DeKalb County School District/Middle Schools

Miller Grove Middle

Final

School Assessment Report

May 20, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	133,075
Year Built:	1985
Last Renovation:	
Replacement Value:	$29,826,460
Repair Cost:	$18,715,306.98
Total FCI:	62.75 %
Total RSLI:	21.78 %
FCA Score:	37.25

Description:

The Miller Grove Middle School campus consists of one main school building located at 2215 Miller Road in Decatur, Georgia. The original campus was constructed in 1985 and an addition to the main school building was constructed in 1988. In addition to these buildings, the campus contains a storage building, softball field, football field, track, and tennis courts. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 4	Board District:	District 7
DOE Facility:	597	Geographic Region:	Region 4
HS Attendance Area:	Miller Grove HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	27.6		

School Condition Summary

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

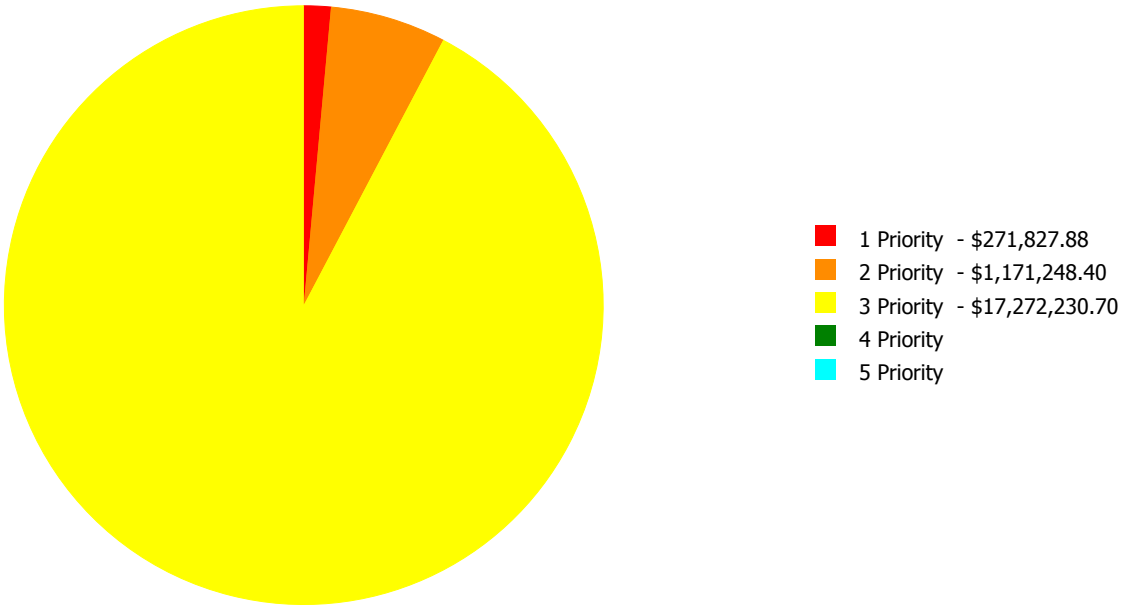
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	70.47 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	70.47 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.54 %	34.40 %	$1,163,338.00
B30 - Roofing	13.92 %	91.77 %	$2,360,673.00
C10 - Interior Construction	61.89 %	13.76 %	$223,448.65
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	17.53 %	61.22 %	$2,054,832.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	45.58 %	47.88 %	$1,143,201.31
D30 - HVAC	0.42 %	105.43 %	$5,284,899.00
D40 - Fire Protection	1.56 %	92.84 %	$508,816.00
D50 - Electrical	5.68 %	70.33 %	$2,086,102.00
E10 - Equipment	4.28 %	102.76 %	$911,680.00
E20 - Furnishings	0.00 %	110.00 %	$834,926.00
F10 - Special Construction	70.00 %	0.00 %	$0.00
G20 - Site Improvements	12.09 %	61.43 %	$1,876,974.86
G30 - Site Mechanical Utilities	38.40 %	0.00 %	$0.00
G40 - Site Electrical Utilities	20.22 %	54.40 %	$266,416.16
Totals:	**21.78 %**	**62.75 %**	**$18,715,306.98**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1985 Building	112,000	71.49	$103,488.00	$1,029,952.00	$14,216,688.22	$0.00	$0.00
1985 Storage Building	375	39.65	$0.00	$0.00	$15,417.00	$0.00	$0.00
1988 Addition	20,700	31.77	$0.00	$0.00	$1,206,370.74	$0.00	$0.00
Site	133,075	47.44	$168,339.88	$141,296.40	$1,833,754.74	$0.00	$0.00
Total:		**62.75**	**$271,827.88**	**$1,171,248.40**	**$17,272,230.70**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $18,715,306.98

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:	Middle School
Gross Area (SF):	112,000
Year Built:	1985
Last Renovation:	
Replacement Value:	$21,472,014
Repair Cost:	$15,350,128.22
Total FCI:	71.49 %
Total RSLI:	20.03 %
FCA Score:	28.51

Description:

The main building at Miller Grove Middle School is a one-story building located at 2215 Miller Road in Decatur, Georgia. Originally built in 1985, there has been one addition in 1988 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:	4010	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	70.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	70.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.40 %	40.93 %	$1,163,008.00
B30 - Roofing	0.00 %	110.00 %	$2,352,134.00
C10 - Interior Construction	61.30 %	15.49 %	$212,307.91
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	16.38 %	63.28 %	$1,761,252.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	44.76 %	56.71 %	$1,142,562.31
D30 - HVAC	0.00 %	110.00 %	$4,674,208.00
D40 - Fire Protection	0.00 %	110.00 %	$508,816.00
D50 - Electrical	5.48 %	72.21 %	$1,814,736.00
E10 - Equipment	0.00 %	110.00 %	$911,680.00
E20 - Furnishings	0.00 %	110.00 %	$809,424.00
F10 - Special Construction	70.00 %	0.00 %	$0.00
Totals:	**20.03 %**	**71.49 %**	**$15,350,128.22**

Photo Album

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

1). East Elevation - Main Entrance - May 28, 2015

2). Northeast Elevation - May 28, 2015

3). North Elevation - May 28, 2015

4). West Elevation - May 28, 2015

5). West Elevation - May 28, 2015

6). Southwest Elevation - May 28, 2015

7). Southeast Elevation - May 28, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.63	S.F.	112,000	100	1985	2085		70.00 %	0.00 %	70			$182,560
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	112,000	100	1985	2085		70.00 %	0.00 %	70			$398,720
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$7.88	S.F.	112,000	100	1985	2085		70.00 %	0.00 %	70			$882,560
B2010	Exterior Walls	$15.93	S.F.	112,000	60	1985	2045		50.00 %	0.00 %	30			$1,784,160
B2020	Exterior Windows	$8.60	S.F.	112,000	30	1985	2015		0.00 %	110.00 %	0		$1,059,520.00	$963,200
B2030	Exterior Doors	$0.84	S.F.	112,000	30	1985	2015		0.00 %	110.00 %	0		$103,488.00	$94,080
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	11,200	15	1985	2000		0.00 %	110.00 %	-15		$53,222.00	$48,384
B3010	Roof Coverings - BUR	$20.70	S.F.	100,800	25	1985	2010		0.00 %	110.00 %	-5		$2,295,216.00	$2,086,560
B3010	Roof Coverings - EPDM	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings Standing Seam Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.03	S.F.	112,000	25	1985	2010		0.00 %	110.00 %	-5		$3,696.00	$3,360
C1010	Partitions	$7.91	S.F.	112,000	100	1985	2085		70.00 %	0.00 %	70			$885,920
C1020	Interior Doors	$2.26	S.F.	112,000	30	1985	2015		0.00 %	80.00 %	0		$202,496.00	$253,120
C1030	Fittings	$2.07	S.F.	112,000	20	2014	2034		95.00 %	4.23 %	19		$9,811.91	$231,840
C2010	Stair Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	6,554	30	1985	2015		0.00 %	110.00 %	0		$74,041.00	$67,310
C3010	Wall Finishes - Paint	$1.93	S.F.	88,646	10	2008	2018		30.00 %	0.00 %	3			$171,087
C3010	Wall Finishes - Tectum	$2.13	S.F.	16,800	10	1985	1995		0.00 %	110.00 %	-20		$39,362.00	$35,784
C3020	Floor Finishes - Carpet	$8.50	S.F.	6,550	8	1985	1993		0.00 %	110.00 %	-22		$61,243.00	$55,675
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	6,554	50	1985	2035		40.00 %	0.00 %	20			$94,967
C3020	Floor Finishes - Epoxy	$8.07	S.F.	2,750	15	1985	2000		0.00 %	110.00 %	-15		$24,412.00	$22,193
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	17,285	50	1985	2035		40.00 %	0.00 %	20			$916,278
C3020	Floor Finishes - VCT	$9.54	S.F.	67,950	15	1985	2000		0.00 %	110.00 %	-15		$713,067.00	$648,243
C3020	Floor Finishes - Wood	$9.73	S.F.	9,580	50	1985	2035	2015	0.00 %	110.00 %	0		$102,535.00	$93,213
C3030	Ceiling Finishes	$6.06	S.F.	112,000	20	1985	2005		0.00 %	110.00 %	-10		$746,592.00	$678,720
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$8.13	S.F.	112,000	30	2014	2044		96.67 %	2.49 %	29		$22,674.31	$910,560
D2020	Domestic Water Distribution	$3.84	S.F.	112,000	30	1985	2015		0.00 %	110.00 %	0		$473,088.00	$430,080
D2030	Sanitary Waste	$4.33	S.F.	112,000	30	1985	2015		0.00 %	110.00 %	0		$533,456.00	$484,960

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 $
D2040	Rain Water Drainage	$0.92	S.F.	112,000	30	1985	2015		0.00 %	110.00 %	0		$113,344.00	$103,040
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	112,000	40	1985	2025		25.00 %	0.00 %	10			$86,240
D3020	Heat Generating Systems	$4.55	S.F.	112,000	30	1985	2015		0.00 %	110.00 %	0		$560,560.00	$509,600
D3030	Cooling Generating Systems	$4.73	S.F.	112,000	25	1985	2010		0.00 %	110.00 %	-5		$582,736.00	$529,760
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	112,000	30	1985	2015		0.00 %	110.00 %	0		$678,832.00	$617,120
D3050	Terminal & Package Units	$18.52	S.F.	112,000	15	1985	2000		0.00 %	110.00 %	-15		$2,281,664.00	$2,074,240
D3060	Controls & Instrumentation	$3.57	S.F.	112,000	20	1985	2005		0.00 %	110.00 %	-10		$439,824.00	$399,840
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.06	S.F.	112,000	30	1985	2015		0.00 %	110.00 %	0		$130,592.00	$118,720
D4010	Sprinklers	$4.13	S.F.	112,000	30	1985	2015		0.00 %	110.00 %	0		$508,816.00	$462,560
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	112,000	40	1985	2025		25.00 %	0.00 %	10			$193,760
D5020	Branch Wiring	$5.53	S.F.	112,000	30	1985	2015		0.00 %	110.00 %	0		$681,296.00	$619,360
D5020	Lighting	$8.36	S.F.	112,000	30	1985	2015		0.00 %	110.00 %	0		$1,029,952.00	$936,320
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	112,000	15	2002	2017		13.33 %	0.00 %	2			$161,280
D5030	Communications and Security - PA & Clock Systems	$3.33	S.F.	112,000	15	2002	2017		13.33 %	0.00 %	2			$372,960
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	112,000	15	2002	2017		13.33 %	0.00 %	2			$135,520
D5090	Other Electrical Systems - Emergency Generator	$0.84	S.F.	112,000	20	1985	2005		0.00 %	110.00 %	-10		$103,488.00	$94,080
E1010	Commercial Equipment	$0.00	S.F.		0	1985			0.00 %	0.00 %				$0
E1020	Institutional Equipment	$2.82	S.F.	112,000	20	1985	2005		0.00 %	110.00 %	-10		$347,424.00	$315,840
E1090	Other Equipment - Kitchen Equipment	$4.58	S.F.	112,000	20	1985	2005		0.00 %	110.00 %	-10		$564,256.00	$512,960
E2010	Fixed Furnishings	$6.57	S.F.	112,000	20	1985	2005		0.00 %	110.00 %	-10		$809,424.00	$735,840
F1010	Special Structures - Canopies	$0.62	S.F.	112,000	100	1985	2085		70.00 %	0.00 %	70			$69,440
								Total	**20.03 %**	**71.49 %**			**$15,350,128.22**	**$21,472,014**

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:	**$15,350,128**	**$0**	**$781,603**	**$205,646**	**$0**	**$0**	**$0**	**$0**	**$77,581**	**$0**	**$466,825**	**$16,881,783**
*** 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	$1,059,520	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,059,520**
B2030 - Exterior Doors	$103,488	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$103,488**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$53,222	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,222**
B3010 - Roof Coverings - BUR	$2,295,216	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,295,216**
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	$3,696	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,696**
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**

