

DeKalb County School District/Elementary Schools

Montclair Elementary

Final

School Assessment Report

May 19, 2016



Table of Contents

School Executive Summary	4
School Condition Summary	5
<u>1967, 1971 Building</u>	7
Executive Summary	7
Condition Summary	8
Photo Album	9
Condition Detail	10
System Listing	11
Renewal Schedule	13
Forecasted Sustainment Requirement	16
Deficiency Summary By System	17
Deficiency Summary By Priority	18
Deficiency By Priority Investment	19
Deficiency Summary By Category	20
Deficiency Details By Priority	21
<u>2003 Addition</u>	32
Executive Summary	32
Condition Summary	33
Photo Album	34
Condition Detail	35
System Listing	36
Renewal Schedule	38
Forecasted Sustainment Requirement	41
Deficiency Summary By System	42
Deficiency Summary By Priority	43
Deficiency By Priority Investment	44
Deficiency Summary By Category	45
Deficiency Details By Priority	46
<u>2003 Gym</u>	48

School Assessment Report

Executive Summary	48
Condition Summary	49
Photo Album	50
Condition Detail	51
System Listing	52
Renewal Schedule	53
Forecasted Sustainment Requirement	55
Deficiency Summary By System	56
Deficiency Summary By Priority	57
Deficiency By Priority Investment	58
Deficiency Summary By Category	59
Deficiency Details By Priority	60
<u>Site</u>	61
Executive Summary	61
Condition Summary	62
Photo Album	63
Condition Detail	64
System Listing	65
Renewal Schedule	66
Forecasted Sustainment Requirement	68
Deficiency Summary By System	69
Deficiency Summary By Priority	70
Deficiency By Priority Investment	71
Deficiency Summary By Category	72
Deficiency Details By Priority	73
Glossary	77

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):	71,711
Year Built:	1967
Last Renovation:	
Replacement Value:	\$16,379,183
Repair Cost:	\$5,913,956.71
Total FCI:	36.11 %
Total RSLI:	35.96 %
FCA Score:	63.89



Description:

The Montclair Elementary School campus consists of two buildings located at 1680 Clairmont Place NE in Atlanta, Georgia. The original campus was constructed in 1967, additions to the main school building were constructed in 1971 and 2003, and a gymnasium building was constructed in 2003. In addition to the buildings, the campus contains covered walkways, hard surface play areas, playing field, and playground. 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 1	Board District:	District 2
DOE Facility:	4062	Geographic Region:	Region 1
HS Attendance Area:	Cross Keys HS	Jurisdictional City:	City of Brookhaven
Site Acreage:	12.1		

School Condition Summary

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

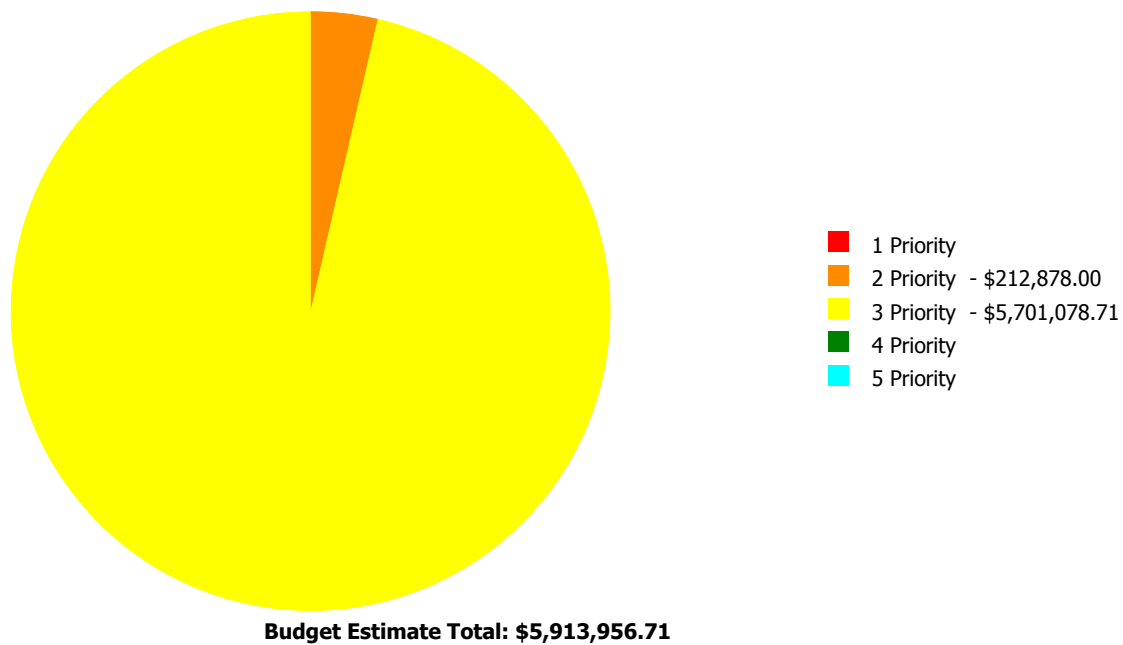
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	66.88 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	78.27 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.22 %	21.85 %	\$369,562.66
B30 - Roofing	15.86 %	80.47 %	\$970,403.05
C10 - Interior Construction	48.62 %	23.04 %	\$211,857.00
C20 - Stairs	88.00 %	0.00 %	\$0.00
C30 - Interior Finishes	24.16 %	24.93 %	\$489,893.17
D10 - Conveying	60.00 %	15.32 %	\$4,247.74
D20 - Plumbing	24.69 %	65.03 %	\$1,172,464.00
D30 - HVAC	29.27 %	24.88 %	\$654,223.38
D40 - Fire Protection	60.00 %	0.00 %	\$0.00
D50 - Electrical	35.29 %	25.02 %	\$440,340.41
E10 - Equipment	0.78 %	107.86 %	\$524,943.00
E20 - Furnishings	14.31 %	70.64 %	\$251,242.00
F10 - Special Construction	20.00 %	0.00 %	\$0.00
G20 - Site Improvements	3.56 %	102.46 %	\$771,929.29
G30 - Site Mechanical Utilities	76.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	57.16 %	20.03 %	\$52,851.01
Totals:	35.96 %	36.11 %	\$5,913,956.71

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1967, 1971 Building	42,533	53.94	\$0.00	\$212,878.00	\$4,705,671.83	\$0.00	\$0.00
2003 Addition	23,700	2.06	\$0.00	\$0.00	\$100,425.58	\$0.00	\$0.00
2003 Gym	5,478	7.71	\$0.00	\$0.00	\$70,201.00	\$0.00	\$0.00
Site	71,711	55.52	\$0.00	\$0.00	\$824,780.30	\$0.00	\$0.00
Total:		36.11	\$0.00	\$212,878.00	\$5,701,078.71	\$0.00	\$0.00

Deficiencies By Priority



Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	42,533
Year Built:	1967
Last Renovation:	
Replacement Value:	\$9,118,385
Repair Cost:	\$4,918,549.83
Total FCI:	53.94 %
Total RSLI:	21.15 %
FCA Score:	46.06



Description:

The main building at Montclair Elementary School is a one-story building located at 1680 Clairmont Place N.E. in Atlanta, Georgia. Originally built in 1967, there have been two additions in 1971 and 2003, 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 for the site features.

Attributes:

General Attributes:

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

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	52.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	52.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	35.10 %	36.62 %	\$369,562.66
B30 - Roofing	0.00 %	110.00 %	\$968,476.00
C10 - Interior Construction	29.90 %	40.86 %	\$211,857.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	17.21 %	36.27 %	\$489,893.17
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	1.13 %	108.23 %	\$1,172,464.00
D30 - HVAC	27.66 %	32.56 %	\$528,218.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	27.29 %	37.38 %	\$401,894.00
E10 - Equipment	0.00 %	110.00 %	\$524,943.00
E20 - Furnishings	0.00 %	110.00 %	\$251,242.00
F10 - Special Construction	20.00 %	0.00 %	\$0.00
Totals:	21.15 %	53.94 %	\$4,918,549.83

Photo Album

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

1). South Elevation - Jul 14, 2015



2). West Elevation - Jul 14, 2015



3). North Elevation - Jul 14, 2015



4). East Elevation - Jul 14, 2015



Condition Detail

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

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

School Assessment Report - 1967, 1971 Building

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.49	S.F.	42,533	100	1967	2067		52.00 %	0.00 %	52			\$276,039
A1020	Special Foundations	\$4.46	S.F.		100	1967	2067		52.00 %	0.00 %	52			\$0
A1030	Slab on Grade	\$7.09	S.F.	42,533	100	1967	2067		52.00 %	0.00 %	52			\$301,559
A2010	Basement Excavation	\$0.00	S.F.		100	1967	2067		52.00 %	0.00 %	52			\$0
A2020	Basement Walls	\$0.00	S.F.		100	1967	2067		52.00 %	0.00 %	52			\$0
B1010	Floor Construction	\$0.00	S.F.		100	1967	2067		52.00 %	0.00 %	52			\$0
B1020	Roof Construction	\$5.34	S.F.	42,533	100	1967	2067		52.00 %	0.00 %	52			\$227,126
B2010	Exterior Walls	\$16.02	S.F.	42,533	100	1967	2067		52.00 %	1.30 %	52		\$8,840.66	\$681,379
B2020	Exterior Windows	\$6.79	S.F.	42,533	30	1967	1997		0.00 %	110.00 %	-18		\$317,679.00	\$288,799
B2030	Exterior Doors	\$0.92	S.F.	42,533	30	1967	1997		0.00 %	110.00 %	-18		\$43,043.00	\$39,130
B3010	Roof Coverings - Asphal Shingles	\$0.00	S.F.		10	1967	1977		0.00 %	0.00 %	-38			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	42,533	25	1967	1992		0.00 %	110.00 %	-23		\$968,476.00	\$880,433
B3010	Roof Coverings - EPDM	\$0.00	S.F.		15	1967	1982		0.00 %	0.00 %	-33			\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.		30	1967	1997		0.00 %	0.00 %	-18			\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.		75	1967	2042		36.00 %	0.00 %	27			\$0
B3020	Roof Openings	\$0.63	S.F.		30	1967	1997		0.00 %	0.00 %	-18			\$0
C1010	Partitions	\$7.01	S.F.	42,533	100	1967	2067		52.00 %	0.00 %	52			\$298,156
C1020	Interior Doors	\$2.39	S.F.	42,533	30	1967	1997		0.00 %	80.00 %	-18		\$81,323.00	\$101,654
C1030	Fittings	\$2.79	S.F.	42,533	20	1967	1987		0.00 %	110.00 %	-28		\$130,534.00	\$118,667
C2010	Stair Construction	\$0.00	S.F.		100	1967	2067		52.00 %	0.00 %	52			\$0
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	17,013	30	1967	1997		0.00 %	110.00 %	-18		\$192,196.00	\$174,724
C3010	Wall Finishes - Paint	\$1.93	S.F.	25,520	10	2013	2023		80.00 %	0.00 %	8			\$49,254
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.	0	10	1967	1977		0.00 %	0.00 %	-38			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	3,334	8	2009	2017		25.00 %	0.00 %	2			\$28,339
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	4,543	50	1967	2017		4.00 %	0.00 %	2			\$65,828
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	6,380	50	1967	2017		4.00 %	0.00 %	2			\$338,204
C3020	Floor Finishes - VCT	\$9.54	S.F.	28,276	20	1967	1987		0.00 %	110.00 %	-28		\$296,728.00	\$269,753
C3020	Floor Finishes - Wood	\$0.00	S.F.	0	20	1967	1987		0.00 %	0.00 %	-28			\$0
C3030	Ceiling Finishes	\$9.98	S.F.	42,533	20	2003	2023		40.00 %	0.23 %	8		\$969.17	\$424,479
D1010	Elevators and Lifts	\$0.00	S.F.		30	1967	1997		0.00 %	0.00 %	-18			\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	42,533	30	1967	1997		0.00 %	110.00 %	-18		\$826,246.00	\$751,133
D2020	Domestic Water Distribution	\$3.99	S.F.	42,533	30	1967	1997		0.00 %	110.00 %	-18		\$186,677.00	\$169,707
D2030	Sanitary Waste	\$3.41	S.F.	42,533	30	1967	1997		0.00 %	110.00 %	-18		\$159,541.00	\$145,038
D2040	Rain Water Drainage	\$0.00	S.F.		30	1967	1997		0.00 %	0.00 %	-18			\$0

