

DeKalb County School District/Elementary Schools

Montgomery Elementary

Final

School Assessment Report

May 20, 2016



Table of Contents

School Executive Summary	4
School Condition Summary	6
<u>1963, 1965, 1966, 1968 Building</u>	8
Executive Summary	8
Condition Summary	9
Photo Album	10
Condition Detail	11
System Listing	12
Renewal Schedule	14
Forecasted Sustainment Requirement	17
Deficiency Summary By System	18
Deficiency Summary By Priority	19
Deficiency By Priority Investment	20
Deficiency Summary By Category	21
Deficiency Details By Priority	22
<u>2003 Gym</u>	30
Executive Summary	30
Condition Summary	31
Photo Album	32
Condition Detail	33
System Listing	34
Renewal Schedule	36
Forecasted Sustainment Requirement	39
Deficiency Summary By System	40
Deficiency Summary By Priority	41
Deficiency By Priority Investment	42
Deficiency Summary By Category	43
Deficiency Details By Priority	44
<u>Site</u>	45

School Assessment Report

Executive Summary	45
Condition Summary	46
Photo Album	47
Condition Detail	48
System Listing	49
Renewal Schedule	50
Forecasted Sustainment Requirement	52
Deficiency Summary By System	53
Deficiency Summary By Priority	54
Deficiency By Priority Investment	55
Deficiency Summary By Category	56
Deficiency Details By Priority	57
Glossary	64

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):	67,216
Year Built:	1963
Last Renovation:	2014
Replacement Value:	\$15,496,262
Repair Cost:	\$5,424,445.05
Total FCI:	35.00 %
Total RSLI:	48.11 %
FCA Score:	65.00



Description:

The Montgomery Elementary School campus consists of two buildings located at 3995 Ashford-Dunwoody Road in Atlanta, Georgia. The original campus was constructed in 1963, additions to the main school building were constructed in 1965, 1966, and 1968, and a gymnasium building was constructed in 2003. In addition to the buildings, the campus contains a covered walkway, playgrounds, and hard surface play area. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

School Assessment Report - Montgomery Elementary

Attributes:

General Attributes:

Assigned Region:	Region 1	Board District:	District 1
DOE Facility:	5062	Geographic Region:	Region 1
HS Attendance Area:	Chamblee 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.

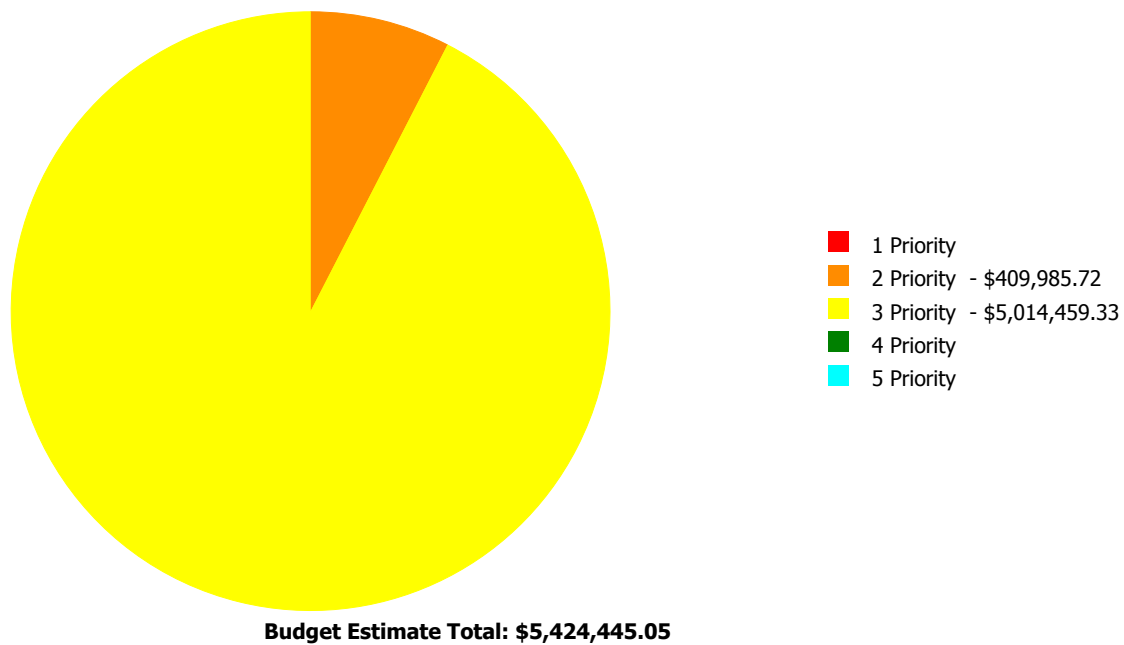
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	51.69 %	0.00 %	\$0.00
A20 - Basement Construction	52.99 %	0.00 %	\$0.00
B10 - Superstructure	53.51 %	0.00 %	\$0.00
B20 - Exterior Enclosure	14.22 %	33.04 %	\$523,600.00
B30 - Roofing	5.19 %	103.21 %	\$1,090,683.00
C10 - Interior Construction	50.13 %	21.91 %	\$189,474.00
C20 - Stairs	48.00 %	0.00 %	\$0.00
C30 - Interior Finishes	46.12 %	18.04 %	\$297,739.00
D10 - Conveying	50.00 %	0.00 %	\$0.00
D20 - Plumbing	66.65 %	31.88 %	\$530,391.00
D30 - HVAC	90.93 %	2.91 %	\$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	68.79 %	27.97 %	\$460,442.00
E10 - Equipment	90.48 %	5.24 %	\$27,165.00
E20 - Furnishings	0.00 %	110.00 %	\$364,686.00
F10 - Special Construction	0.00 %	100.00 %	\$99,398.00
G20 - Site Improvements	5.34 %	98.97 %	\$958,091.82
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$540,483.86
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$272,090.37
Totals:	48.11 %	35.00 %	\$5,424,445.05