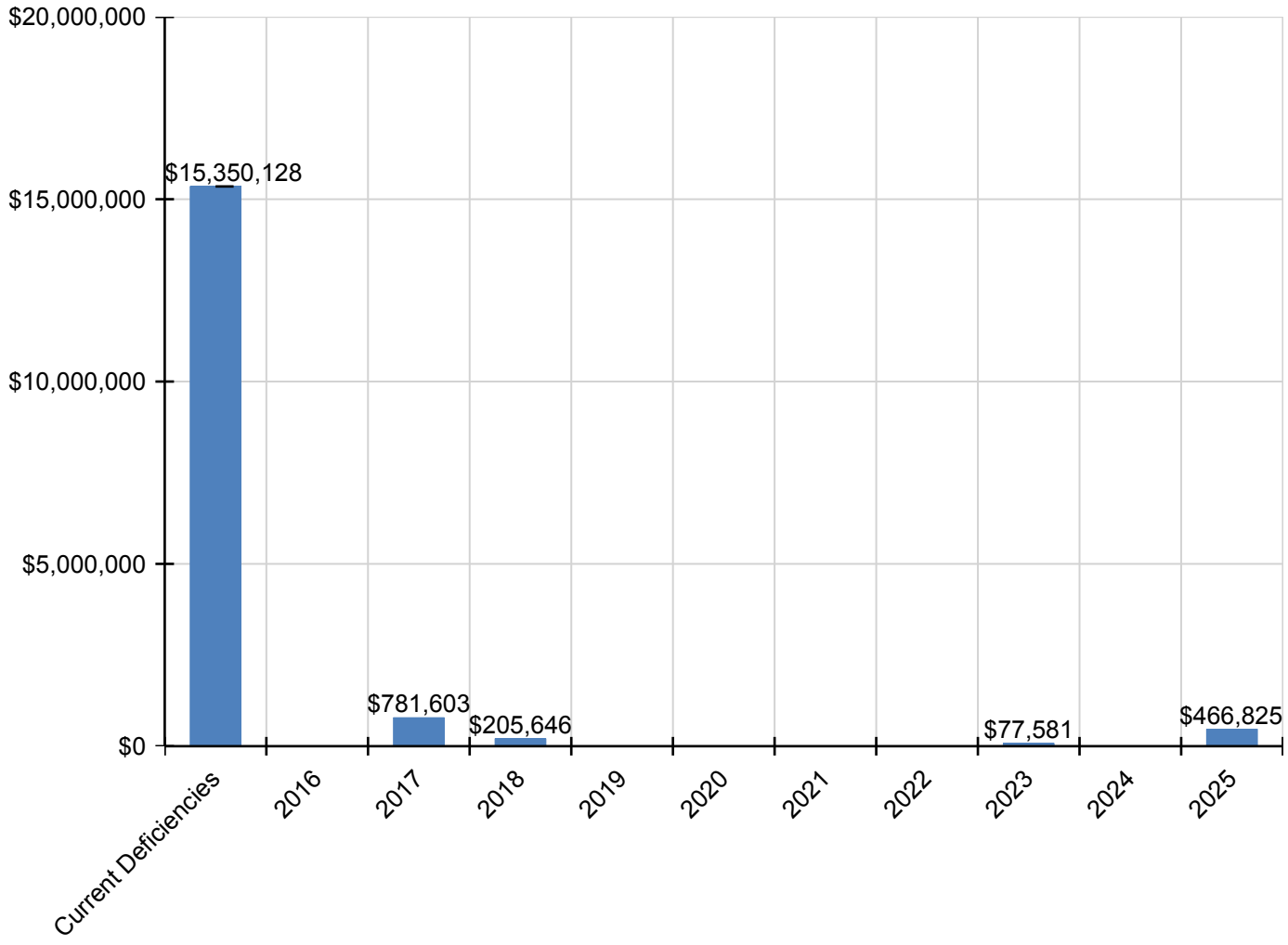
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$202,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$202,496**
C1030 - Fittings	$9,812	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,812**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$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	$74,041	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,041**
C3010 - Wall Finishes - Paint	$0	$0	$0	$205,646	$0	$0	$0	$0	$0	$0	$0	**$205,646**
C3010 - Wall Finishes - Tectum	$39,362	$0	$0	$0	$0	$0	$0	$0	$0	$0	$52,899	**$92,261**
C3020 - Floor Finishes - Carpet	$61,243	$0	$0	$0	$0	$0	$0	$0	$77,581	$0	$0	**$138,824**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Epoxy	$24,412	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,412**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$713,067	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$713,067**
C3020 - Floor Finishes - Wood	$102,535	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$102,535**
C3030 - Ceiling Finishes	$746,592	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$746,592**
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	$22,674	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,674**
D2020 - Domestic Water Distribution	$473,088	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$473,088**
D2030 - Sanitary Waste	$533,456	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$533,456**
D2040 - Rain Water Drainage	$113,344	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$113,344**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$127,489	**$127,489**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$560,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$560,560**
D3030 - Cooling Generating Systems	$582,736	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$582,736**
D3040 - Distribution Systems & Exhaust Systems	$678,832	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$678,832**
D3050 - Terminal & Package Units	$2,281,664	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,281,664**
D3060 - Controls & Instrumentation	$439,824	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$439,824**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$130,592	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$130,592**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$508,816	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$508,816**
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	$286,437	**$286,437**
D5020 - Branch Wiring	$681,296	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$681,296**
D5020 - Lighting	$1,029,952	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,029,952**
D5030 - Communications and Security - Fire Alarm	$0	$0	$188,212	$0	$0	$0	$0	$0	$0	$0	$0	**$188,212**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$435,241	$0	$0	$0	$0	$0	$0	$0	$0	**$435,241**
D5030 - Communications and Security - Security & CCTV	$0	$0	$158,150	$0	$0	$0	$0	$0	$0	$0	$0	**$158,150**
D5090 - Other Electrical Systems - Emergency Generator	$103,488	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$103,488**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$347,424	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$347,424**
E1090 - Other Equipment - Kitchen Equipment	$564,256	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$564,256**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$809,424	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$809,424**
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*

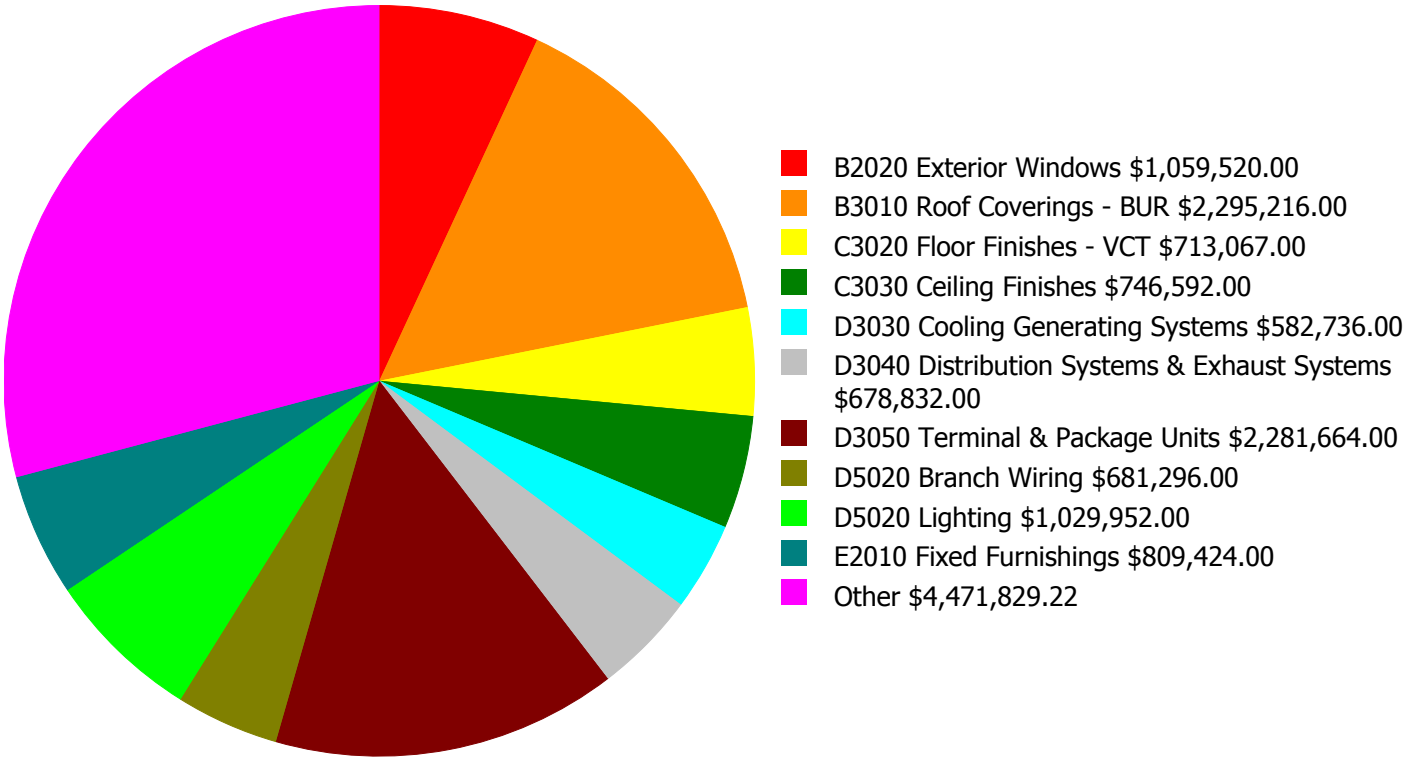
Forecasted Capital Renewal Requirement

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

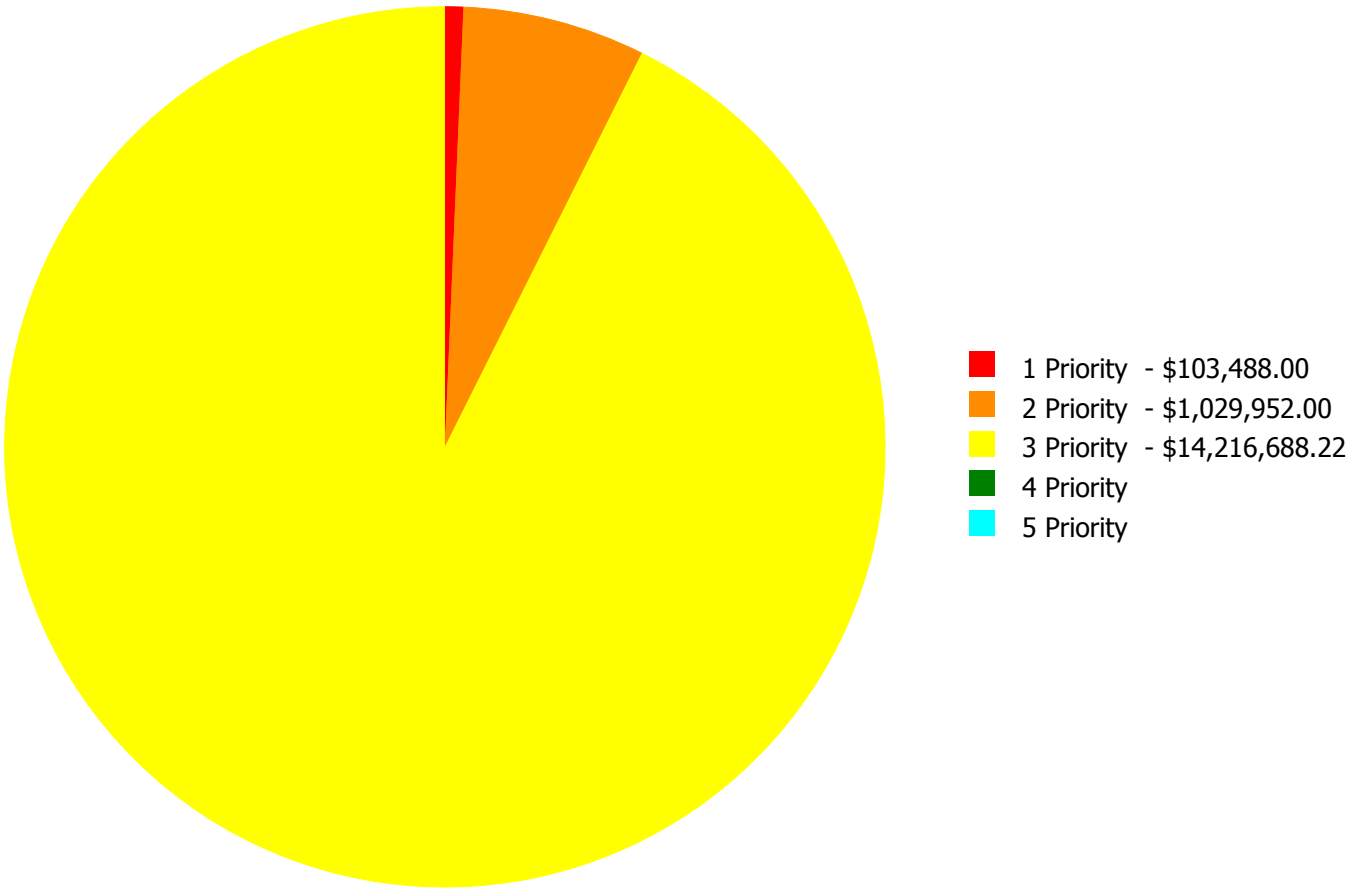
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $15,350,128.22