School Assessment Report - 1967, 1971 Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Natural Gas	\$0.41	S.F.	42,533	40	2003	2043		70.00 %	0.00 %	28			\$17,439
D3020	Heat Generating Systems	\$4.55	S.F.	42,533	30	1967	1997		0.00 %	110.00 %	-18		\$212,878.00	\$193,525
D3030	Cooling Generating Systems	\$4.73	S.F.	42,533	25	2010	2035		80.00 %	0.00 %	20			\$201,181
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	42,533	30	1967	1997		0.00 %	110.00 %	-18		\$257,793.00	\$234,357
D3050	Terminal & Package Units	\$18.52	S.F.	42,533	15	2003	2018		20.00 %	0.00 %	3			\$787,711
D3060	Controls & Instrumentation	\$3.60	S.F.	42,533	20	2012	2032		85.00 %	0.00 %	17			\$153,119
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.23	S.F.	42,533	30	1967	1997		0.00 %	110.00 %	-18		\$57,547.00	\$52,316
D4010	Sprinklers	\$4.75	S.F.	0	30	1967	1997		0.00 %	0.00 %	-18			\$0
D4020	Standpipes	\$0.51	S.F.	0	30	1967	1997		0.00 %	0.00 %	-18			\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	42,533	40	1967	2007		0.00 %	110.00 %	-8		\$84,683.00	\$76,985
D5020	Branch Wiring	\$6.78	S.F.	42,533	30	1967	1997		0.00 %	110.00 %	-18		\$317,211.00	\$288,374
D5020	Lighting	\$8.90	S.F.	42,533	30	2003	2033		60.00 %	0.00 %	18			\$378,544
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	42,533	15	2003	2018		20.00 %	0.00 %	3			\$238,185
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	42,533	15	2003	2018		20.00 %	0.00 %	3			\$52,316
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	42,533	15	2003	2018		20.00 %	0.00 %	3			\$25,945
D5090	Other Electrical Systems - Emergency Generator	\$0.35	S.F.	42,533	15	2003	2018		20.00 %	0.00 %	3			\$14,887
E1010	Commercial Equipment	\$7.92	S.F.	0	20	1967	1987		0.00 %	0.00 %	-28			\$0
E1020	Institutional Equipment	\$0.40	S.F.	42,533	20	1967	1987		0.00 %	110.00 %	-28		\$18,715.00	\$17,013
E1090	Other Equipment - Kitchen Equipment	\$10.82	S.F.	42,533	20	1967	1987		0.00 %	110.00 %	-28		\$506,228.00	\$460,207
E2010	Fixed Furnishings	\$5.37	S.F.	42,533	20	1967	1987		0.00 %	110.00 %	-28		\$251,242.00	\$228,402
F1010	Special Structures - Canopies	\$1.61	S.F.	42,533	25	1967	1992	2020	20.00 %	0.00 %	5			\$68,478
Total									21.15 %	53.94 %			\$4,918,549.83	\$9,118,385

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:	\$4,918,550	\$0	\$504,573	\$1,345,089	\$0	\$79,385	\$0	\$0	\$660,121	\$0	\$41,894	\$7,549,612
* 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	\$8,841	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,841
B2020 - Exterior Windows	\$317,679	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317,679
B2030 - Exterior Doors	\$43,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,043
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphal Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$968,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$968,476
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

School Assessment Report - 1967, 1971 Building

C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$81,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,323
C1030 - Fittings	\$130,534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,534
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	\$192,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192,196
C3010 - Wall Finishes - Paint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,632	\$0	\$0	\$68,632
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$33,071	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,894	\$74,965
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$76,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,821
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$394,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$394,680
C3020 - Floor Finishes - VCT	\$296,728	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296,728
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$591,489	\$0	\$0	\$592,458
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	\$826,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$826,246
D2020 - Domestic Water Distribution	\$186,677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,677
D2030 - Sanitary Waste	\$159,541	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,541
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$212,878	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,878
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$257,793	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$257,793
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$946,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$946,828
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$57,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,547
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

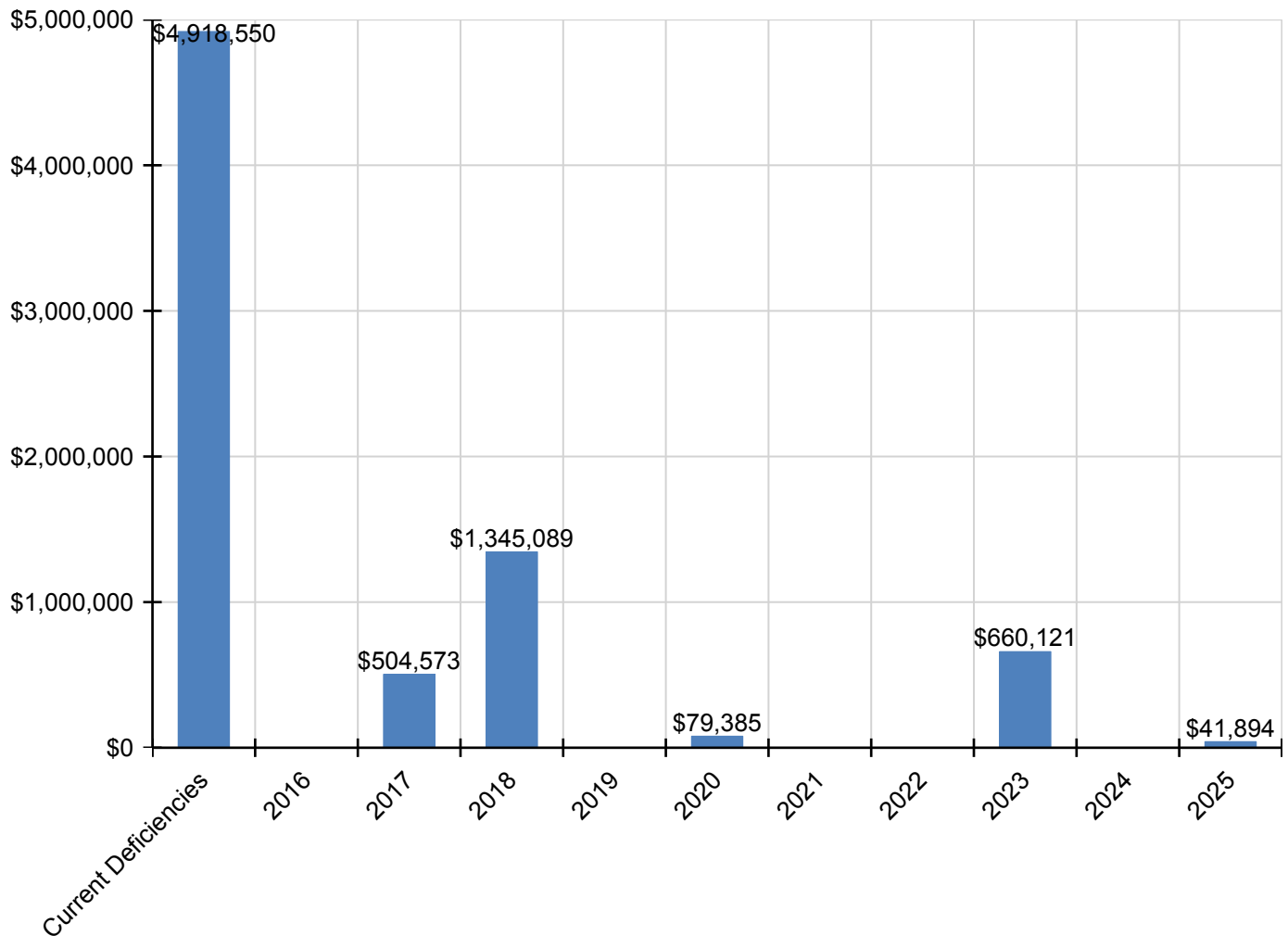
School Assessment Report - 1967, 1971 Building

D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$84,683	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,683
D5020 - Branch Wiring	\$317,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317,211
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Clock & PA Systems	\$0	\$0	\$0	\$286,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$286,298
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$62,883	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,883
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$31,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,186
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$17,893	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,893
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	\$18,715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,715
E1090 - Other Equipment - Kitchen Equipment	\$506,228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$506,228
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$251,242	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$251,242
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	\$79,385	\$0	\$0	\$0	\$0	\$0	\$79,385

* Indicates non-renewable system

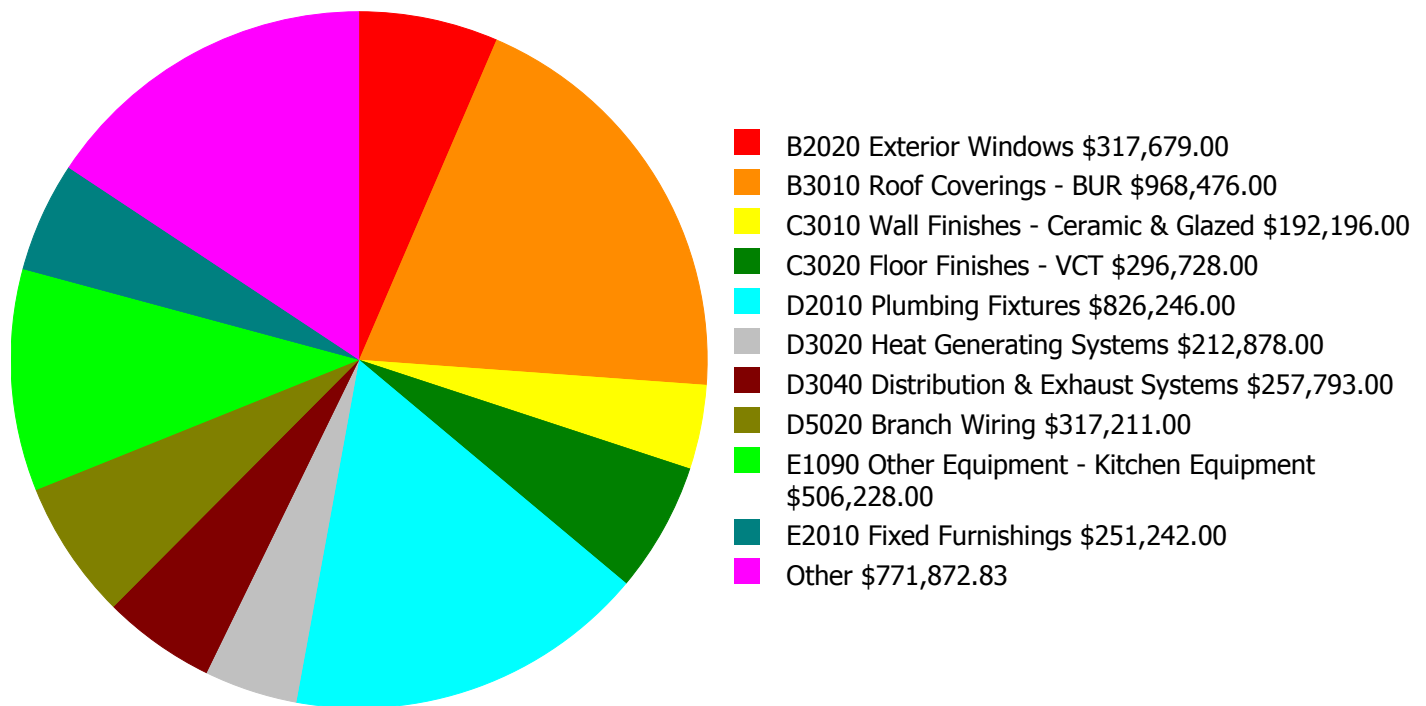
Forecasted Capital Renewal Requirement

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

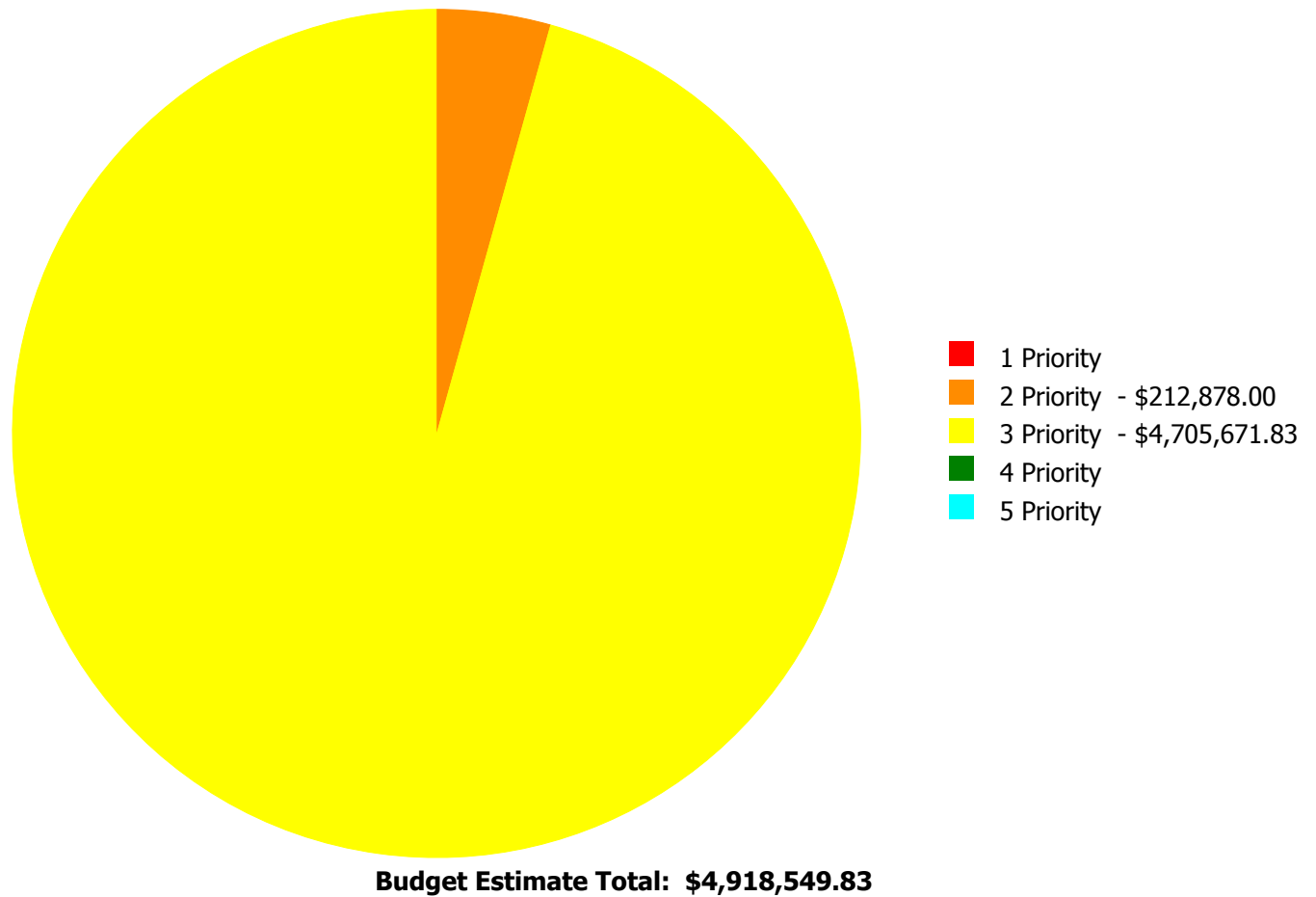
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$4,918,549.83

