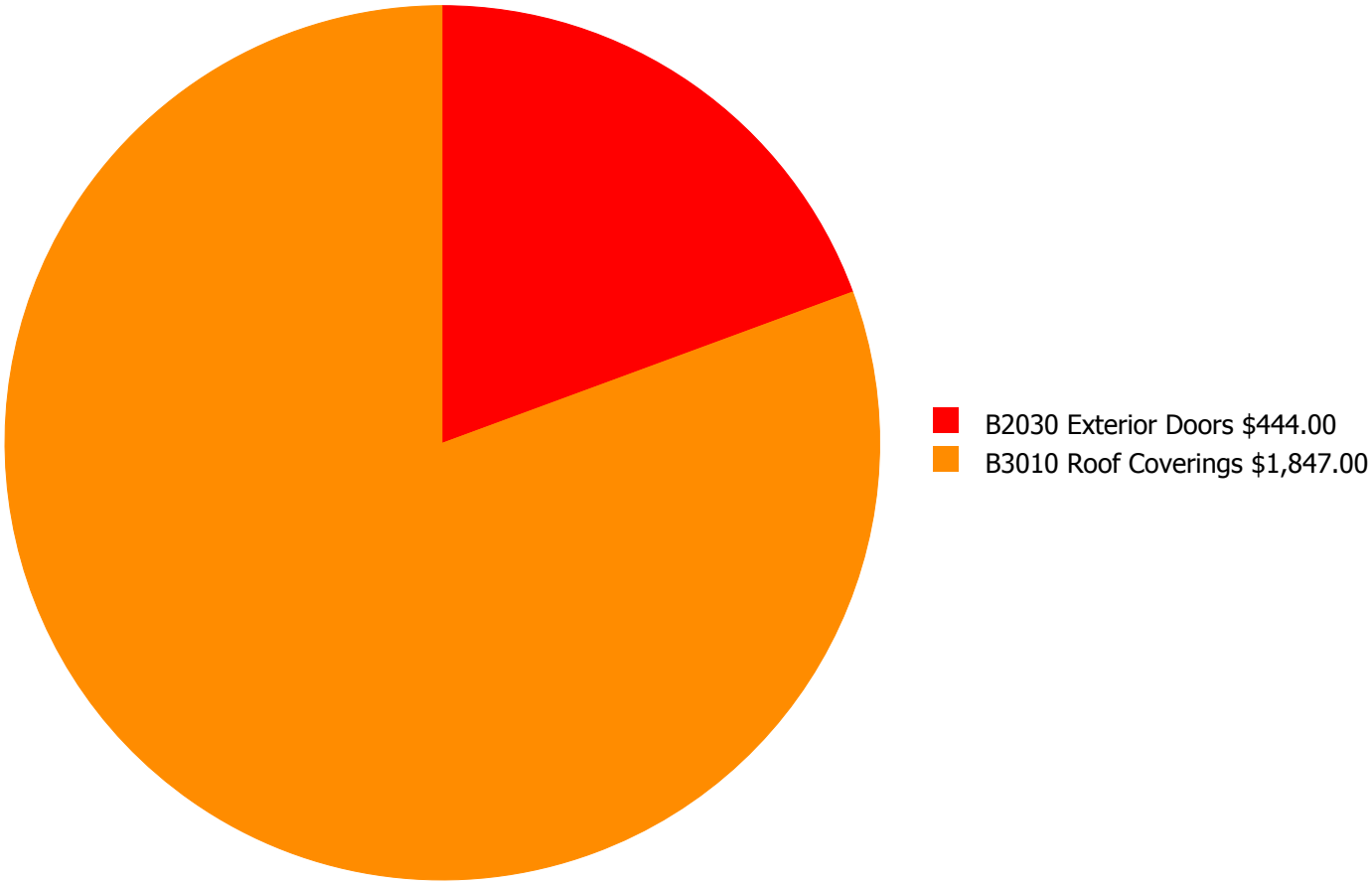
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

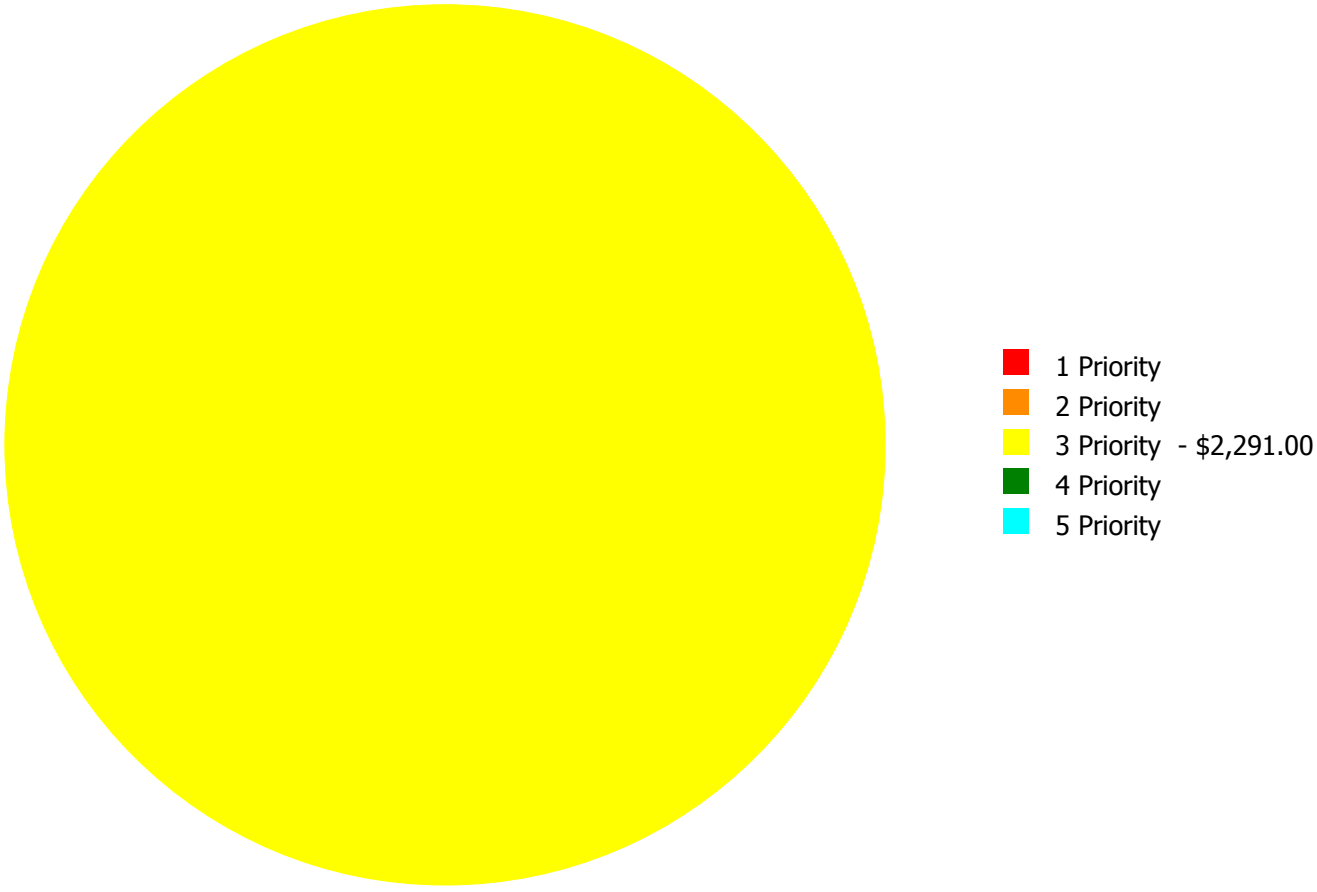
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $2,291.00

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: $2,291.00

Deficiency By Priority Investment Table

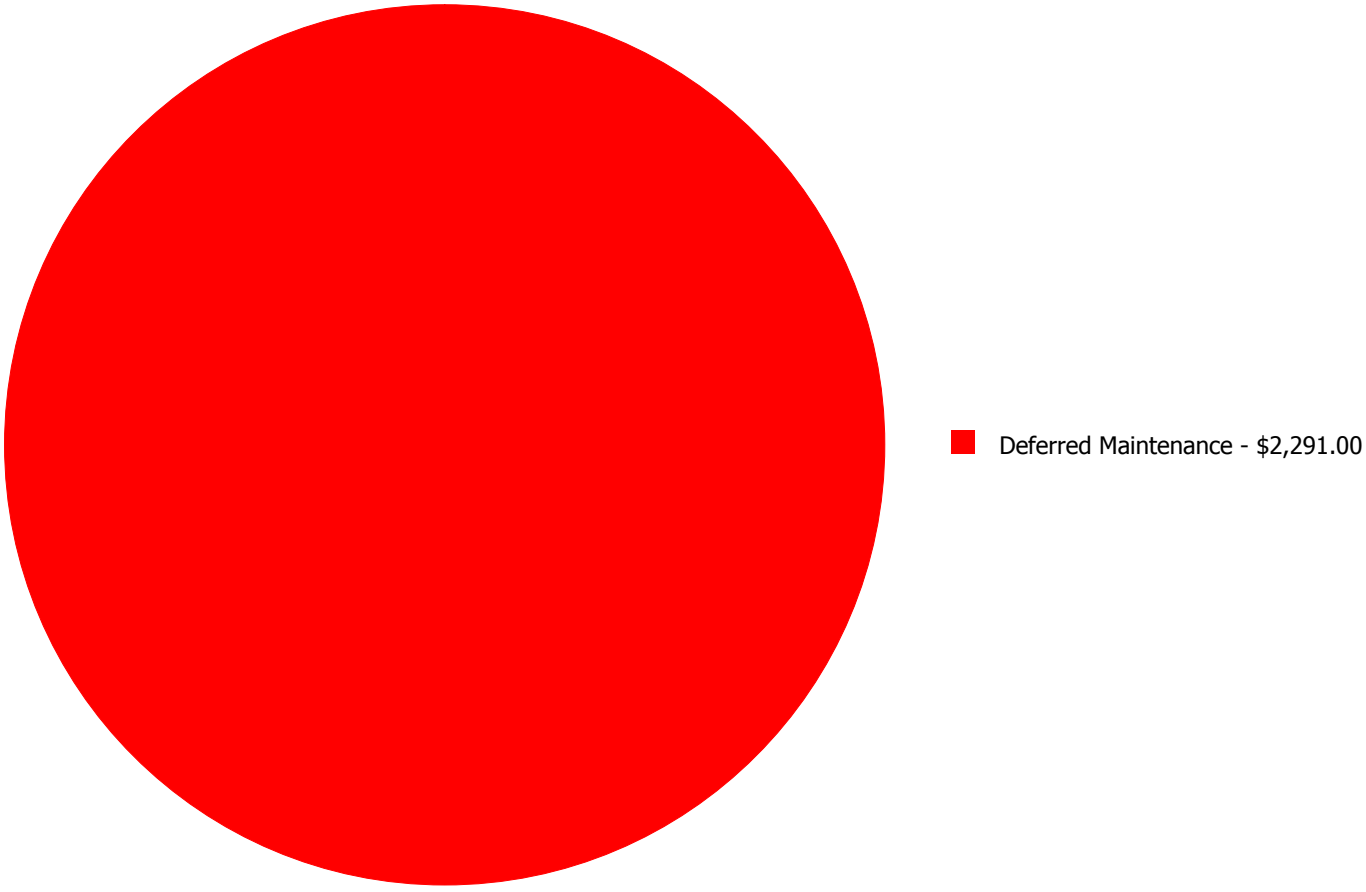
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2030	Exterior Doors	$0.00	$0.00	$444.00	$0.00	$0.00	$444.00
B3010	Roof Coverings	$0.00	$0.00	$1,847.00	$0.00	$0.00	$1,847.00
	Total:	$0.00	$0.00	$2,291.00	$0.00	$0.00	$2,291.00