Deficiency Summary by Priority

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



Budget Estimate Total: $15,350,128.22

Deficiency By Priority Investment Table

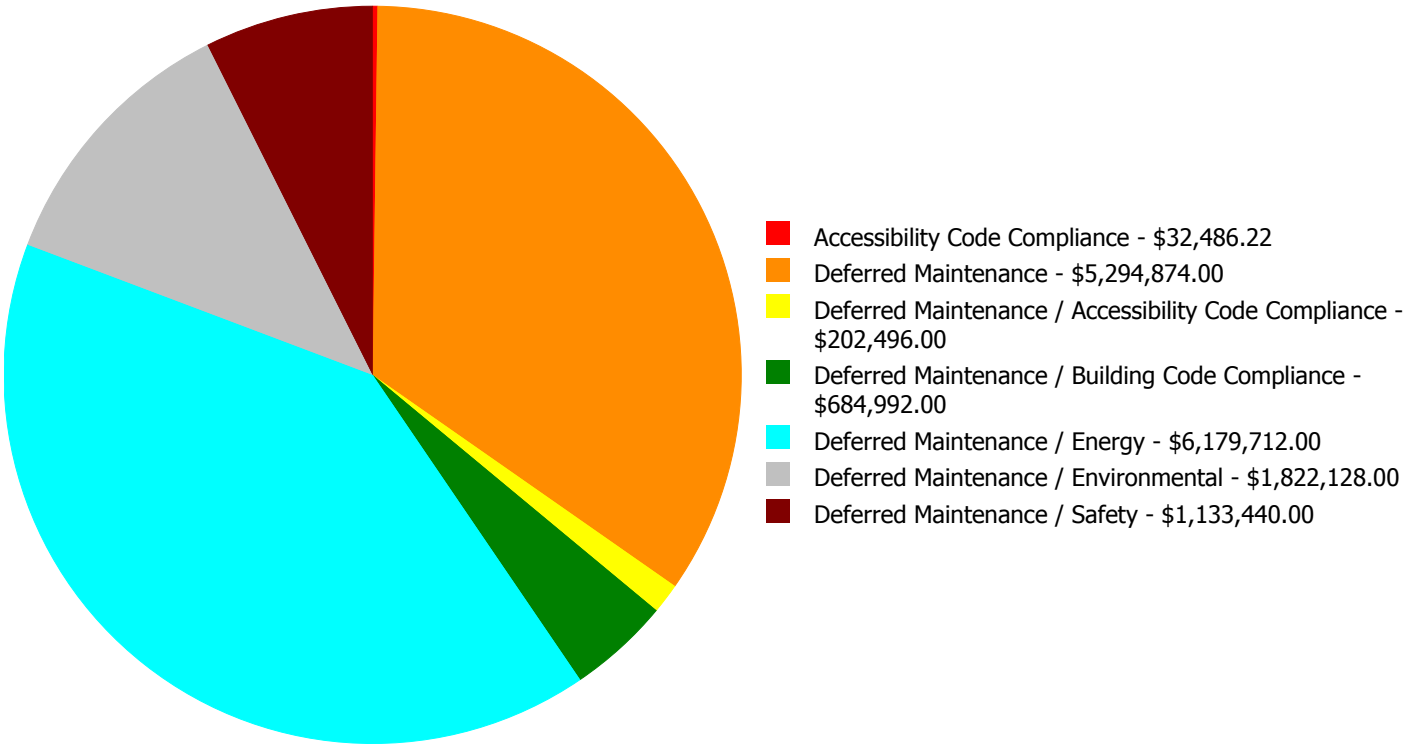
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$1,059,520.00	$0.00	$0.00	$1,059,520.00
B2030	Exterior Doors	$0.00	$0.00	$103,488.00	$0.00	$0.00	$103,488.00
B3010	Roof Coverings - Asphalt Shingles	$0.00	$0.00	$53,222.00	$0.00	$0.00	$53,222.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$2,295,216.00	$0.00	$0.00	$2,295,216.00
B3020	Roof Openings	$0.00	$0.00	$3,696.00	$0.00	$0.00	$3,696.00
C1020	Interior Doors	$0.00	$0.00	$202,496.00	$0.00	$0.00	$202,496.00
C1030	Fittings	$0.00	$0.00	$9,811.91	$0.00	$0.00	$9,811.91
C3010	Wall Finishes - Ceramic & Glazed	$0.00	$0.00	$74,041.00	$0.00	$0.00	$74,041.00
C3010	Wall Finishes - Tectum	$0.00	$0.00	$39,362.00	$0.00	$0.00	$39,362.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$61,243.00	$0.00	$0.00	$61,243.00
C3020	Floor Finishes - Epoxy	$0.00	$0.00	$24,412.00	$0.00	$0.00	$24,412.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$713,067.00	$0.00	$0.00	$713,067.00
C3020	Floor Finishes - Wood	$0.00	$0.00	$102,535.00	$0.00	$0.00	$102,535.00
C3030	Ceiling Finishes	$0.00	$0.00	$746,592.00	$0.00	$0.00	$746,592.00
D2010	Plumbing Fixtures	$0.00	$0.00	$22,674.31	$0.00	$0.00	$22,674.31
D2020	Domestic Water Distribution	$0.00	$0.00	$473,088.00	$0.00	$0.00	$473,088.00
D2030	Sanitary Waste	$0.00	$0.00	$533,456.00	$0.00	$0.00	$533,456.00
D2040	Rain Water Drainage	$0.00	$0.00	$113,344.00	$0.00	$0.00	$113,344.00
D3020	Heat Generating Systems	$0.00	$0.00	$560,560.00	$0.00	$0.00	$560,560.00
D3030	Cooling Generating Systems	$0.00	$0.00	$582,736.00	$0.00	$0.00	$582,736.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$678,832.00	$0.00	$0.00	$678,832.00
D3050	Terminal & Package Units	$0.00	$0.00	$2,281,664.00	$0.00	$0.00	$2,281,664.00
D3060	Controls & Instrumentation	$0.00	$0.00	$439,824.00	$0.00	$0.00	$439,824.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	$0.00	$130,592.00	$0.00	$0.00	$130,592.00
D4010	Sprinklers	$0.00	$0.00	$508,816.00	$0.00	$0.00	$508,816.00
D5020	Branch Wiring	$0.00	$0.00	$681,296.00	$0.00	$0.00	$681,296.00
D5020	Lighting	$0.00	$1,029,952.00	$0.00	$0.00	$0.00	$1,029,952.00
D5090	Other Electrical Systems - Emergency Generator	$103,488.00	$0.00	$0.00	$0.00	$0.00	$103,488.00
E1020	Institutional Equipment	$0.00	$0.00	$347,424.00	$0.00	$0.00	$347,424.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$564,256.00	$0.00	$0.00	$564,256.00
E2010	Fixed Furnishings	$0.00	$0.00	$809,424.00	$0.00	$0.00	$809,424.00
	Total:	$103,488.00	$1,029,952.00	$14,216,688.22	$0.00	$0.00	$15,350,128.22

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: $15,350,128.22

Deficiency Details by Priority

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

Priority 1 Priority:

System: D5090 - Other Electrical Systems - Emergency Generator

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 1 Priority

Correction: Renew System

Qty: 112,000.00

Unit of Measure: S.F.

Estimate: $103,488.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The emergency generator is beyond its expected service life and should be replaced. Current SPLOST project 122-422 to replace the emergency generator. There is also an inadequate number of emergency lights for safe egress from the building in case of loss of normal utility power.

Priority 2 Priority:

System: D5020 - Lighting

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 112,000.00

Unit of Measure: S.F.

Estimate: $1,029,952.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The lighting system is beyond its expected service life, inadequate, and should be scheduled for replacement. A very large percentage of light fixtures do not function. A large number of exit signs do not function as well, which is a safety issue. SPLOST project 122-422 to replace ceilings and lighting.

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 112,000.00
Unit of Measure: S.F.
Estimate: $1,059,520.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The exterior windoes are aged, rusted, not energy efficient, and should be replaced. Most windows have broken lock mechanisms.

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 112,000.00
Unit of Measure: S.F.
Estimate: $103,488.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The original exterior doors are aged, damaged and not energy efficient, and should be replaced. Chains are currently used secure exterior doors after hours. SPLOST project 421-305 to provide ADA accessible entrance door and hardware.

System: B3010 - Roof Coverings - Asphalt Shingles

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 11,200.00
Unit of Measure: S.F.
Estimate: $53,222.00
Assessor Name: Ben Nixon
Date Created: 06/05/2015

Notes: The asphalt shingle roofing is aged, damaged, and should be replaced.

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 100,800.00
Unit of Measure: S.F.
Estimate: $2,295,216.00
Assessor Name: Ben Nixon
Date Created: 06/05/2015

Notes: The built-up roof covering is in deteriorating condition, with cracks, bubbling, patches and reported water leaks throughout the building.

System: B3020 - Roof Openings

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 112,000.00

Unit of Measure: S.F.

Estimate: $3,696.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Roof hatch does not comply with OSHA standards; roof opening protection and proper extension of fixed ladder to platform is not provided. SPLOST project 122-422 to upgrade roof hatches.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 112,000.00

Unit of Measure: S.F.

Estimate: $202,496.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, (hardware is) not ADA compliant, and should be replaced.

System: C1030 - Fittings

Location: Throughout Building

Distress: Inadequate

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 112,000.00

Unit of Measure: S.F.

Estimate: $6,071.20

Assessor Name: Ben Nixon

Date Created: 06/05/2015

Notes: Room signage is not ADA compliant and should be replaced.

System: C1030 - Fittings

Location: Student Restrooms

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Remove and replace grab bars w/ADA compliant grab bars.

Qty: 6.00

Unit of Measure: Ea.

Estimate: $3,740.71

Assessor Name: Ben Nixon

Date Created: 06/05/2015

Notes: The restrooms were upgraded with new partitions throughout the school, including new ADA restrooms for the students. However, some grab bars located on the rear wall of the water closets are mounted away from the unit. The water closet flush valve heights need to be adjusted and the grab bars relocated per ADA standards.

System: C3010 - Wall Finishes - Ceramic & Glazed

Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,554.00
Unit of Measure: S.F.
Estimate: $74,041.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The wall tiles are beyond their expected service life and should be scheduled for replacement.

System: C3010 - Wall Finishes - Tectum

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 16,800.00
Unit of Measure: S.F.
Estimate: $39,362.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The Tectum panels are beyond expected service life and should be replaced/removed.

System: C3020 - Floor Finishes - Carpet

Location: Offices, Media Center, and Weight Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,550.00
Unit of Measure: S.F.
Estimate: $61,243.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The carpet is aged, stained, frayed and torn, and should be replaced.

System: C3020 - Floor Finishes - Epoxy

Location: Locker Rooms
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 2,750.00
Unit of Measure: S.F.
Estimate: $24,412.00
Assessor Name: Ben Nixon
Date Created: 06/05/2015

Notes: The epoxy floor finish is showing signs of early failure and should be replaced.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 67,950.00
Unit of Measure: S.F.
Estimate: $713,067.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Wood

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 9,580.00
Unit of Measure: S.F.
Estimate: $102,535.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The wood floor is aged, cracked, chipped and worn, and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 112,000.00
Unit of Measure: S.F.
Estimate: $746,592.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The ceiling finishes are stained and damaged, failing in areas, and should be replaced. SPLOST project 122-422 to replace ceilings and lighting.

System: D2010 - Plumbing Fixtures

Location: Student Dressing Room
Distress: Missing
Category: Accessibility Code Compliance
Priority: 3 Priority
Correction: Add ADA compliant shower
Qty: 2.00
Unit of Measure: Ea.
Estimate: $22,674.31
Assessor Name: Ben Nixon
Date Created: 06/05/2015

Notes: ADA-compliant showers are not provided.

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 112,000.00
Unit of Measure: S.F.
Estimate: $473,088.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 112,000.00
Unit of Measure: S.F.
Estimate: $533,456.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. School staff reports repeated instances of sewage backups into restrooms since the ADA upgrades to restrooms in 2014. SPLOST project 122-422 to upgrade the kitchen grease trap system.

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 112,000.00
Unit of Measure: S.F.
Estimate: $113,344.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The rainwater drainage system is beyond its expected service life and should be scheduled for replacement. Many roof drains are clogged and there is standing water in large areas on the roof.

System: D3020 - Heat Generating Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 112,000.00
Unit of Measure: S.F.
Estimate: $560,560.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Heat generating systems are beyond their expected service life and should be scheduled for replacement. White mastic on fiberglass pipe insulation is identified as ACM by others. SPLOST project 122-422 to replace the HVAC systems.

System: D3030 - Cooling Generating Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 112,000.00

Unit of Measure: S.F.

Estimate: $582,736.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The cooling generating system is system is beyond its expected service life and should be scheduled for replacement. White mastic on fiberglass pipe insulation is identified as ACM by others. SPLOST project 122-422 to replace the HVAC systems.

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 112,000.00

Unit of Measure: S.F.

Estimate: $678,832.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Distribution and exhaust systems are beyond their expected service life and should be scheduled for replacement. White mastic on fiberglass pipe insulation is identified as ACM by others.

System: D3050 - Terminal & Package Units

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 112,000.00

Unit of Measure: S.F.

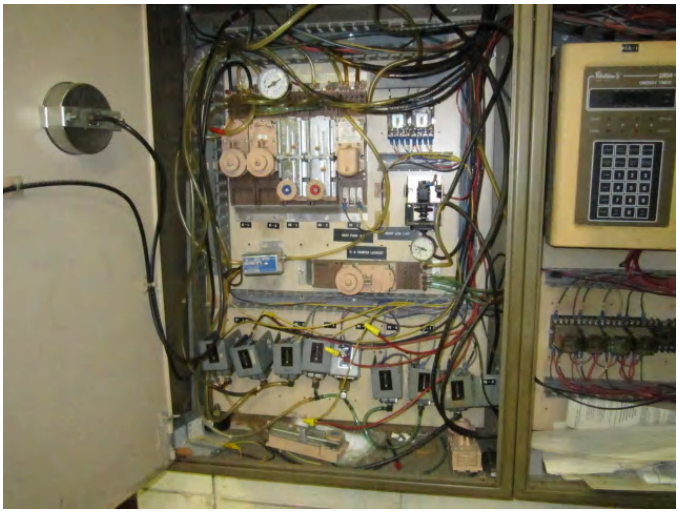
Estimate: $2,281,664.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement. School staff report that the HVAC has not been unreliable for a number of years. Rooftop units have been vandalized in 2014. White mastic on fiberglass pipe insulation is identified as ACM by others. SPLOST project 122-422 to replace the HVAC systems.

System: D3060 - Controls & Instrumentation



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 112,000.00

Unit of Measure: S.F.

Estimate: $439,824.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Controls and instrumentation are beyond their expected service life and should be scheduled for replacement. Controls are based on using obsolete pneumatic system. School staff reports that control of HVAC has not been possible for a number of years. SPLOST project 122-422 to replace HVAC systems.

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

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 112,000.00

Unit of Measure: S.F.

Estimate: $130,592.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Kitchen hood is beyond its expected service life and should be scheduled for replacement. SPLOST project 122-422 to replace HVAC systems.

System: D4010 - Sprinklers

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 112,000.00

Unit of Measure: S.F.

Estimate: $508,816.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The sprinkler 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: 112,000.00

Unit of Measure: S.F.

Estimate: $681,296.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The branch wiring system is beyond its expected service life and should be scheduled for replacement. No indication of GFI outlets near sinks. The number of receptacles is insufficient in some areas.

System: E1020 - Institutional Equipment

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 112,000.00

Unit of Measure: S.F.