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

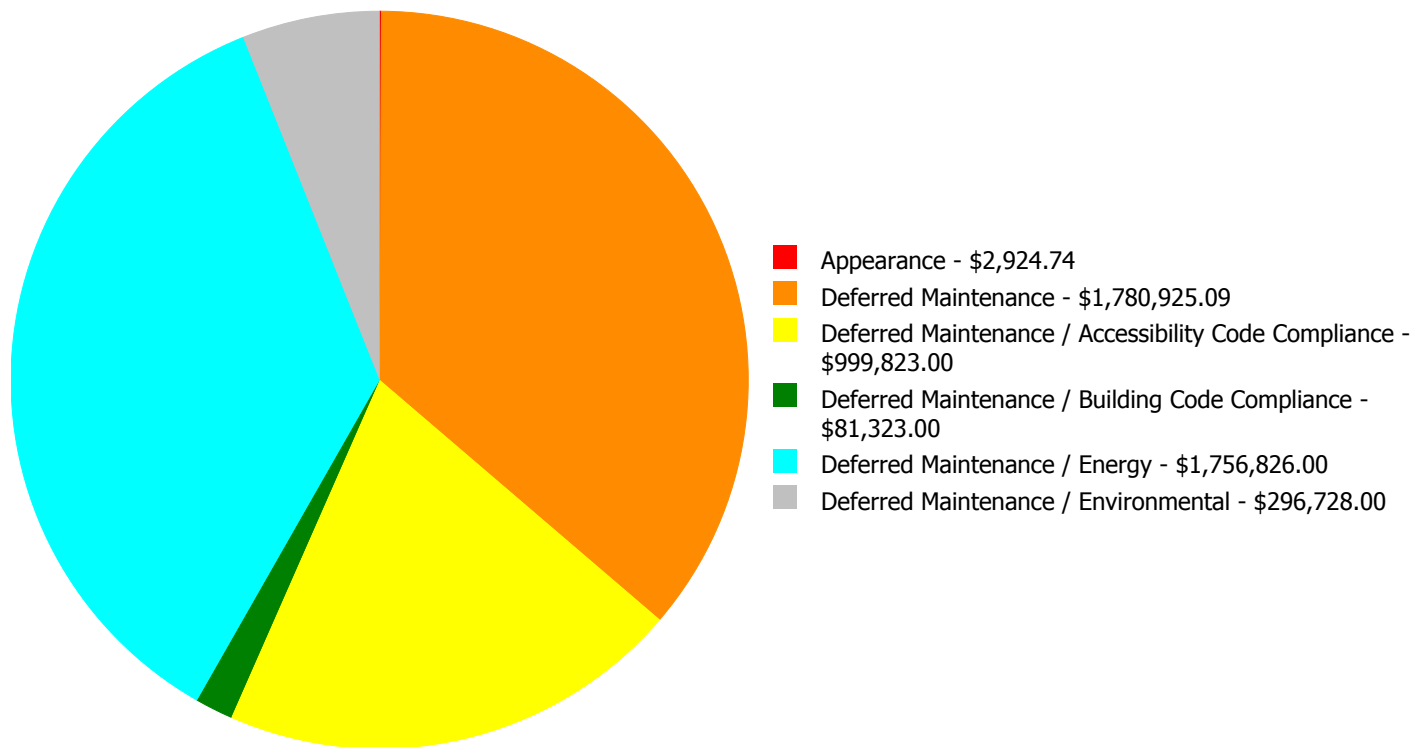
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$8,840.66	\$0.00	\$0.00	\$8,840.66
B2020	Exterior Windows	\$0.00	\$0.00	\$317,679.00	\$0.00	\$0.00	\$317,679.00
B2030	Exterior Doors	\$0.00	\$0.00	\$43,043.00	\$0.00	\$0.00	\$43,043.00
B3010	Roof Coverings - BUR	\$0.00	\$0.00	\$968,476.00	\$0.00	\$0.00	\$968,476.00
C1020	Interior Doors	\$0.00	\$0.00	\$81,323.00	\$0.00	\$0.00	\$81,323.00
C1030	Fittings	\$0.00	\$0.00	\$130,534.00	\$0.00	\$0.00	\$130,534.00
C3010	Wall Finishes - Ceramic & Glazed	\$0.00	\$0.00	\$192,196.00	\$0.00	\$0.00	\$192,196.00
C3020	Floor Finishes - VCT	\$0.00	\$0.00	\$296,728.00	\$0.00	\$0.00	\$296,728.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$969.17	\$0.00	\$0.00	\$969.17
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$826,246.00	\$0.00	\$0.00	\$826,246.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$186,677.00	\$0.00	\$0.00	\$186,677.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$159,541.00	\$0.00	\$0.00	\$159,541.00
D3020	Heat Generating Systems	\$0.00	\$212,878.00	\$0.00	\$0.00	\$0.00	\$212,878.00
D3040	Distribution & Exhaust Systems	\$0.00	\$0.00	\$257,793.00	\$0.00	\$0.00	\$257,793.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	\$0.00	\$57,547.00	\$0.00	\$0.00	\$57,547.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$84,683.00	\$0.00	\$0.00	\$84,683.00
D5020	Branch Wiring	\$0.00	\$0.00	\$317,211.00	\$0.00	\$0.00	\$317,211.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$18,715.00	\$0.00	\$0.00	\$18,715.00
E1090	Other Equipment - Kitchen Equipment	\$0.00	\$0.00	\$506,228.00	\$0.00	\$0.00	\$506,228.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$251,242.00	\$0.00	\$0.00	\$251,242.00
Total:		\$0.00	\$212,878.00	\$4,705,671.83	\$0.00	\$0.00	\$4,918,549.83

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: \$4,918,549.83

Deficiency Details by Priority

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

Priority 2 Priority:

System: D3020 - Heat Generating Systems



Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 2 Priority

Correction: Renew System

Qty: 42,533.00

Unit of Measure: S.F.

Estimate: \$212,878.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The boiler is beyond its expected service life, contains hazardous materials, and should be scheduled for replacement.

Priority 3 Priority:

System: B2010 - Exterior Walls



Location: Exterior Wall

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Point clay brick wall, 1st floor

Qty: 5.00

Unit of Measure: C.S.F.

Estimate: \$5,915.92

Assessor Name: Ben Nixon

Date Created: 03/08/2016

Notes: Repair/repoint exterior brick wall where needed.

System: B2010 - Exterior Walls



Location: Exterior Walls

Distress: Needs Remediation

Category: Appearance

Priority: 3 Priority

Correction: Pressure Wash Exterior Wall

Qty: 500.00

Unit of Measure: S.F.

Estimate: \$2,924.74

Assessor Name: Ben Nixon

Date Created: 03/08/2016

Notes: Exterior walls are stained and should be pressure washed to maintain appearance.

School Assessment Report - 1967, 1971 Building

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 42,533.00

Unit of Measure: S.F.

Estimate: \$317,679.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 42,533.00

Unit of Measure: S.F.

Estimate: \$43,043.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, do not lock/seal properly, not ADA compliant, and should be replaced.

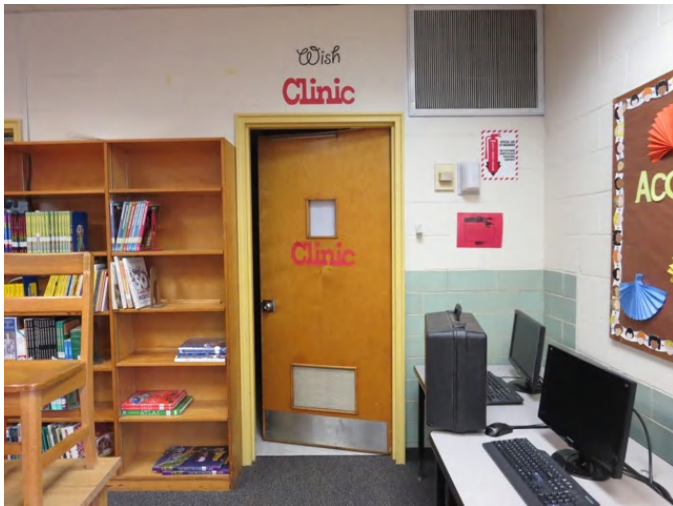
System: B3010 - Roof Coverings - BUR



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 42,533.00
Unit of Measure: S.F.
Estimate: \$968,476.00
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: C1020 - Interior Doors



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 42,533.00
Unit of Measure: S.F.
Estimate: \$81,323.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The interior doors are aged, failing, not ADA or building code compliant, and should be repaired or replaced.

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 42,533.00

Unit of Measure: S.F.

Estimate: \$130,534.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, not ADA compliant, and should be replaced.

System: C3010 - Wall Finishes - Ceramic & Glazed



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 17,013.00

Unit of Measure: S.F.

Estimate: \$192,196.00

Assessor Name: Ben Nixon

Date Created: 07/14/2015

Notes: The wall tiles are aged, broken, faded and stained, and should be replaced.

System: C3020 - Floor Finishes - VCT



Location: Classrooms

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 28,276.00

Unit of Measure: S.F.

Estimate: \$296,728.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3030 - Ceiling Finishes



Location: Restroom

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Repair plaster ceiling - (2% of ceilings)

Qty: 10.00

Unit of Measure: S.Y.

Estimate: \$969.17

Assessor Name: Ben Nixon

Date Created: 03/08/2016

Notes: The original plaster ceiling is aged, damaged due to leaks, and should be renovated.

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 42,533.00

Unit of Measure: S.F.

Estimate: \$826,246.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The plumbing fixtures are beyond their expected service life, inadequate and broken, not ADA compliant, and should be scheduled for replacement. Water fountains protrude into the hallway more than four inches in the south classroom wing. Protrusion is not ADA compliant if more than four inches.

System: D2020 - Domestic Water Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,533.00

Unit of Measure: S.F.

Estimate: \$186,677.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The domestic water distribution system is beyond its expected service life and should be scheduled for replacement. SPLOST project 421-422 to replace the interior domestic water piping throughout the building.

System: D2030 - Sanitary Waste



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,533.00

Unit of Measure: S.F.

Estimate: \$159,541.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. SPLOST project 421-422 to replace the grease trap and backflow preventer.

System: D3040 - Distribution & Exhaust Systems



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 42,533.00

Unit of Measure: S.F.

Estimate: \$257,793.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

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



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 42,533.00
Unit of Measure: S.F.
Estimate: \$57,547.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5010 - Electrical Service/Distribution



Location: Main Switch Room/Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 42,533.00
Unit of Measure: S.F.
Estimate: \$84,683.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The electrical service/distribution system is beyond its expected service life and should be scheduled for replacement. SPLOST project 421-422 to replace the electrical service and distribution system.

System: D5020 - Branch Wiring



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,533.00

Unit of Measure: S.F.

Estimate: \$317,211.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The branch wiring system is beyond its expected service life, no longer supports modern electronic systems, and should be scheduled for replacement.

System: F1020 - Institutional Equipment



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,533.00

Unit of Measure: S.F.

Estimate: \$18,715.00

Assessor Name: Ben Nixon

Date Created: 02/11/2016

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

System: E1090 - Other Equipment - Kitchen Equipment



Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,533.00

Unit of Measure: S.F.

Estimate: \$506,228.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Kitchen equipment is beyond its expected service life and should be scheduled for replacement. The grease trap and backflow preventer are scheduled for replacement under the SPLOST IV program.

System: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,533.00

Unit of Measure: S.F.