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: $2,291.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 100.00
Unit of Measure: S.F.
Estimate: $444.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 100.00
Unit of Measure: S.F.
Estimate: $1,847.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

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Gross Area (SF):	55,377
Year Built:	1966
Last Renovation:	2010
Replacement Value:	$11,750,573
Repair Cost:	$5,303,359.44
Total FCI:	45.13 %
Total RSLI:	29.08 %
FCA Score:	54.87

Description:

The main building at Midvale Elementary School is a two-story building located at 3836 Midvale Road in Tucker, Georgia. Originally built in 1966, there has been one addition in 1968 and major renovations in 2010. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2010, 2011	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	51.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	51.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	12.38 %	35.74 %	$469,653.00
B30 - Roofing	69.72 %	29.41 %	$55,950.44
C10 - Interior Construction	29.33 %	40.86 %	$275,833.00
C20 - Stairs	51.00 %	0.00 %	$0.00
C30 - Interior Finishes	25.04 %	23.62 %	$426,119.00
D10 - Conveying	50.00 %	0.00 %	$0.00
D20 - Plumbing	0.49 %	105.92 %	$1,551,498.00
D30 - HVAC	59.31 %	19.44 %	$410,565.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	12.01 %	92.93 %	$1,253,625.00
E10 - Equipment	0.00 %	110.00 %	$533,004.00
E20 - Furnishings	0.00 %	110.00 %	$327,112.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**29.08 %**	**45.13 %**	**$5,303,359.44**

Photo Album

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

1). South Elevation - Jun 28, 2015

2). East Elevation - Jun 28, 2015

3). North Elevation - Jun 28, 2015

4). West Elevation - Jun 28, 2015

5). Southwest Elevation - Jun 28, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	55,377	100	1966	2066		51.00 %	0.00 %	51			$359,397
A1020	Special Foundations	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$7.09	S.F.	55,377	100	1966	2066		51.00 %	0.00 %	51			$392,623
A2010	Basement Excavation	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B1010	Floor Construction	$15.61	S.F.	55,377	100	1966	2066		51.00 %	0.00 %	51			$864,435
B1020	Roof Construction	$5.34	S.F.	55,377	100	1966	2066		51.00 %	0.00 %	51			$295,713
B2010	Exterior Walls	$16.02	S.F.	55,377	60	1966	2026		18.33 %	0.00 %	11			$887,140
B2020	Exterior Windows	$6.79	S.F.	55,377	30	1966	1996		0.00 %	110.00 %	-19		$413,611.00	$376,010
B2030	Exterior Doors	$0.92	S.F.	55,377	30	1966	1996		0.00 %	110.00 %	-19		$56,042.00	$50,947
B3010	Roof Coverings - Asphalt Shingles	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - EPDM	$3.33	S.F.	46,656	15	2010	2025		66.67 %	36.01 %	10		$55,950.44	$155,364
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.63	S.F.	55,377	30	2010	2040		83.33 %	0.00 %	25			$34,888
C1010	Partitions	$7.01	S.F.	55,377	100	1966	2066		51.00 %	0.00 %	51			$388,193
C1020	Interior Doors	$2.39	S.F.	55,377	30	1966	1996		0.00 %	80.00 %	-19		$105,881.00	$132,351
C1030	Fittings	$2.79	S.F.	55,377	20	1966	1986		0.00 %	110.00 %	-29		$169,952.00	$154,502
C2010	Stair Construction	$1.49	S.F.	55,377	100	1966	2066		51.00 %	0.00 %	51			$82,512
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	27,688	30	1966	1996		0.00 %	0.00 %	-19			$284,356
C3010	Wall Finishes - Paint	$1.93	S.F.	27,689	10	2010	2020		50.00 %	0.00 %	5			$53,440
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	5,000	8	1980	1988		0.00 %	110.00 %	-27		$46,750.00	$42,500
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	5,538	50	1966	2016		2.00 %	0.00 %	1			$80,246
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	8,306	50	1966	2016		2.00 %	0.00 %	1			$440,301
C3020	Floor Finishes - VCT	$9.54	S.F.	36,151	15	1966	1981		0.00 %	110.00 %	-34		$379,369.00	$344,881
C3020	Floor Finishes - Wood	$14.70	S.F.	382	50	1966	2016		2.00 %	0.00 %	1			$5,615
C3030	Ceiling Finishes	$9.98	S.F.	55,377	20	2010	2030		75.00 %	0.00 %	15			$552,662
D1010	Elevators and Lifts	$1.17	S.F.	55,377	30	2000	2030		50.00 %	0.00 %	15			$64,791
D2010	Plumbing Fixtures	$17.66	S.F.	55,377	20	1966	1986		0.00 %	110.00 %	-29		$1,075,754.00	$977,958
D2020	Domestic Water Distribution	$3.99	S.F.	55,377	30	1966	1996		0.00 %	110.00 %	-19		$243,050.00	$220,954
D2030	Sanitary Waste	$3.41	S.F.	55,377	30	1966	1996		0.00 %	110.00 %	-19		$207,719.00	$188,836
D2040	Rain Water Drainage	$0.98	S.F.	55,377	30	1966	1996	2019	13.33 %	0.00 %	4			$54,269

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.	55,377	40	1966	2006		0.00 %	110.00 %	-9		$24,975.00	$22,705
D3020	Heat Generating Systems	$4.55	S.F.	55,377	30	2010	2040		83.33 %	0.00 %	25			$251,965
D3030	Cooling Generating Systems	$4.73	S.F.	55,377	25	2010	2035		80.00 %	0.00 %	20			$261,933
D3040	Distribution & Exhaust Systems	$5.51	S.F.	55,377	30	1966	1996		0.00 %	110.00 %	-19		$335,640.00	$305,127
D3050	Terminal & Package Units	$18.52	S.F.	55,377	15	2010	2025		66.67 %	0.00 %	10			$1,025,582
D3060	Controls & Instrumentation	$3.60	S.F.	55,377	20	2010	2030		75.00 %	0.00 %	15			$199,357
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	55,377	30	1966	1996		0.00 %	110.00 %	-19		$74,925.00	$68,114
D4010	Sprinklers	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	S.F.	55,377	40	2010	2050		87.50 %	0.00 %	35			$100,232
D5020	Branch Wiring	$6.78	S.F.	55,377	30	1966	1996		0.00 %	110.00 %	-19		$413,002.00	$375,456
D5020	Lighting	$8.90	S.F.	55,377	30	1966	1996		0.00 %	110.00 %	-19		$542,141.00	$492,855
D5030	Communications and Security - Clock & PA Systems	$4.90	S.F.	55,377	15	1966	1981		0.00 %	110.00 %	-34		$298,482.00	$271,347
D5030	Communications and Security - Fire Alarm	$1.08	S.F.	55,377	15	2010	2025		66.67 %	0.00 %	10			$59,807
D5030	Communications and Security - Security & CCTV	$0.54	S.F.	55,377	15	2010	2025		66.67 %	0.00 %	10			$29,904
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	55,377	20	2010	2030		75.00 %	0.00 %	15			$19,382
E1010	Commercial Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	55,377	20	1966	1986		0.00 %	110.00 %	-29		$24,366.00	$22,151
E1090	Other Equipment - Kitchen Equipment	$8.35	S.F.	55,377	20	1966	1986		0.00 %	110.00 %	-29		$508,638.00	$462,398
E2010	Fixed Furnishings	$5.37	S.F.	55,377	20	1966	1986		0.00 %	110.00 %	-29		$327,112.00	$297,374
F1010	Special Structures - Canopies	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**29.08 %**	**45.13 %**			**$5,303,359.44**	**$11,750,573**

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:	**$5,303,359**	**$596,141**	**$0**	**$0**	**$67,188**	**$68,147**	**$0**	**$0**	**$59,222**	**$0**	**$1,878,423**	**$7,972,480**
*** 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	$413,611	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$413,611**
B2030 - Exterior Doors	$56,042	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,042**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$55,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$229,677	**$285,627**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

