

DeKalb County School District/Elementary Schools

Midway Elementary

Final

School Assessment Report

May 19, 2016



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School Executive Summary

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

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

Gross Area (SF):	76,778
Year Built:	1958
Last Renovation:	1998
Replacement Value:	\$16,937,155
Repair Cost:	\$7,935,882.66
Total FCI:	46.85 %
Total RSLI:	27.28 %
FCA Score:	53.15



Description:

The Midway Elementary School campus consists of two buildings located at 3318 Midway Road in Decatur, Georgia. The original campus was constructed in 1958, additions to the main school building were constructed in 1966 and 1998, and a gymnasium building was constructed in 1998. In addition to the buildings, the campus contains a covered walkway, playground, 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 5	Board District:	District 3
DOE Facility:	3062	Geographic Region:	Region 5
HS Attendance Area:	Towers HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	9.8		

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.

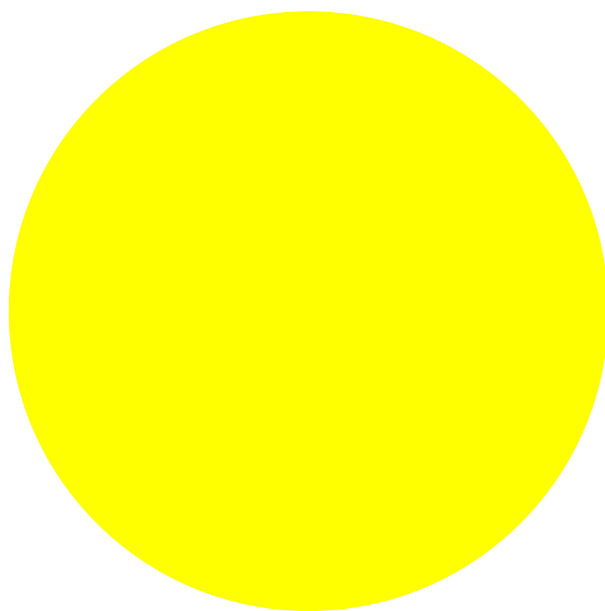
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	60.32 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	64.13 %	0.00 %	\$0.00
B20 - Exterior Enclosure	48.02 %	19.48 %	\$352,885.40
B30 - Roofing	54.39 %	0.51 %	\$4,319.68
C10 - Interior Construction	41.33 %	22.32 %	\$219,065.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	12.04 %	34.61 %	\$782,872.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	46.13 %	19.11 %	\$377,832.00
D30 - HVAC	11.04 %	88.15 %	\$2,484,522.00
D40 - Fire Protection	43.33 %	0.00 %	\$0.00
D50 - Electrical	12.21 %	77.71 %	\$1,447,789.00
E10 - Equipment	0.33 %	107.58 %	\$534,577.00
E20 - Furnishings	5.75 %	67.85 %	\$259,790.00
F10 - Special Construction	20.00 %	0.00 %	\$0.00
G20 - Site Improvements	11.47 %	62.26 %	\$544,061.34
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$617,371.89
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$310,797.35
Totals:	27.28 %	46.85 %	\$7,935,882.66

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1958, 1966 Building	43,980	59.62	\$0.00	\$0.00	\$5,175,464.40	\$0.00	\$0.00
1998 Addition	27,320	19.92	\$0.00	\$0.00	\$1,117,333.00	\$0.00	\$0.00
1998 Gym	5,478	18.36	\$0.00	\$0.00	\$170,854.68	\$0.00	\$0.00
Site	76,778	85.71	\$0.00	\$0.00	\$1,472,230.58	\$0.00	\$0.00
Total:		46.85	\$0.00	\$0.00	\$7,935,882.66	\$0.00	\$0.00

Deficiencies By Priority



- 1 Priority
- 2 Priority
- 3 Priority - \$7,935,882.66
- 4 Priority
- 5 Priority

Budget Estimate Total: \$7,935,882.66

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):	43,980
Year Built:	1958
Last Renovation:	1998
Replacement Value:	\$8,680,600
Repair Cost:	\$5,175,464.40
Total FCI:	59.62 %
Total RSLI:	21.45 %
FCA Score:	40.38



Description:

The main building at Midway Elementary School is a one-story building located at 3318 Midway Road in Decatur, Georgia. Originally built in 1958, there have been two additions in 1966 and 1998, and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

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

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	43.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	43.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	30.71 %	33.81 %	\$352,885.40
B30 - Roofing	66.67 %	0.00 %	\$0.00
C10 - Interior Construction	24.73 %	40.86 %	\$219,065.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	2.96 %	46.45 %	\$646,676.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	59.84 %	32.48 %	\$377,832.00
D30 - HVAC	12.04 %	94.11 %	\$1,578,575.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	110.00 %	\$1,206,064.00
E10 - Equipment	0.00 %	110.00 %	\$534,577.00
E20 - Furnishings	0.00 %	110.00 %	\$259,790.00
F10 - Special Construction	20.00 %	0.00 %	\$0.00
Totals:	21.45 %	59.62 %	\$5,175,464.40

Photo Album

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

1). East Elevation - Jun 08, 2015



2). South Elevation - Jun 08, 2015



3). West Elevation - Jun 08, 2015



4). North Elevation - Jun 08, 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.

School Assessment Report - 1958, 1966 Building

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.	43,980	100	1958	2058		43.00 %	0.00 %	43			\$285,430
A1020	Special Foundations	\$4.46	S.F.	0	100	1958	2058		43.00 %	0.00 %	43			\$0
A1030	Slab on Grade	\$7.09	S.F.	43,980	100	1958	2058		43.00 %	0.00 %	43			\$311,818
A2010	Basement Excavation	\$0.26	S.F.	0	100	1958	2058		43.00 %	0.00 %	43			\$0
A2020	Basement Walls	\$6.13	S.F.	0	100	1958	2058		43.00 %	0.00 %	43			\$0
B1010	Floor Construction	\$15.61	S.F.	0	100	1958	2058		43.00 %	0.00 %	43			\$0
B1020	Roof Construction	\$5.34	S.F.	43,980	100	1958	2058		43.00 %	0.00 %	43			\$234,853
B2010	Exterior Walls	\$16.02	S.F.	43,980	100	1958	2058		43.00 %	3.46 %	43		\$24,398.40	\$704,560
B2020	Exterior Windows	\$6.79	S.F.	43,980	30	1958	1988		0.00 %	110.00 %	-27		\$328,487.00	\$298,624
B2030	Exterior Doors	\$0.92	S.F.	43,980	30	1998	2028		43.33 %	0.00 %	13			\$40,462
B3010	Roof Coverings - Asphal Shingles	\$4.32	S.F.	0	10	1958	1968		0.00 %	0.00 %	-47			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	0	25	1958	1983		0.00 %	0.00 %	-32			\$0
B3010	Roof Coverings - EPDM	\$3.33	S.F.	43,980	15	2010	2025		66.67 %	0.00 %	10			\$146,453
B3010	Roof Coverings - Preformed Metal	\$5.01	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	0	75	1958	2033		24.00 %	0.00 %	18			\$0
B3020	Roof Openings	\$0.63	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			\$0
C1010	Partitions	\$7.01	S.F.	43,980	100	1958	2058		43.00 %	0.00 %	43			\$308,300
C1020	Interior Doors	\$2.39	S.F.	43,980	30	1958	1988		0.00 %	80.00 %	-27		\$84,090.00	\$105,112
C1030	Fittings	\$2.79	S.F.	43,980	20	1958	1978		0.00 %	110.00 %	-37		\$134,975.00	\$122,704
C2010	Stair Construction	\$1.81	S.F.	0	100	1958	2058		43.00 %	0.00 %	43			\$0
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	17,556	30	1958	1988		0.00 %	0.00 %	-27			\$180,300
C3010	Wall Finishes - Paint	\$1.93	S.F.	26,424	10	1958	1968		0.00 %	110.00 %	-47		\$56,098.00	\$50,998
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	1958	1968		0.00 %	0.00 %	-47			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	4,389	8	1958	1966		0.00 %	110.00 %	-49		\$41,037.00	\$37,307
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	3,588	50	1958	2008		0.00 %	110.00 %	-7		\$57,189.00	\$51,990
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	6,584	50	1958	2008		0.00 %	0.00 %	-7			\$349,018
C3020	Floor Finishes - VCT	\$9.54	S.F.	28,829	20	1998	2018		15.00 %	0.00 %	3			\$275,029
C3020	Floor Finishes - Wood	\$14.70	S.F.	590	20	1958	1978		0.00 %	110.00 %	-37		\$9,540.00	\$8,673
C3030	Ceiling Finishes	\$9.98	S.F.	43,980	20	1958	1978		0.00 %	110.00 %	-37		\$482,812.00	\$438,920
D1010	Elevators and Lifts	\$0.00	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	43,980	20	2012	2032		85.00 %	0.00 %	17			\$776,687
D2020	Domestic Water Distribution	\$3.99	S.F.	43,980	30	1958	1988		0.00 %	110.00 %	-27		\$193,028.00	\$175,480
D2030	Sanitary Waste	\$3.41	S.F.	43,980	30	1958	1988		0.00 %	110.00 %	-27		\$164,969.00	\$149,972
D2040	Rain Water Drainage	\$0.98	S.F.	43,980	30	2010	2040		83.33 %	0.00 %	25			\$43,100

School Assessment Report - 1958, 1966 Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Natural Gas	\$0.41	S.F.	43,980	30	1958	1988		0.00 %	110.00 %	-27		\$19,835.00	\$18,032
D3020	Heat Generating Systems	\$4.55	S.F.	43,980	30	1958	1988		0.00 %	110.00 %	-27		\$220,120.00	\$200,109
D3030	Cooling Generating Systems	\$4.73	S.F.	43,980	30	1978	2008		0.00 %	110.00 %	-7		\$228,828.00	\$208,025
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	43,980	30	2010	2040		83.33 %	0.00 %	25			\$242,330
D3050	Terminal & Package Units	\$18.52	S.F.	43,980	15	1998	2013		0.00 %	110.00 %	-2		\$895,961.00	\$814,510
D3060	Controls & Instrumentation	\$3.60	S.F.	43,980	20	1998	2018	2015	0.00 %	110.00 %	0		\$174,161.00	\$158,328
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.23	S.F.	43,980	30	1958	1988		0.00 %	110.00 %	-27		\$59,505.00	\$54,095
D4010	Sprinklers	\$4.75	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			\$0
D4020	Standpipes	\$0.51	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	43,980	30	1998	2028	2015	0.00 %	110.00 %	0		\$87,564.00	\$79,604
D5020	Branch Wiring	\$6.78	S.F.	43,980	30	1958	1988		0.00 %	110.00 %	-27		\$328,003.00	\$298,184
D5020	Lighting	\$8.90	S.F.	43,980	30	1958	1988		0.00 %	110.00 %	-27		\$430,564.00	\$391,422
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	43,980	10	1998	2008		0.00 %	110.00 %	-7		\$270,917.00	\$246,288
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	43,980	10	1998	2008		0.00 %	110.00 %	-7		\$59,505.00	\$54,095
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	43,980	10	1998	2008		0.00 %	110.00 %	-7		\$29,511.00	\$26,828
D5090	Other Electrical Systems - Emergency Generator	\$0.35	S.F.	0	15	1958	1973		0.00 %	0.00 %	-42			\$0
E1020	Institutional Equipment	\$0.40	S.F.	43,980	20	1958	1978		0.00 %	110.00 %	-37		\$19,351.00	\$17,592
E1090	Other Equipment (Kitchen Equipment)	\$10.65	S.F.	43,980	20	1958	1978		0.00 %	110.00 %	-37		\$515,226.00	\$468,387
E2010	Fixed Furnishings	\$5.37	S.F.	43,980	20	1958	1978		0.00 %	110.00 %	-37		\$259,790.00	\$236,173
F1010	Special Structures - Canopies	\$1.61	S.F.	43,980	25	1958	1983	2020	20.00 %	0.00 %	5			\$70,808
Total									21.45 %	59.62 %			\$5,175,464.40	\$8,680,600

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:	\$5,175,464	\$0	\$0	\$330,585	\$0	\$82,086	\$0	\$0	\$51,984	\$0	\$775,614	\$6,415,734
* 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	\$24,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,398
B2020 - Exterior Windows	\$328,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,487
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphal Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - EPDM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$216,504	\$216,504
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

School Assessment Report - 1958, 1966 Building

C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$84,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,090
C1030 - Fittings	\$134,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,975
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	\$56,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,391	\$131,489
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$41,037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,984	\$0	\$0	\$93,021
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$57,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,189
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$330,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$330,585
C3020 - Floor Finishes - Wood	\$9,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,540
C3030 - Ceiling Finishes	\$482,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$482,812
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$193,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,028
D2030 - Sanitary Waste	\$164,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164,969
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$19,835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,835
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$220,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,120
D3030 - Cooling Generating Systems	\$228,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$228,828
D3040 - Distribution & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$895,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$895,961
D3060 - Controls & Instrumentation	\$174,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,161
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$59,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,505
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