Estimate: \$251,242.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	23,700
Year Built:	2003
Last Renovation:	
Replacement Value:	\$4,865,080
Repair Cost:	\$100,425.58
Total FCI:	2.06 %
Total RSLI:	58.51 %
FCA Score:	97.94



Description:

The 2003 classroom addition at Montclair Elementary School is a two-story building located at 1680 Clairmont Place N.E. in Atlanta, Georgia. There have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Building Codes:	2012	Fire Sprinkler System:	Yes
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	78.90 %	0.00 %	\$0.00
B30 - Roofing	52.46 %	0.74 %	\$1,927.05
C10 - Interior Construction	71.52 %	0.00 %	\$0.00
C20 - Stairs	88.00 %	0.00 %	\$0.00
C30 - Interior Finishes	42.00 %	0.00 %	\$0.00
D10 - Conveying	60.00 %	15.32 %	\$4,247.74
D20 - Plumbing	60.16 %	0.00 %	\$0.00
D30 - HVAC	32.01 %	6.37 %	\$55,804.38
D40 - Fire Protection	60.00 %	0.00 %	\$0.00
D50 - Electrical	48.39 %	6.42 %	\$38,446.41
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	58.51 %	2.06 %	\$100,425.58

Photo Album

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

1). West Elevation - Jul 14, 2015



2). South Elevation - Jul 14, 2015



3). North Elevation - Jul 14, 2015



4). East Elevation - Jul 14, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.49	S.F.	23,700	100	2003	2103		88.00 %	0.00 %	88			\$153,813
A1020	Special Foundations	\$4.46	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			\$0
A1030	Slab on Grade	\$7.09	S.F.	23,700	100	2003	2103		88.00 %	0.00 %	88			\$168,033
A2010	Basement Excavation	\$0.26	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			\$0
A2020	Basement Walls	\$6.13	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			\$0
B1010	Floor Construction	\$15.61	S.F.	23,700	100	2003	2103		88.00 %	0.00 %	88			\$369,957
B1020	Roof Construction	\$5.34	S.F.	23,700	100	2003	2103		88.00 %	0.00 %	88			\$126,558
B2010	Exterior Walls	\$16.02	S.F.	23,700	100	2003	2103		88.00 %	0.00 %	88			\$379,674
B2020	Exterior Windows	\$6.79	S.F.	23,700	30	2003	2033		60.00 %	0.00 %	18			\$160,923
B2030	Exterior Doors	\$0.92	S.F.	23,700	30	2003	2033		60.00 %	0.00 %	18			\$21,804
B3010	Roof Coverings - Asphal Shingles	\$4.32	S.F.	0	10	2003	2013		0.00 %	0.00 %	-2			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	11,850	25	2003	2028		52.00 %	0.00 %	13			\$245,295
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	15	2003	2018		20.00 %	0.00 %	3			\$0
B3010	Roof Coverings - Preformed Metal	\$5.01	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	0	75	2003	2078		84.00 %	0.00 %	63			\$0
B3020	Roof Openings	\$0.63	S.F.	23,700	30	2003	2033		60.00 %	12.91 %	18		\$1,927.05	\$14,931
C1010	Partitions	\$7.01	S.F.	23,700	100	2003	2103		88.00 %	0.00 %	88			\$166,137
C1020	Interior Doors	\$2.39	S.F.	23,700	30	2003	2033		60.00 %	0.00 %	18			\$56,643
C1030	Fittings	\$2.79	S.F.	23,700	20	2003	2023		40.00 %	0.00 %	8			\$66,123
C2010	Stair Construction	\$1.81	S.F.	23,700	100	2003	2103		88.00 %	0.00 %	88			\$42,897
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	23,700	10	2010	2020		50.00 %	0.00 %	5			\$45,741
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	2003	2013		0.00 %	0.00 %	-2			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.		8	2003	2011		0.00 %	0.00 %	-4			\$0
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	1,090	50	2003	2053		76.00 %	0.00 %	38			\$15,794
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	0	50	2003	2053		76.00 %	0.00 %	38			\$0
C3020	Floor Finishes - VCT	\$9.54	S.F.	22,610	20	2003	2023		40.00 %	0.00 %	8			\$215,699
C3020	Floor Finishes - Wood	\$14.70	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			\$0
C3030	Ceiling Finishes	\$9.98	S.F.	23,700	20	2003	2023		40.00 %	0.00 %	8			\$236,526
D1010	Elevators and Lifts	\$1.17	S.F.	23,700	30	2003	2033		60.00 %	15.32 %	18		\$4,247.74	\$27,729
D2010	Plumbing Fixtures	\$17.66	S.F.	23,700	30	2003	2033		60.00 %	0.00 %	18			\$418,542
D2020	Domestic Water Distribution	\$3.99	S.F.	23,700	30	2003	2033		60.00 %	0.00 %	18			\$94,563
D2030	Sanitary Waste	\$3.41	S.F.	23,700	30	2003	2033		60.00 %	0.00 %	18			\$80,817
D2040	Rain Water Drainage	\$0.98	S.F.	23,700	30	2003	2033		60.00 %	0.00 %	18			\$23,226

School Assessment Report - 2003 Addition

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Natural Gas	\$0.41	S.F.	23,700	40	2003	2043		70.00 %	0.00 %	28			\$9,717
D3020	Heat Generating Systems	\$4.55	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			\$0
D3030	Cooling Generating Systems	\$4.73	S.F.	23,700	25	2003	2028		52.00 %	0.00 %	13			\$112,101
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	23,700	30	2003	2033		60.00 %	42.73 %	18		\$55,804.38	\$130,587
D3050	Terminal & Package Units	\$23.10	S.F.	23,700	15	2003	2018		20.00 %	0.00 %	3			\$547,470
D3060	Controls & Instrumentation	\$3.60	S.F.	23,700	20	2003	2023		40.00 %	0.00 %	8			\$85,320
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.23	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			\$0
D4010	Sprinklers	\$4.75	S.F.	23,700	30	2003	2033		60.00 %	0.00 %	18			\$112,575
D4020	Standpipes	\$0.51	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	23,700	40	2003	2043		70.00 %	0.00 %	28			\$42,897
D5020	Branch Wiring	\$6.78	S.F.	23,700	30	2003	2033		60.00 %	0.00 %	18			\$160,686
D5020	Lighting	\$8.90	S.F.	23,700	30	2003	2033		60.00 %	0.00 %	18			\$210,930
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	23,700	15	2003	2018		20.00 %	0.00 %	3			\$132,720
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	23,700	15	2003	2018		20.00 %	131.89 %	3		\$38,446.41	\$29,151
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	23,700	15	2003	2018		20.00 %	0.00 %	3			\$14,457
D5090	Other Electrical Systems - Emergency Generator	\$0.35	S.F.	23,700	15	2003	2018		20.00 %	0.00 %	3			\$8,295
E1020	Institutional Equipment	\$0.40	S.F.	23,700	20	2003	2023		40.00 %	0.00 %	8			\$9,480
E1090	Other Equipment	\$8.75	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			\$0
E2010	Fixed Furnishings	\$5.37	S.F.	23,700	20	2003	2023		40.00 %	0.00 %	8			\$127,269
F1010	Special Structures - Canopies	\$1.61	S.F.	0	25	2003	2028		52.00 %	0.00 %	13			\$0
Total									58.51 %	2.06 %			\$100,425.58	\$4,865,080

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:	\$100,426	\$0	\$0	\$879,976	\$0	\$58,329	\$0	\$0	\$1,031,732	\$0	\$0	\$2,070,463
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphal Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$1,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,927
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

School Assessment Report - 2003 Addition

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	\$92,139	\$0	\$0	\$92,139
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$0	\$0	\$0	\$0	\$0	\$58,329	\$0	\$0	\$0	\$0	\$0	\$58,329
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,565	\$0	\$0	\$300,565
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$329,587	\$0	\$0	\$329,587
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	\$4,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,248
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$55,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,804
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$658,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$658,059
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,889	\$0	\$0	\$118,889
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

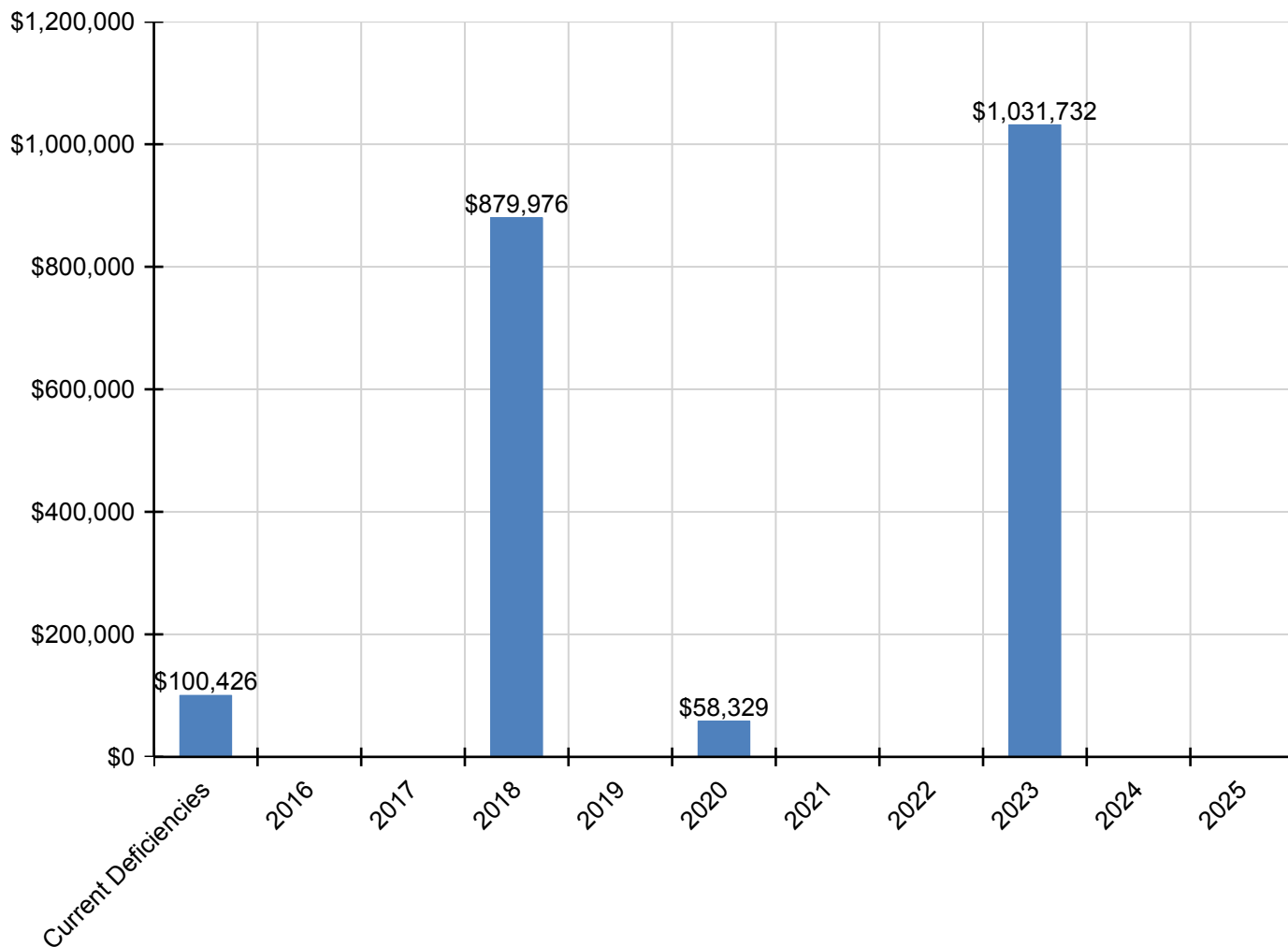
School Assessment Report - 2003 Addition

D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Clock & PA Systems	\$0	\$0	\$0	\$159,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,529
D5030 - Communications and Security - Fire Alarm	\$38,446	\$0	\$0	\$35,039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,486
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$17,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,378
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$9,971	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,971
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,210	\$0	\$0	\$13,210
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177,343	\$0	\$0	\$177,343
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

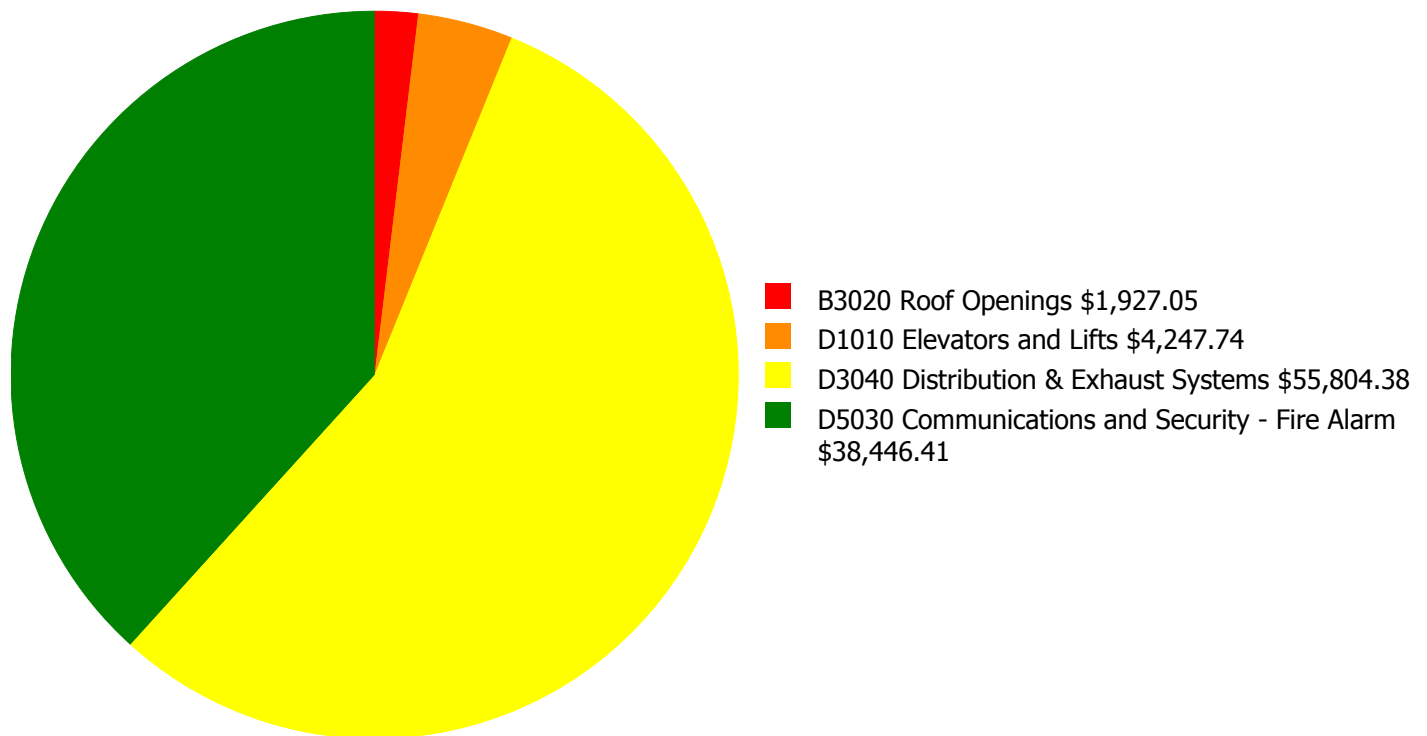
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