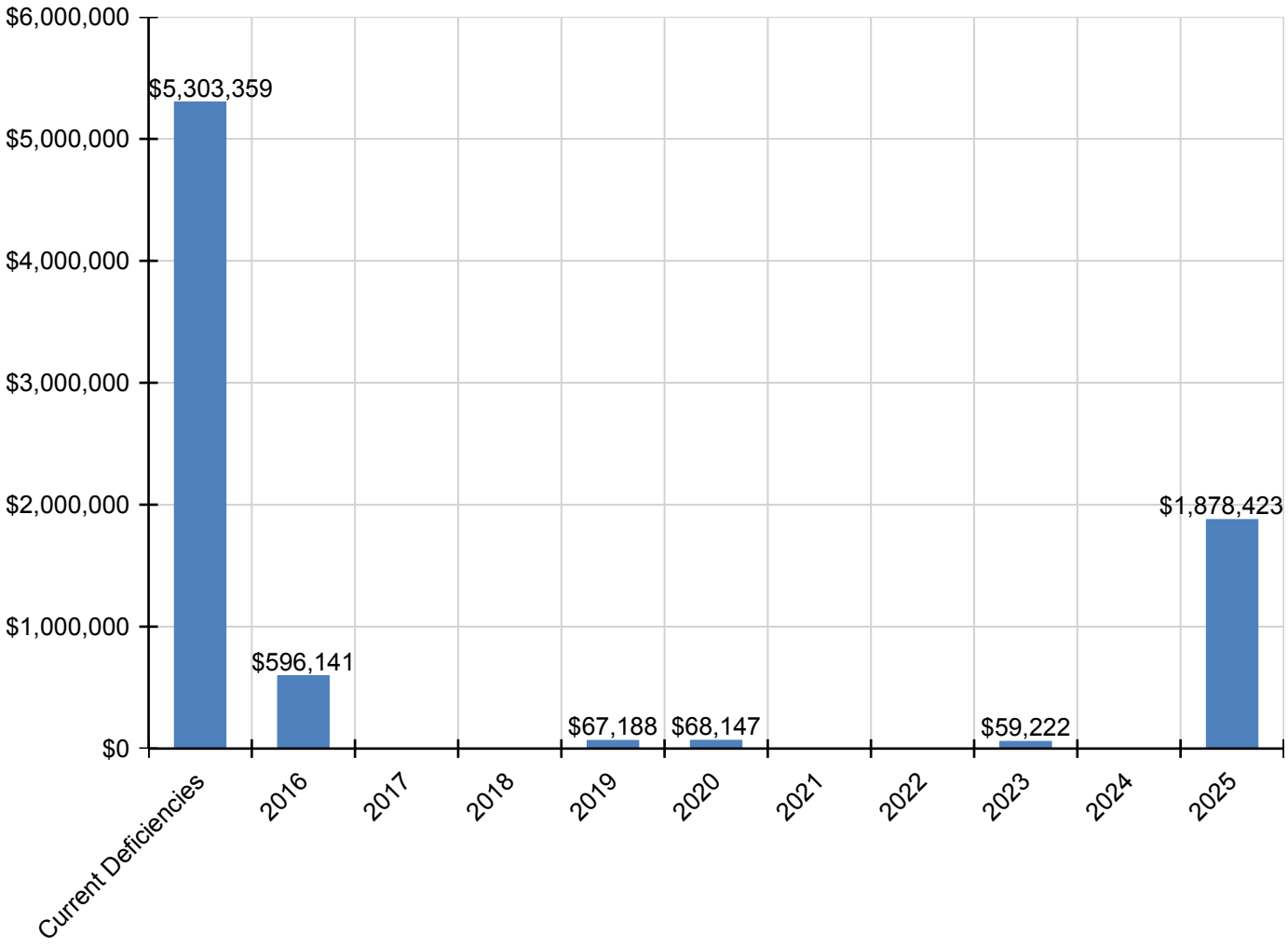
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$105,881	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$105,881**
C1030 - Fittings	$169,952	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$169,952**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$68,147	$0	$0	$0	$0	$0	**$68,147**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$46,750	$0	$0	$0	$0	$0	$0	$0	$59,222	$0	$0	**$105,972**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$90,918	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,918**
C3020 - Floor Finishes - Terrazzo	$0	$498,861	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$498,861**
C3020 - Floor Finishes - VCT	$379,369	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$379,369**
C3020 - Floor Finishes - Wood	$0	$6,362	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,362**
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**
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	$1,075,754	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,075,754**
D2020 - Domestic Water Distribution	$243,050	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$243,050**
D2030 - Sanitary Waste	$207,719	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$207,719**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$67,188	$0	$0	$0	$0	$0	$0	**$67,188**
D2090 - Other Plumbing Systems - Natural Gas	$24,975	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,975**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$335,640	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$335,640**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,516,126	**$1,516,126**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$74,925	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,925**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$413,002	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$413,002**
D5020 - Lighting	$542,141	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$542,141**
D5030 - Communications and Security - Clock & PA Systems	$298,482	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$298,482**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$88,414	**$88,414**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$44,207	**$44,207**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$24,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,366**
E1090 - Other Equipment - Kitchen Equipment	$508,638	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$508,638**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$327,112	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$327,112**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

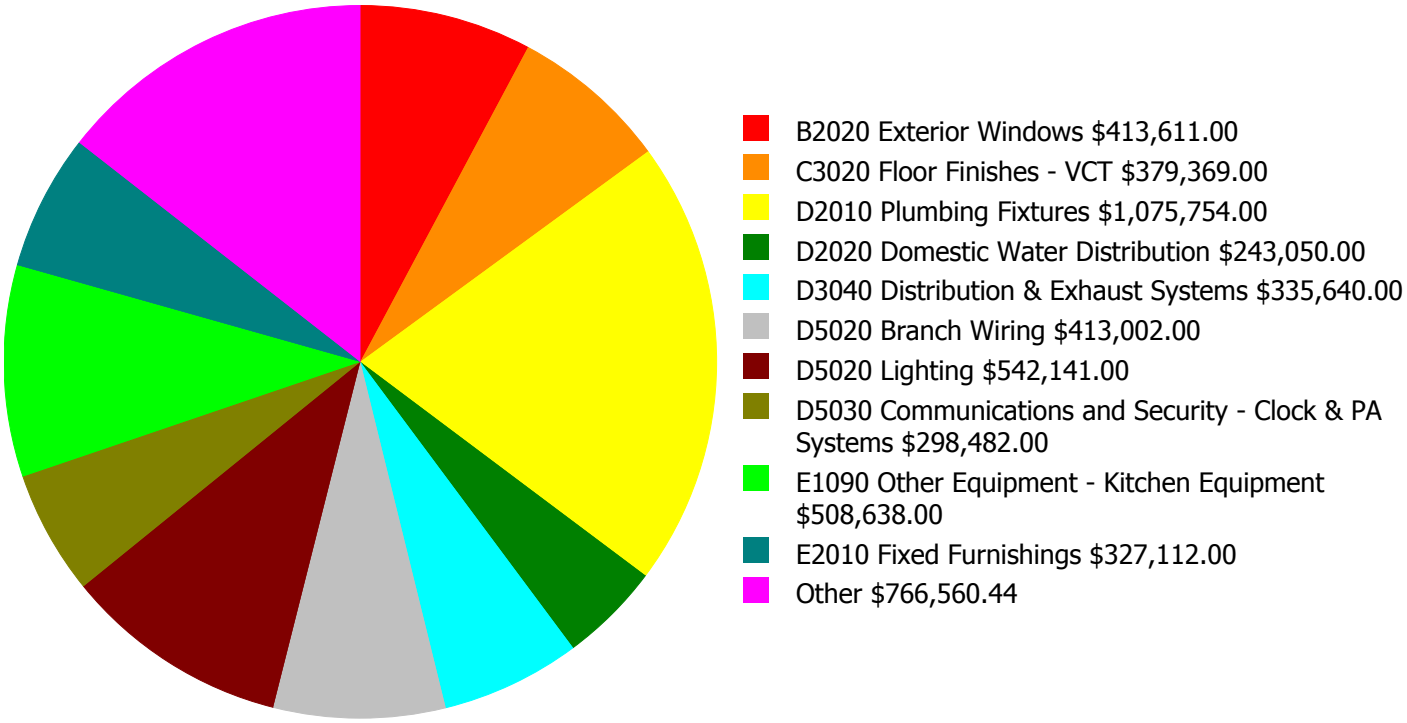
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

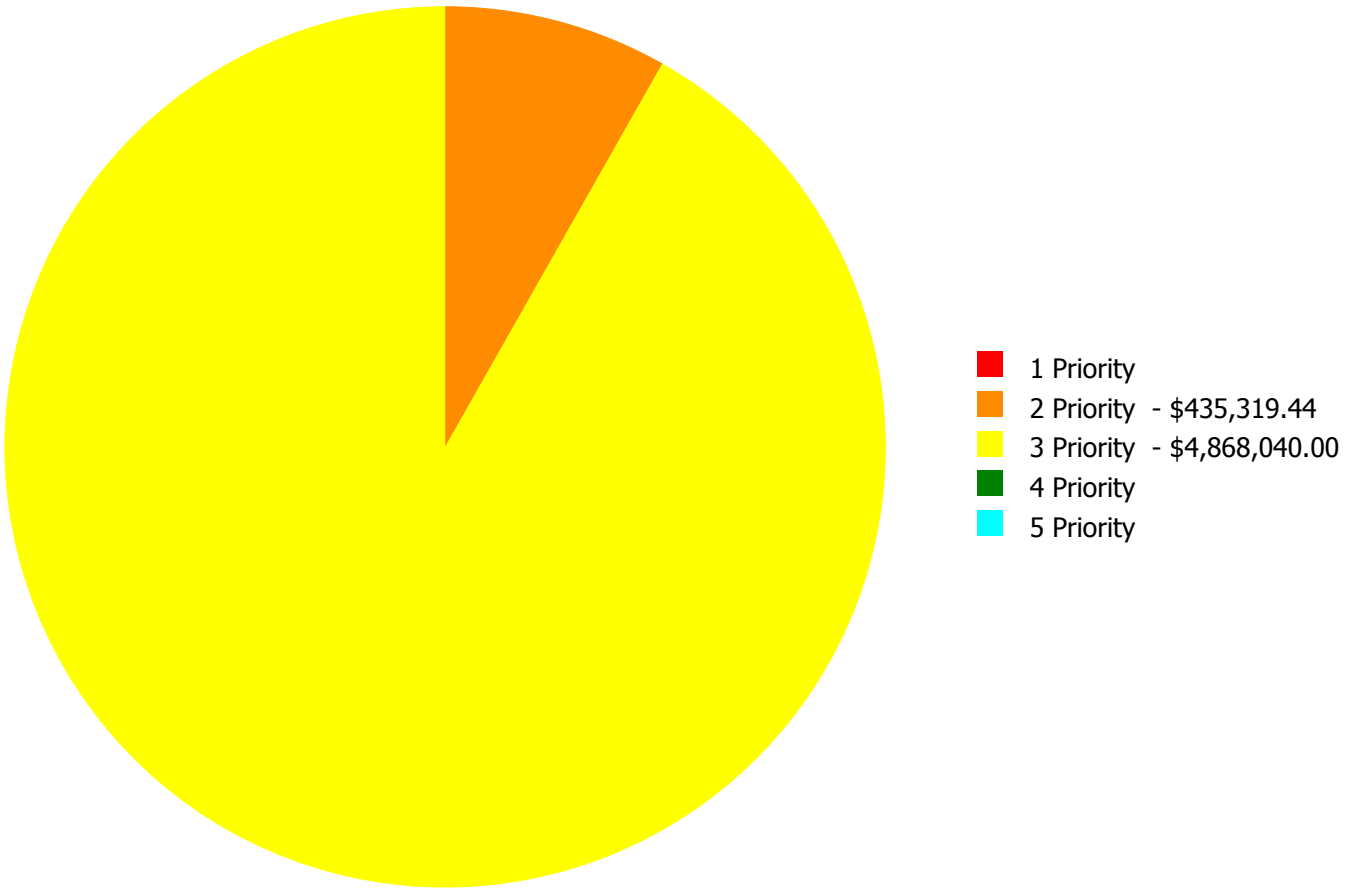
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $5,303,359.44