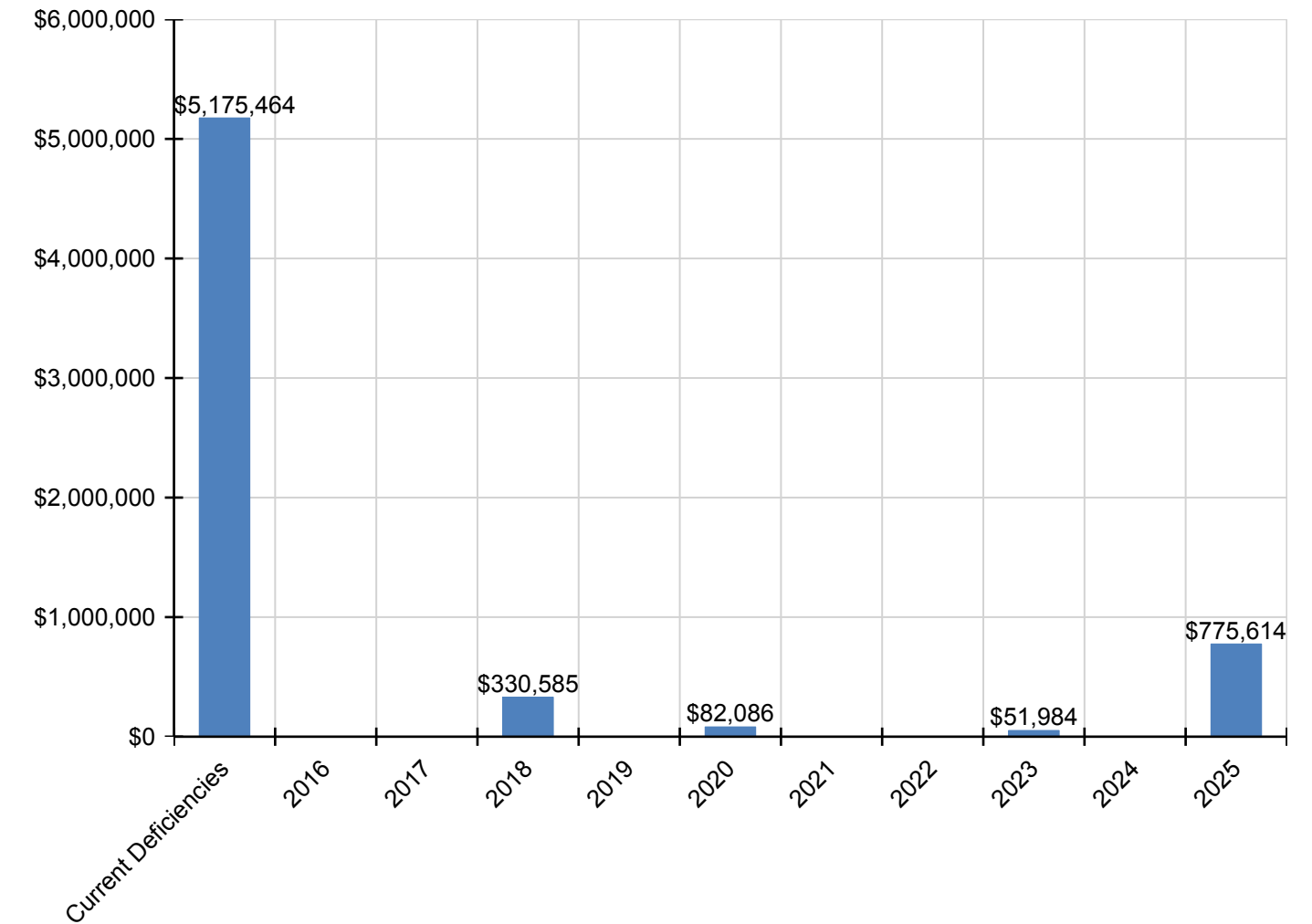
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D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$87,564	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,564
D5020 - Branch Wiring	\$328,003	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,003
D5020 - Lighting	\$430,564	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$430,564
D5030 - Communications and Security - Clock & PA Systems	\$270,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$364,090	\$635,007
D5030 - Communications and Security - Fire Alarm	\$59,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,970	\$139,475
D5030 - Communications and Security - Security & CCTV	\$29,511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,660	\$69,171
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$19,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,351
E1090 - Other Equipment (Kitchen Equipment)	\$515,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515,226
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$259,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$259,790
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	\$82,086	\$0	\$0	\$0	\$0	\$0	\$82,086

* Indicates non-renewable system

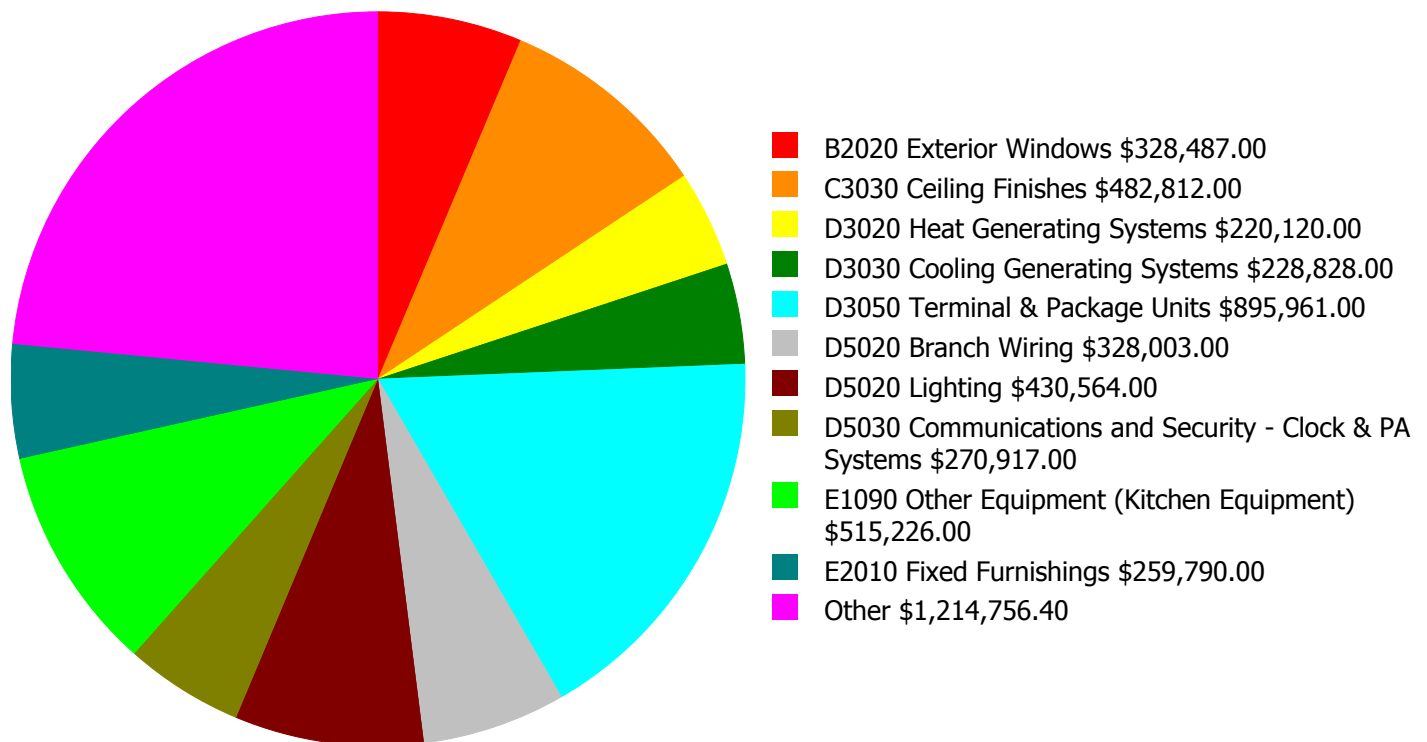
Forecasted Capital Renewal Requirement

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

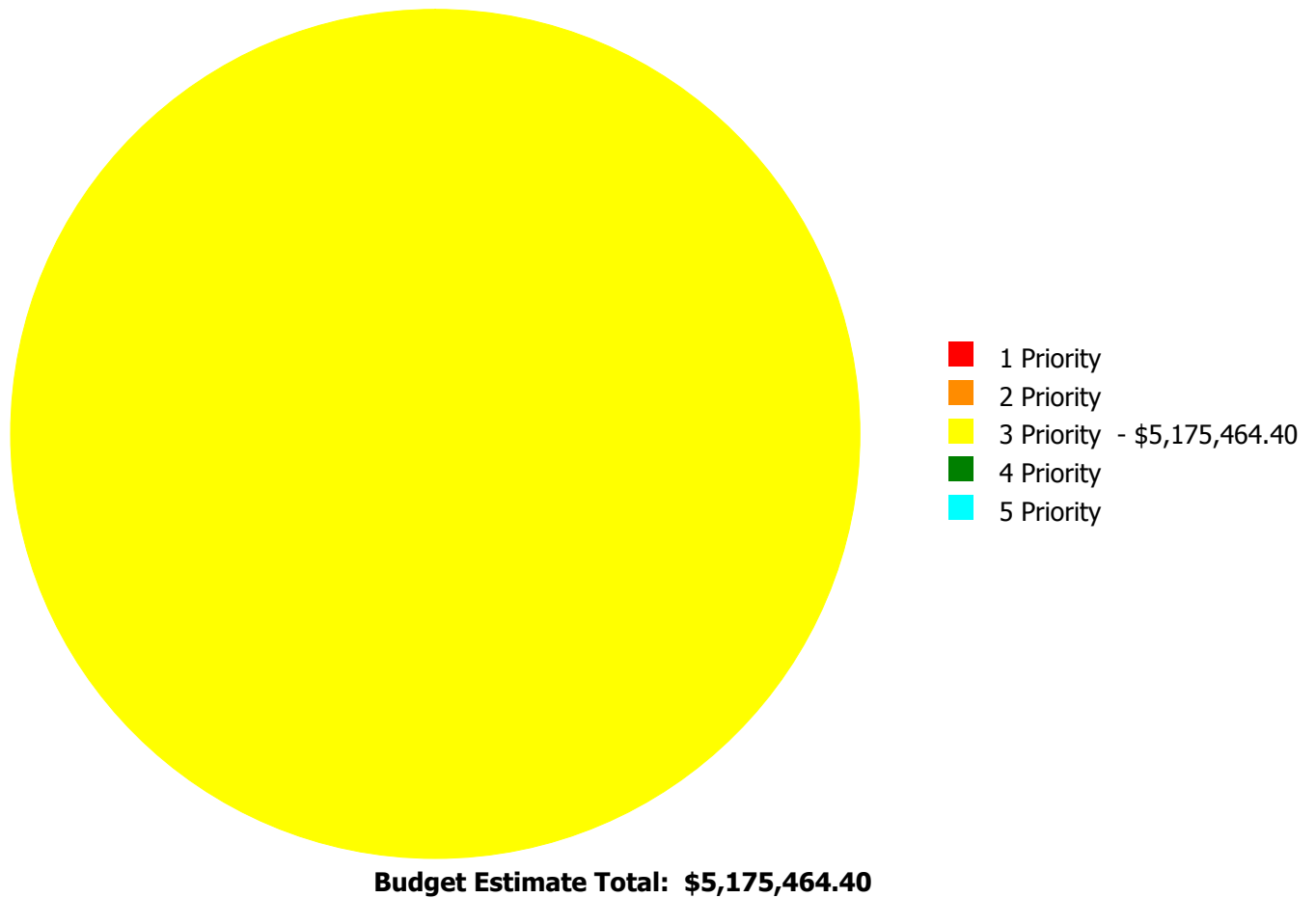
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$5,175,464.40