Estimate: $347,424.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Institutional equipment, such as theater and stage 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: 112,000.00
Unit of Measure: S.F.
Estimate: $564,256.00
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: 112,000.00
Unit of Measure: S.F.
Estimate: $809,424.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Fixed furnishings 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:	Middle School
Gross Area (SF):	375
Year Built:	1985
Last Renovation:	
Replacement Value:	$38,882
Repair Cost:	$15,417.00
Total FCI:	39.65 %
Total RSLI:	35.86 %
FCA Score:	60.35

Description:

The storage building at Miller Grove Middle School is located at 2215 Miller Road in Decatur, GA. Originally built in 1985, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	70.00 %	0.00 %	$0.00
B10 - Superstructure	70.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.99 %	2.23 %	$330.00
B30 - Roofing	0.00 %	110.00 %	$8,539.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	100.00 %	$724.00
D20 - Plumbing	0.00 %	109.98 %	$639.00
D50 - Electrical	4.90 %	88.45 %	$5,185.00
Totals:	**35.86 %**	**39.65 %**	**$15,417.00**

Photo Album

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

1). Southeast Elevation - May 28, 2015

2). Northeast Elevation - May 28, 2015

3). Northwest Elevation - May 28, 2015

4). Southwest Elevation - May 28, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	375	100	1985	2085		70.00 %	0.00 %	70			$1,684
A1030	Slab on Grade	$3.60	S.F.	375	100	1985	2085		70.00 %	0.00 %	70			$1,350
B1020	Roof Construction	$16.33	S.F.	375	100	1985	2085		70.00 %	0.00 %	70			$6,124
B2010	Exterior Walls	$38.65	S.F.	375	60	1985	2045		50.00 %	0.00 %	30			$14,494
B2020	Exterior Windows	$0.00	S.F.		0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$0.80	S.F.	375	30	1985	2015		0.00 %	110.00 %	0		$330.00	$300
B3010	Roof Coverings - BUR	$20.70	S.F.	375	25	1985	2010		0.00 %	110.00 %	-5		$8,539.00	$7,763
C1010	Partitions	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1020	Interior Doors	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes	$1.93	S.F.	375	10	1985	1995		0.00 %	100.00 %	-20		$724.00	$724
C3020	Floor Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$1.55	S.F.	375	30	1985	2015		0.00 %	109.98 %	0		$639.00	$581
D5010	Electrical Service/Distribution	$3.06	S.F.	375	40	1985	2025		25.00 %	0.00 %	10			$1,148
D5020	Lighting and Branch Wiring	$12.57	S.F.	375	30	1985	2015		0.00 %	109.99 %	0		$5,185.00	$4,714
								Total	**35.86 %**	**39.65 %**			**$15,417.00**	**$38,882**

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.

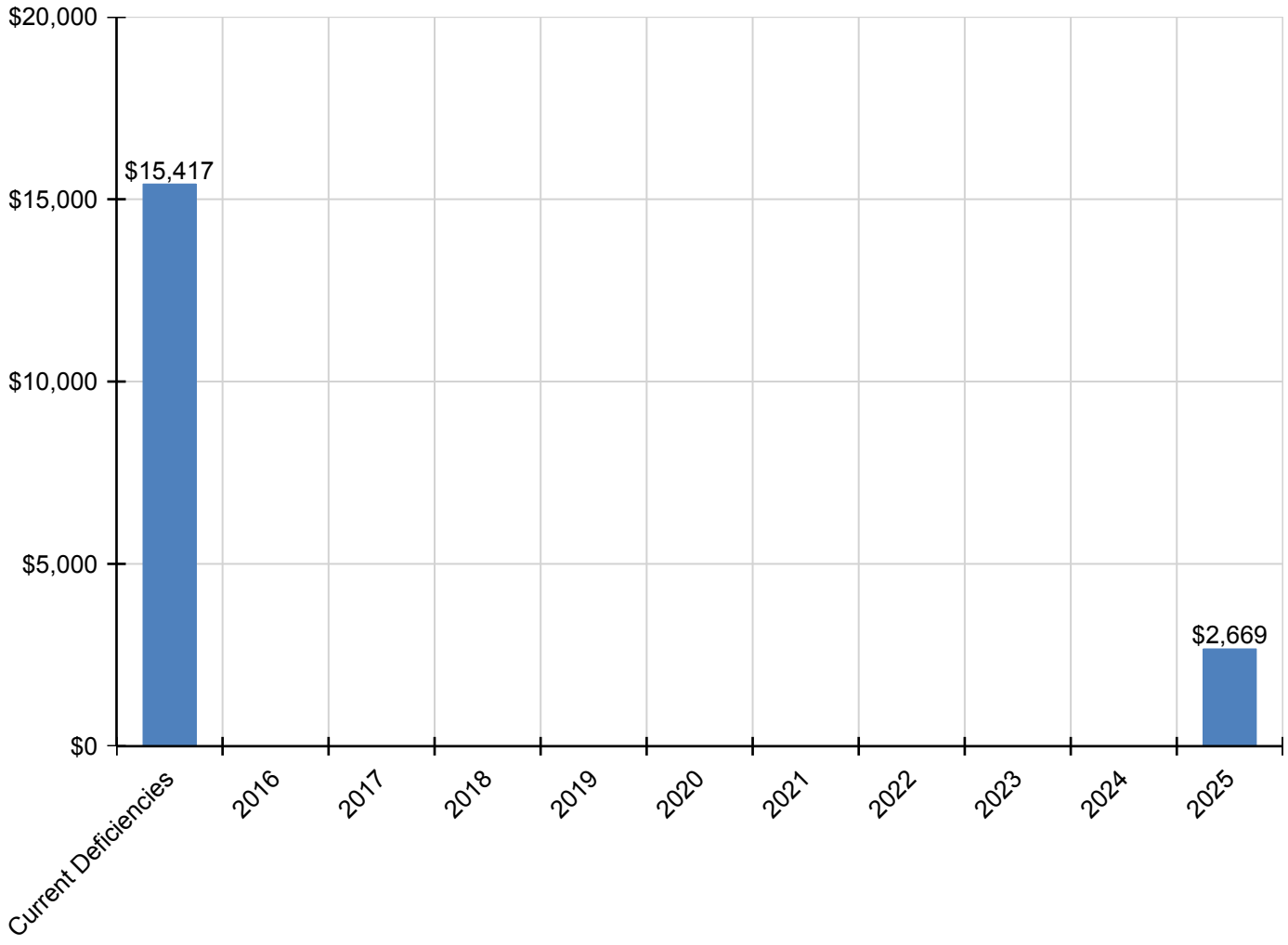
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$15,417**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,669**	**$18,086**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$330	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$330**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$8,539	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,539**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$724	$0	$0	$0	$0	$0	$0	$0	$0	$0	$973	**$1,697**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$639	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$639**
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	$1,696	**$1,696**
D5020 - Lighting and Branch Wiring	$5,185	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,185**

** Indicates non-renewable system*

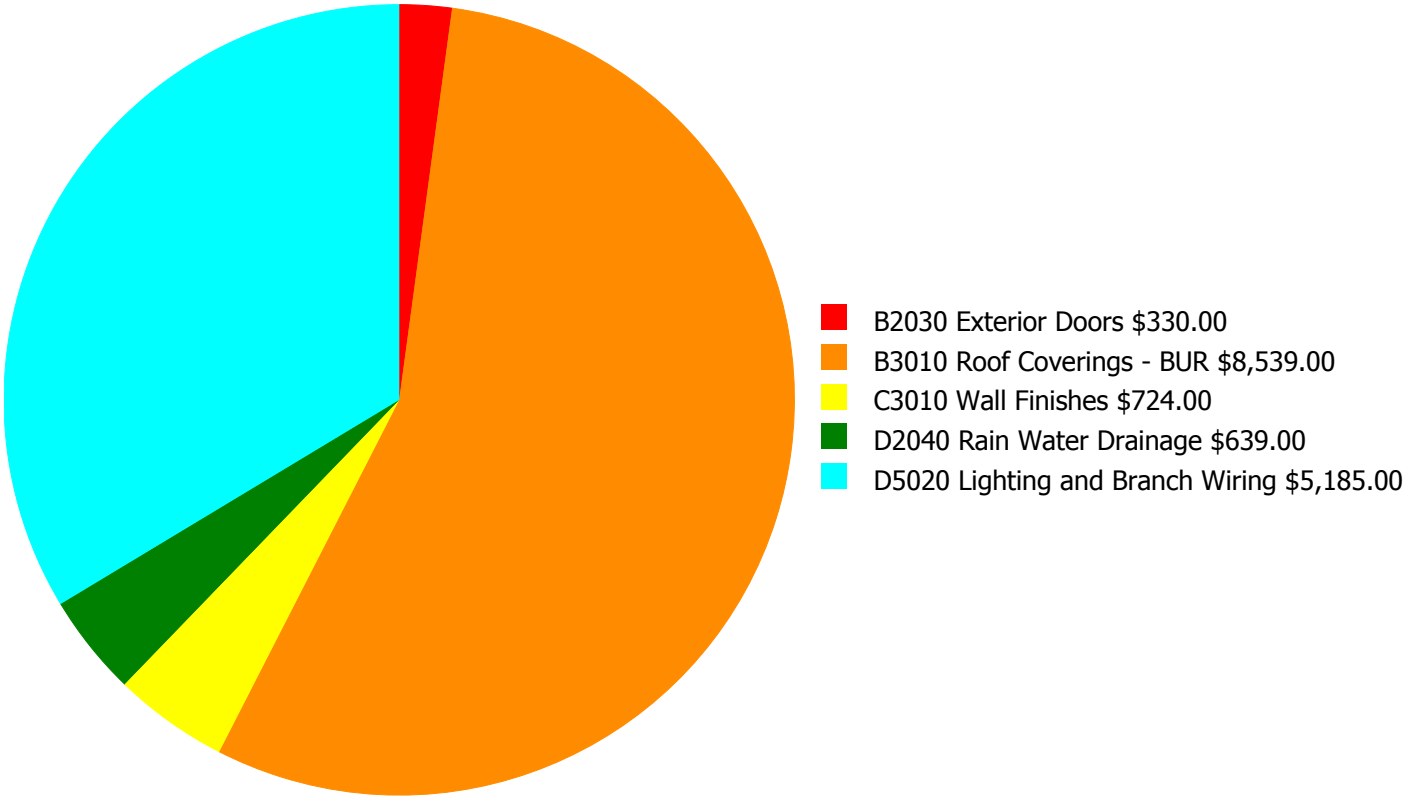
Forecasted Capital Renewal Requirement

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

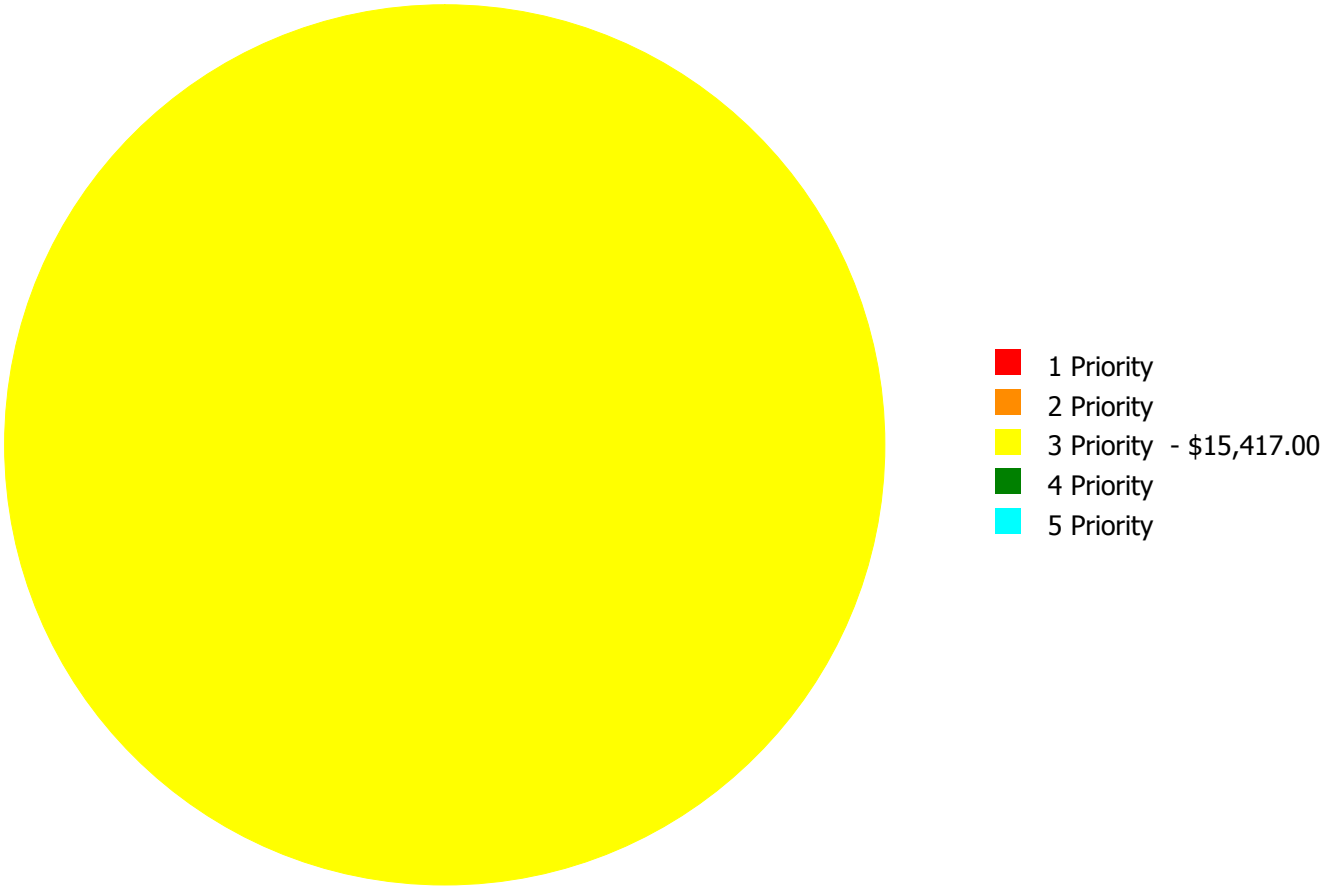
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $15,417.00