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: $5,303,359.44

Deficiency By Priority Investment Table

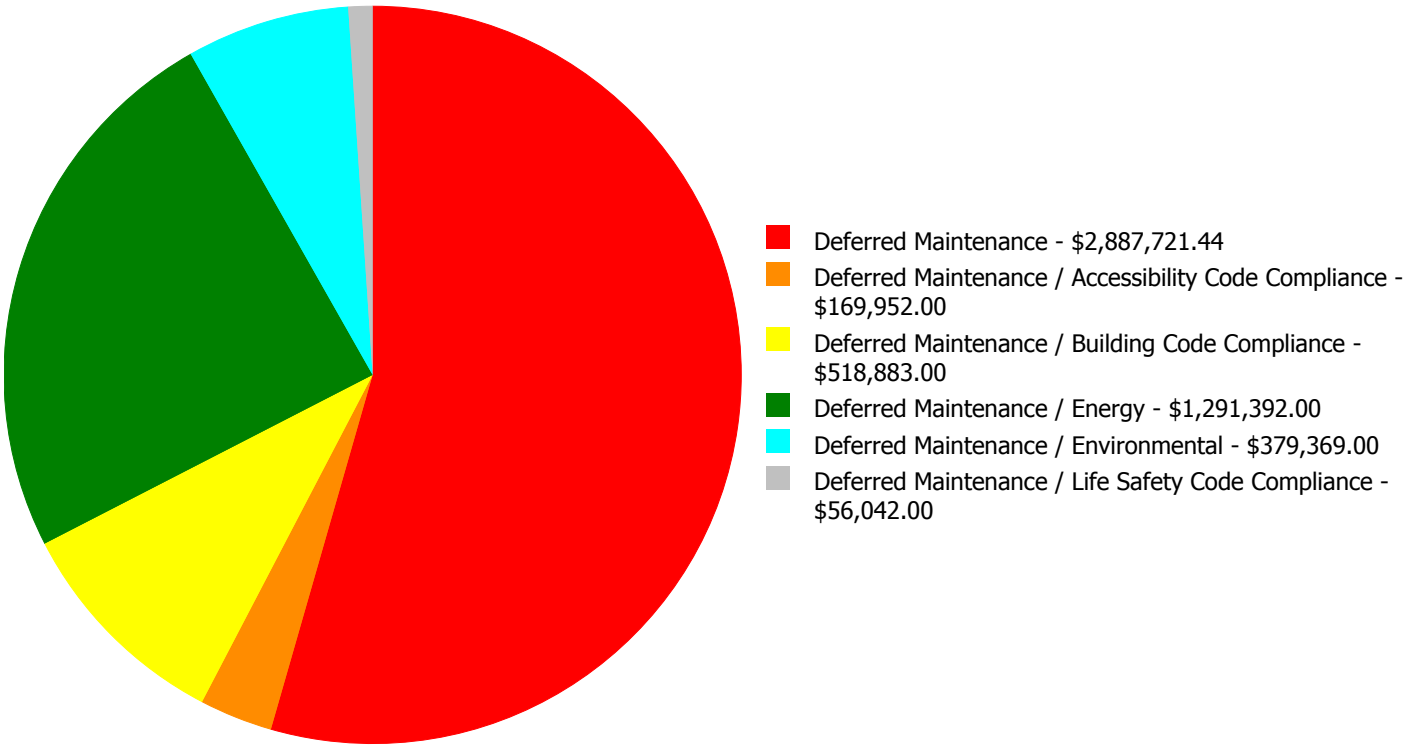
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$413,611.00	$0.00	$0.00	$413,611.00
B2030	Exterior Doors	$0.00	$0.00	$56,042.00	$0.00	$0.00	$56,042.00
B3010	Roof Coverings - EPDM	$0.00	$55,950.44	$0.00	$0.00	$0.00	$55,950.44
C1020	Interior Doors	$0.00	$0.00	$105,881.00	$0.00	$0.00	$105,881.00
C1030	Fittings	$0.00	$0.00	$169,952.00	$0.00	$0.00	$169,952.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$46,750.00	$0.00	$0.00	$46,750.00
C3020	Floor Finishes - VCT	$0.00	$379,369.00	$0.00	$0.00	$0.00	$379,369.00
D2010	Plumbing Fixtures	$0.00	$0.00	$1,075,754.00	$0.00	$0.00	$1,075,754.00
D2020	Domestic Water Distribution	$0.00	$0.00	$243,050.00	$0.00	$0.00	$243,050.00
D2030	Sanitary Waste	$0.00	$0.00	$207,719.00	$0.00	$0.00	$207,719.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$24,975.00	$0.00	$0.00	$24,975.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$335,640.00	$0.00	$0.00	$335,640.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	$0.00	$74,925.00	$0.00	$0.00	$74,925.00
D5020	Branch Wiring	$0.00	$0.00	$413,002.00	$0.00	$0.00	$413,002.00
D5020	Lighting	$0.00	$0.00	$542,141.00	$0.00	$0.00	$542,141.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$298,482.00	$0.00	$0.00	$298,482.00
E1020	Institutional Equipment	$0.00	$0.00	$24,366.00	$0.00	$0.00	$24,366.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$508,638.00	$0.00	$0.00	$508,638.00
E2010	Fixed Furnishings	$0.00	$0.00	$327,112.00	$0.00	$0.00	$327,112.00
	Total:	$0.00	$435,319.44	$4,868,040.00	$0.00	$0.00	$5,303,359.44

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: $5,303,359.44

Deficiency Details by Priority

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

Priority 2 Priority:

System: B3010 - Roof Coverings - EPDM

Location: Roof
Distress: Needs Remediation
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Minor thermoplastic membrane repairs, 2% of roof area
Qty: 100.00
Unit of Measure: Sq.
Estimate: $46,449.42
Assessor Name: Eduardo Lopez
Date Created: 06/30/2015

Notes: The low-slope roof deck is not adequate for rain water to drain toward roof drains, creating ponding and eventually seeping into the building. Provide effective cricket design in areas between the drain and the wall where it is low and collects water.

System: B3010 - Roof Coverings - EPDM

Location: Roof
Distress: Needs Remediation
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Minor BUR membrane repairs, 2% of roof area
Qty: 15.00
Unit of Measure: Sq.
Estimate: $9,501.02
Assessor Name: Eduardo Lopez
Date Created: 06/30/2015

Notes: Roof covering was replaced in 2010. However, there is a crease on the north side where there is a need of an expansion joint on the roof covering before further bubbling or tear of the roof membrane.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 2 Priority

Correction: Renew System

Qty: 36,151.00

Unit of Measure: S.F.

Estimate: $379,369.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The VCT and VAT floor covering is beyond its expected service life, in poor condition, and should be replaced.

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 55,377.00

Unit of Measure: S.F.

Estimate: $413,611.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: B2030 - Exterior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Life Safety Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 55,377.00

Unit of Measure: S.F.

Estimate: $56,042.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, and should be replaced. The exterior door in the kitchen opens in opposite direction of egress and should be replaced and include panic hardware.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 55,377.00

Unit of Measure: S.F.

Estimate: $105,881.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, not ADA or building code compliant, and should be replaced. Some interior doors open in the opposite direction of egress and they should be revised to comply with code. Some door openings are not 32 inches clear.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 55,377.00

Unit of Measure: S.F.

Estimate: $169,952.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, not ADA compliant, and should be replaced. Handrails at stairs are not building code compliant. Many, but not all of the toilet partitions were replaced in 2014.

System: C3020 - Floor Finishes - Carpet

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $46,750.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The carpet in the principal's office was recently replaced. However, in most areas, the carpet is stained and torn, and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 55,377.00
Unit of Measure: S.F.
Estimate: $1,075,754.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: ADA-compliant restrooms were installed in 2013; however, the remainder of the plumbing fixtures are beyond their expected service life and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 55,377.00

Unit of Measure: S.F.

Estimate: $243,050.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 55,377.00

Unit of Measure: S.F.

Estimate: $207,719.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 55,377.00
Unit of Measure: S.F.
Estimate: $24,975.00
Assessor Name: Eduardo Lopez
Date Created: 06/09/2015

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

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 55,377.00
Unit of Measure: S.F.
Estimate: $335,640.00
Assessor Name: Eduardo Lopez
Date Created: 06/09/2015

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

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

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 55,377.00

Unit of Measure: S.F.

Estimate: $74,925.00

Assessor Name: Eduardo Lopez

Date Created: 06/09/2015

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

System: D5020 - Branch Wiring

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 55,377.00

Unit of Measure: S.F.

Estimate: $413,002.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The branch wiring system is beyond its expected service life, aged, and should be scheduled for replacement. School staff reports that the teacher's lounge does not have enough electrical outlets. Electrical outlets at wet areas are not GFI.

System: D5020 - Lighting

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 55,377.00

Unit of Measure: S.F.

Estimate: $542,141.00

Assessor Name: Eduardo Lopez

Date Created: 06/09/2015

Notes: Light fixtures were reportedly replaced in the hallways in 2010; however, the remainder of the lighting system is beyond its expected service life, aged, and should be replaced as well.

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: 55,377.00

Unit of Measure: S.F.

Estimate: $298,482.00

Assessor Name: Eduardo Lopez

Date Created: 09/16/2015

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

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 55,377.00
Unit of Measure: S.F.
Estimate: $24,366.00
Assessor Name: Eduardo Lopez
Date Created: 06/30/2015

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

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 55,377.00
Unit of Measure: S.F.
Estimate: $508,638.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Kitchen equipment is beyond its expected service life and should be scheduled for replacement. SPLOST project 121-422 to review the kitchen equipment and replace as required.

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 55,377.00

Unit of Measure: S.F.

Estimate: $327,112.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	2003
Last Renovation:	
Replacement Value:	$916,585
Repair Cost:	$154,335.61
Total FCI:	16.84 %
Total RSLI:	61.20 %
FCA Score:	83.16

Description:

The 2003 gymnasium at Midvale Elementary School is a one-story building located at 3836 Midvale Road in Tucker, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.16 %	0.00 %	$0.00
B30 - Roofing	84.00 %	0.00 %	$0.00
C10 - Interior Construction	74.09 %	0.41 %	$455.61
C30 - Interior Finishes	11.39 %	77.38 %	$83,679.00
D20 - Plumbing	60.19 %	0.00 %	$0.00
D30 - HVAC	30.85 %	53.04 %	$70,201.00
D50 - Electrical	50.83 %	0.00 %	$0.00
Totals:	**61.20 %**	**16.84 %**	**$154,335.61**