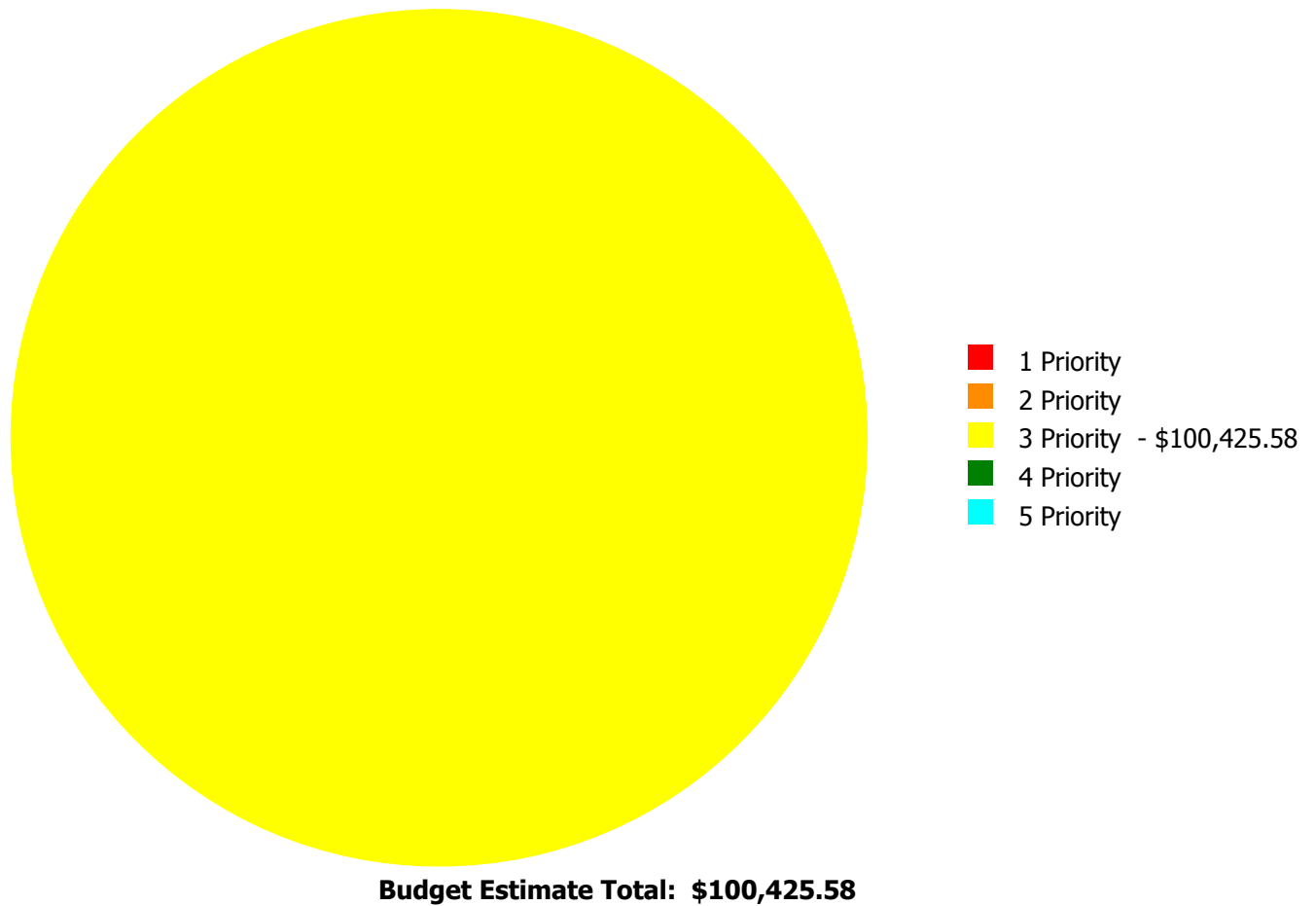
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$100,425.58

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

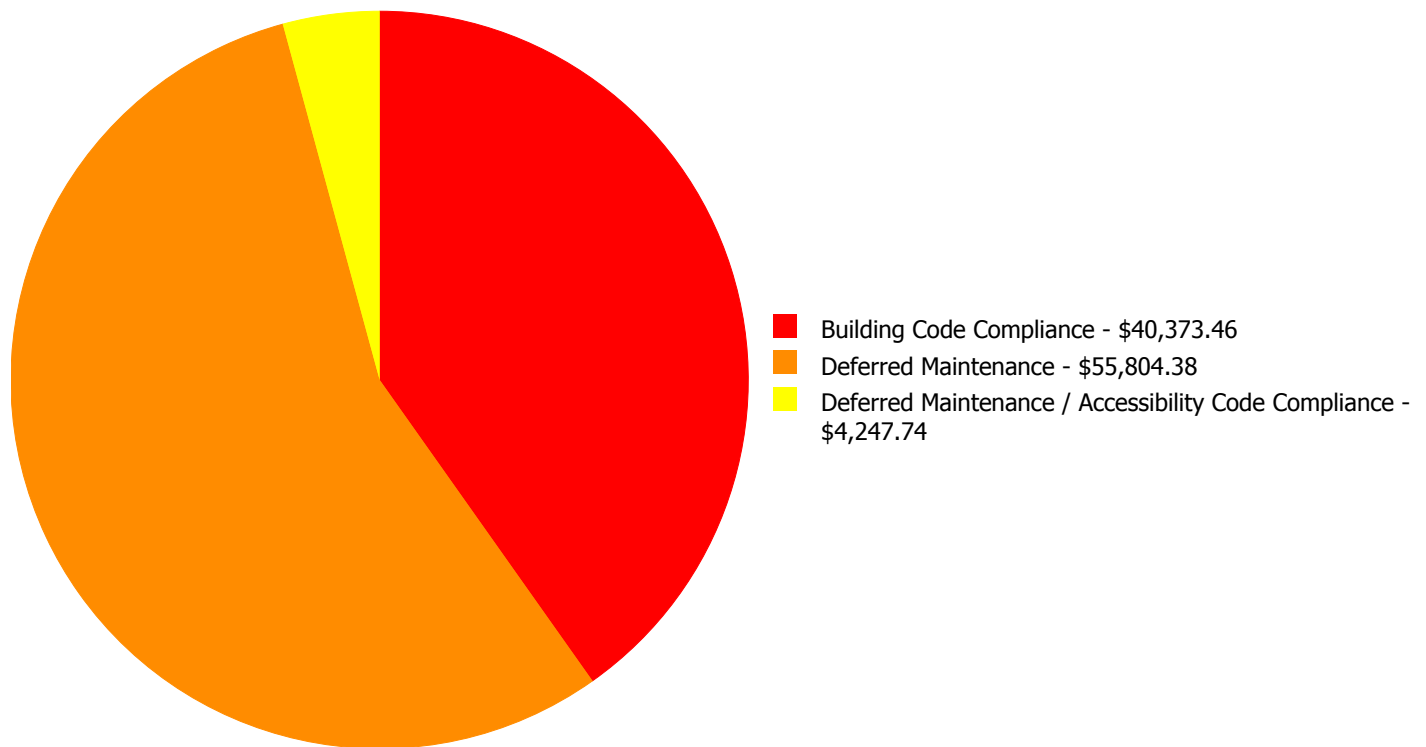
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3020	Roof Openings	\$0.00	\$0.00	\$1,927.05	\$0.00	\$0.00	\$1,927.05
D1010	Elevators and Lifts	\$0.00	\$0.00	\$4,247.74	\$0.00	\$0.00	\$4,247.74
D3040	Distribution & Exhaust Systems	\$0.00	\$0.00	\$55,804.38	\$0.00	\$0.00	\$55,804.38
D5030	Communications and Security - Fire Alarm	\$0.00	\$0.00	\$38,446.41	\$0.00	\$0.00	\$38,446.41
	Total:	\$0.00	\$0.00	\$100,425.58	\$0.00	\$0.00	\$100,425.58

Deficiency Summary by Category

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



Budget Estimate Total: \$100,425.58

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3020 - Roof Openings



Location: Roof

Distress: Inadequate

Category: Building Code Compliance

Priority: 3 Priority

Correction: Replace roof hatch and structure single unit

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$1,927.05

Assessor Name: Eduardo Lopez

Date Created: 03/08/2016

Notes: The roof hatch does not comply with OSHA standards; roof opening protection and proper extension of fixed ladder to platform are not provided.

System: D1010 - Elevators and Lifts



Location: Southwest Corner

Distress: Damaged

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renovate cab to meet ADA control and signage requirements

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$4,247.74

Assessor Name: Eduardo Lopez

Date Created: 07/22/2015

Notes: The elevator was not operable during the 2015 assessment and should be scheduled for maintenance.

System: D3040 - Distribution & Exhaust Systems



Location: Restrooms

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Add restroom exhaust fan

Qty: 12.00

Unit of Measure: Ea.

Estimate: \$55,804.38

Assessor Name: Eduardo Lopez

Date Created: 07/22/2015

Notes: The restroom exhaust fans are missing or inoperable and should be installed or replaced as needed.

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building

Distress: Inadequate

Category: Building Code Compliance

Priority: 3 Priority

Correction: Add horn/strobe

Qty: 12.00

Unit of Measure: Ea.

Estimate: \$38,446.41

Assessor Name: Eduardo Lopez

Date Created: 07/22/2015

Notes: The fire alarm system does not meet current code requirements for restrooms; should include visual (strobe) and audible alarms.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	2003
Last Renovation:	
Replacement Value:	\$910,151
Repair Cost:	\$70,201.00
Total FCI:	7.71 %
Total RSLI:	63.85 %
FCA Score:	92.29



Description:

The 2003 gymnasium at Montclair Elementary School is a one-story building located at 1680 Clairmont Place N.E. in Atlanta, Georgia. There have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	85.42 %	0.00 %	\$0.00
B30 - Roofing	84.00 %	0.00 %	\$0.00
C10 - Interior Construction	76.16 %	0.00 %	\$0.00
C30 - Interior Finishes	26.41 %	0.00 %	\$0.00
D20 - Plumbing	60.19 %	0.00 %	\$0.00
D30 - HVAC	30.85 %	53.04 %	\$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	44.11 %	0.00 %	\$0.00
Totals:	63.85 %	7.71 %	\$70,201.00

Photo Album

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

1). Southwest Elevation - Jul 14, 2015



2). South Elevation - Jul 14, 2015



3). West Elevation - Jul 14, 2015



4). North Elevation - Jul 14, 2015



5). East Elevation - Jul 14, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$9.34	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$51,165
A1030	Slab on Grade	\$6.21	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$34,018
B1020	Roof Construction	\$21.36	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$117,010
B2010	Exterior Walls	\$19.80	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$108,464
B2030	Exterior Doors	\$2.01	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$11,011
B3010	Roof Coverings - Standing Seam Metal	\$11.91	S.F.	5,478	75	2003	2078		84.00 %	0.00 %	63			\$65,243
C1010	Partitions	\$12.78	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$70,009
C1020	Interior Doors	\$4.24	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			\$23,227
C1030	Fittings	\$3.46	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			\$18,954
C3010	Wall Finishes - Ceramic	\$6.65	S.F.		30	2003	2033		60.00 %	0.00 %	18			\$0
C3010	Wall Finishes - Paint	\$1.41	S.F.	5,478	10	2008	2018		30.00 %	0.00 %	3			\$7,724
C3020	Floor Finishes - Ceramic Tile	\$6.67	S.F.	253	50	2003	2053		76.00 %	0.00 %	38			\$1,688
C3020	Floor Finishes - Neoprene	\$14.46	S.F.	4,554	15	2003	2018		20.00 %	0.00 %	3			\$65,851
C3020	Floor Finishes - VCT	\$5.01	S.F.	325	15	2003	2018		20.00 %	0.00 %	3			\$1,628
C3030	Ceiling Finishes	\$4.31	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			\$23,610
D2010	Plumbing Fixtures	\$9.66	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$52,917
D2020	Domestic Water Distribution	\$5.85	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$32,046
D2030	Sanitary Waste	\$0.87	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$4,766
D2040	Rain Water Drainage	\$0.22	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$1,205
D2090	Other Plumbing Systems - Natural Gas	\$0.32	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			\$1,753
D3040	Distribution Systems & Exhaust Systems	\$12.25	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$67,106
D3050	Terminal & Package Units	\$11.65	S.F.	5,478	15	2003	2018	2015	0.00 %	110.00 %	0		\$70,201.00	\$63,819
D3060	Controls & Instrumentation	\$0.26	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			\$1,424
D4010	Sprinklers	\$3.84	S.F.	0	30				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.24	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			\$6,793
D5020	Branch Wiring	\$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$28,705
D5020	Lighting	\$5.24	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			\$28,705
D5030	Communications and Security - Fire Alarm	\$2.13	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			\$11,668
D5030	Communications and Security - Public Address & Clock System	\$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			\$4,821
D5030	Communications and Security - Security & CCTV	\$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			\$4,821
Total									63.85 %	7.71 %			\$70,201.00	\$910,151