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

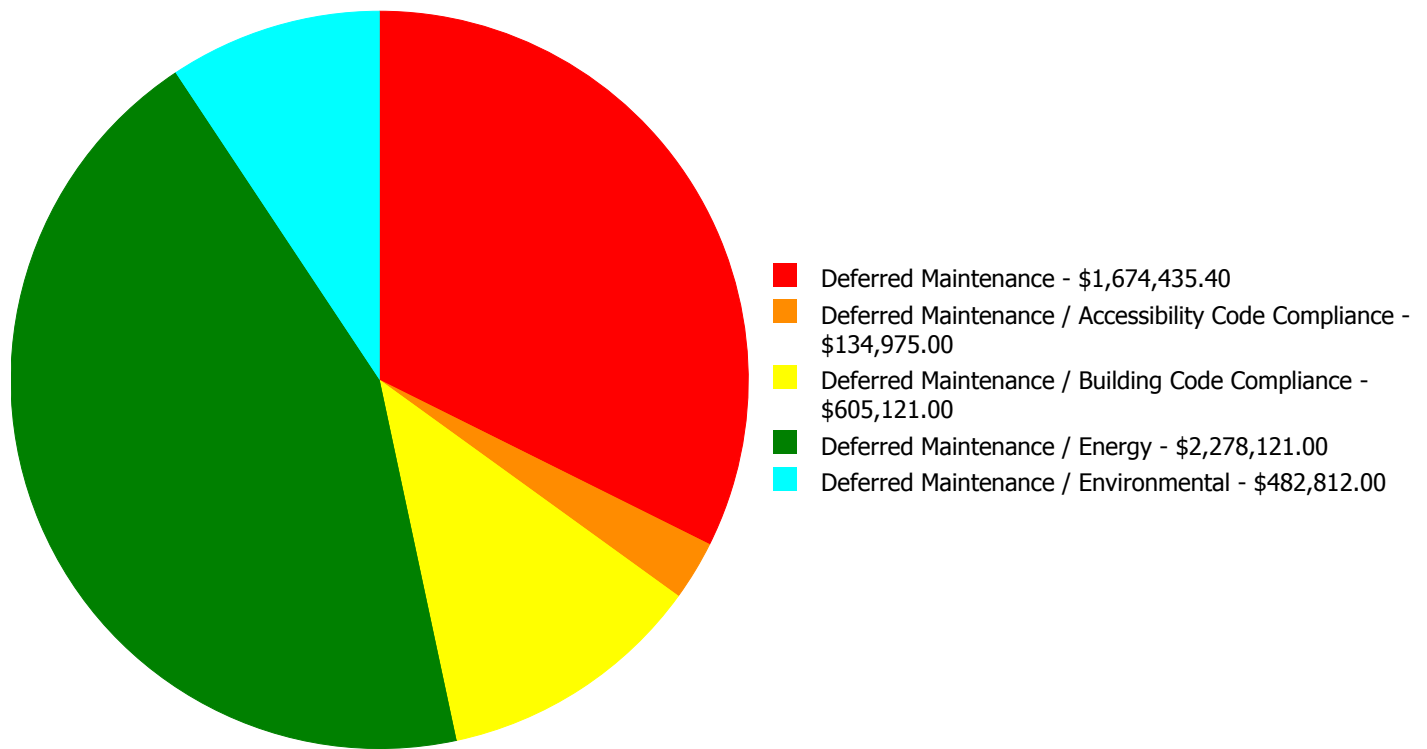
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$24,398.40	\$0.00	\$0.00	\$24,398.40
B2020	Exterior Windows	\$0.00	\$0.00	\$328,487.00	\$0.00	\$0.00	\$328,487.00
C1020	Interior Doors	\$0.00	\$0.00	\$84,090.00	\$0.00	\$0.00	\$84,090.00
C1030	Fittings	\$0.00	\$0.00	\$134,975.00	\$0.00	\$0.00	\$134,975.00
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$56,098.00	\$0.00	\$0.00	\$56,098.00
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$41,037.00	\$0.00	\$0.00	\$41,037.00
C3020	Floor Finishes - Ceramic & Quarry Tile	\$0.00	\$0.00	\$57,189.00	\$0.00	\$0.00	\$57,189.00
C3020	Floor Finishes - Wood	\$0.00	\$0.00	\$9,540.00	\$0.00	\$0.00	\$9,540.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$482,812.00	\$0.00	\$0.00	\$482,812.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$193,028.00	\$0.00	\$0.00	\$193,028.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$164,969.00	\$0.00	\$0.00	\$164,969.00
D2090	Other Plumbing Systems - Natural Gas	\$0.00	\$0.00	\$19,835.00	\$0.00	\$0.00	\$19,835.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$220,120.00	\$0.00	\$0.00	\$220,120.00
D3030	Cooling Generating Systems	\$0.00	\$0.00	\$228,828.00	\$0.00	\$0.00	\$228,828.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$895,961.00	\$0.00	\$0.00	\$895,961.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$174,161.00	\$0.00	\$0.00	\$174,161.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	\$0.00	\$59,505.00	\$0.00	\$0.00	\$59,505.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$87,564.00	\$0.00	\$0.00	\$87,564.00
D5020	Branch Wiring	\$0.00	\$0.00	\$328,003.00	\$0.00	\$0.00	\$328,003.00
D5020	Lighting	\$0.00	\$0.00	\$430,564.00	\$0.00	\$0.00	\$430,564.00
D5030	Communications and Security - Clock & PA Systems	\$0.00	\$0.00	\$270,917.00	\$0.00	\$0.00	\$270,917.00
D5030	Communications and Security - Fire Alarm	\$0.00	\$0.00	\$59,505.00	\$0.00	\$0.00	\$59,505.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$0.00	\$29,511.00	\$0.00	\$0.00	\$29,511.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$19,351.00	\$0.00	\$0.00	\$19,351.00
E1090	Other Equipment (Kitchen Equipment)	\$0.00	\$0.00	\$515,226.00	\$0.00	\$0.00	\$515,226.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$259,790.00	\$0.00	\$0.00	\$259,790.00
	Total:	\$0.00	\$0.00	\$5,175,464.40	\$0.00	\$0.00	\$5,175,464.40

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: \$5,175,464.40

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls



Location: Media Center Exterior Wall

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Point and refinish painted concrete block wall, 1st floor

Qty: 1.00

Unit of Measure: C.S.F.

Estimate: \$24,398.40

Assessor Name: Ben Nixon

Date Created: 06/13/2015

Notes: There is a large settlement crack in the exterior wall, SW corner of the media center. Recommend engineering study to identify the cause. Pricing does not include remediation measures.

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$328,487.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The exterior window systems are original construction, beyond service life, and should be replaced.

System: C1020 - Interior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$84,090.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Interior doors are beyond their expected service life, not ADA or building code compliant, and should be replaced.

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$134,975.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, and should be replaced to improve ADA accessibility. Some, but not all of the toilet partitions were recently replaced in 2014.

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 26,424.00

Unit of Measure: S.F.

Estimate: \$56,098.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Carpet



Location: Media Center, Offices

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 4,389.00

Unit of Measure: S.F.

Estimate: \$41,037.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The carpet is beyond its expected service life, stained, and should be replaced.

System: C3020 - Floor Finishes - Ceramic & Quarry Tile



Location: Kitchen and Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 3,588.00

Unit of Measure: S.F.

Estimate: \$57,189.00

Assessor Name: Ben Nixon

Date Created: 06/13/2015

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

System: C3020 - Floor Finishes - Wood



Location: Stage

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 590.00

Unit of Measure: S.F.

Estimate: \$9,540.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The wood flooring is beyond its expected service life, stained and scratched, and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$482,812.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The acoustical ceiling system is beyond its expected service life, damaged and stained due to roof leaks, and should be replaced. Ceiling tiles (2'x2') in classrooms and media center are identified as ACM by others.

System: D2020 - Domestic Water Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$193,028.00

Assessor Name: Ben Nixon

Date Created: 06/15/2015

Notes: The domestic water distribution system is beyond its expected service life, not building code compliant, and should be scheduled for replacement. Potable water supply is not protected by a reduced pressure backflow prevention device.

System: D2030 - Sanitary Waste



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 43,980.00
Unit of Measure: S.F.
Estimate: \$164,969.00
Assessor Name: Ben Nixon
Date Created: 06/15/2015

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: 43,980.00
Unit of Measure: S.F.
Estimate: \$19,835.00
Assessor Name: Ben Nixon
Date Created: 01/13/2016

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

System: D3020 - Heat Generating Systems



Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$220,120.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The heat generating system is beyond its expected service life, inadequate, and should be scheduled for replacement.

System: D3030 - Cooling Generating Systems



Location: Exterior of Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

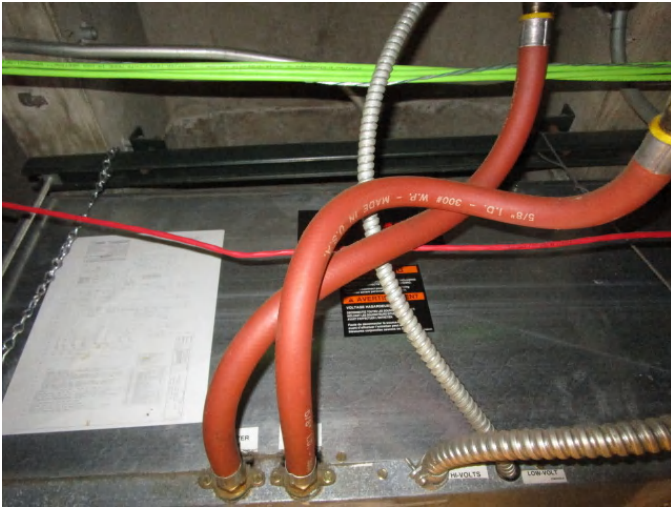
Estimate: \$228,828.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The cooling generating system is beyond its expected service life, inadequate, and should be scheduled for replacement.

System: D3050 - Terminal & Package Units



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$895,961.00

Assessor Name: Ben Nixon

Date Created: 06/15/2015

Notes: The terminal and package units are beyond their expected service life, inadequate, and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$174,161.00

Assessor Name: Ben Nixon

Date Created: 06/15/2015

Notes: The controls and instrumentation system is beyond its 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: 43,980.00

Unit of Measure: S.F.

Estimate: \$59,505.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5010 - Electrical Service/Distribution



Location: Main Switch Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$87,564.00

Assessor Name: Ben Nixon

Date Created: 06/15/2015

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

System: D5020 - Branch Wiring



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$328,003.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The branch wiring system is beyond its expected service life, inadequate, not building code compliant, and should be scheduled for replacement. The building does not have enough electrical outlets and a number of them do not work. Electrical outlets in wet areas of 1958 building are not GFI.

System: D5020 - Lighting



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$430,564.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

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: 43,980.00

Unit of Measure: S.F.

Estimate: \$270,917.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$59,505.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$29,511.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: E1020 - Institutional Equipment



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$19,351.00

Assessor Name: Ben Nixon

Date Created: 01/12/2016

Notes: Institutional equipment, such as theater and stage equipment, library equipment and audio-visual 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: 43,980.00

Unit of Measure: S.F.

Estimate: \$515,226.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Kitchen equipment is beyond its expected service life and should be scheduled for replacement.

System: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 43,980.00

Unit of Measure: S.F.

Estimate: \$259,790.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	27,320
Year Built:	1998
Last Renovation:	
Replacement Value:	\$5,608,359
Repair Cost:	\$1,117,333.00
Total FCI:	19.92 %
Total RSLI:	38.63 %
FCA Score:	80.08



Description:

The 1998 classroom addition at Midway Elementary School is a one-story building located at 3318 Midway Road in Decatur, Georgia. There have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2012	Fire Sprinkler System:	Yes
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	70.11 %	0.00 %	\$0.00
B30 - Roofing	49.26 %	0.00 %	\$0.00
C10 - Interior Construction	59.66 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	29.25 %	7.55 %	\$58,000.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	24.42 %	0.00 %	\$0.00
D30 - HVAC	7.93 %	82.86 %	\$835,746.00
D40 - Fire Protection	43.33 %	0.00 %	\$0.00
D50 - Electrical	30.40 %	32.83 %	\$223,587.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	38.63 %	19.92 %	\$1,117,333.00

Photo Album

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

1). West Elevation - Jun 08, 2015



2). North Elevation - Jun 08, 2015



3). East Elevation - Jun 08, 2015



4). South Elevation - Jun 08, 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.