Photo Album

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

1). West Elevation - Jun 28, 2015

2). South Elevation - Jun 28, 2015

3). East Elevation - Jun 28, 2015

4). North Elevation - Jun 28, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.34	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$51,165
A1030	Slab on Grade	$6.21	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$34,018
B1020	Roof Construction	$21.36	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$117,010
B2010	Exterior Walls	$19.80	S.F.	5,478	60	2003	2063		80.00 %	0.00 %	48			$108,464
B2030	Exterior Doors	$2.01	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$11,011
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	5,478	75	2003	2078		84.00 %	0.00 %	63			$65,243
C1010	Partitions	$12.78	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$70,009
C1020	Interior Doors	$4.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	2003	2023		40.00 %	2.40 %	8		$455.61	$18,954
C3010	Wall Finishes - Ceramic	$6.65	S.F.	0	0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.41	S.F.	5,478	10	2003	2013	2018	30.00 %	0.00 %	3			$7,724
C3020	Floor Finishes - Ceramic Tile	$6.67	S.F.	110	50	2003	2053		76.00 %	0.00 %	38			$734
C3020	Floor Finishes - Neoprene	$14.46	S.F.	5,204	15	2003	2018	2015	0.00 %	110.00 %	0		$82,775.00	$75,250
C3020	Floor Finishes - VCT	$5.01	S.F.	164	15	2003	2018	2015	0.00 %	109.98 %	0		$904.00	$822
C3030	Ceiling Finishes	$4.31	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$23,610
D2010	Plumbing Fixtures	$9.66	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$52,917
D2020	Domestic Water Distribution	$5.85	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$32,046
D2030	Sanitary Waste	$0.87	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$4,766
D2040	Rain Water Drainage	$0.22	S.F.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$1,753
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$67,106
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	2003	2018	2015	0.00 %	110.00 %	0		$70,201.00	$63,819
D3060	Controls & Instrumentation	$0.26	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$1,424
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$28,705
D5020	Lighting	$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$28,705
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$11,668
D5030	Communications and Security - Public Address & Clock System	$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$4,821
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$4,821
								Total	**61.20 %**	**16.84 %**			**$154,335.61**	**$916,585**

Renewal Schedule

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

Inflation Rate: 3%

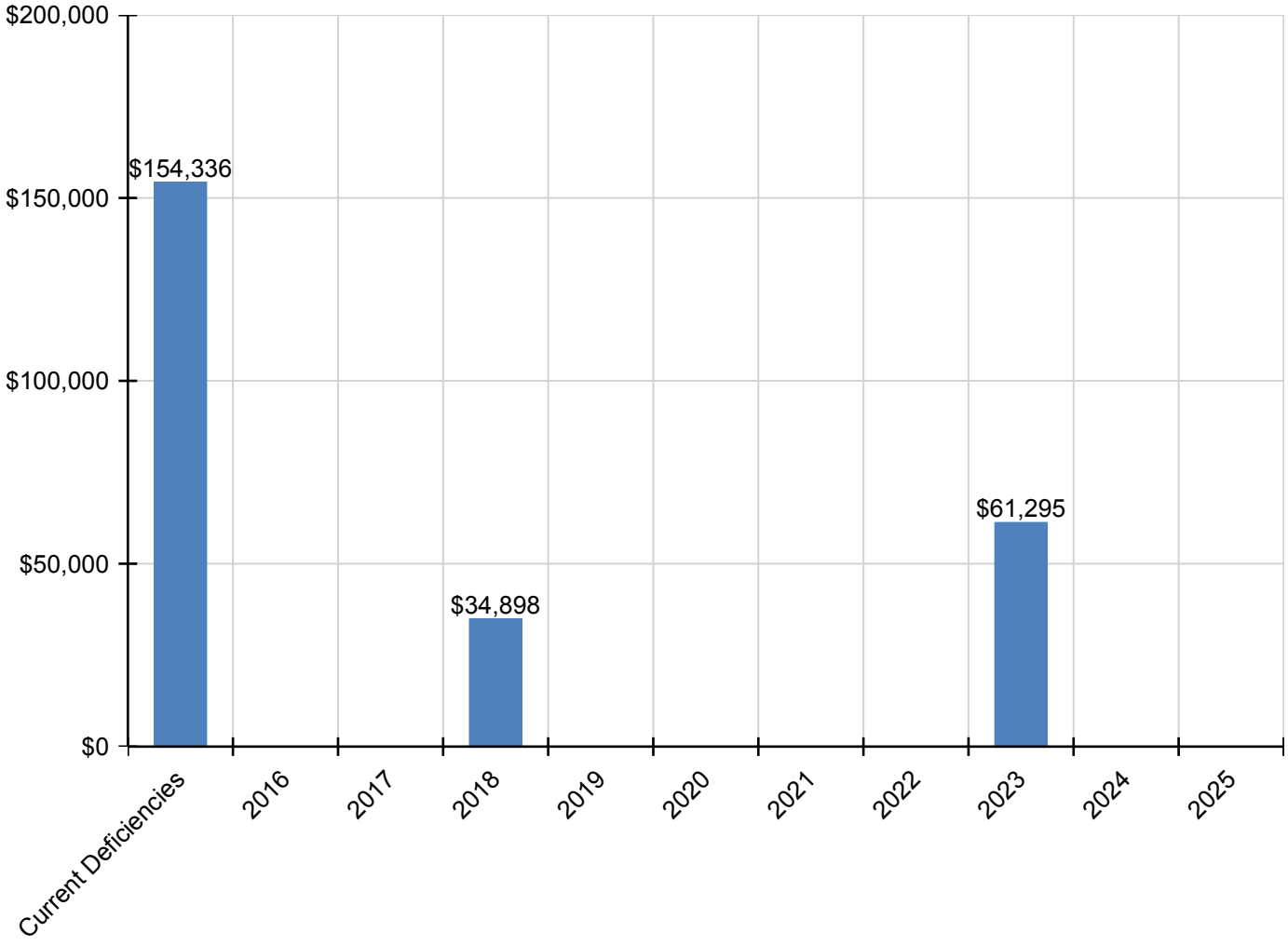
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$154,336**	**$0**	**$0**	**$34,898**	**$0**	**$0**	**$0**	**$0**	**$61,295**	**$0**	**$0**	**$250,529**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$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	$456	$0	$0	$0	$0	$0	$0	$0	$26,411	$0	$0	**$26,866**
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	$0	$0	$0	$9,284	$0	$0	$0	$0	$0	$0	$0	**$9,284**
C3020 - Floor Finishes - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Neoprene	$82,775	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$82,775**
C3020 - Floor Finishes - VCT	$904	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$904**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$32,899	$0	$0	**$32,899**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$70,201	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,201**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$1,985	$0	$0	**$1,985**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$14,025	$0	$0	$0	$0	$0	$0	$0	**$14,025**
D5030 - Communications and Security - Public Address & Clock System	$0	$0	$0	$5,795	$0	$0	$0	$0	$0	$0	$0	**$5,795**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$5,795	$0	$0	$0	$0	$0	$0	$0	**$5,795**