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:	\$70,201	\$0	\$0	\$116,008	\$0	\$0	\$0	\$0	\$101,293	\$0	\$0	\$287,503
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,411	\$0	\$0	\$26,411
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$0	\$0	\$0	\$9,284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,284
C3020 - Floor Finishes - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Neoprene	\$0	\$0	\$0	\$79,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,153
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$1,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,957
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,899	\$0	\$0	\$32,899
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

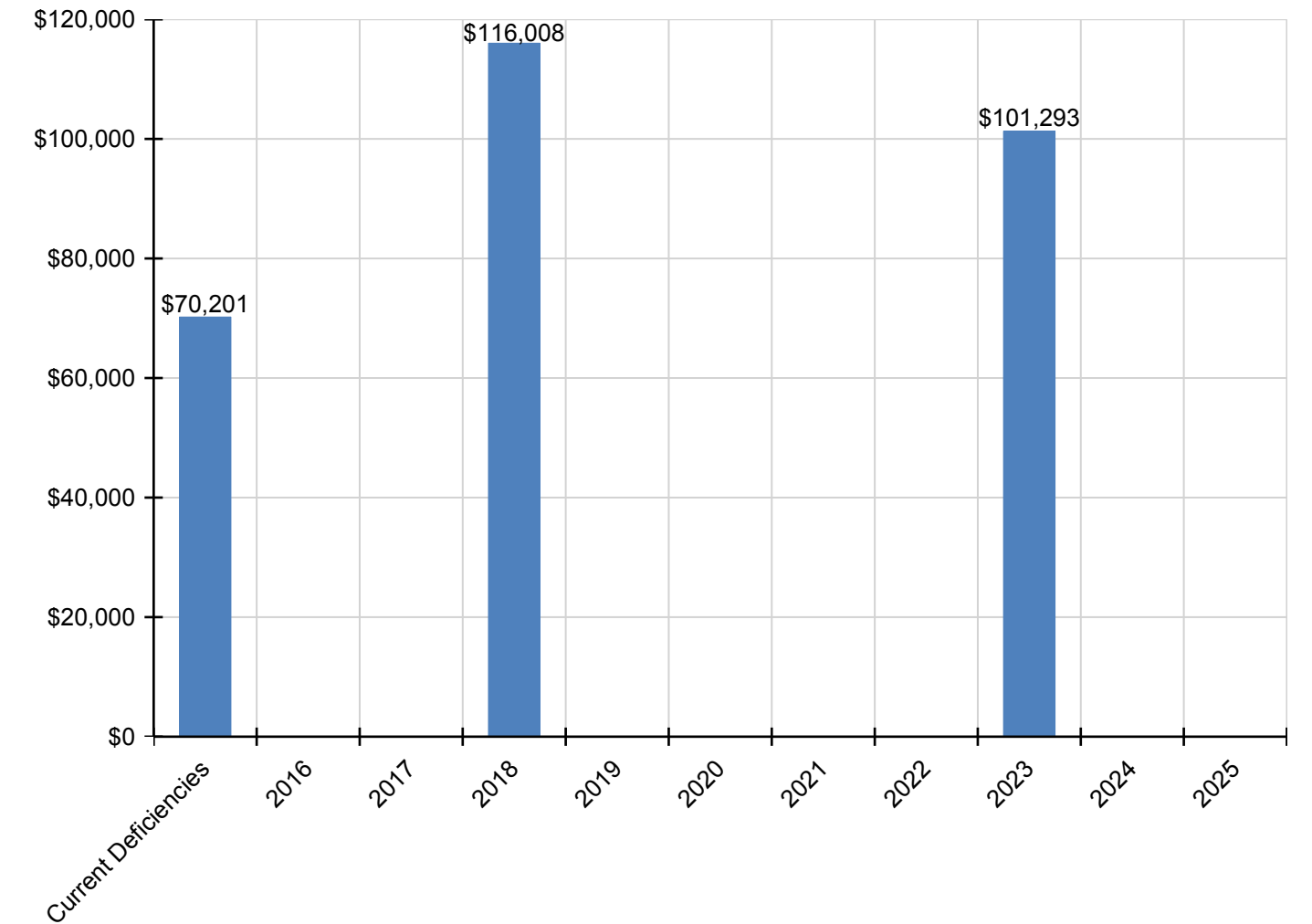
School Assessment Report - 2003 Gym

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$70,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,201
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,985	\$0	\$0	\$1,985
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,998	\$0	\$0	\$39,998
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$14,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,025
D5030 - Communications and Security - Public Address & Clock System	\$0	\$0	\$0	\$5,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,795
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$5,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,795

* Indicates non-renewable system

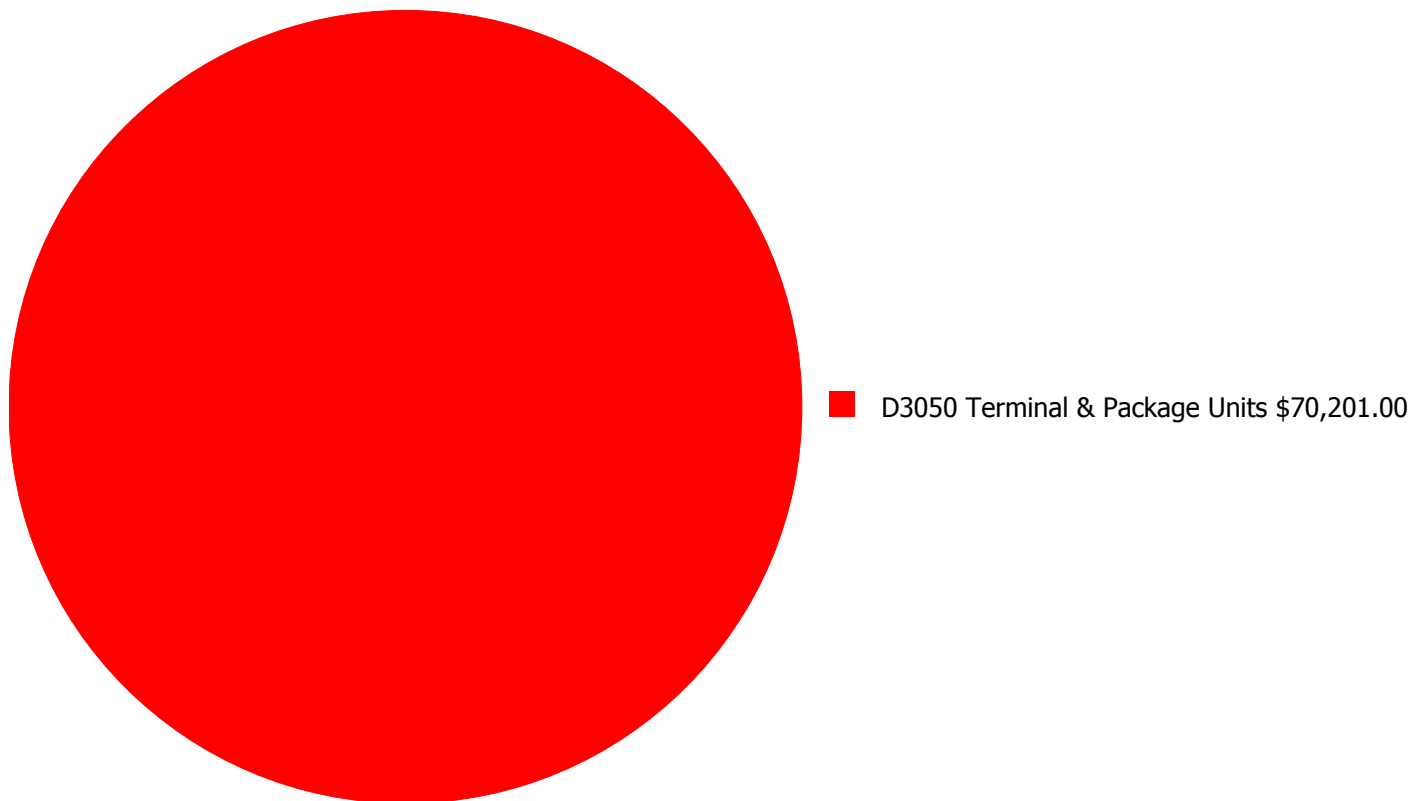
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

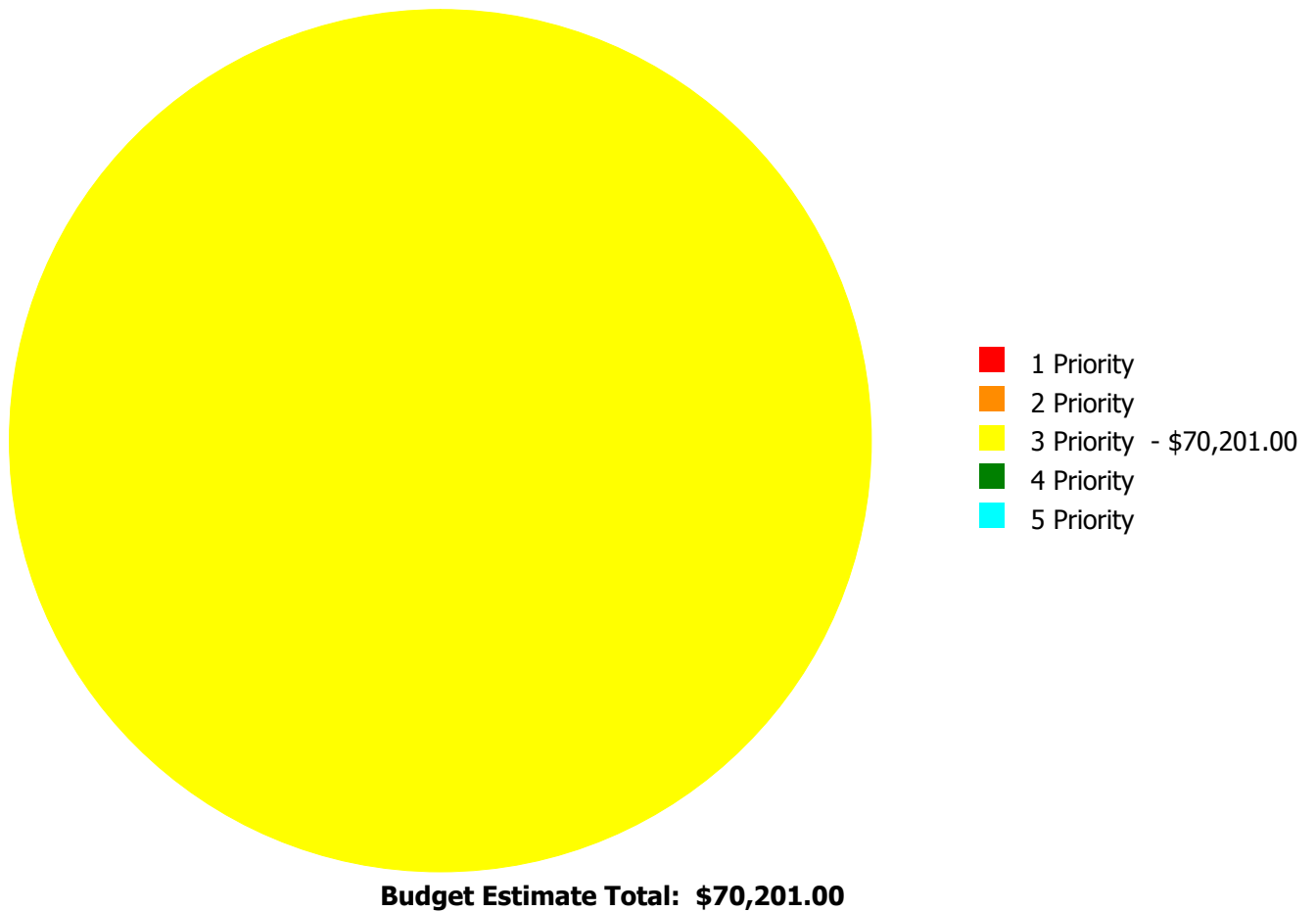
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$70,201.00