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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.	27,320	100	1998	2098		83.00 %	0.00 %	83			\$177,307
A1020	Special Foundations	\$4.46	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			\$0
A1030	Slab on Grade	\$7.09	S.F.	27,320	100	1998	2098		83.00 %	0.00 %	83			\$193,699
A2010	Basement Excavation	\$0.26	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			\$0
A2020	Basement Walls	\$6.13	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			\$0
B1010	Floor Construction	\$15.61	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			\$0
B1020	Roof Construction	\$5.34	S.F.	27,320	100	1998	2098		83.00 %	0.00 %	83			\$145,889
B2010	Exterior Walls	\$16.02	S.F.	27,320	100	1998	2098		83.00 %	0.00 %	83			\$437,666
B2020	Exterior Windows	\$6.79	S.F.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$185,503
B2030	Exterior Doors	\$0.92	S.F.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$25,134
B3010	Roof Coverings - Asphal Shingles	\$4.32	S.F.	0	10	1998	2008		0.00 %	0.00 %	-7			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	18,576	25	1998	2023		32.00 %	0.00 %	8			\$384,523
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	15	1998	2013		0.00 %	0.00 %	-2			\$0
B3010	Roof Coverings - Preformed Metal	\$5.01	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	8,744	75	1998	2073		77.33 %	0.00 %	58			\$240,023
B3020	Roof Openings	\$0.63	S.F.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$17,212
C1010	Partitions	\$7.01	S.F.	27,320	100	1998	2098		83.00 %	0.00 %	83			\$191,513
C1020	Interior Doors	\$2.39	S.F.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$65,295
C1030	Fittings	\$2.79	S.F.	27,320	20	1998	2018		15.00 %	0.00 %	3			\$76,223
C2010	Stair Construction	\$1.81	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			\$0
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	27,320	10	1998	2008		0.00 %	110.00 %	-7		\$58,000.00	\$52,728
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	1998	2008		0.00 %	0.00 %	-7			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	0	8	1998	2006		0.00 %	0.00 %	-9			\$0
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	900	50	1998	2048		66.00 %	0.00 %	33			\$13,041
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	4,098	50	1998	2048		66.00 %	0.00 %	33			\$217,235
C3020	Floor Finishes - VCT	\$9.54	S.F.	22,322	20	1998	2018		15.00 %	0.00 %	3			\$212,952
C3020	Floor Finishes - Wood	\$14.70	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			\$0
C3030	Ceiling Finishes	\$9.98	S.F.	27,320	20	1998	2018		15.00 %	0.00 %	3			\$272,654
D1010	Elevators and Lifts	\$1.17	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	27,320	20	1998	2018		15.00 %	0.00 %	3			\$482,471
D2020	Domestic Water Distribution	\$3.99	S.F.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$109,007
D2030	Sanitary Waste	\$3.41	S.F.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$93,161
D2040	Rain Water Drainage	\$0.98	S.F.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$26,774

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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.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$11,201
D3020	Heat Generating Systems	\$4.55	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			\$0
D3030	Cooling Generating Systems	\$4.73	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			\$0
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$150,533
D3050	Terminal & Package Units	\$27.81	S.F.	27,320	15	1998	2013		0.00 %	110.00 %	-2		\$835,746.00	\$759,769
D3060	Controls & Instrumentation	\$3.60	S.F.	27,320	20	1998	2018		15.00 %	0.00 %	3			\$98,352
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			\$0
D4010	Sprinklers	\$4.75	S.F.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$129,770
D4020	Standpipes	\$0.51	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$49,449
D5020	Branch Wiring	\$6.78	S.F.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$185,230
D5020	Lighting	\$8.90	S.F.	27,320	30	1998	2028		43.33 %	0.00 %	13			\$243,148
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	27,320	10	1998	2008		0.00 %	110.00 %	-7		\$168,291.00	\$152,992
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	27,320	10	1998	2008		0.00 %	110.00 %	-7		\$36,964.00	\$33,604
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	27,320	10	1998	2008		0.00 %	110.00 %	-7		\$18,332.00	\$16,665
D5090	Other Electrical Systems - Emergency Generator	\$0.00	S.F.	0	15	1998	2013		0.00 %	0.00 %	-2			\$0
E1020	Institutional Equipment	\$0.40	S.F.	27,320	20	1998	2018		15.00 %	0.00 %	3			\$10,928
E1090	Other Equipment	\$8.75	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			\$0
E2010	Fixed Furnishings	\$5.37	S.F.	27,320	20	1998	2018		15.00 %	0.00 %	3			\$146,708
F1010	Special Structures - Canopies	\$1.61	S.F.	0	25	1998	2023		32.00 %	0.00 %	8			\$0
Total									38.63 %	19.92 %			\$1,117,333.00	\$5,608,359

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:	\$1,117,333	\$0	\$0	\$1,562,945	\$0	\$0	\$0	\$0	\$535,813	\$0	\$378,429	\$3,594,521
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphal Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$535,813	\$0	\$0	\$535,813
B3010 - Roof Coverings - EPDM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Preformed Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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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	\$91,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,620
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	\$58,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,947	\$135,947
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$255,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$255,968
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$327,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$327,730
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$579,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$579,930
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$835,746	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$835,746
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$118,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,219
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

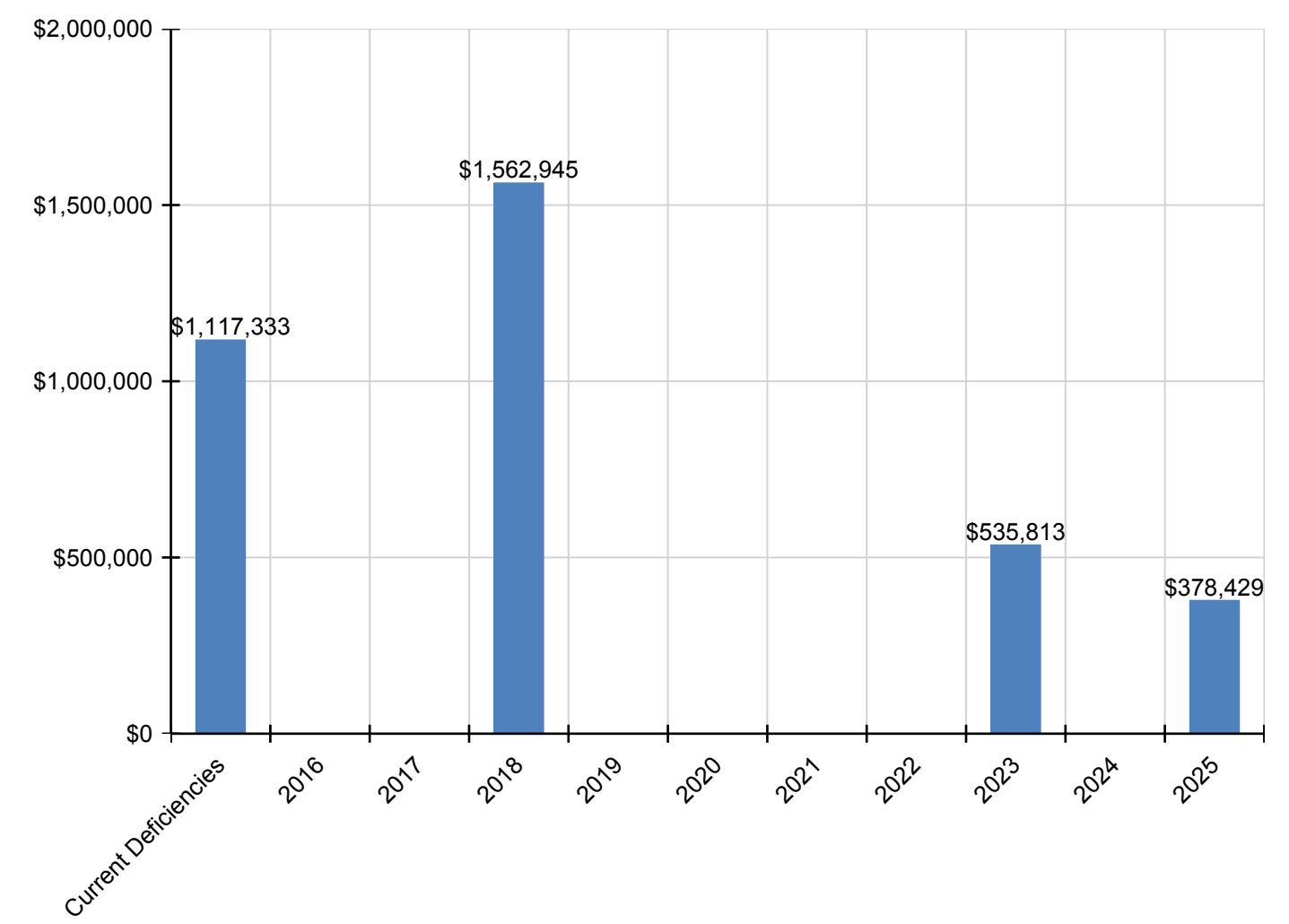
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D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Clock & PA Systems	\$168,291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,169	\$394,460
D5030 - Communications and Security - Fire Alarm	\$36,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,677	\$86,641
D5030 - Communications and Security - Security & CCTV	\$18,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,637	\$42,969
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$13,136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,136
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$176,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,343
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

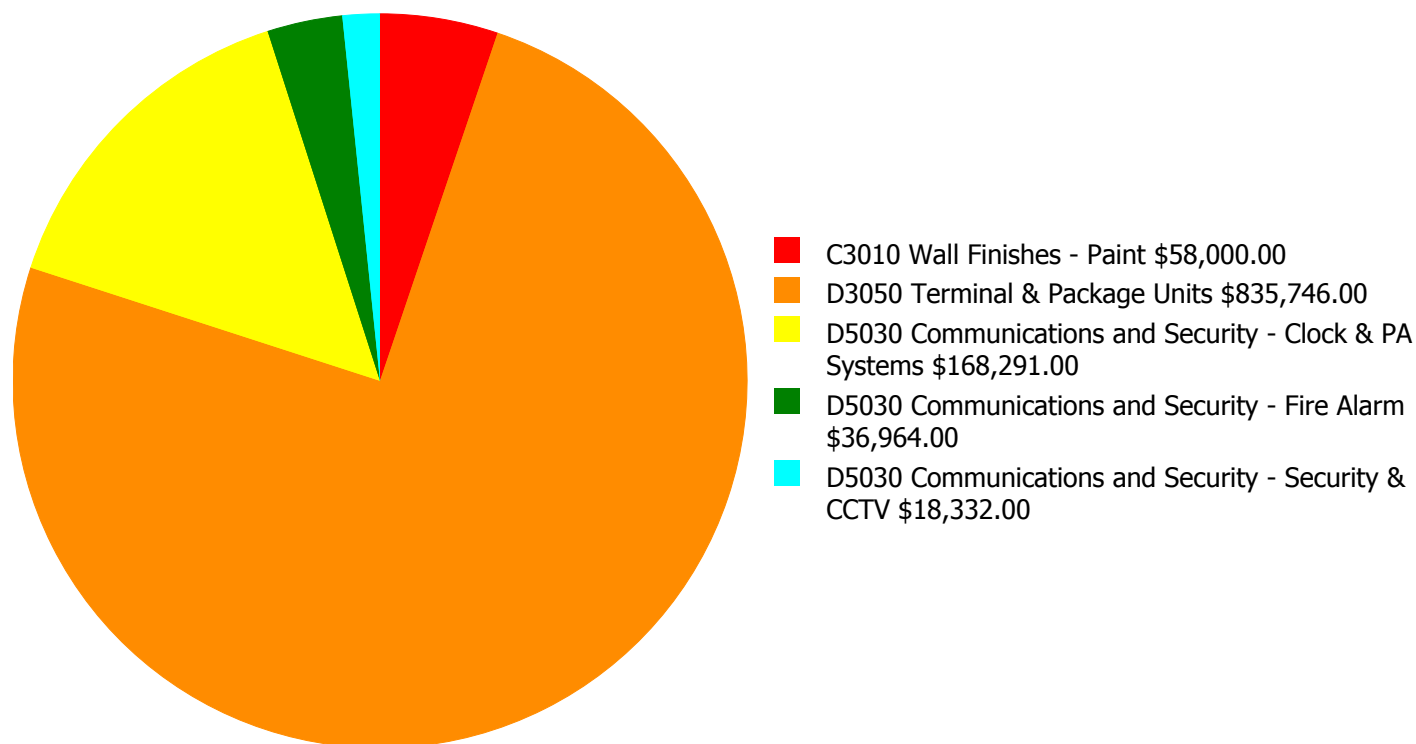
Forecasted Capital Renewal Requirement

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

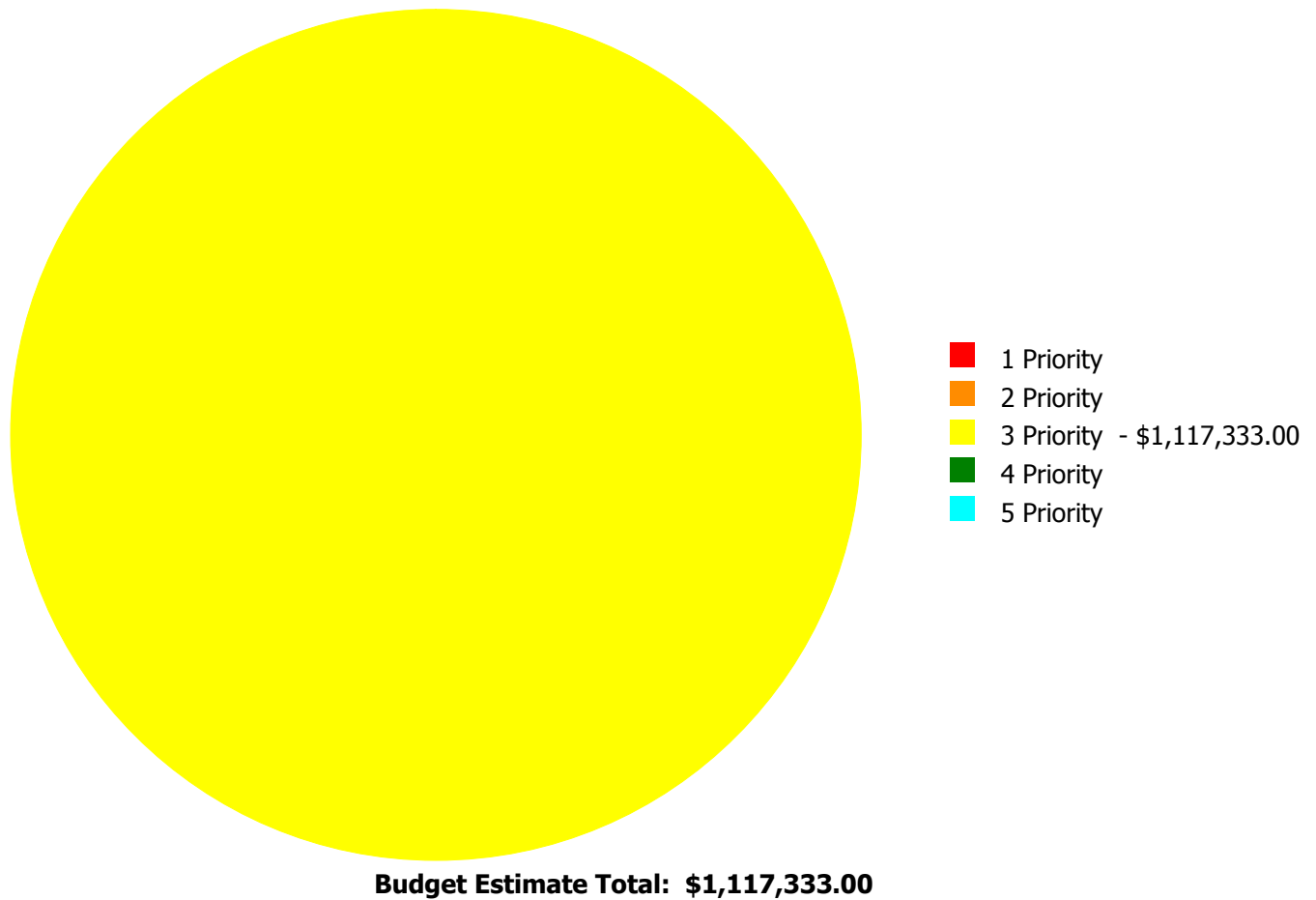
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$1,117,333.00