Deficiency Summary by Priority

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



Budget Estimate Total: $15,417.00

Deficiency By Priority Investment Table

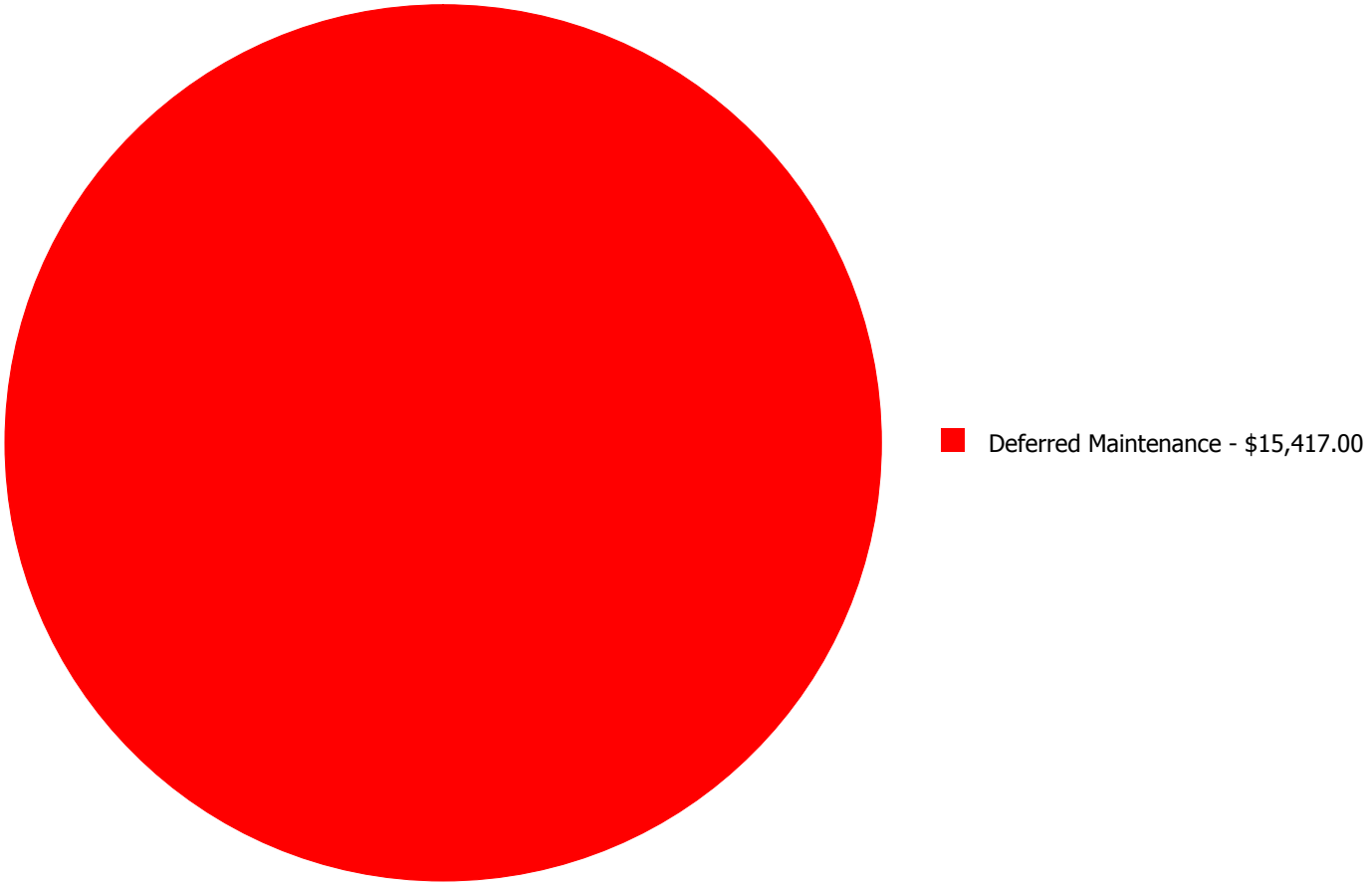
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$330.00	$0.00	$0.00	$330.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$8,539.00	$0.00	$0.00	$8,539.00
C3010	Wall Finishes	$0.00	$0.00	$724.00	$0.00	$0.00	$724.00
D2040	Rain Water Drainage	$0.00	$0.00	$639.00	$0.00	$0.00	$639.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$5,185.00	$0.00	$0.00	$5,185.00
	Total:	$0.00	$0.00	$15,417.00	$0.00	$0.00	$15,417.00

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:



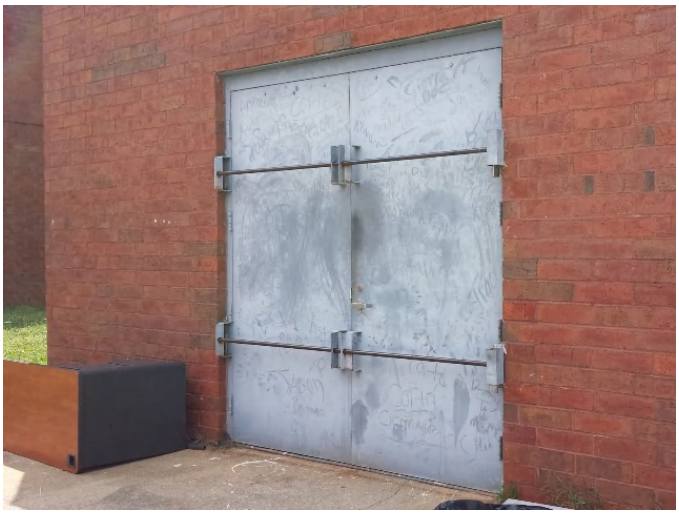
Budget Estimate Total: $15,417.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors



Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 375.00
Unit of Measure: S.F.
Estimate: $330.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 375.00
Unit of Measure: S.F.
Estimate: $8,539.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3010 - Wall Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 375.00
Unit of Measure: S.F.
Estimate: $724.00
Assessor Name: Ben Nixon
Date Created: 09/18/2015

Notes: The wall finishes are aged, scuffed and stained, and should be replaced.

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 375.00
Unit of Measure: S.F.
Estimate: $639.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The rainwater drainage system is beyond its expected service life, not functioning effectively, and should be replaced in conjunction with the roof.

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 375.00

Unit of Measure: S.F.

Estimate: $5,185.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	20,700
Year Built:	1988
Last Renovation:	
Replacement Value:	$3,797,389
Repair Cost:	$1,206,370.74
Total FCI:	31.77 %
Total RSLI:	35.24 %
FCA Score:	68.23

Description:

The 1988 classroom addition at Miller Grove Middle School is a one-story building located at 2215 Miller Road in Decatur, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	4011	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	73.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	73.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	38.26 %	0.00 %	$0.00
B30 - Roofing	83.98 %	0.00 %	$0.00
C10 - Interior Construction	65.09 %	4.40 %	$11,140.74
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	23.18 %	51.19 %	$292,856.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	50.13 %	0.00 %	$0.00
D30 - HVAC	2.73 %	79.99 %	$610,691.00
D40 - Fire Protection	10.00 %	0.00 %	$0.00
D50 - Electrical	6.80 %	59.53 %	$266,181.00
E10 - Equipment	65.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$25,502.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**35.24 %**	**31.77 %**	**$1,206,370.74**

Photo Album

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

1). Southeast Elevation - May 28, 2015

2). Southwest Elevation - May 28, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.63	S.F.	20,700	100	1988	2088		73.00 %	0.00 %	73			$33,741
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	20,700	100	1988	2088		73.00 %	0.00 %	73			$73,692
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$7.88	S.F.	20,700	100	1988	2088		73.00 %	0.00 %	73			$163,116
B2010	Exterior Walls	$15.93	S.F.	20,700	60	1988	2048		55.00 %	0.00 %	33			$329,751
B2020	Exterior Windows	$8.60	S.F.	20,700	30	1988	2018		10.00 %	0.00 %	3			$178,020
B2030	Exterior Doors	$0.84	S.F.	20,700	30	1988	2018		10.00 %	0.00 %	3			$17,388
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	140	15	2011	2026		73.33 %	0.00 %	11			$605
B3010	Roof Coverings - BUR	$20.70	S.F.	20,560	25	2011	2036		84.00 %	0.00 %	21			$425,592
B3010	Roof Coverings - EPDM	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings Standing Seam Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1010	Partitions	$7.91	S.F.	20,700	100	1988	2088		73.00 %	0.00 %	73			$163,737
C1020	Interior Doors	$2.26	S.F.	20,700	30	1988	2018		10.00 %	0.00 %	3			$46,782
C1030	Fittings	$2.07	S.F.	20,700	20	2014	2034		95.00 %	26.00 %	19		$11,140.74	$42,849
C2010	Stair Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Quarry Tile	$10.27	S.F.	605	30	1988	2018		10.00 %	0.00 %	3			$6,213
C3010	Wall Finishes - Paint	$1.93	S.F.	18,895	10	1988	1998	2018	30.00 %	0.00 %	3			$36,467
C3010	Wall Finishes - Tectum	$2.13	S.F.	1,200	15	1988	2003		0.00 %	110.02 %	-12		$2,812.00	$2,556
C3020	Floor Finishes - Carpet	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$16.26	S.F.	605	50	1988	2038		46.00 %	0.00 %	23			$9,837
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	4,780	50	1988	2038		46.00 %	0.00 %	23			$253,388
C3020	Floor Finishes - VCT	$9.54	S.F.	14,490	15	1988	2003		0.00 %	110.00 %	-12		$152,058.00	$138,235
C3020	Floor Finishes - Wood	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$6.06	S.F.	20,700	20	1988	2008		0.00 %	110.00 %	-7		$137,986.00	$125,442
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$8.13	S.F.	20,700	30	2014	2044		96.67 %	0.00 %	29			$168,291
D2020	Domestic Water Distribution	$3.84	S.F.	20,700	30	1988	2018		10.00 %	0.00 %	3			$79,488
D2030	Sanitary Waste	$4.33	S.F.	20,700	30	1988	2018		10.00 %	0.00 %	3			$89,631
D2040	Rain Water Drainage	$0.92	S.F.	20,700	30	1988	2018		10.00 %	0.00 %	3			$19,044

School Assessment Report - 1988 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	20,700	40	1988	2028		32.50 %	0.00 %	13			$15,939
D3020	Heat Generating Systems	$4.55	S.F.	20,700	30	1988	2018		10.00 %	0.00 %	3			$94,185
D3030	Cooling Generating Systems	$4.73	S.F.	20,700	25	1988	2013		0.00 %	110.00 %	-2		$107,702.00	$97,911
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	20,700	30	1988	2018		10.00 %	0.00 %	3			$114,057
D3050	Terminal & Package Units	$18.52	S.F.	20,700	15	1988	2003		0.00 %	110.00 %	-12		$421,700.00	$383,364
D3060	Controls & Instrumentation	$3.57	S.F.	20,700	20	1988	2008		0.00 %	110.00 %	-7		$81,289.00	$73,899
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.13	S.F.	20,700	30	1988	2018		10.00 %	0.00 %	3			$85,491
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	20,700	40	1988	2028		32.50 %	0.00 %	13			$35,811
D5020	Branch Wiring	$5.53	S.F.	20,700	30	1988	2018		10.00 %	0.00 %	3			$114,471
D5020	Lighting	$8.36	S.F.	20,700	30	1988	2018	2015	0.00 %	110.00 %	0		$190,357.00	$173,052
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	20,700	15	2002	2017		13.33 %	0.00 %	2			$29,808
D5030	Communications and Security - PA & Clock Systems	$3.33	S.F.	20,700	15	1988	2003		0.00 %	110.00 %	-12		$75,824.00	$68,931
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	20,700	15	2002	2017		13.33 %	0.00 %	2			$25,047
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1010	Commercial Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$2.82	S.F.	20,700	20	2008	2028		65.00 %	0.00 %	13			$58,374
E1090	Other Equipment (sports Equipment)	$0.00	S.F.		0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$1.12	S.F.	20,700	20	1988	2008		0.00 %	110.00 %	-7		$25,502.00	$23,184
F1010	Special Structures - Canopies	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**35.24 %**	**31.77 %**			**$1,206,370.74**	**$3,797,389**

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:	**$1,206,371**	**$0**	**$64,016**	**$1,043,913**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,314,299**
*** 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	$213,980	$0	$0	$0	$0	$0	$0	$0	**$213,980**
B2030 - Exterior Doors	$0	$0	$0	$20,901	$0	$0	$0	$0	$0	$0	$0	**$20,901**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