** Indicates non-renewable system*

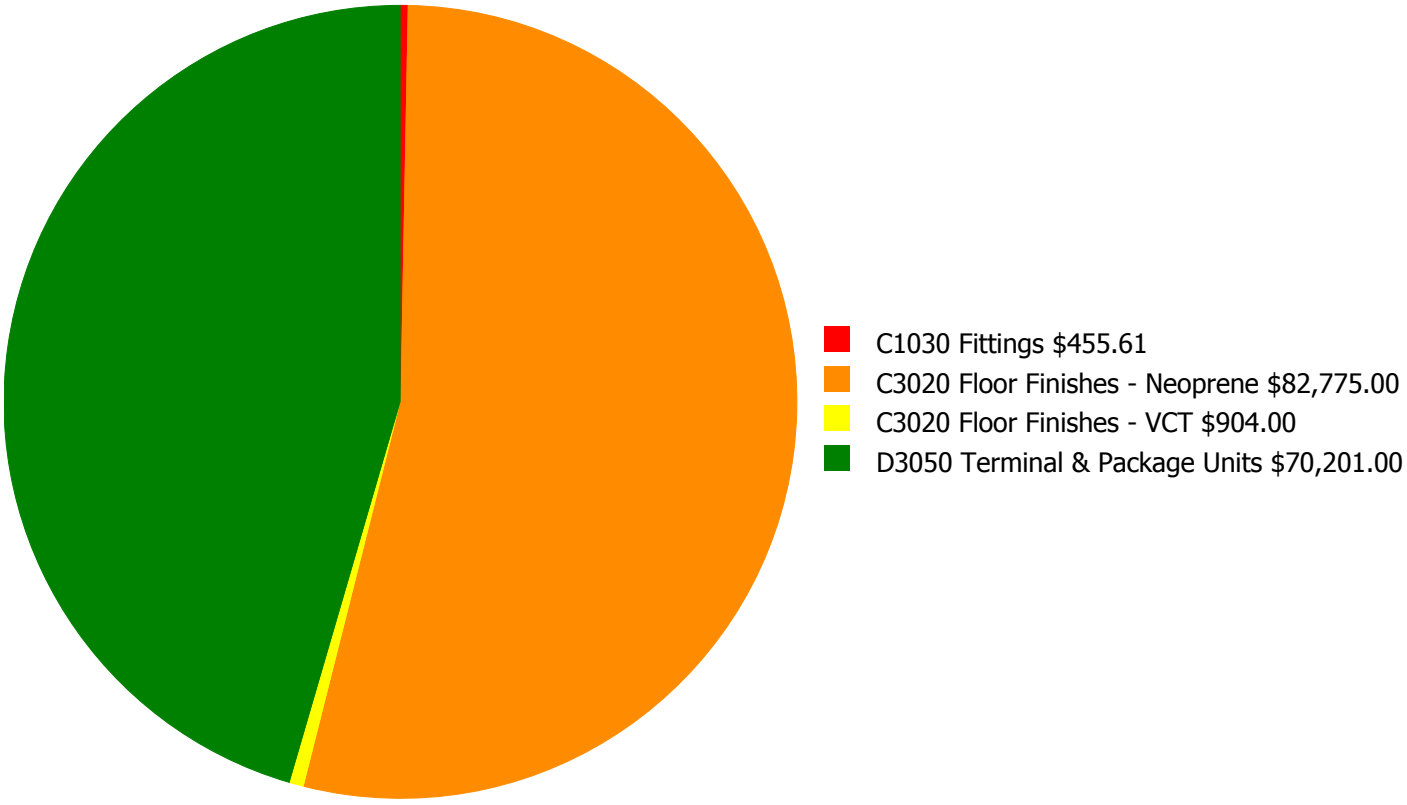
Forecasted Capital Renewal Requirement

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

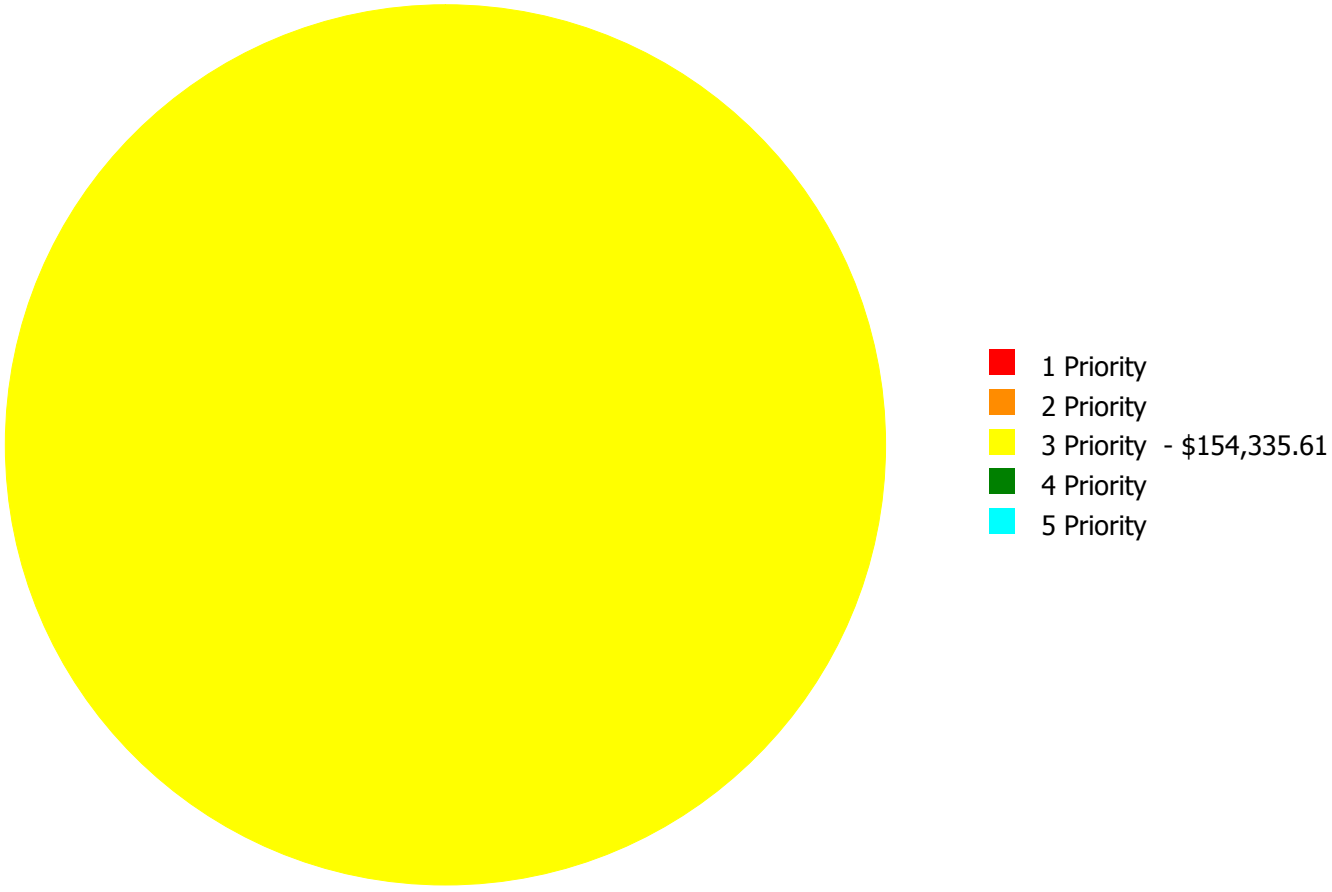
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $154,335.61

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: $154,335.61

Deficiency By Priority Investment Table

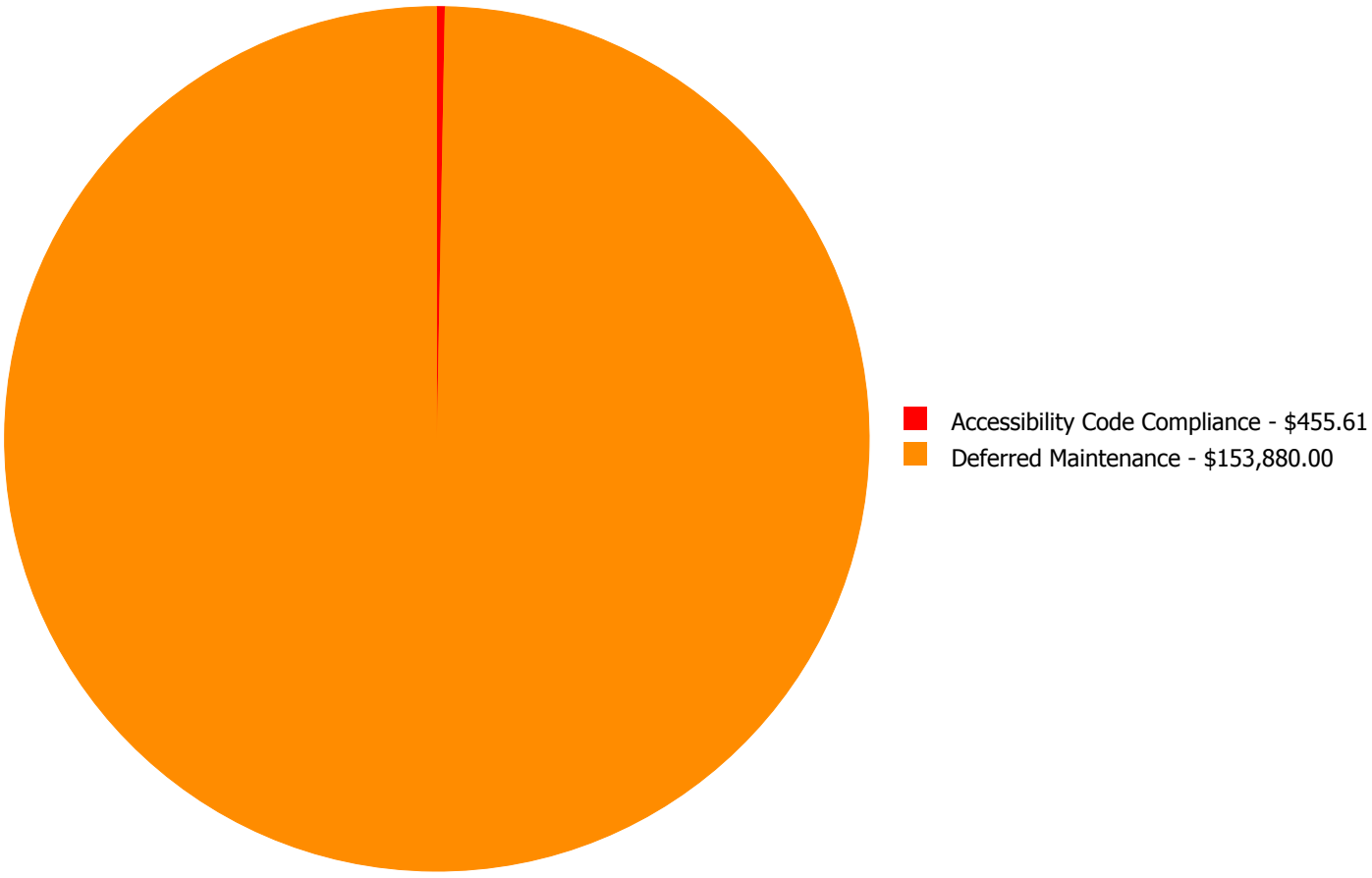
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C1030	Fittings	$0.00	$0.00	$455.61	$0.00	$0.00	$455.61
C3020	Floor Finishes - Neoprene	$0.00	$0.00	$82,775.00	$0.00	$0.00	$82,775.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$904.00	$0.00	$0.00	$904.00
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
	Total:	$0.00	$0.00	$154,335.61	$0.00	$0.00	$154,335.61

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: $154,335.61

Deficiency Details by Priority

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

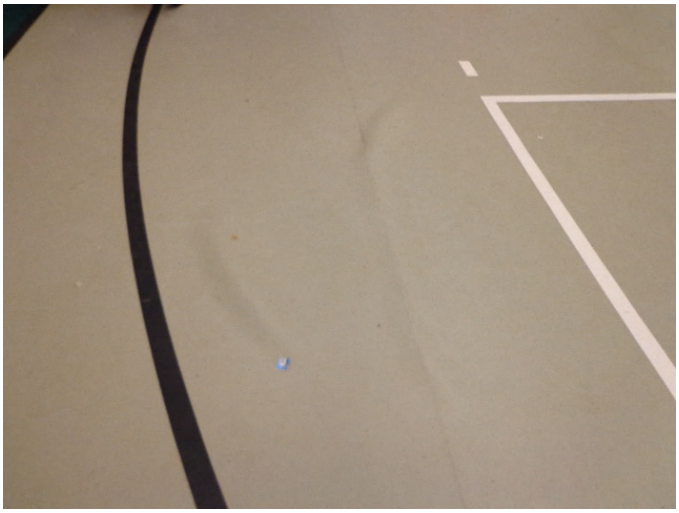
Priority 3 Priority:

System: C1030 - Fittings

Location: Throughout Building
Distress: Missing
Category: Accessibility Code Compliance
Priority: 3 Priority
Correction: Remove and replace the signage w/ADA compliant signage.
Qty: 5.00
Unit of Measure: S.F.
Estimate: $455.61
Assessor Name: Sam Mandola
Date Created: 06/29/2015

Notes: Room signage per ADA standards is missing and should be provided.

System: C3020 - Floor Finishes - Neoprene



Location: Basketball Court
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,204.00
Unit of Measure: S.F.
Estimate: $82,775.00
Assessor Name: Somnath Das
Date Created: 06/29/2015

Notes: The athletic floor covering is in poor condition, with different areas bubbling or separating from the substrate, 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: 164.00
Unit of Measure: S.F.
Estimate: $904.00
Assessor Name: Somnath Das
Date Created: 06/29/2015

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

System: D3050 - Terminal & Package Units

Location: Gym
Distress: Missing
Category: Deferred Maintenance
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: 10/16/2015

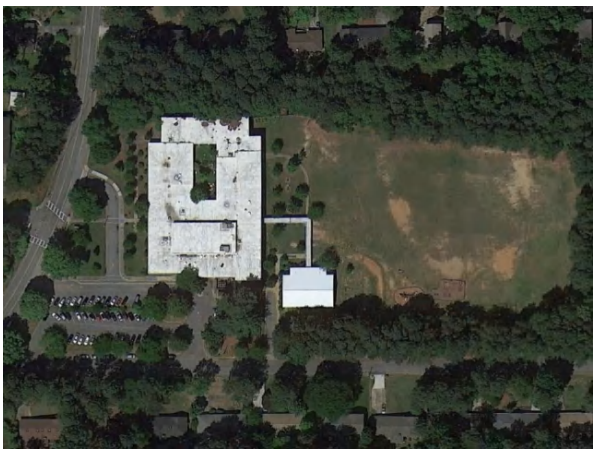
Notes: One PTAC AC unit is located in the office area of the gym. It is nearing the end of its expected service life. The main gym area does not have air conditioning and it should be provided. SPLOST project 121-422 to install a 20-ton HVAC package in the gym.