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

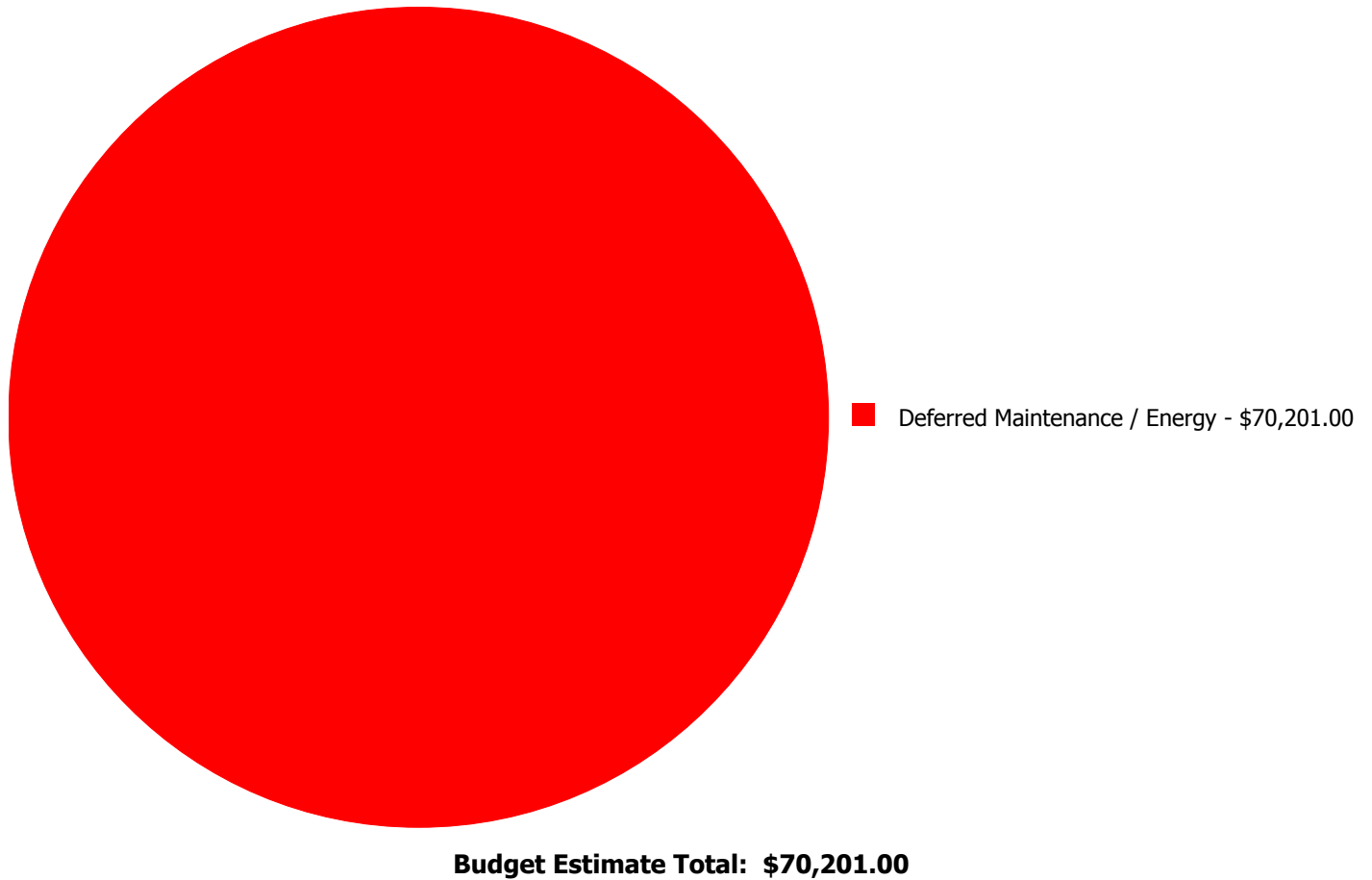
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
D3050	Terminal & Package Units	\$0.00	\$0.00	\$70,201.00	\$0.00	\$0.00	\$70,201.00
	Total:	\$0.00	\$0.00	\$70,201.00	\$0.00	\$0.00	\$70,201.00

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:



Deficiency Details by Priority

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

Priority 3 Priority:

System: D3050 - Terminal & Package Units



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$70,201.00

Assessor Name: Sam Mandola

Date Created: 07/22/2015

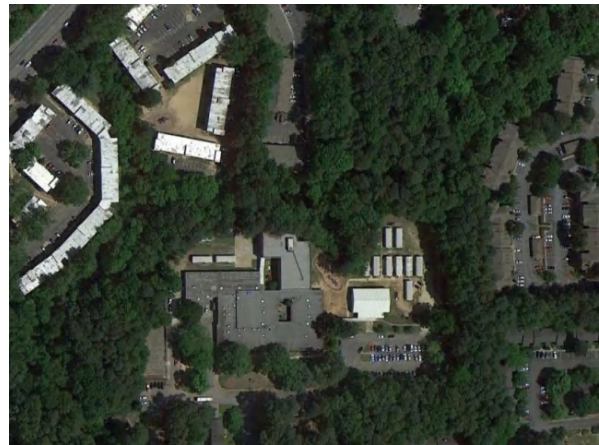
Notes: The primary heating and cooling system consist of fuel fired unit heaters and ventilation fans. A single PTAC unit provides heating and cooling for the office only. These units are beyond their expected life and should be replaced. SPLOST project 421-422 to install a 20-ton HVAC package in the gym.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	71,711
Year Built:	1967
Last Renovation:	2003
Replacement Value:	\$1,485,567
Repair Cost:	\$824,780.30
Total FCI:	55.52 %
Total RSLI:	35.92 %
FCA Score:	44.48



Description:

The Montclair Elementary School site was originally constructed in 1967, has a total area of 12.1 acres, and is occupied by approximately 71,711 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, playgrounds 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: 1445

Condition Summary

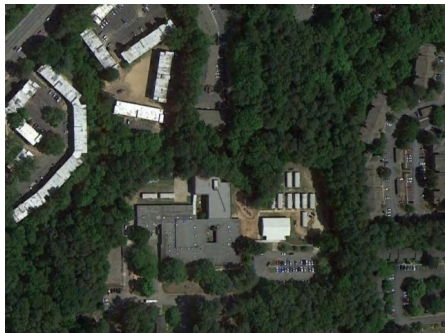
The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	3.56 %	102.46 %	\$771,929.29
G30 - Site Mechanical Utilities	76.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	57.16 %	20.03 %	\$52,851.01
Totals:	35.92 %	55.52 %	\$824,780.30

Photo Album

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

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



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$5.17	S.F.	25,170	25	1967	1992		0.00 %	110.00 %	-23		\$143,141.79	\$130,129
G2020	Parking Lots	\$4.56	S.F.	8,550	25	1967	1992		0.00 %	110.00 %	-23		\$42,886.80	\$38,988
G2030	Pedestrian Paving	\$1.50	S.F.	71,711	30	1967	1997		0.00 %	110.00 %	-18		\$118,323.15	\$107,567
G2040	Baseball Field	\$8.35	S.F.		20				0.00 %	0.00 %				\$0
G2040	Canopies	\$0.29	S.F.		25				0.00 %	0.00 %				\$0
G2040	Covered Walkways	\$48.72	S.F.	1,060	25	2003	2028		52.00 %	0.00 %	13			\$51,643
G2040	Fencing & Guardrails	\$0.91	S.F.	71,711	30	1967	1997		0.00 %	110.00 %	-18		\$71,782.71	\$65,257
G2040	Football Field	\$5.85	S.F.		20				0.00 %	0.00 %				\$0
G2040	Hard Surface Play Area	\$6.26	S.F.	14,895	20	1967	1987		0.00 %	110.00 %	-28		\$102,566.97	\$93,243
G2040	Playing Field	\$3.92	S.F.	41,477	20	1967	1987		0.00 %	110.00 %	-28		\$178,848.82	\$162,590
G2040	Soccer/Lacross Field	\$5.00	S.F.		20				0.00 %	0.00 %				\$0
G2040	Softball Field	\$8.86	S.F.		20				0.00 %	0.00 %				\$0
G2040	Tennis Courts	\$18.47	S.F.		20				0.00 %	0.00 %				\$0
G2040	Track	\$7.04	S.F.		10				0.00 %	0.00 %				\$0
G2050	Landscaping	\$1.45	S.F.	71,711	15	1967	1982		0.00 %	110.00 %	-33		\$114,379.05	\$103,981
G3010	Water Supply	\$1.83	S.F.	71,711	50	2003	2053		76.00 %	0.00 %	38			\$131,231
G3020	Sanitary Sewer	\$1.15	S.F.	71,711	50	2003	2053		76.00 %	0.00 %	38			\$82,468
G3030	Storm Sewer	\$3.55	S.F.	71,711	50	2003	2053		76.00 %	0.00 %	38			\$254,574
G3060	Fuel Distribution	\$0.78	S.F.		40	2003	2043		70.00 %	0.00 %	28			\$0
G4010	Electrical Distribution	\$1.86	S.F.	71,711	50	2003	2053		76.00 %	0.00 %	38			\$133,382
G4020	Site Lighting	\$1.15	S.F.	71,711	30	2003	2033		60.00 %	0.00 %	18			\$82,468
G4030	Site Communications & Security	\$0.67	S.F.	71,711	10	2003	2013		0.00 %	110.00 %	-2		\$52,851.01	\$48,046
Total									35.92 %	55.52 %			\$824,780.30	\$1,485,567

Renewal Schedule

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

School Assessment Report - Site

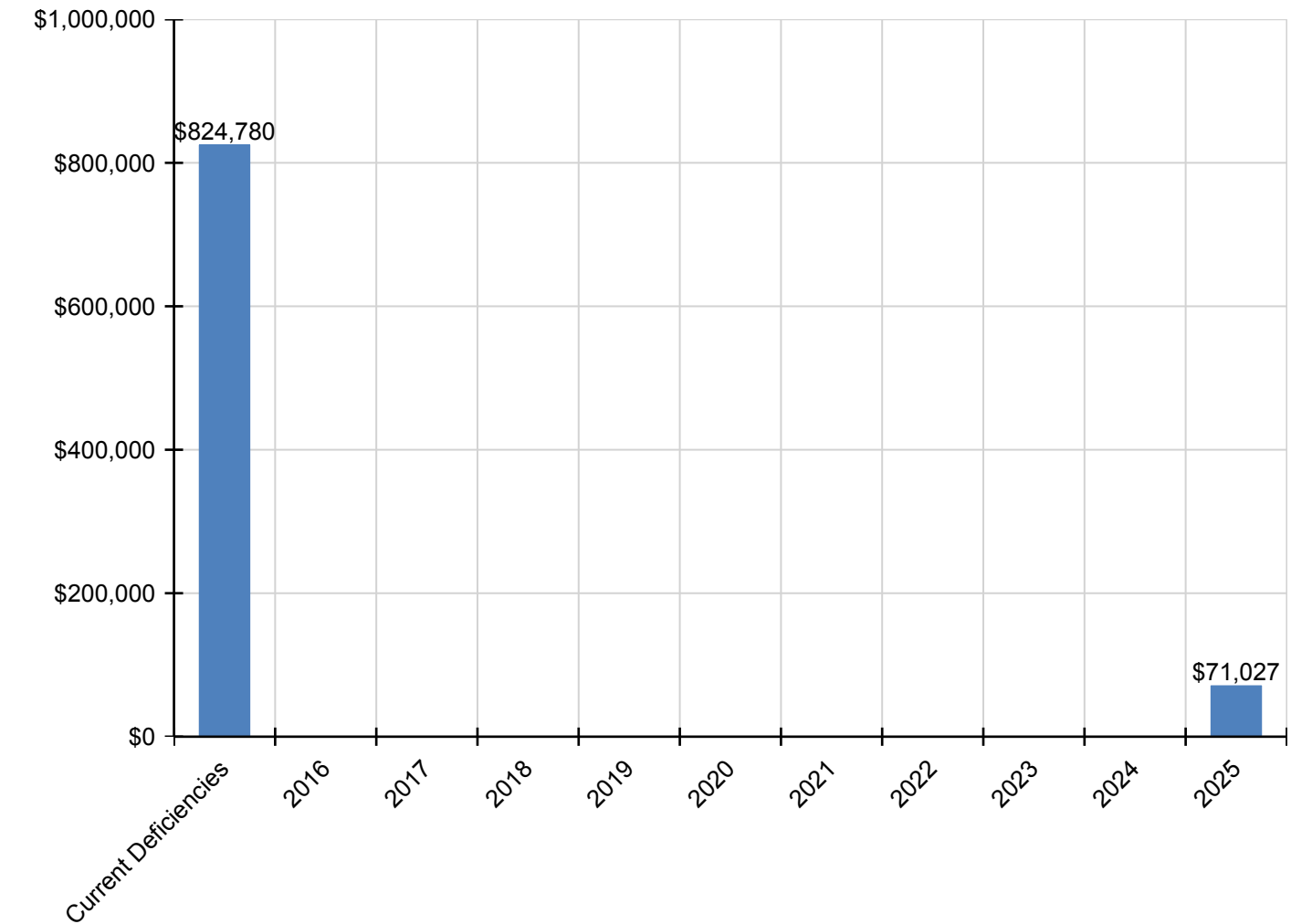
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$824,780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,027	\$895,808
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	\$143,142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,142
G2020 - Parking Lots	\$42,887	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,887
G2030 - Pedestrian Paving	\$118,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,323
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	\$71,783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,783
G2040 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Hard Surface Play Area	\$102,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,567
G2040 - Playing Field	\$178,849	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,849
G2040 - Soccer/Lacross Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2050 - Landscaping	\$114,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,379
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$52,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,027	\$123,878