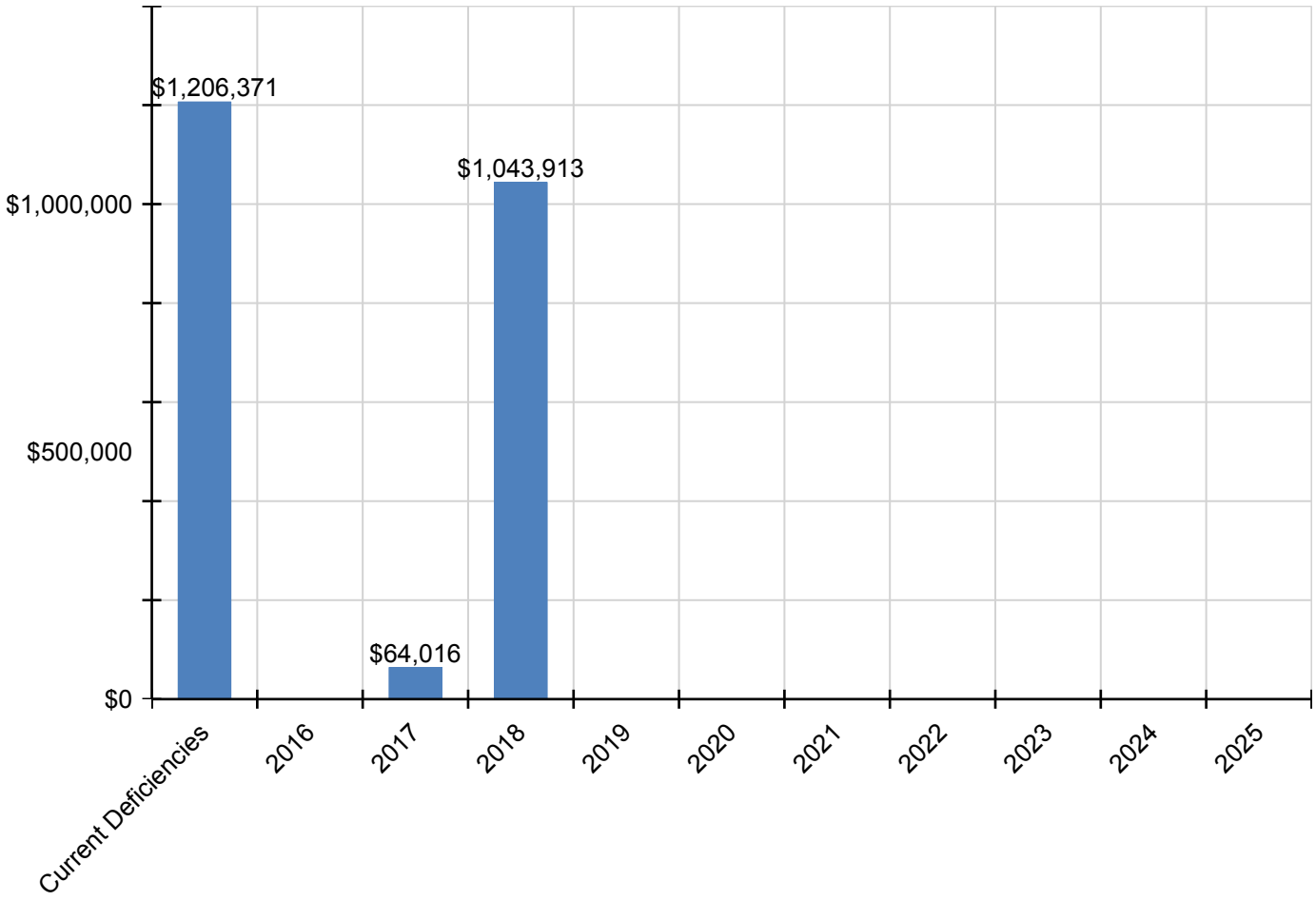
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$40,896	$0	$0	$0	$0	$0	$0	$0	**$40,896**
C1030 - Fittings	$11,141	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,141**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$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 & Quarry Tile	$0	$0	$0	$7,469	$0	$0	$0	$0	$0	$0	$0	**$7,469**
C3010 - Wall Finishes - Paint	$0	$0	$0	$43,834	$0	$0	$0	$0	$0	$0	$0	**$43,834**
C3010 - Wall Finishes - Tectum	$2,812	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,812**
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	$152,058	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$152,058**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$137,986	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$137,986**
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	$0	$0	$0	$95,545	$0	$0	$0	$0	$0	$0	$0	**$95,545**
D2030 - Sanitary Waste	$0	$0	$0	$107,736	$0	$0	$0	$0	$0	$0	$0	**$107,736**
D2040 - Rain Water Drainage	$0	$0	$0	$22,890	$0	$0	$0	$0	$0	$0	$0	**$22,890**
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	$113,211	$0	$0	$0	$0	$0	$0	$0	**$113,211**
D3030 - Cooling Generating Systems	$107,702	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$107,702**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$137,097	$0	$0	$0	$0	$0	$0	$0	**$137,097**
D3050 - Terminal & Package Units	$421,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$421,700**
D3060 - Controls & Instrumentation	$81,289	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,289**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4010 - Sprinklers	$0	$0	$0	$102,760	$0	$0	$0	$0	$0	$0	$0	**$102,760**
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	$137,594	$0	$0	$0	$0	$0	$0	$0	**$137,594**
D5020 - Lighting	$190,357	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$190,357**
D5030 - Communications and Security - Fire Alarm	$0	$0	$34,786	$0	$0	$0	$0	$0	$0	$0	$0	**$34,786**
D5030 - Communications and Security - PA & Clock Systems	$75,824	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,824**
D5030 - Communications and Security - Security & CCTV	$0	$0	$29,230	$0	$0	$0	$0	$0	$0	$0	$0	**$29,230**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (sports 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	$25,502	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,502**
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*

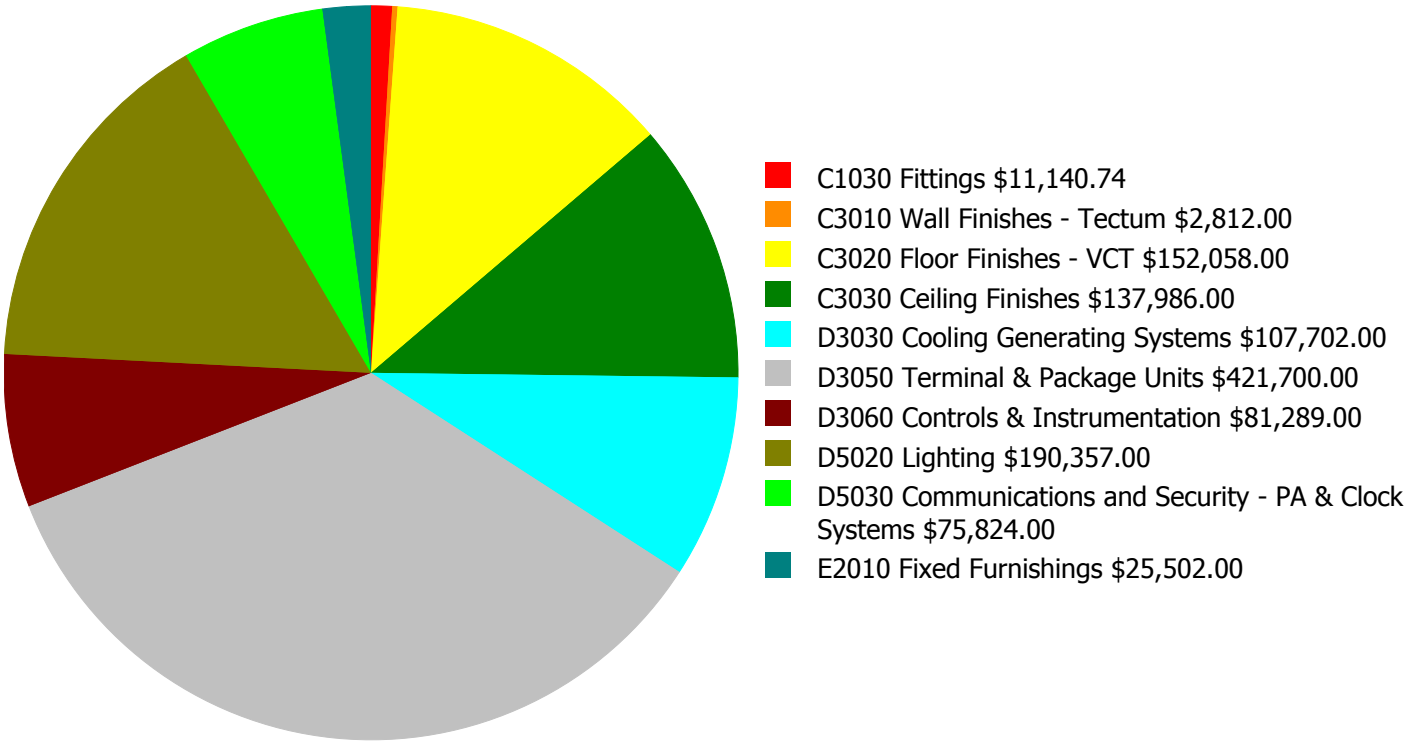
Forecasted Capital Renewal Requirement

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

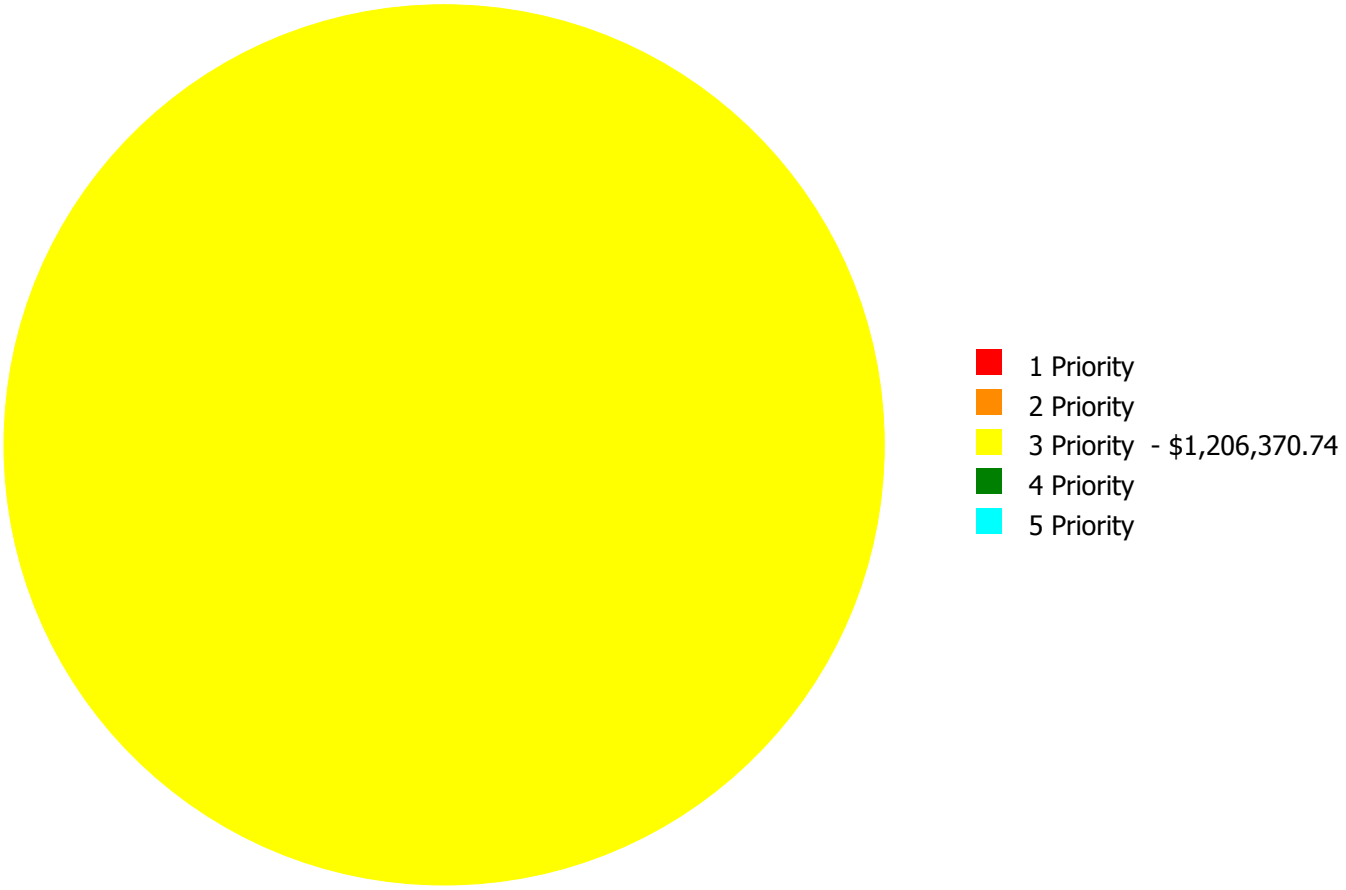
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,206,370.74