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):	60,955
Year Built:	1966
Last Renovation:	
Replacement Value:	$1,708,376
Repair Cost:	$1,235,200.79
Total FCI:	72.30 %
Total RSLI:	2.85 %
FCA Score:	27.70



Description:

The Midvale Elementary School site was originally constructed in 1966, has a total area of 9.1 acres, and is occupied by approximately 60,955 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1430

Condition Summary

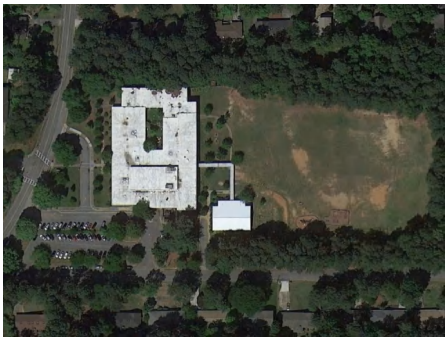
The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	3.71 %	102.16 %	$1,060,869.48
G30 - Site Mechanical Utilities	1.79 %	11.74 %	$52,299.39
G40 - Site Electrical Utilities	1.01 %	54.40 %	$122,031.92
Totals:	**2.85 %**	**72.30 %**	**$1,235,200.79**

Photo Album

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

1). Aerial Image of Midvale Elementary School - Jun 28, 2015



2). Covered Walkway - Jun 28, 2015

3). Playing Field - Jun 28, 2015

4). Playground - Jun 28, 2015

5). Generator - Jun 28, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	24,269	25	1966	1991		0.00 %	110.00 %	-24		$138,017.80	$125,471
G2020	Parking Lots	$4.56	S.F.	9,931	25	1966	1991		0.00 %	110.00 %	-24		$49,813.90	$45,285
G2030	Pedestrian Paving	$1.50	S.F.	60,955	30	1966	1996		0.00 %	110.00 %	-19		$100,575.75	$91,433
G2040	Baseball Field	$8.35	S.F.		0				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.	1,520	25	2003	2028		52.00 %	0.00 %	13			$74,054
G2040	Fencing & Guardrails	$0.91	S.F.	60,955	30	1966	1996		0.00 %	110.00 %	-19		$61,015.96	$55,469
G2040	Football Field	$5.85	S.F.		0				0.00 %	0.00 %				$0
G2040	Hard Surface Play Area	$6.26	S.F.		0				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	142,445	20	1966	1986		0.00 %	110.00 %	-29		$614,222.84	$558,384
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		0				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.		0				0.00 %	0.00 %				$0
G2040	Track	$7.04	S.F.		0				0.00 %	0.00 %				$0
G2050	Landscaping	$1.45	S.F.	60,955	15	1966	1981		0.00 %	110.00 %	-34		$97,223.23	$88,385
G3010	Water Supply	$1.83	S.F.	60,955	50	1966	2016		2.00 %	0.00 %	1			$111,548
G3020	Sanitary Sewer	$1.15	S.F.	60,955	50	1966	2016		2.00 %	0.00 %	1			$70,098
G3030	Storm Sewer	$3.55	S.F.	60,955	50	1966	2016		2.00 %	0.00 %	1			$216,390
G3060	Fuel Distribution	$0.78	S.F.	60,955	40	1966	2006		0.00 %	110.00 %	-9		$52,299.39	$47,545
G4010	Electrical Distribution	$1.86	S.F.	60,955	50	1966	2016		2.00 %	0.00 %	1			$113,376
G4020	Site Lighting	$1.15	S.F.	60,955	30	1966	1996		0.00 %	110.00 %	-19		$77,108.08	$70,098
G4030	Site Communications & Security	$0.67	S.F.	60,955	10	1966	1976		0.00 %	110.00 %	-39		$44,923.84	$40,840
								Total	**2.85 %**	**72.30 %**			**$1,235,200.79**	**$1,708,376**

Renewal Schedule

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

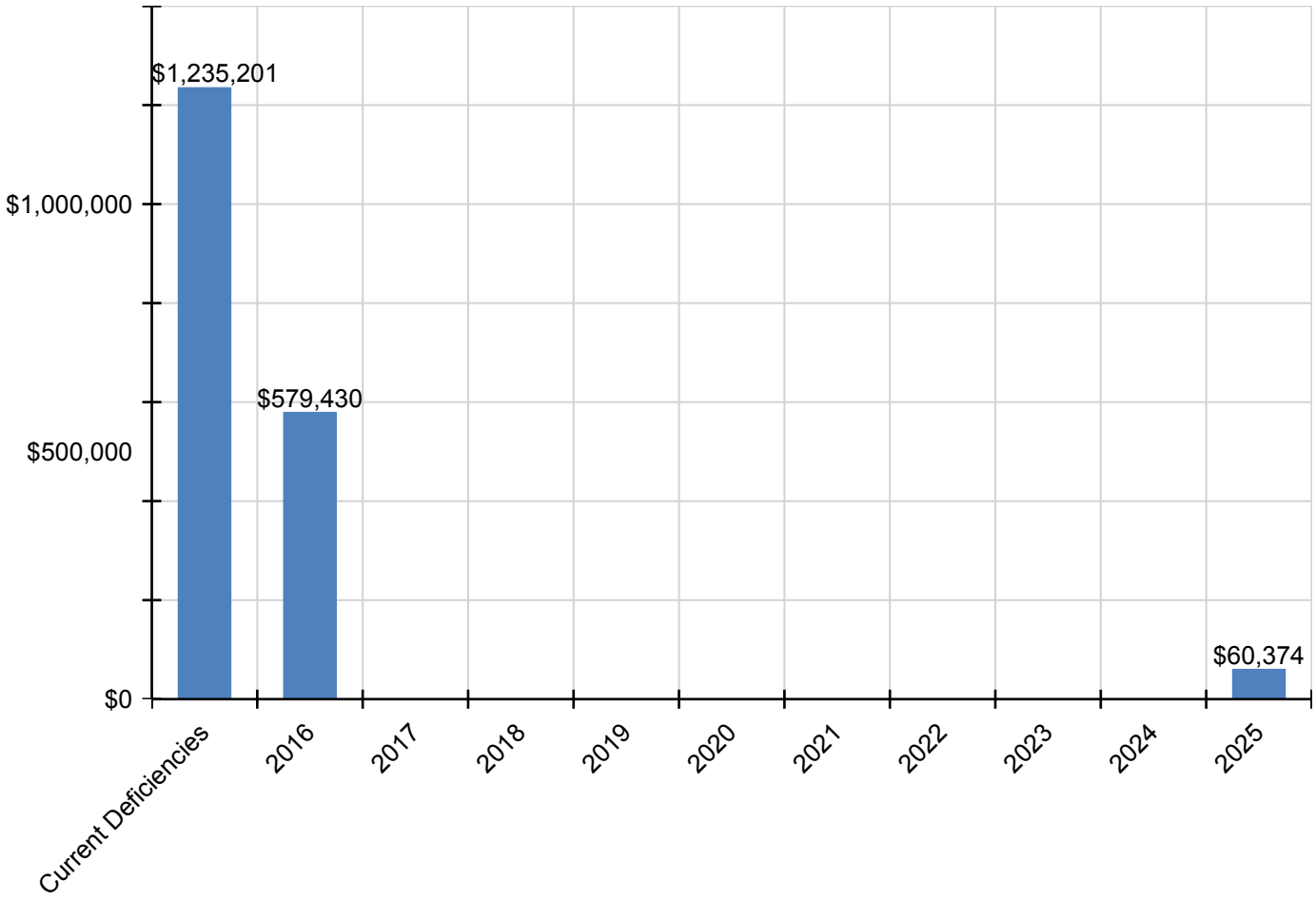
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,235,201**	**$579,430**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$60,374**	**$1,875,004**
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	$138,018	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$138,018**
G2020 - Parking Lots	$49,814	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,814**
G2030 - Pedestrian Paving	$100,576	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$100,576**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$61,016	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,016**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$614,223	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$614,223**
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	$97,223	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$97,223**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$126,383	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$126,383**
G3020 - Sanitary Sewer	$0	$79,421	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$79,421**
G3030 - Storm Sewer	$0	$245,170	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$245,170**
G3060 - Fuel Distribution	$52,299	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,299**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$128,455	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$128,455**
G4020 - Site Lighting	$77,108	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$77,108**
G4030 - Site Communications & Security	$44,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$60,374	**$105,298**

** Indicates non-renewable system*

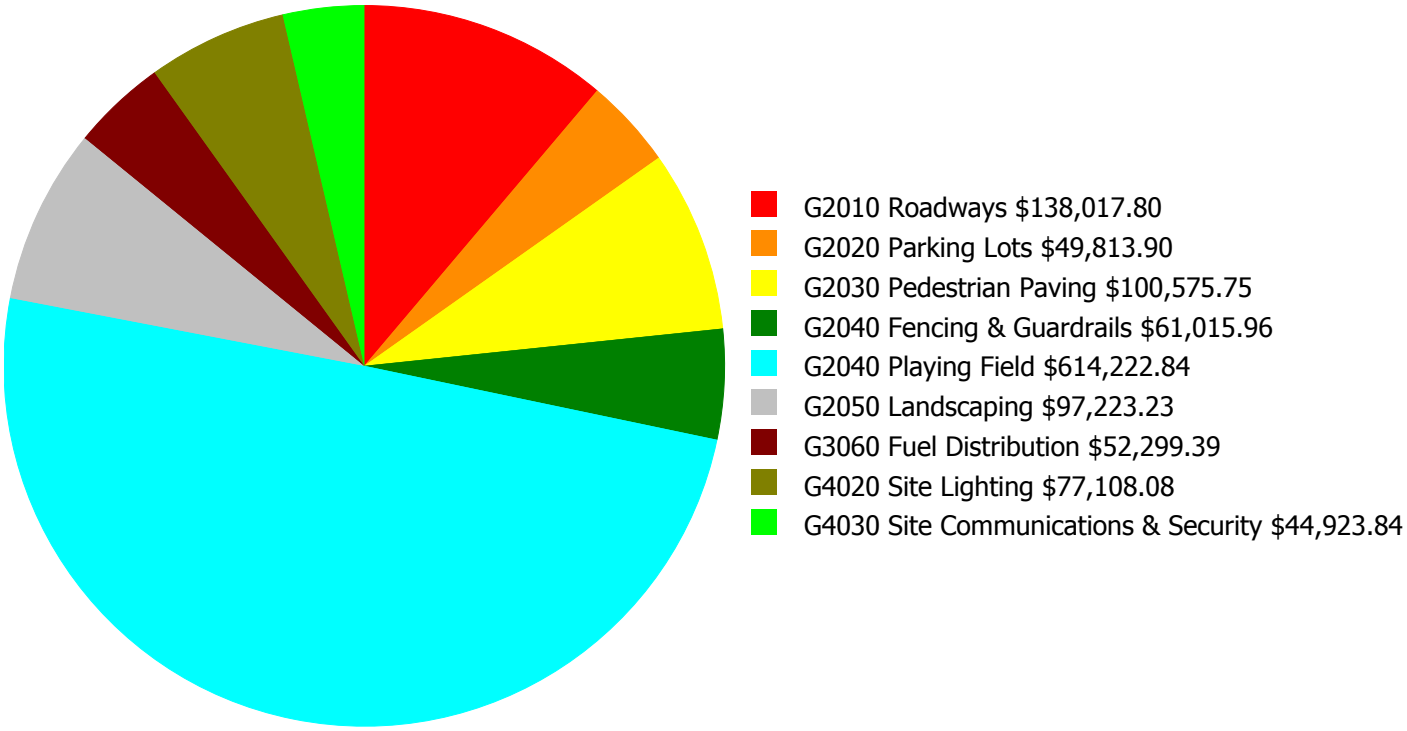
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