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

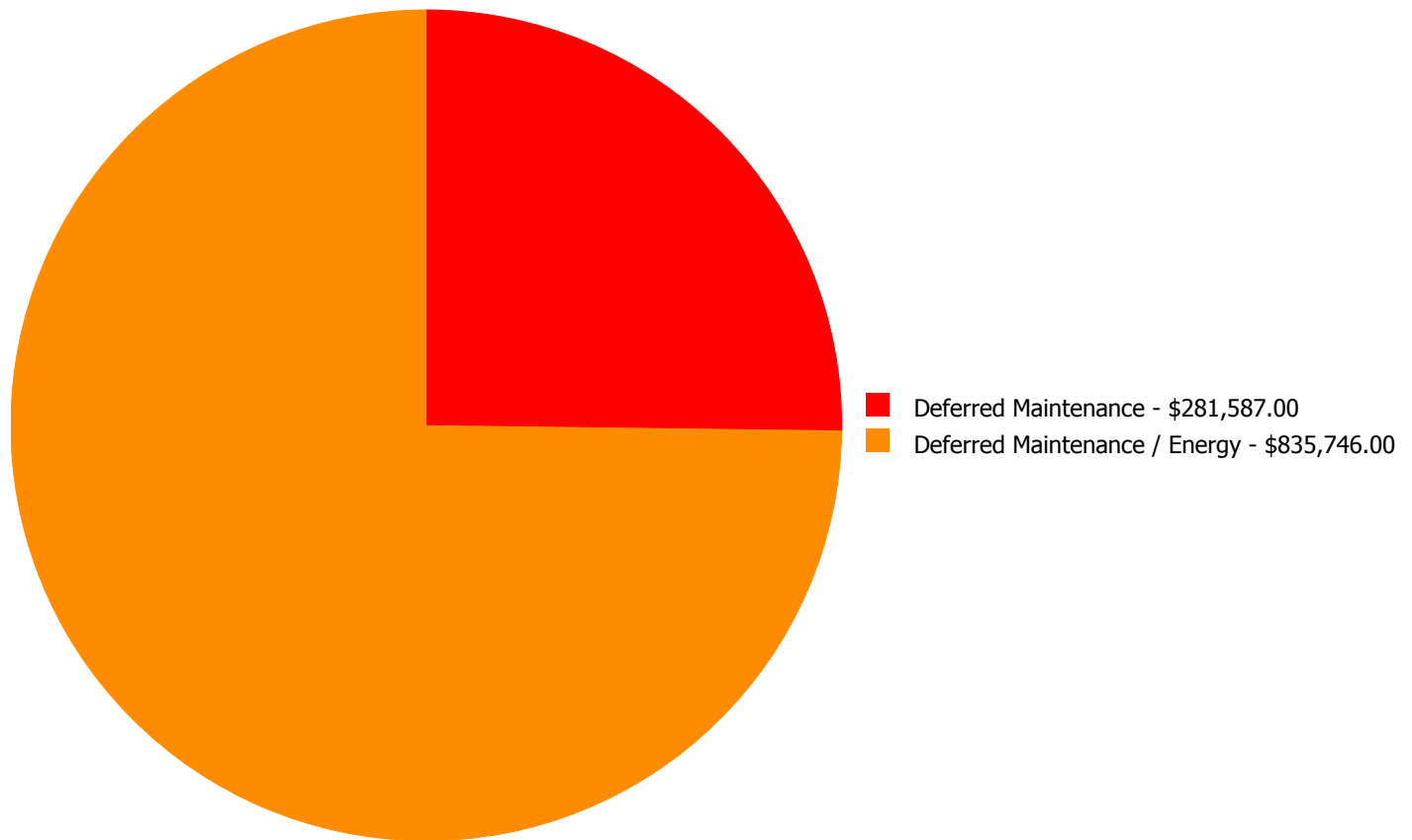
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$58,000.00	\$0.00	\$0.00	\$58,000.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$835,746.00	\$0.00	\$0.00	\$835,746.00
D5030	Communications and Security - Clock & PA Systems	\$0.00	\$0.00	\$168,291.00	\$0.00	\$0.00	\$168,291.00
D5030	Communications and Security - Fire Alarm	\$0.00	\$0.00	\$36,964.00	\$0.00	\$0.00	\$36,964.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$0.00	\$18,332.00	\$0.00	\$0.00	\$18,332.00
	Total:	\$0.00	\$0.00	\$1,117,333.00	\$0.00	\$0.00	\$1,117,333.00

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: \$1,117,333.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 27,320.00

Unit of Measure: S.F.

Estimate: \$58,000.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 27,320.00

Unit of Measure: S.F.

Estimate: \$835,746.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The terminal and package units are beyond their expected service life and should be scheduled for replacement.

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: 27,320.00
Unit of Measure: S.F.
Estimate: \$168,291.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 27,320.00
Unit of Measure: S.F.
Estimate: \$36,964.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 27,320.00

Unit of Measure: S.F.

Estimate: \$18,332.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	1998
Last Renovation:	
Replacement Value:	\$930,579
Repair Cost:	\$170,854.68
Total FCI:	18.36 %
Total RSLI:	52.89 %
FCA Score:	81.64



Description:

The 1998 gymnasium at Midway Elementary School is a one-story building located at 3318 Midway Road in Decatur, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	Yes
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.34 %	0.00 %	\$0.00
B30 - Roofing	77.33 %	6.62 %	\$4,319.68
C10 - Interior Construction	66.23 %	0.00 %	\$0.00
C30 - Interior Finishes	6.30 %	77.35 %	\$78,196.00
D20 - Plumbing	43.33 %	0.00 %	\$0.00
D30 - HVAC	22.13 %	53.04 %	\$70,201.00
D40 - Fire Protection	43.33 %	0.00 %	\$0.00
D50 - Electrical	23.87 %	21.21 %	\$18,138.00
Totals:	52.89 %	18.36 %	\$170,854.68

Photo Album

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

1). South Elevation - Jun 08, 2015



2). East Elevation - Jun 08, 2015



3). North Elevation - Jun 08, 2015



4). West Elevation - Jun 08, 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.

School Assessment Report - 1998 Gym

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	1998	2098		83.00 %	0.00 %	83			\$51,165
A1030	Slab on Grade	\$6.21	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			\$34,018
B1020	Roof Construction	\$21.36	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			\$117,010
B2010	Exterior Walls	\$19.80	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			\$108,464
B2030	Exterior Doors	\$2.01	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$11,011
B3010	Roof Coverings - Standing Seam Metal	\$11.91	S.F.	5,478	75	1998	2073		77.33 %	6.62 %	58		\$4,319.68	\$65,243
C1010	Partitions	\$12.78	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			\$70,009
C1020	Interior Doors	\$4.24	S.F.	5,478	40	1998	2038		57.50 %	0.00 %	23			\$23,227
C1030	Fittings	\$3.46	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$18,954
C3010	Wall Finishes - Ceramic	\$6.65	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			\$0
C3010	Wall Finishes - Paint	\$1.41	S.F.	5,478	10	1998	2008	2015	0.00 %	109.99 %	0		\$8,496.00	\$7,724
C3020	Floor Finishes - Ceramic Tile	\$6.67	S.F.	548	50	1998	2048		66.00 %	0.00 %	33			\$3,655
C3020	Floor Finishes - Neoprene	\$14.46	S.F.	4,382	8	1998	2006	2015	0.00 %	110.00 %	0		\$69,700.00	\$63,364
C3020	Floor Finishes - VCT	\$5.01	S.F.	548	20	1998	2018		15.00 %	0.00 %	3			\$2,745
C3030	Ceiling Finishes	\$4.31	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$23,610
D2010	Plumbing Fixtures	\$9.66	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$52,917
D2020	Domestic Water Distribution	\$5.85	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$32,046
D2030	Sanitary Waste	\$0.87	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$4,766
D2040	Rain Water Drainage	\$0.22	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.32	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$1,753
D3040	Distribution Systems & Exhaust Systems	\$12.25	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$67,106
D3050	Terminal & Package Units	\$11.65	S.F.	5,478	15	1998	2013		0.00 %	110.00 %	-2		\$70,201.00	\$63,819
D3060	Controls & Instrumentation	\$0.26	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$1,424
D4010	Sprinklers	\$3.84	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$21,036
D5010	Electrical Service/Distribution	\$1.24	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$6,793
D5020	Branch Wiring	\$5.24	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$28,705
D5020	Lighting	\$5.24	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$28,705
D5030	Communications and Security - Fire Alarm	\$2.13	S.F.	5,478	10	1998	2008	2015	0.00 %	110.00 %	0		\$12,835.00	\$11,668
D5030	Communications and Security - Public Address & Clock System	\$0.88	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$4,821
D5030	Communications and Security - Security & CCTV	\$0.88	S.F.	5,478	10	1998	2008	2015	0.00 %	110.00 %	0		\$5,303.00	\$4,821
Total									52.89 %	18.36 %			\$170,854.68	\$930,579

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:	\$170,855	\$0	\$0	\$96,471	\$0	\$0	\$0	\$0	\$88,294	\$0	\$35,794	\$391,414
* 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	\$4,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,320
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	\$22,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,782
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$8,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,418	\$19,914
C3020 - Floor Finishes - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Neoprene	\$69,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,294	\$0	\$0	\$157,994
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$3,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,300
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$28,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,379
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