Deficiency Summary by Priority

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



Budget Estimate Total: $1,206,370.74

Deficiency By Priority Investment Table

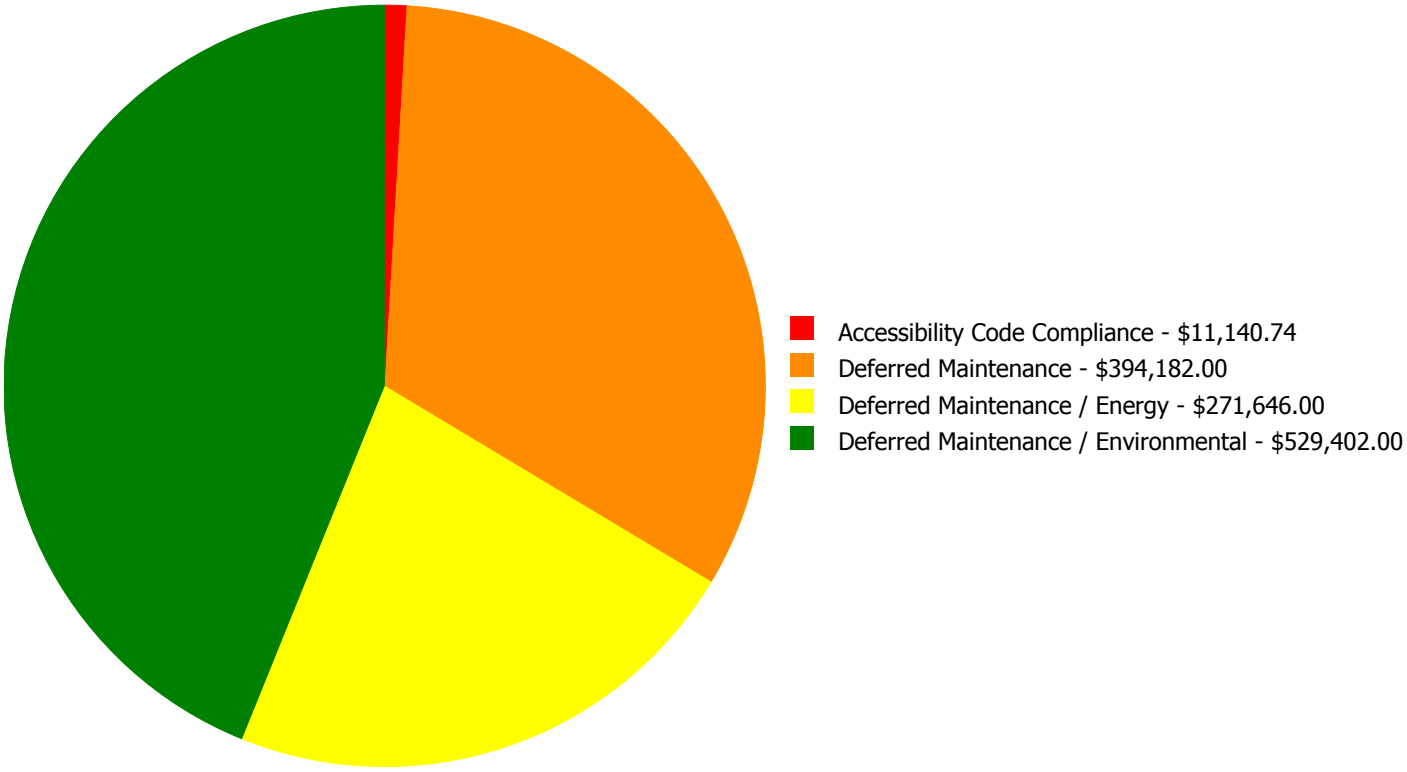
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C1030	Fittings	$0.00	$0.00	$11,140.74	$0.00	$0.00	$11,140.74
C3010	Wall Finishes - Tectum	$0.00	$0.00	$2,812.00	$0.00	$0.00	$2,812.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$152,058.00	$0.00	$0.00	$152,058.00
C3030	Ceiling Finishes	$0.00	$0.00	$137,986.00	$0.00	$0.00	$137,986.00
D3030	Cooling Generating Systems	$0.00	$0.00	$107,702.00	$0.00	$0.00	$107,702.00
D3050	Terminal & Package Units	$0.00	$0.00	$421,700.00	$0.00	$0.00	$421,700.00
D3060	Controls & Instrumentation	$0.00	$0.00	$81,289.00	$0.00	$0.00	$81,289.00
D5020	Lighting	$0.00	$0.00	$190,357.00	$0.00	$0.00	$190,357.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$75,824.00	$0.00	$0.00	$75,824.00
E2010	Fixed Furnishings	$0.00	$0.00	$25,502.00	$0.00	$0.00	$25,502.00
	Total:	$0.00	$0.00	$1,206,370.74	$0.00	$0.00	$1,206,370.74

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: $1,206,370.74

Deficiency Details by Priority

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

Priority 3 Priority:

System: C1030 - Fittings

Location: Throughout Building

Distress: Inadequate

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 20,700.00

Unit of Measure: S.F.

Estimate: $11,140.74

Assessor Name: Ben Nixon

Date Created: 06/05/2015

Notes: Room signage is not ADA compliant and should be replaced.

System: C3010 - Wall Finishes - Tectum

Location: Hallways

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 1,200.00

Unit of Measure: S.F.

Estimate: $2,812.00

Assessor Name: Ben Nixon

Date Created: 06/05/2015

Notes: The Tectum wall panels are beyond their expected service life and should be replaced/removed.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 14,490.00
Unit of Measure: S.F.
Estimate: $152,058.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 20,700.00
Unit of Measure: S.F.
Estimate: $137,986.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The ceiling tiles have been replaced as needed. However the grid shows signs of aging and most tiles are sagging, stained and damaged, and should be replaced.

System: D3030 - Cooling Generating Systems

Location: North Side of Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 20,700.00
Unit of Measure: S.F.
Estimate: $107,702.00
Assessor Name: Ben Nixon
Date Created: 05/28/2015

Notes: The cooling generating system is beyond its expected service life and should be scheduled for replacement. White mastic on fiberglass pipe insulation is identified as ACM by others.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 20,700.00
Unit of Measure: S.F.
Estimate: $421,700.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement. White mastic on fiberglass pipe insulation is identified as ACM by others.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 20,700.00
Unit of Measure: S.F.
Estimate: $81,289.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: Controls and instrumentation are beyond their expected service life and should be scheduled for replacement. Controls system is based on obsolete pneumatic controls and is non-functional. SPLOST project 122-422 to replace HVAC systems.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 20,700.00
Unit of Measure: S.F.
Estimate: $190,357.00
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. A large percentage of light fixtures are not functional.

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

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 20,700.00
Unit of Measure: S.F.
Estimate: $75,824.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 20,700.00
Unit of Measure: S.F.
Estimate: $25,502.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Fixed furnishings 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:	Middle School
Gross Area (SF):	133,075
Year Built:	1985
Last Renovation:	
Replacement Value:	$4,518,175
Repair Cost:	$2,143,391.02
Total FCI:	47.44 %
Total RSLI:	18.64 %
FCA Score:	52.56

Description:

The Miller Grove Middle School site was originally constructed in 1985, has a total area of 27.6 acres, and is occupied by approximately 133,075 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:	1750

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	12.09 %	61.43 %	$1,876,974.86
G30 - Site Mechanical Utilities	38.40 %	0.00 %	$0.00
G40 - Site Electrical Utilities	20.22 %	54.40 %	$266,416.16
Totals:	**18.64 %**	**47.44 %**	**$2,143,391.02**

Photo Album

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

1). Aerial Image of Miller Grove Middle School - May 28, 2015

2). Football Field - May 28, 2015

3). Tennis Courts - May 28, 2015

4). Track - May 28, 2015

5). Playing Field - May 28, 2015

6). Baseball Field - May 28, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	85,169	25	1985	2010		0.00 %	110.00 %	-5		$484,356.10	$440,324
G2020	Parking Lots	$4.56	S.F.	30,641	25	1985	2010		0.00 %	110.00 %	-5		$153,695.26	$139,723
G2030	Pedestrian Paving	$1.50	S.F.	133,075	30	1985	2015		0.00 %	180.78 %	0		$360,870.15	$199,613
G2040	Baseball Field	$8.35	S.F.		0				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.		0				0.00 %	0.00 %				$0
G2040	Fencing & Guardrails	$0.91	S.F.	133,075	30	1985	2015		0.00 %	110.00 %	0		$133,208.08	$121,098
G2040	Football Field	$5.85	S.F.	98,608	20	1985	2005	2020	25.00 %	0.00 %	5			$576,857
G2040	Hard Surface Play Area	$6.26	S.F.		0				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	72,983	20	1985	2005	2020	25.00 %	0.00 %	5			$286,093
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.	69,395	20	1985	2005	2020	25.00 %	0.00 %	5			$614,840
G2040	Tennis Courts	$18.47	S.F.	13,029	20	1985	2005		0.00 %	110.00 %	-10		$264,710.19	$240,646
G2040	Track	$7.04	S.F.	34,592	10	1985	1995		0.00 %	110.00 %	-20		$267,880.45	$243,528
G2050	Landscaping	$1.45	S.F.	133,075	15	1985	2000		0.00 %	110.00 %	-15		$212,254.63	$192,959
G3010	Water Supply	$1.83	S.F.	133,075	50	1985	2035		40.00 %	0.00 %	20			$243,527
G3020	Sanitary Sewer	$1.15	S.F.	133,075	50	1985	2035		40.00 %	0.00 %	20			$153,036
G3030	Storm Sewer	$3.55	S.F.	133,075	50	1985	2035		40.00 %	0.00 %	20			$472,416
G3060	Fuel Distribution	$0.78	S.F.	133,075	40	1985	2025		25.00 %	0.00 %	10			$103,799
G4010	Electrical Distribution	$1.86	S.F.	133,075	50	1985	2035		40.00 %	0.00 %	20			$247,520
G4020	Site Lighting	$1.15	S.F.	133,075	30	1985	2015		0.00 %	110.00 %	0		$168,339.88	$153,036
G4030	Site Communications & Security	$0.67	S.F.	133,075	10	1985	1995		0.00 %	110.00 %	-20		$98,076.28	$89,160
								Total	**18.64 %**	**47.44 %**			**$2,143,391.02**	**$4,518,175**

Renewal Schedule

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

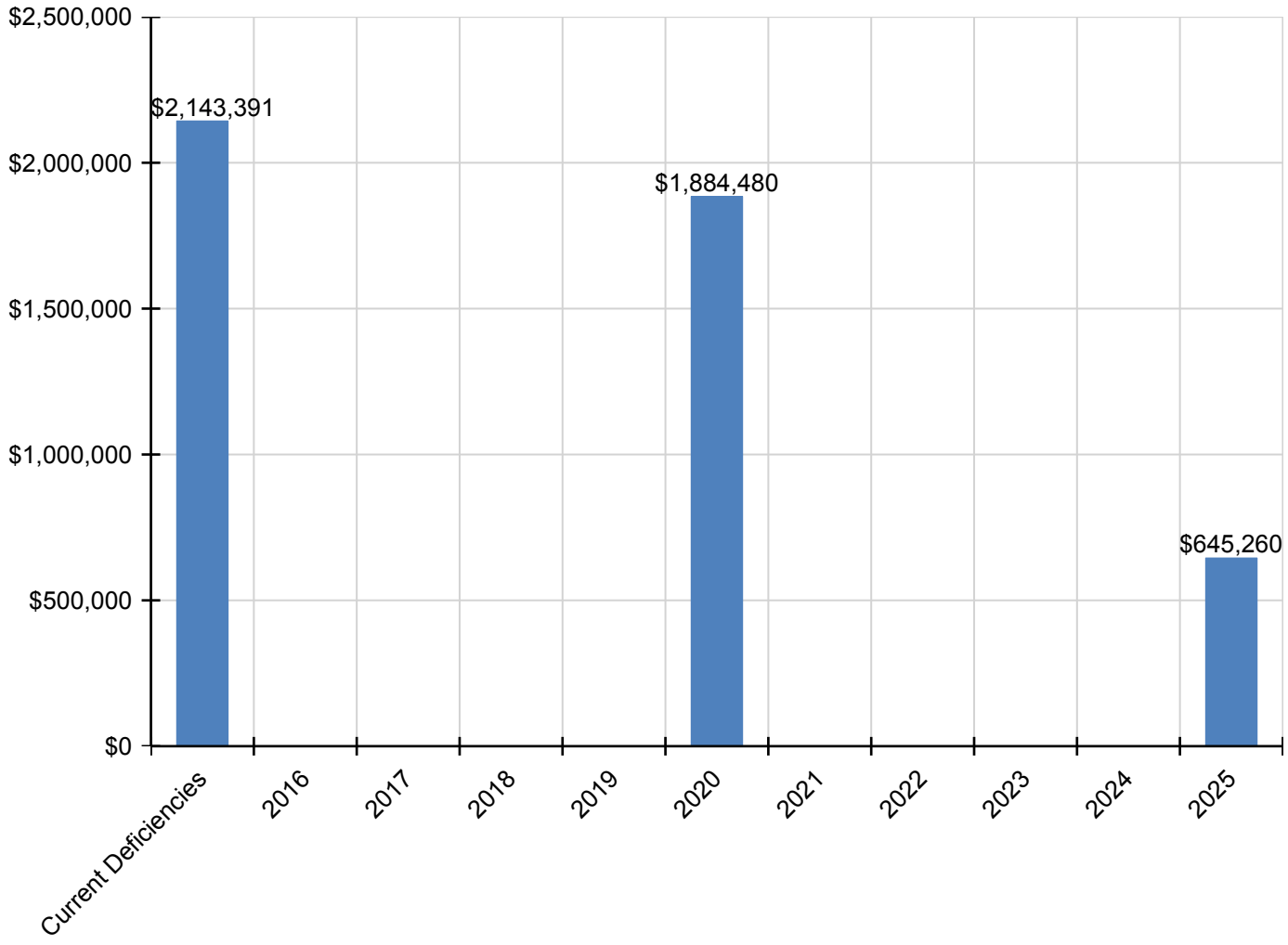
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$2,143,391**	**$0**	**$0**	**$0**	**$0**	**$1,884,480**	**$0**	**$0**	**$0**	**$0**	**$645,260**	**$4,673,131**
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	$484,356	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$484,356**
G2020 - Parking Lots	$153,695	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$153,695**
G2030 - Pedestrian Paving	$360,870	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$360,870**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$133,208	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,208**
G2040 - Football Field	$0	$0	$0	$0	$0	$735,608	$0	$0	$0	$0	$0	**$735,608**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$364,827	$0	$0	$0	$0	$0	**$364,827**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$784,045	$0	$0	$0	$0	$0	**$784,045**
G2040 - Tennis Courts	$264,710	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$264,710**
G2040 - Track	$267,880	$0	$0	$0	$0	$0	$0	$0	$0	$0	$360,008	**$627,889**
G2050 - Landscaping	$212,255	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$212,255**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$153,446	**$153,446**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$168,340	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$168,340**
G4030 - Site Communications & Security	$98,076	$0	$0	$0	$0	$0	$0	$0	$0	$0	$131,806	**$229,882**