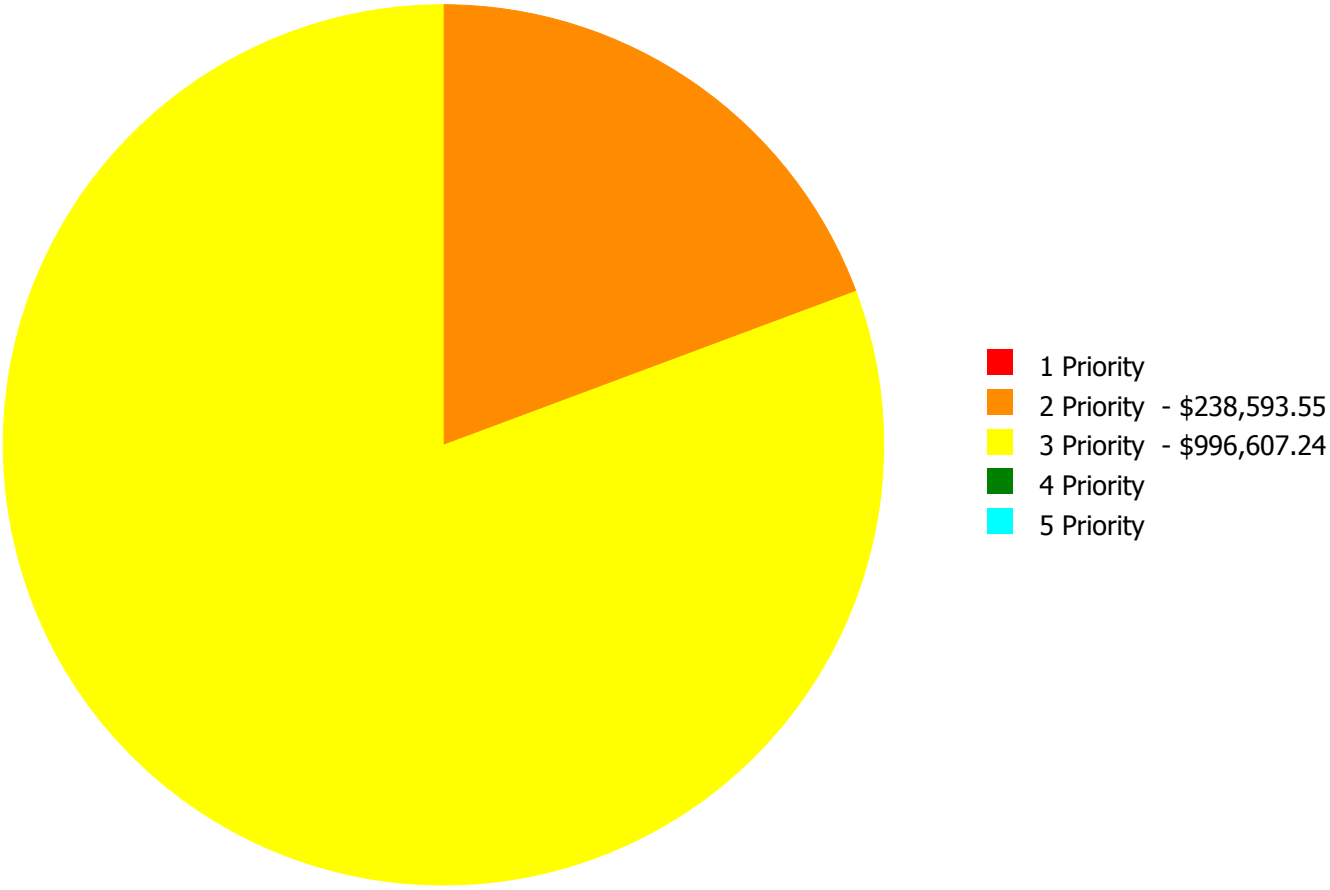
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,235,200.79

Deficiency Summary by Priority

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



Budget Estimate Total: $1,235,200.79

Deficiency By Priority Investment Table

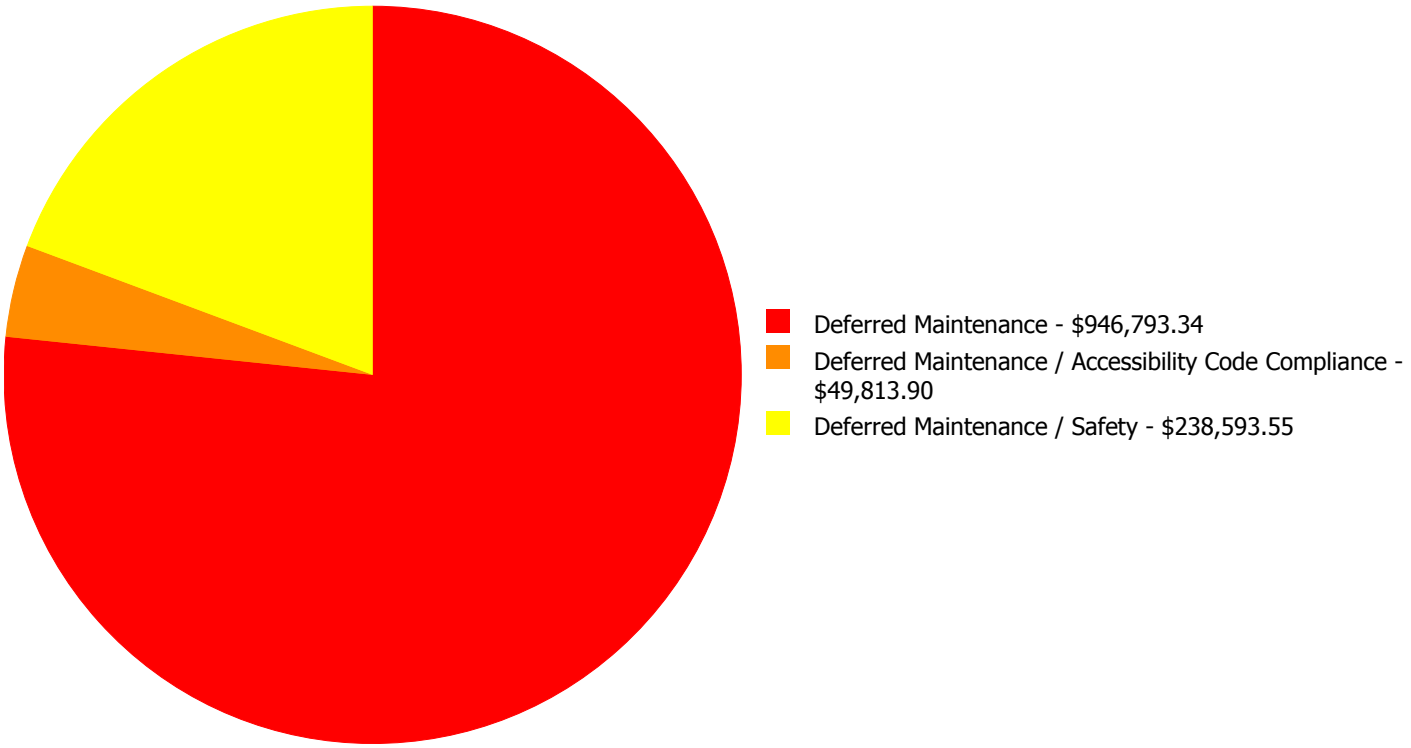
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$138,017.80	$0.00	$0.00	$0.00	$138,017.80
G2020	Parking Lots	$0.00	$0.00	$49,813.90	$0.00	$0.00	$49,813.90
G2030	Pedestrian Paving	$0.00	$100,575.75	$0.00	$0.00	$0.00	$100,575.75
G2040	Fencing & Guardrails	$0.00	$0.00	$61,015.96	$0.00	$0.00	$61,015.96
G2040	Playing Field	$0.00	$0.00	$614,222.84	$0.00	$0.00	$614,222.84
G2050	Landscaping	$0.00	$0.00	$97,223.23	$0.00	$0.00	$97,223.23
G3060	Fuel Distribution	$0.00	$0.00	$52,299.39	$0.00	$0.00	$52,299.39
G4020	Site Lighting	$0.00	$0.00	$77,108.08	$0.00	$0.00	$77,108.08
G4030	Site Communications & Security	$0.00	$0.00	$44,923.84	$0.00	$0.00	$44,923.84
	Total:	$0.00	$238,593.55	$996,607.24	$0.00	$0.00	$1,235,200.79

Deficiency Summary by Category

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



Budget Estimate Total: $1,235,200.79

Deficiency Details by Priority

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

Priority 2 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 24,269.00
Unit of Measure: S.F.
Estimate: $138,017.80
Assessor Name: Sam Mandola
Date Created: 06/29/2015

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

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 60,955.00
Unit of Measure: S.F.
Estimate: $100,575.75
Assessor Name: Sam Mandola
Date Created: 06/10/2015

Notes: Pedestrian paving is beyond its expected service life, damaged with trip hazards, and should be replaced. Rain water infiltrates the northeast staircase and further study is recommended to determine the cause.

Priority 3 Priority:

System: G2020 - Parking Lots

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 9,931.00

Unit of Measure: S.F.

Estimate: $49,813.90

Assessor Name: Eduardo Lopez

Date Created: 06/29/2015

Notes: The parking lot is beyond its expected service life and inadequate, has many repairs and potholes, and should be replaced and re-striped. Sign heights need to be adjusted per minimum ADA standards. a striped accessible route between accessible parking spaces and sidewalk needs to be added.

System: G2040 - Fencing & Guardrails

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 60,955.00

Unit of Measure: S.F.

Estimate: $61,015.96

Assessor Name: Eduardo Lopez

Date Created: 06/29/2015

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

System: G2040 - Playing Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 142,445.00
Unit of Measure: S.F.
Estimate: $614,222.84
Assessor Name: Eduardo Lopez
Date Created: 06/29/2015

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

System: G2050 - Landscaping

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 60,955.00
Unit of Measure: S.F.
Estimate: $97,223.23
Assessor Name: Eduardo Lopez
Date Created: 06/10/2015

Notes: Landscaping is beyond its expected service life and inadequate, in need of improvement, and should be replaced.

System: G3060 - Fuel Distribution

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 60,955.00
Unit of Measure: S.F.
Estimate: $52,299.39
Assessor Name: Eduardo Lopez
Date Created: 06/15/2015

Notes: Natural gas service is beyond its expected service life and should be scheduled for replacement.

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 60,955.00
Unit of Measure: S.F.
Estimate: $77,108.08
Assessor Name: Eduardo Lopez
Date Created: 06/10/2015

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

System: G4030 - Site Communications & Security

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 60,955.00

Unit of Measure: S.F.

Estimate: $44,923.84

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

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

Glossary

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

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

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

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

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