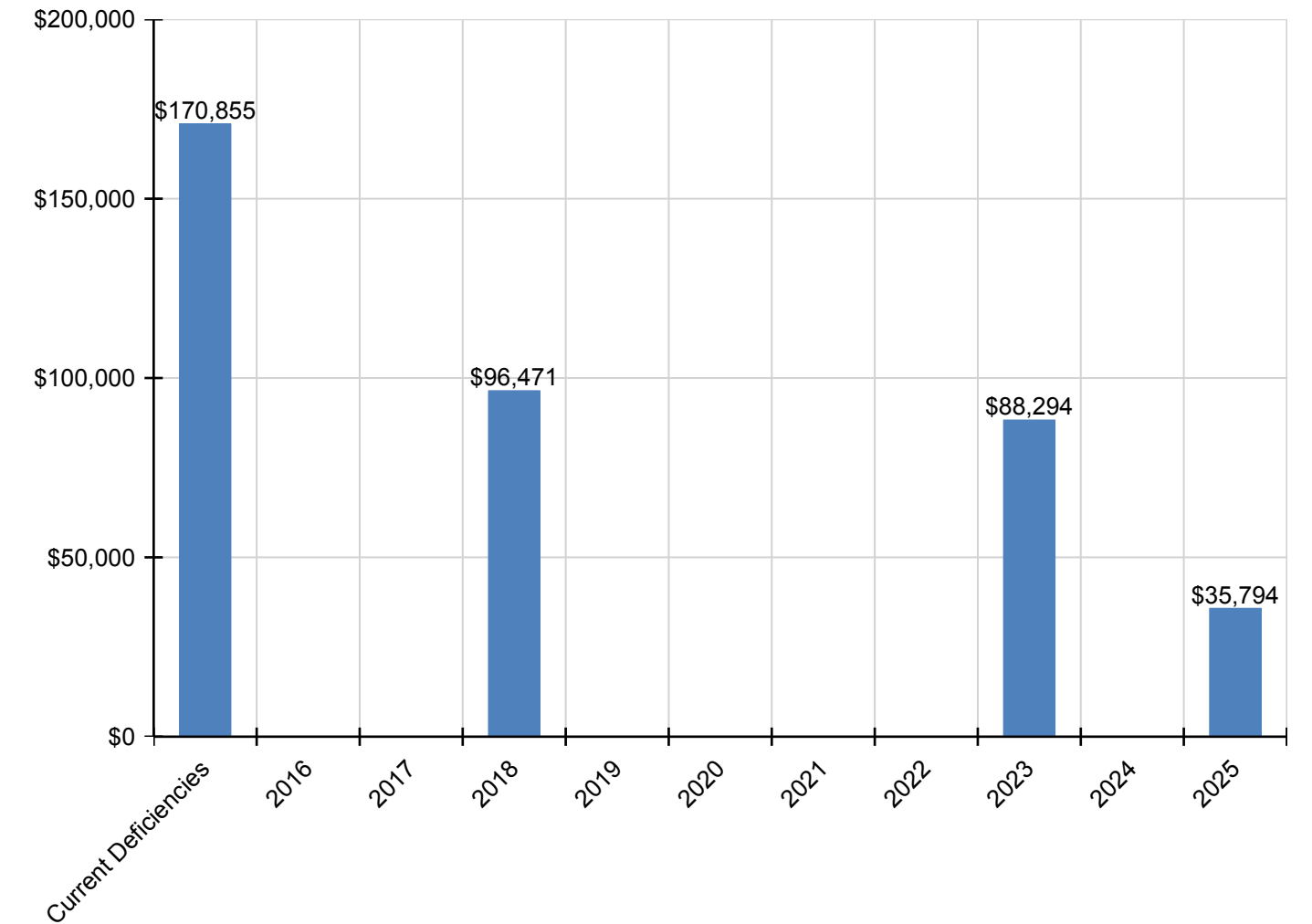
School Assessment Report - 1998 Gym

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	\$1,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,712
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$34,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,503
D5030 - Communications and Security - Fire Alarm	\$12,835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,249	\$30,084
D5030 - Communications and Security - Public Address & Clock System	\$0	\$0	\$0	\$5,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,795
D5030 - Communications and Security - Security & CCTV	\$5,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,127	\$12,430

* Indicates non-renewable system

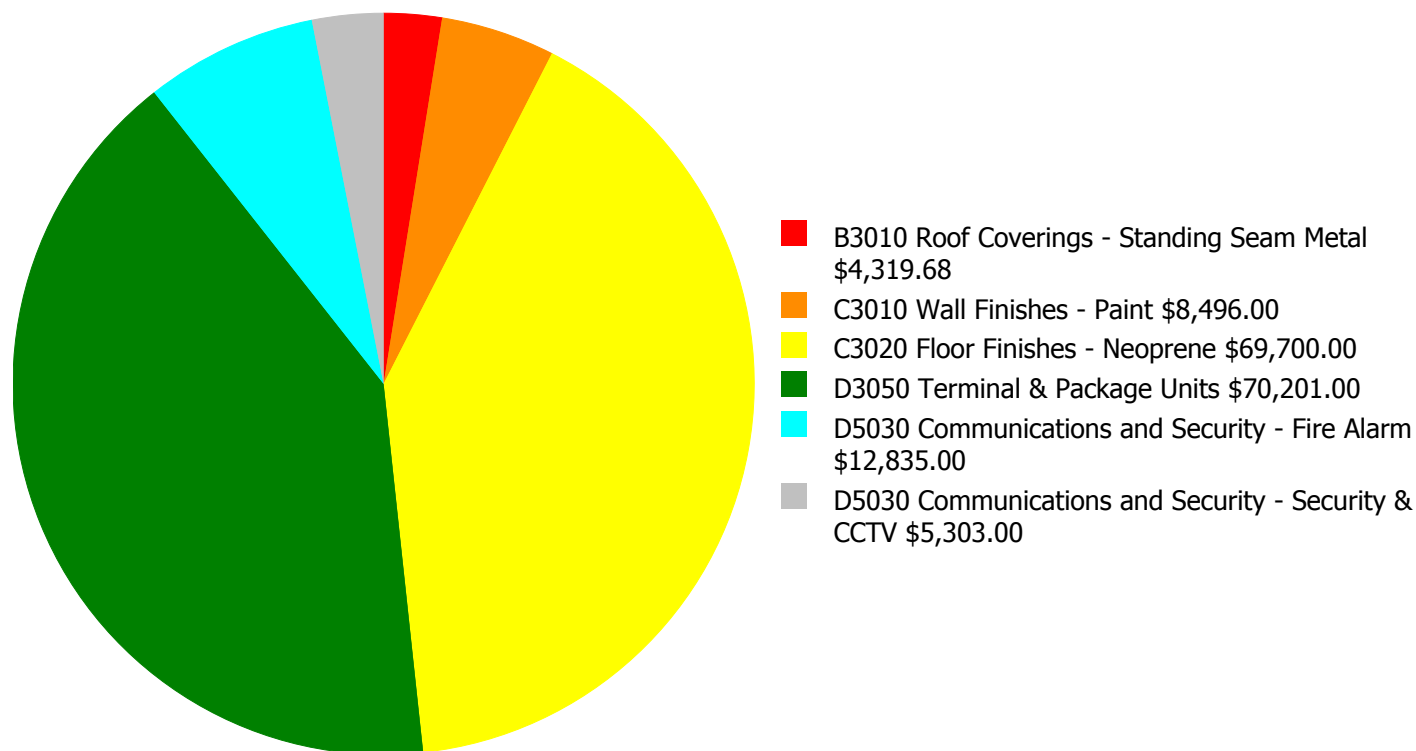
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

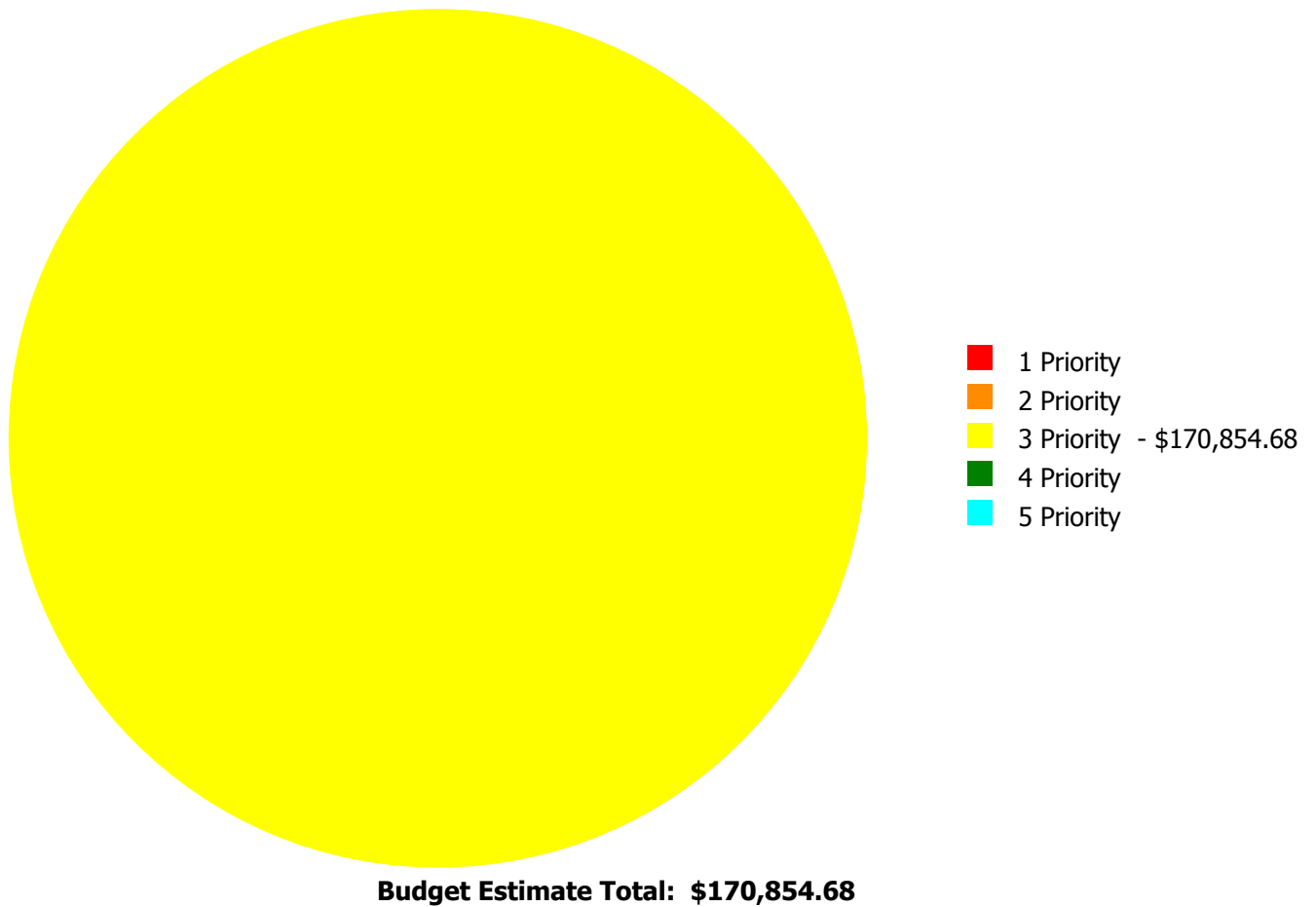
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$170,854.68

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

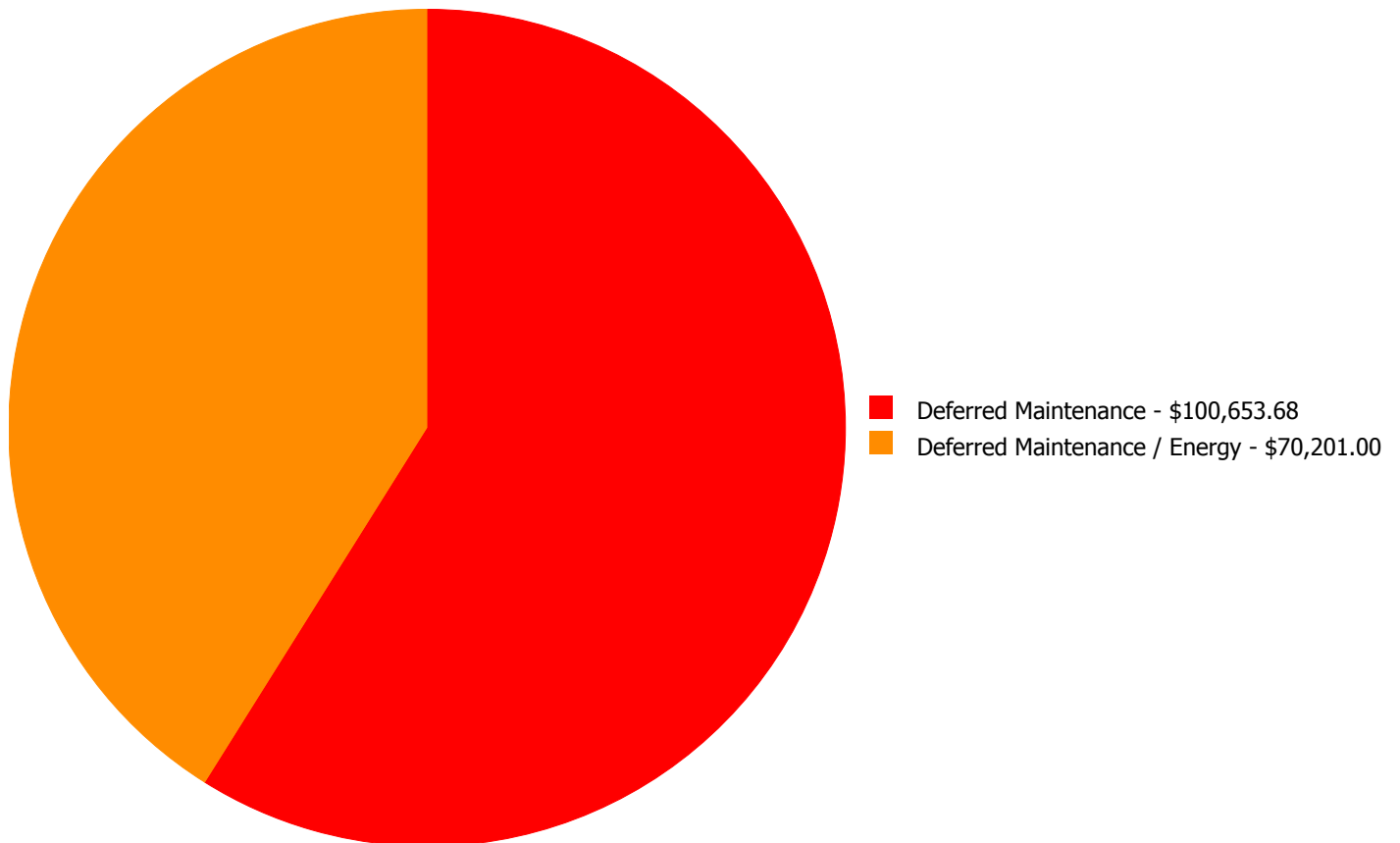
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - Standing Seam Metal	\$0.00	\$0.00	\$4,319.68	\$0.00	\$0.00	\$4,319.68
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$8,496.00	\$0.00	\$0.00	\$8,496.00
C3020	Floor Finishes - Neoprene	\$0.00	\$0.00	\$69,700.00	\$0.00	\$0.00	\$69,700.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$70,201.00	\$0.00	\$0.00	\$70,201.00
D5030	Communications and Security - Fire Alarm	\$0.00	\$0.00	\$12,835.00	\$0.00	\$0.00	\$12,835.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$0.00	\$5,303.00	\$0.00	\$0.00	\$5,303.00
	Total:	\$0.00	\$0.00	\$170,854.68	\$0.00	\$0.00	\$170,854.68

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: \$170,854.68

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings - Standing Seam Metal



Location: Roof and Exterior Walls

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Replace Gutters and downspouts

Qty: 1.00

Unit of Measure: L.F.