** Indicates non-renewable system*

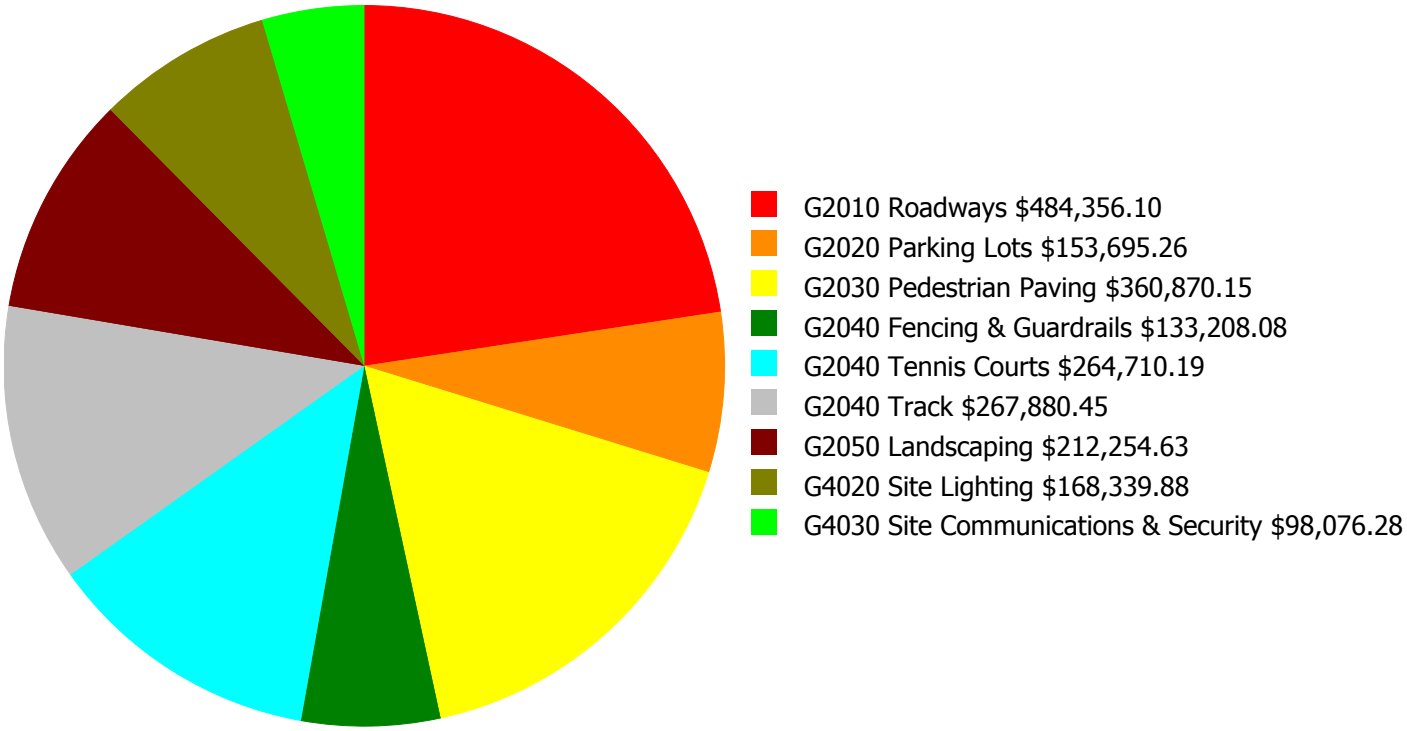
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

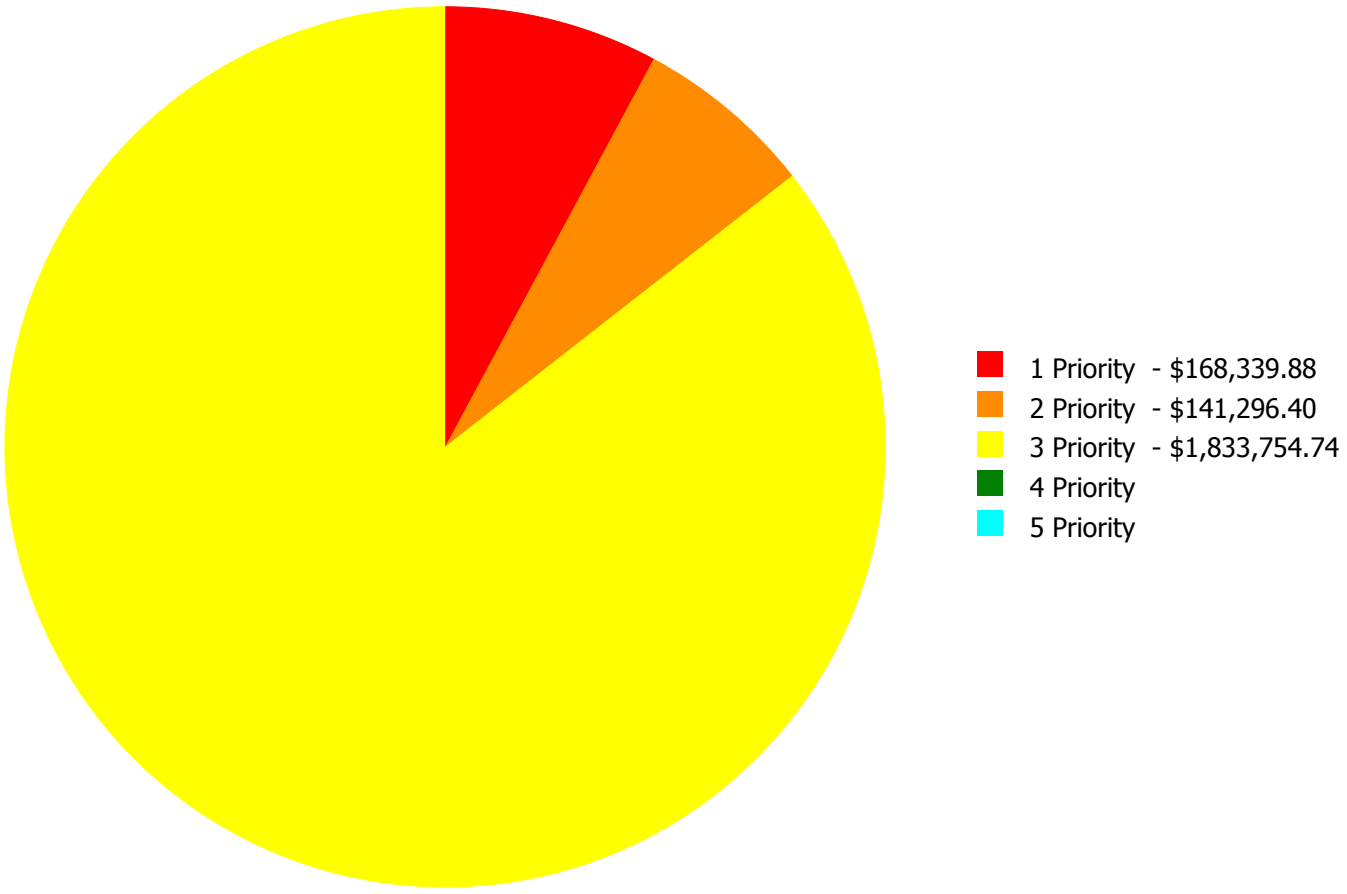
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $2,143,391.02

Deficiency Summary by Priority

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



Budget Estimate Total: $2,143,391.02

Deficiency By Priority Investment Table

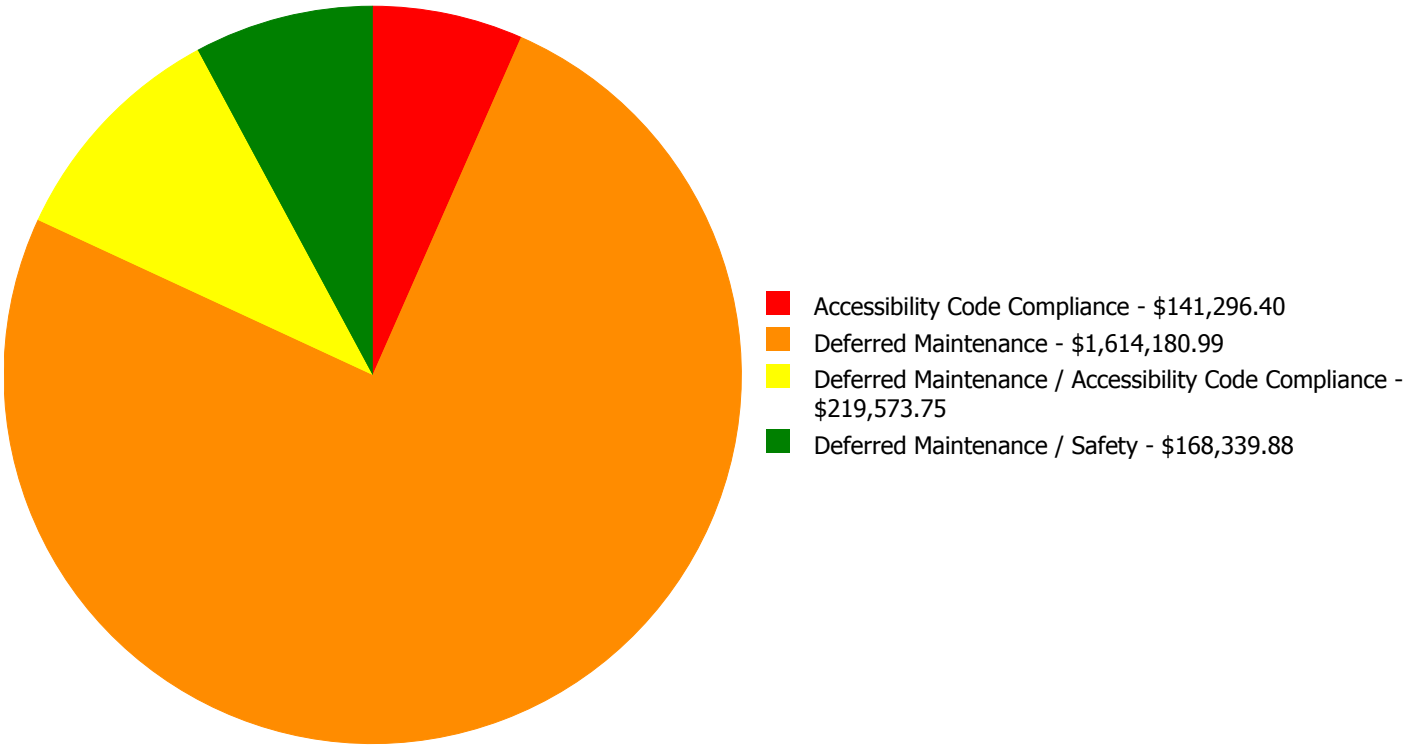
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$484,356.10	$0.00	$0.00	$484,356.10
G2020	Parking Lots	$0.00	$0.00	$153,695.26	$0.00	$0.00	$153,695.26
G2030	Pedestrian Paving	$0.00	$141,296.40	$219,573.75	$0.00	$0.00	$360,870.15
G2040	Fencing & Guardrails	$0.00	$0.00	$133,208.08	$0.00	$0.00	$133,208.08
G2040	Tennis Courts	$0.00	$0.00	$264,710.19	$0.00	$0.00	$264,710.19
G2040	Track	$0.00	$0.00	$267,880.45	$0.00	$0.00	$267,880.45
G2050	Landscaping	$0.00	$0.00	$212,254.63	$0.00	$0.00	$212,254.63
G4020	Site Lighting	$168,339.88	$0.00	$0.00	$0.00	$0.00	$168,339.88
G4030	Site Communications & Security	$0.00	$0.00	$98,076.28	$0.00	$0.00	$98,076.28
	Total:	$168,339.88	$141,296.40	$1,833,754.74	$0.00	$0.00	$2,143,391.02

Deficiency Summary by Category

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



Budget Estimate Total: $2,143,391.02

Deficiency Details by Priority

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

Priority 1 Priority:

System: G4020 - Site Lighting

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 1 Priority

Correction: Renew System

Qty: 133,075.00

Unit of Measure: S.F.

Estimate: $168,339.88

Assessor Name: Sam Mandola

Date Created: 05/26/2015

Notes: Site lighting is beyond its expected service life, inadequate, and should be scheduled for replacement. Recommend analysis to provide effective site lighting.

Priority 2 Priority:

System: G2030 - Pedestrian Paving

Location: Site

Distress: Inadequate

Category: Accessibility Code Compliance

Priority: 2 Priority

Correction: Add ADA compliant ramp w/railings

Qty: 300.00

Unit of Measure: L.F.

Estimate: $141,296.40

Assessor Name: Eduardo Lopez

Date Created: 06/05/2015

Notes: A new ADA ramp has been provided to access the football field; however, it has not been completed. The railings are incomplete starting at the mid-way point and have un-welded sections. The ramp also appears to include a leveled landing every 30 feet, but they are slopped and some have a level difference greater than 1/2" causing a trip hazard. The ramp should be re-evaluated and re-designed to comply with ADA standards.

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 85,169.00
Unit of Measure: S.F.
Estimate: $484,356.10
Assessor Name: Eduardo Lopez
Date Created: 05/26/2015

Notes: Roadways are aged, have many cracks and potholes, and should be re-surfaced.

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,641.00
Unit of Measure: S.F.
Estimate: $153,695.26
Assessor Name: Eduardo Lopez
Date Created: 05/26/2015

Notes: The parking lots are aged, damage with many cracks, and should be re-surfaced re-striped. Only ADA parking spaces have been resurfaced and re-striped. Instructional signage onsite is inadequate.

System: G2030 - Pedestrian Paving

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 133,075.00

Unit of Measure: S.F.

Estimate: $219,573.75

Assessor Name: Eduardo Lopez

Date Created: 05/26/2015

Notes: Some curb ramps have been provided per ADA requirements. However, the entire system is aged and damaged and should be scheduled for replacement.

System: G2040 - Fencing & Guardrails

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 133,075.00

Unit of Measure: S.F.

Estimate: $133,208.08

Assessor Name: Eduardo Lopez

Date Created: 05/26/2015

Notes: Fencing and guard rails are beyond their expected service life and should be scheduled for replacement.

System: G2040 - Tennis Courts

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 13,029.00
Unit of Measure: S.F.
Estimate: $264,710.19
Assessor Name: Eduardo Lopez
Date Created: 05/26/2015

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

System: G2040 - Track

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 34,592.00
Unit of Measure: S.F.
Estimate: $267,880.45
Assessor Name: Eduardo Lopez
Date Created: 05/26/2015

Notes: The track is beyond its expected service life, damaged with many cracks, and should be scheduled for replacement.

System: G2050 - Landscaping

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 133,075.00
Unit of Measure: S.F.
Estimate: $212,254.63
Assessor Name: Eduardo Lopez
Date Created: 05/26/2015

Notes: Landscaping is in poor condition, with many bare, worn and eroded areas, and should be replaced.

System: G4030 - Site Communications & Security

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 133,075.00
Unit of Measure: S.F.
Estimate: $98,076.28
Assessor Name: Eduardo Lopez
Date Created: 05/26/2015

Notes: The site communications and security system is beyond its expected service life and should be scheduled for replacement. Many CCTV cameras do not function reliably.

Glossary

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

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

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

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

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