* Indicates non-renewable system

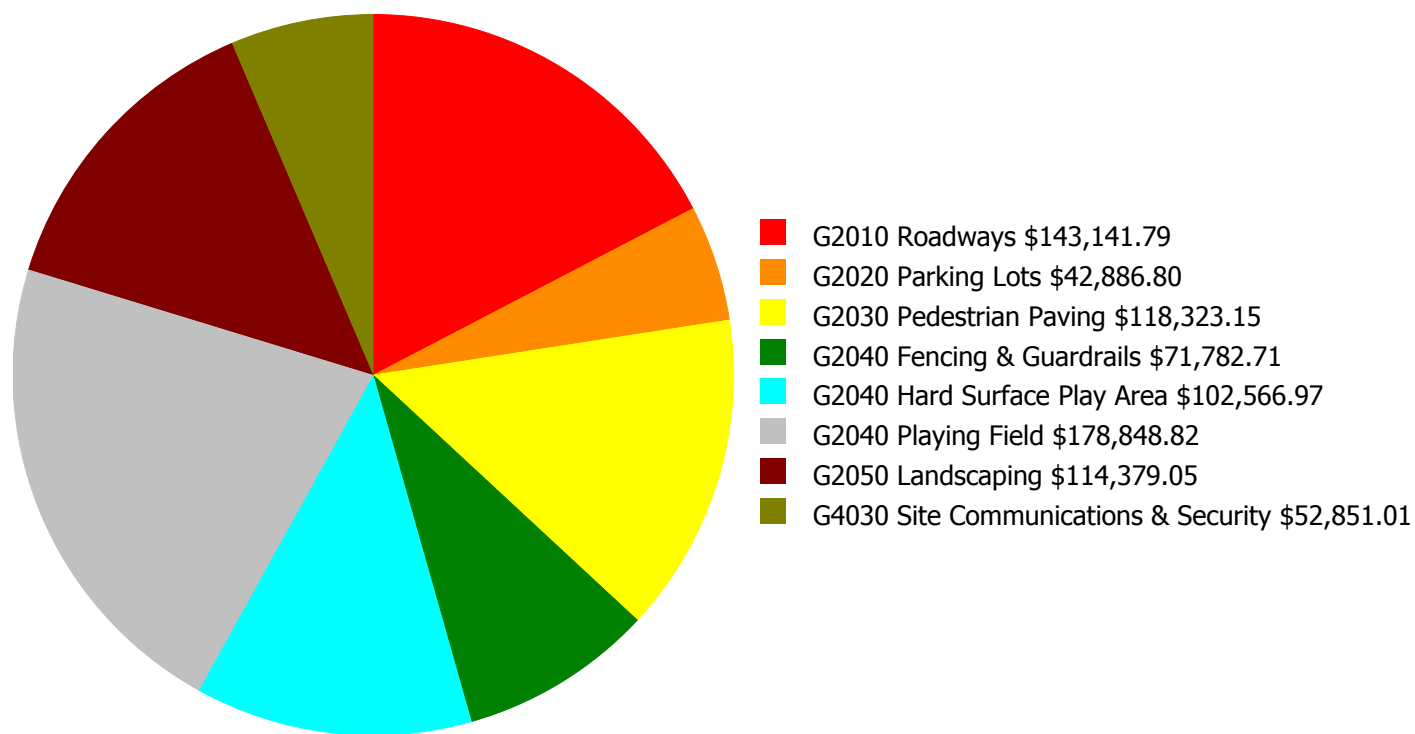
Forecasted Capital Renewal Requirement

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

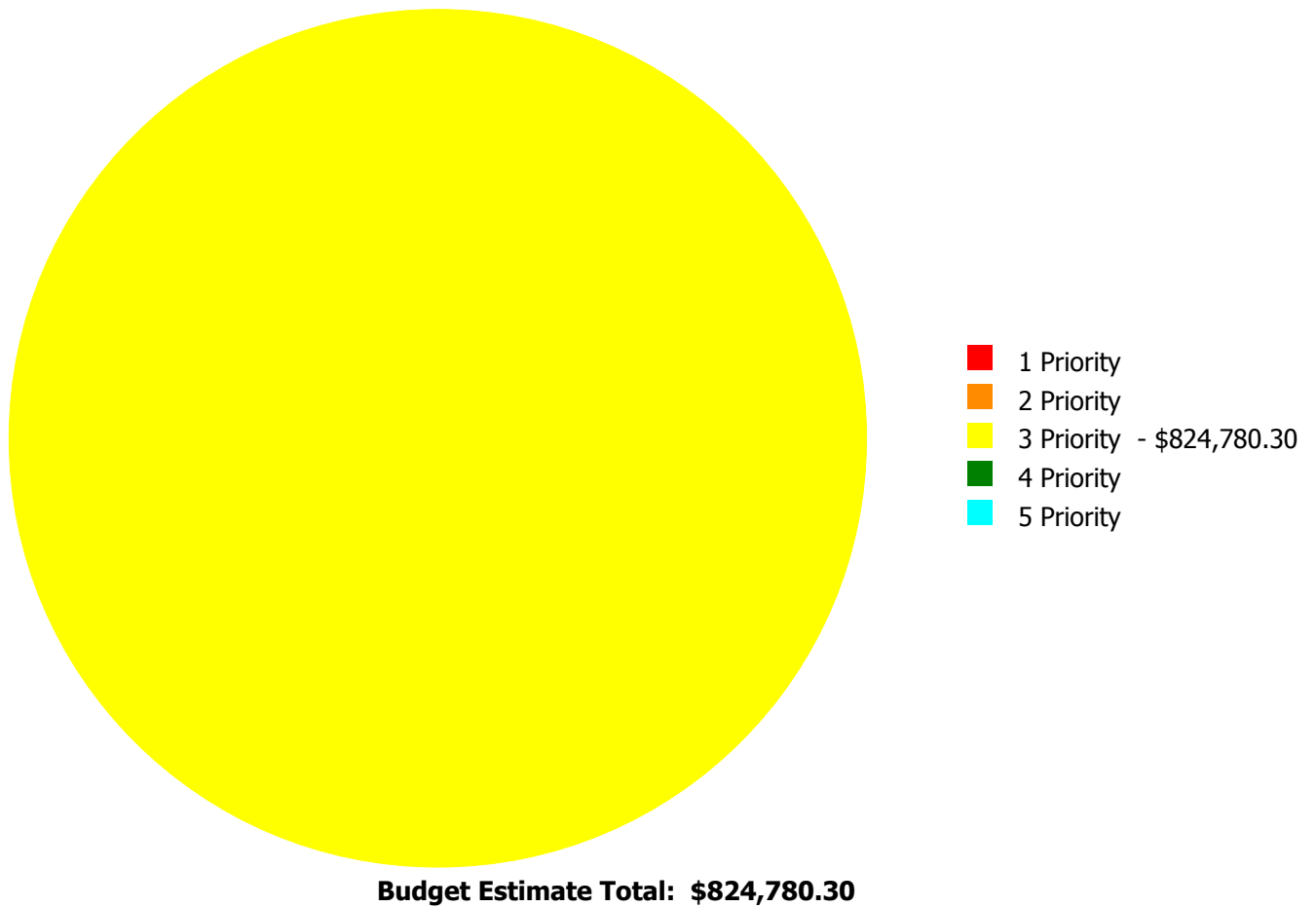
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$824,780.30

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

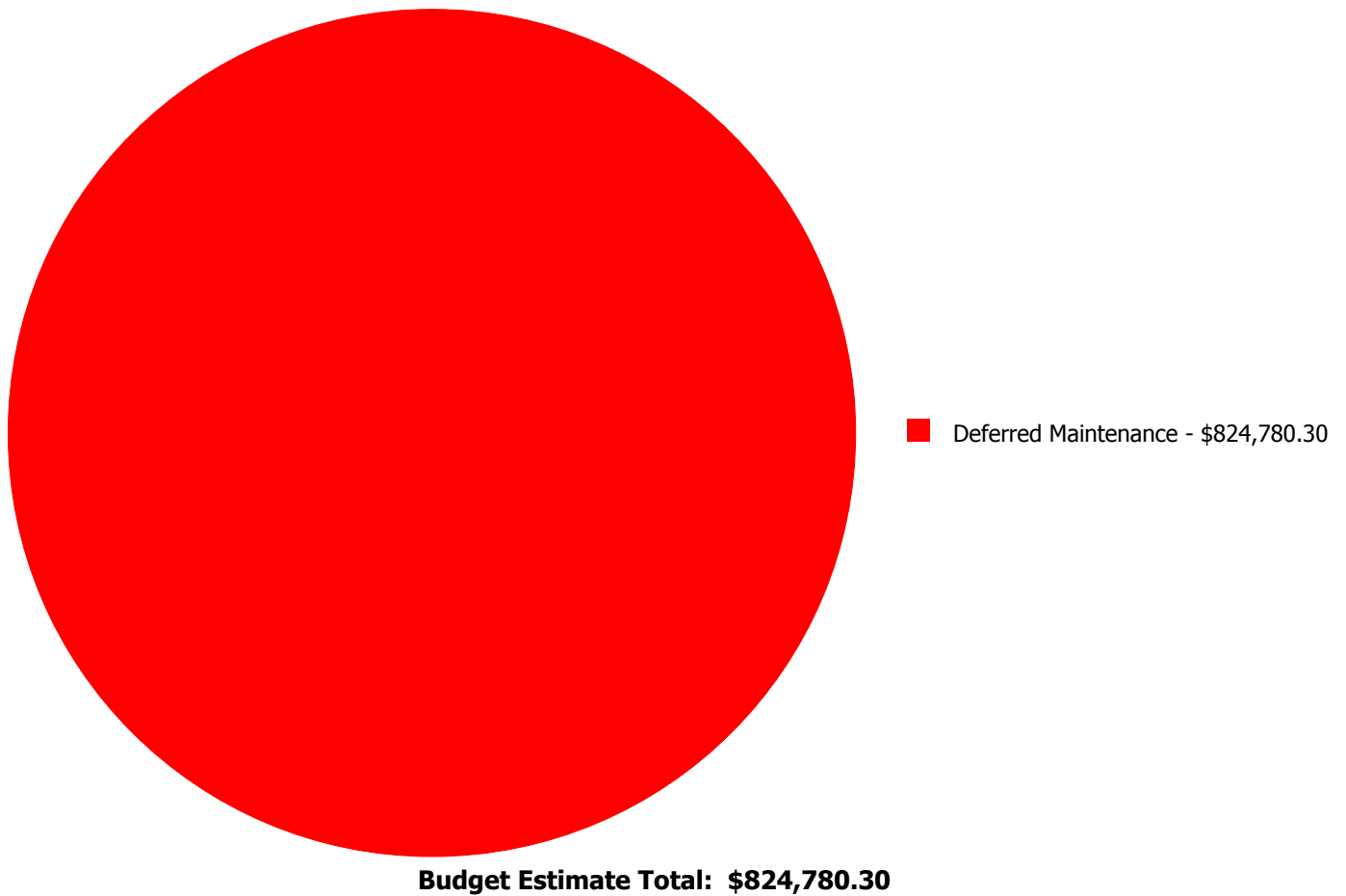
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	\$0.00	\$0.00	\$143,141.79	\$0.00	\$0.00	\$143,141.79
G2020	Parking Lots	\$0.00	\$0.00	\$42,886.80	\$0.00	\$0.00	\$42,886.80
G2030	Pedestrian Paving	\$0.00	\$0.00	\$118,323.15	\$0.00	\$0.00	\$118,323.15
G2040	Fencing & Guardrails	\$0.00	\$0.00	\$71,782.71	\$0.00	\$0.00	\$71,782.71
G2040	Hard Surface Play Area	\$0.00	\$0.00	\$102,566.97	\$0.00	\$0.00	\$102,566.97
G2040	Playing Field	\$0.00	\$0.00	\$178,848.82	\$0.00	\$0.00	\$178,848.82
G2050	Landscaping	\$0.00	\$0.00	\$114,379.05	\$0.00	\$0.00	\$114,379.05
G4030	Site Communications & Security	\$0.00	\$0.00	\$52,851.01	\$0.00	\$0.00	\$52,851.01
	Total:	\$0.00	\$0.00	\$824,780.30	\$0.00	\$0.00	\$824,780.30

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:



Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,170.00

Unit of Measure: S.F.

Estimate: \$143,141.79

Assessor Name: Eduardo Lopez

Date Created: 07/14/2015

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

System: G2020 - Parking Lots



Location: East Side

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 8,550.00

Unit of Measure: S.F.

Estimate: \$42,886.80

Assessor Name: Sam Mandola

Date Created: 07/14/2015

Notes: The parking lot is beyond its expected service life and inadequate, has many repairs and potholes, and should be replaced.

System: G2030 - Pedestrian Paving



Location: South and East Side of Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 71,711.00

Unit of Measure: S.F.

Estimate: \$118,323.15

Assessor Name: Sam Mandola

Date Created: 07/14/2015

Notes: Pedestrian paving is beyond its expected service life, damaged with cracks, and should be replaced.

System: G2040 - Fencing & Guardrails



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 71,711.00

Unit of Measure: S.F.

Estimate: \$71,782.71

Assessor Name: Eduardo Lopez

Date Created: 07/14/2015

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

System: G2040 - Hard Surface Play Area



Location: West Side of Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 14,895.00

Unit of Measure: S.F.

Estimate: \$102,566.97

Assessor Name: Eduardo Lopez

Date Created: 07/14/2015

Notes: The hard surface play area is beyond its expected service life, badly damaged with cracks, and should be replaced. The hard surface play area is partially occupied by portable classrooms.

System: G2040 - Playing Field



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 41,477.00

Unit of Measure: S.F.

Estimate: \$178,848.82

Assessor Name: Eduardo Lopez

Date Created: 07/14/2015

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

System: G2050 - Landscaping



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 71,711.00

Unit of Measure: S.F.

Estimate: \$114,379.05

Assessor Name: Sam Mandola

Date Created: 07/14/2015

Notes: Landscaping is beyond its expected service life, damaged, and should be replaced. School staff reports that trees are blocking site lighting and need to be trimmed.

System: G4030 - Site Communications & Security



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 71,711.00

Unit of Measure: S.F.

Estimate: \$52,851.01

Assessor Name: Eduardo Lopez

Date Created: 07/22/2015

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

Glossary

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

School Assessment Report - Montclair Elementary

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.

School Assessment Report - Montclair Elementary

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.

School Assessment Report - Montclair Elementary

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.

School Assessment Report - Montclair Elementary

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.