Estimate: \$4,319.68

Assessor Name: Sam Mandola

Date Created: 06/13/2015

Notes: The exterior gutters are full of debris, leaking, and pulling away from mounts. Recommend replacement of the gutter system.

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$8,496.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Neoprene



Location: Basketball Court

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 4,382.00

Unit of Measure: S.F.

Estimate: \$69,700.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$70,201.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: One PTAC AC unit is located in the office area of the gym. It is beyond its expected service life. The main gym area does not have air conditioning and it should be provided. SPLOST IV project 320-422 to install a 20-ton HVAC unit in the gym.

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$12,835.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$5,303.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	76,778
Year Built:	1958
Last Renovation:	
Replacement Value:	\$1,717,617
Repair Cost:	\$1,472,230.58
Total FCI:	85.71 %
Total RSLI:	5.84 %
FCA Score:	14.29



Description:

The Midway Elementary School site was originally constructed in 1958, has a total area of 9.8 acres, and is occupied by approximately 76,778 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: 1435

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	11.47 %	62.26 %	\$544,061.34
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$617,371.89
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$310,797.35
Totals:	5.84 %	85.71 %	\$1,472,230.58

Photo Album

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

1). Aerial Image of Midway Elementary
School - Oct 21, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$5.17	S.F.	20,121	25	1958	1983		0.00 %	110.00 %	-32		\$114,428.13	\$104,026
G2020	Parking Lots	\$4.56	S.F.	8,860	25	1958	1983		0.00 %	110.00 %	-32		\$44,441.76	\$40,402
G2030	Pedestrian Paving	\$1.50	S.F.	76,778	30	1958	1988		0.00 %	110.00 %	-27		\$126,683.70	\$115,167
G2040	Baseball Field	\$8.35	S.F.		20	1958	1978		0.00 %	0.00 %	-37			\$0
G2040	Canopies	\$0.29	S.F.		25	1958	1983		0.00 %	0.00 %	-32			\$0
G2040	Covered Walkways	\$48.72	S.F.	1,600	25	1998	2023		32.00 %	0.00 %	8			\$77,952
G2040	Fencing & Guardrails	\$0.91	S.F.	76,778	30	1958	1988		0.00 %	110.00 %	-27		\$76,854.78	\$69,868
G2040	Football Field	\$5.85	S.F.		20	1958	1978		0.00 %	0.00 %	-37			\$0
G2040	Hard Surface Play Area	\$6.26	S.F.	8,596	20	1958	1978		0.00 %	110.00 %	-37		\$59,192.06	\$53,811
G2040	Playing Field	\$3.92	S.F.	76,855	20	1958	1978	2020	25.00 %	0.00 %	5			\$301,272
G2040	Soccer/Lacross Field	\$5.00	S.F.		20	1958	1978		0.00 %	0.00 %	-37			\$0
G2040	Softball Field	\$8.86	S.F.		20	1958	1978		0.00 %	0.00 %	-37			\$0
G2040	Tennis Courts	\$18.47	S.F.		20	1958	1978		0.00 %	0.00 %	-37			\$0
G2040	Track	\$7.04	S.F.		10	1958	1968		0.00 %	0.00 %	-47			\$0
G2050	Landscaping	\$1.45	S.F.	76,778	15	1958	1973		0.00 %	110.00 %	-42		\$122,460.91	\$111,328
G3010	Water Supply	\$1.83	S.F.	76,778	50	1958	2008		0.00 %	110.00 %	-7		\$154,554.11	\$140,504
G3020	Sanitary Sewer	\$1.15	S.F.	76,778	50	1958	2008		0.00 %	110.00 %	-7		\$97,124.17	\$88,295
G3030	Storm Sewer	\$3.55	S.F.	76,778	50	1958	2008		0.00 %	110.00 %	-7		\$299,818.09	\$272,562
G3060	Fuel Distribution	\$0.78	S.F.	76,778	50	1958	2008		0.00 %	110.00 %	-7		\$65,875.52	\$59,887
G4010	Electrical Distribution	\$1.86	S.F.	76,778	30	1958	1988		0.00 %	110.00 %	-27		\$157,087.79	\$142,807
G4020	Site Lighting	\$1.15	S.F.	76,778	30	1958	1988		0.00 %	110.00 %	-27		\$97,124.17	\$88,295
G4030	Site Communications & Security	\$0.67	S.F.	76,778	30	1958	1988		0.00 %	110.00 %	-27		\$56,585.39	\$51,441
Total									5.84 %	85.71 %			\$1,472,230.58	\$1,717,617

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.

School Assessment Report - Site

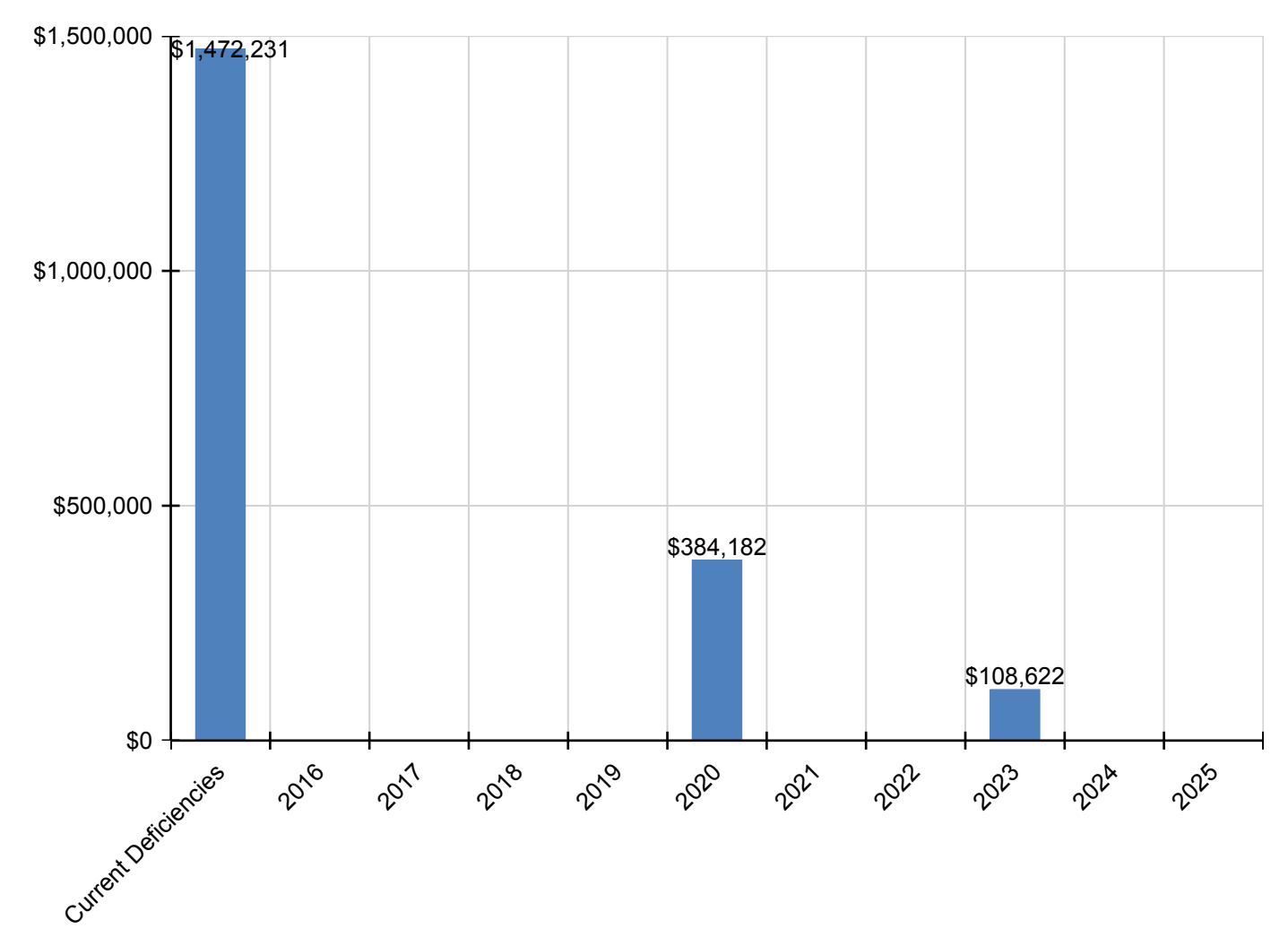
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$1,472,231	\$0	\$0	\$0	\$0	\$384,182	\$0	\$0	\$108,622	\$0	\$0	\$1,965,035
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	\$114,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,428
G2020 - Parking Lots	\$44,442	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,442
G2030 - Pedestrian Paving	\$126,684	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,684
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	\$108,622	\$0	\$0	\$108,622
G2040 - Fencing & Guardrails	\$76,855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,855
G2040 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Hard Surface Play Area	\$59,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,192
G2040 - Playing Field	\$0	\$0	\$0	\$0	\$0	\$384,182	\$0	\$0	\$0	\$0	\$0	\$384,182
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	\$122,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,461
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$154,554	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,554
G3020 - Sanitary Sewer	\$97,124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,124
G3030 - Storm Sewer	\$299,818	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$299,818
G3060 - Fuel Distribution	\$65,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,876
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$157,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,088
G4020 - Site Lighting	\$97,124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,124
G4030 - Site Communications & Security	\$56,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,585

* Indicates non-renewable system

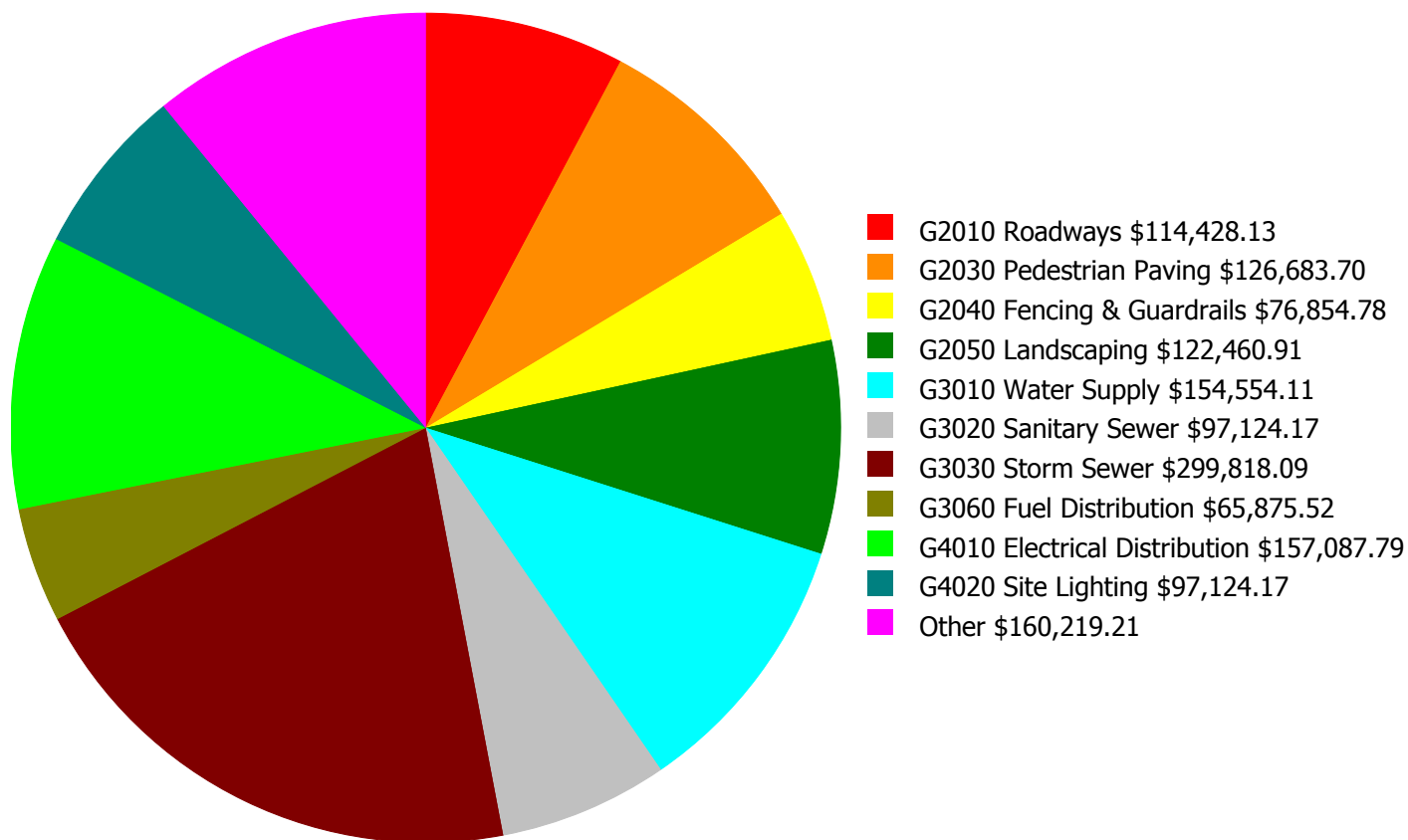
Forecasted Capital Renewal Requirement

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

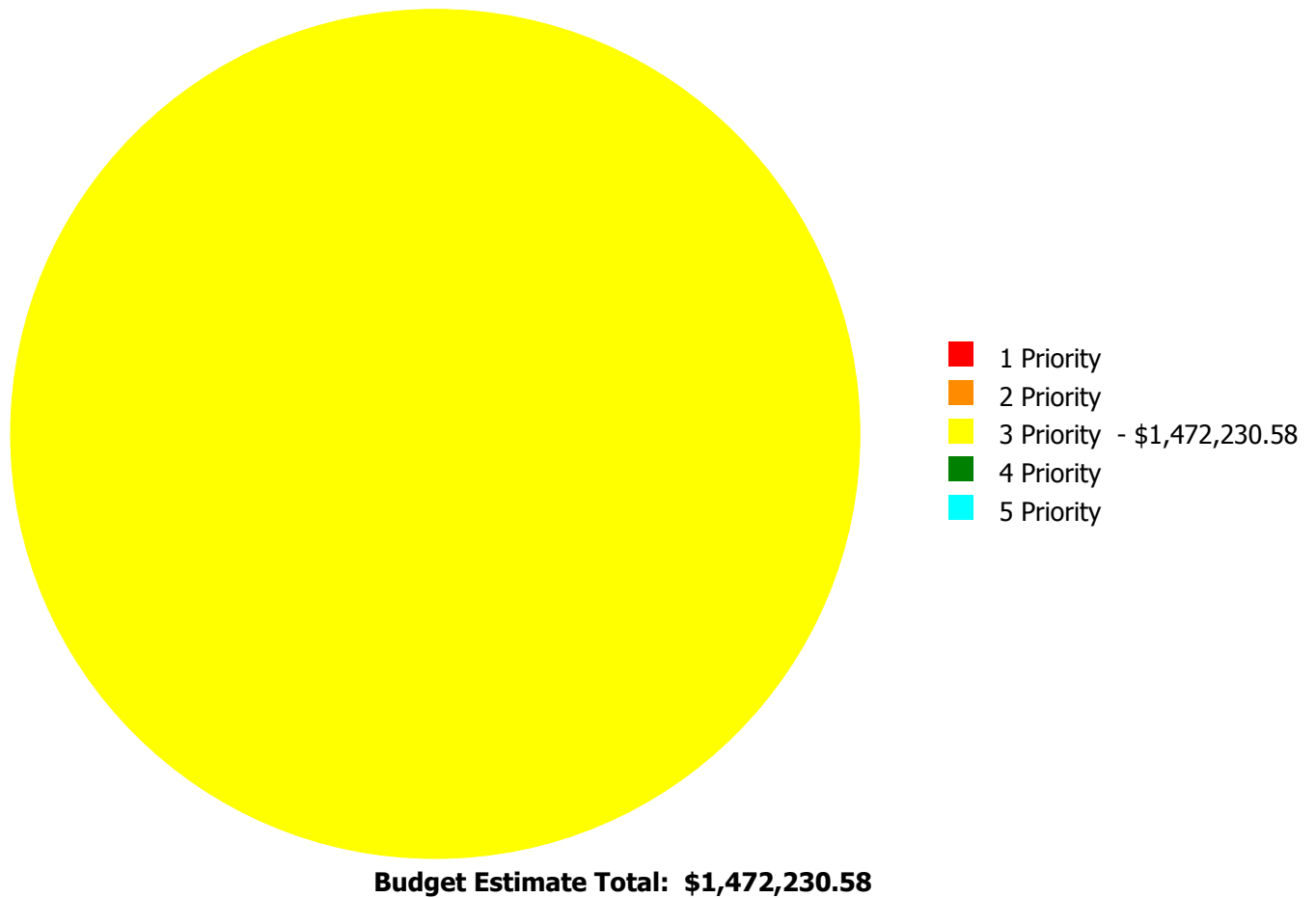
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$1,472,230.58

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

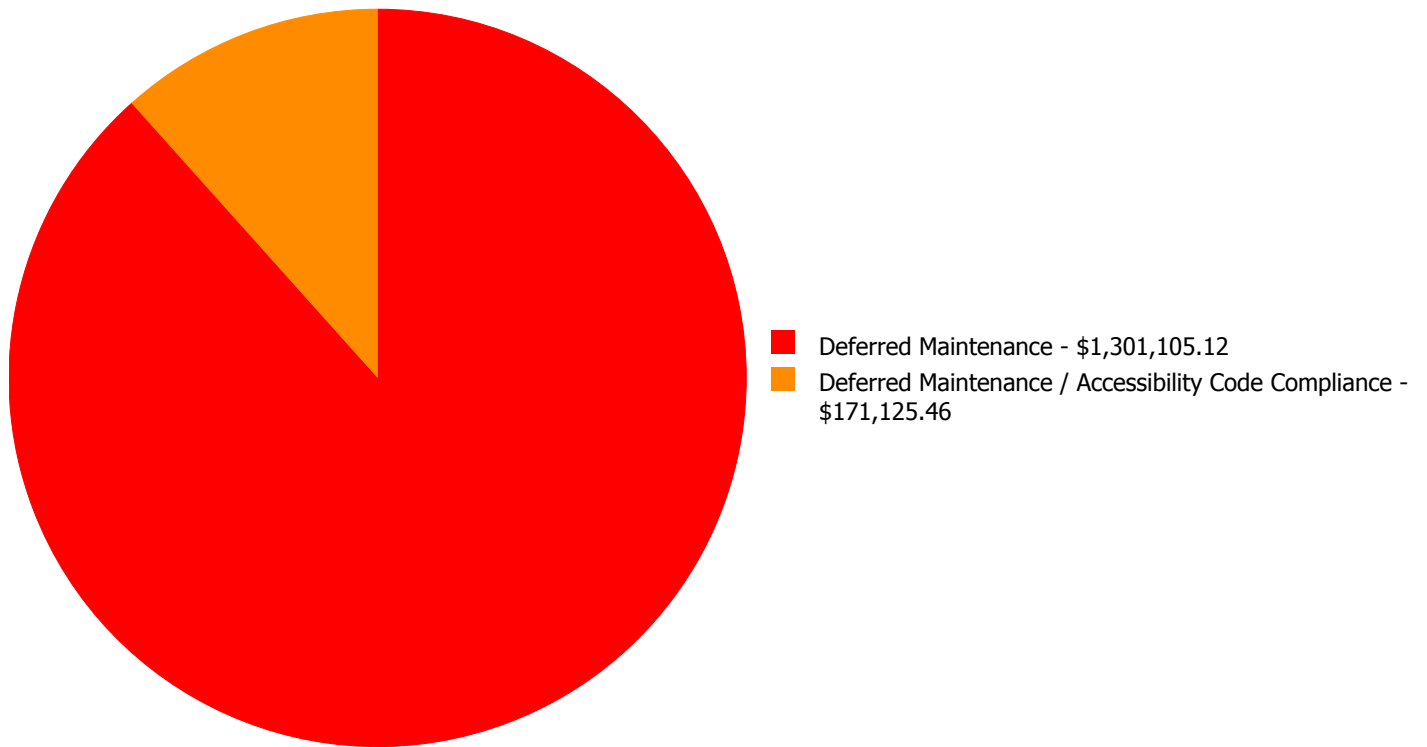
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	\$0.00	\$0.00	\$114,428.13	\$0.00	\$0.00	\$114,428.13
G2020	Parking Lots	\$0.00	\$0.00	\$44,441.76	\$0.00	\$0.00	\$44,441.76
G2030	Pedestrian Paving	\$0.00	\$0.00	\$126,683.70	\$0.00	\$0.00	\$126,683.70
G2040	Fencing & Guardrails	\$0.00	\$0.00	\$76,854.78	\$0.00	\$0.00	\$76,854.78
G2040	Hard Surface Play Area	\$0.00	\$0.00	\$59,192.06	\$0.00	\$0.00	\$59,192.06
G2050	Landscaping	\$0.00	\$0.00	\$122,460.91	\$0.00	\$0.00	\$122,460.91
G3010	Water Supply	\$0.00	\$0.00	\$154,554.11	\$0.00	\$0.00	\$154,554.11
G3020	Sanitary Sewer	\$0.00	\$0.00	\$97,124.17	\$0.00	\$0.00	\$97,124.17
G3030	Storm Sewer	\$0.00	\$0.00	\$299,818.09	\$0.00	\$0.00	\$299,818.09
G3060	Fuel Distribution	\$0.00	\$0.00	\$65,875.52	\$0.00	\$0.00	\$65,875.52
G4010	Electrical Distribution	\$0.00	\$0.00	\$157,087.79	\$0.00	\$0.00	\$157,087.79
G4020	Site Lighting	\$0.00	\$0.00	\$97,124.17	\$0.00	\$0.00	\$97,124.17
G4030	Site Communications & Security	\$0.00	\$0.00	\$56,585.39	\$0.00	\$0.00	\$56,585.39
	Total:	\$0.00	\$0.00	\$1,472,230.58	\$0.00	\$0.00	\$1,472,230.58

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: \$1,472,230.58

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 20,121.00

Unit of Measure: S.F.

Estimate: \$114,428.13

Assessor Name: Eduardo Lopez

Date Created: 06/08/2015

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

System: G2020 - Parking Lots



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 8,860.00

Unit of Measure: S.F.

Estimate: \$44,441.76

Assessor Name: Eduardo Lopez

Date Created: 06/08/2015

Notes: The parking lot is beyond its expected service life, damaged, inadequate, not ADA compliant, and should be replaced.

System: G2030 - Pedestrian Paving



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 76,778.00

Unit of Measure: S.F.

Estimate: \$126,683.70

Assessor Name: Eduardo Lopez

Date Created: 06/08/2015

Notes: Pedestrian paving is beyond its expected service life, damaged, not ADA compliant, and should be replaced. School staff identified the need for handrails for safety reasons.

System: G2040 - Fencing & Guardrails



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,778.00

Unit of Measure: S.F.

Estimate: \$76,854.78

Assessor Name: Eduardo Lopez

Date Created: 06/08/2015

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

System: G2040 - Hard Surface Play Area



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 8,596.00

Unit of Measure: S.F.

Estimate: \$59,192.06

Assessor Name: Eduardo Lopez

Date Created: 06/08/2015

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

System: G2050 - Landscaping



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,778.00

Unit of Measure: S.F.

Estimate: \$122,460.91

Assessor Name: Eduardo Lopez

Date Created: 06/08/2015

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

System: G3010 - Water Supply



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,778.00

Unit of Measure: S.F.

Estimate: \$154,554.11

Assessor Name: Sam Mandola

Date Created: 06/08/2015

Notes: The site water supply system is beyond its expected service life and should be scheduled for replacement. SPLOST project 320-422 to replace the exterior domestic water supply piping.

System: G3020 - Sanitary Sewer



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,778.00

Unit of Measure: S.F.

Estimate: \$97,124.17

Assessor Name: Sam Mandola

Date Created: 06/08/2015

Notes: The site sanitary sewer system is beyond its expected service life and should be scheduled for replacement. SPLOST project 320-422 to replace the exterior sanitary sewer system.

System: G3030 - Storm Sewer



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,778.00

Unit of Measure: S.F.

Estimate: \$299,818.09

Assessor Name: Eduardo Lopez

Date Created: 06/08/2015

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

System: G3060 - Fuel Distribution



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,778.00

Unit of Measure: S.F.

Estimate: \$65,875.52

Assessor Name: Eduardo Lopez

Date Created: 06/08/2015

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

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System: G4010 - Electrical Distribution



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,778.00

Unit of Measure: S.F.

Estimate: \$157,087.79

Assessor Name: Eduardo Lopez

Date Created: 06/08/2015

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

System: G4020 - Site Lighting



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,778.00

Unit of Measure: S.F.

Estimate: \$97,124.17

Assessor Name: Eduardo Lopez

Date Created: 06/08/2015

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: 76,778.00

Unit of Measure: S.F.

Estimate: \$56,585.39

Assessor Name: Eduardo Lopez

Date Created: 06/08/2015

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.

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

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

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

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