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1963, 1965, 1966, 1968 Building	61,738	27.76	\$0.00	\$62,479.00	\$3,512,603.00	\$0.00	\$0.00
2003 Gym	5,478	8.66	\$0.00	\$0.00	\$78,697.00	\$0.00	\$0.00
Site	67,216	103.74	\$0.00	\$347,506.72	\$1,423,159.33	\$0.00	\$0.00
Total:		35.00	\$0.00	\$409,985.72	\$5,014,459.33	\$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):	61,738
Year Built:	1963
Last Renovation:	2014
Replacement Value:	\$12,880,553
Repair Cost:	\$3,575,082.00
Total FCI:	27.76 %
Total RSLI:	53.03 %
FCA Score:	72.24



Description:

The main building at Montgomery Elementary School is a two-story building located at 3995 Ashford-Dunwoody Road in Atlanta, Georgia. Originally built in 1963, there have been three additions in 1965, 1966, and 1968, and major renovations in 1993 and 2014. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2010, 2011, 2012, 2013	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	48.00 %	0.00 %	\$0.00
A20 - Basement Construction	53.00 %	0.00 %	\$0.00
B10 - Superstructure	48.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	9.00 %	35.74 %	\$523,600.00
B30 - Roofing	0.00 %	110.00 %	\$1,090,683.00
C10 - Interior Construction	46.56 %	25.18 %	\$189,474.00
C20 - Stairs	48.00 %	0.00 %	\$0.00
C30 - Interior Finishes	47.55 %	18.66 %	\$289,243.00
D10 - Conveying	50.00 %	0.00 %	\$0.00
D20 - Plumbing	67.03 %	33.73 %	\$530,391.00
D30 - HVAC	94.42 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	69.77 %	29.50 %	\$460,442.00
E10 - Equipment	90.48 %	5.24 %	\$27,165.00
E20 - Furnishings	0.00 %	110.00 %	\$364,686.00
F10 - Special Construction	0.00 %	100.00 %	\$99,398.00
Totals:	53.03 %	27.76 %	\$3,575,082.00

Photo Album

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

1). West Elevation - Main Entrance - Jul 13, 2015



2). West Elevation - Jul 13, 2015



3). Southwest Elevation - Jul 13, 2015



4). South Elevation - Jul 13, 2015



5). Southeast Elevation - Jul 13, 2015



6). East Elevation - Jul 13, 2015



7). North Elevation - Jul 13, 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 - 1963, 1965, 1966, 1968 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.	61,738	100	1963	2063		48.00 %	0.00 %	48			\$400,680
A1020	Special Foundations	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$7.09	S.F.	61,738	100	1963	2063		48.00 %	0.00 %	48			\$437,722
A2010	Basement Excavation	\$0.14	S.F.	1,720	100	1968	2068		53.00 %	0.00 %	53			\$241
A2020	Basement Walls	\$1.64	S.F.	1,720	100	1968	2068		53.00 %	0.00 %	53			\$2,821
B1010	Floor Construction	\$15.61	S.F.	25,761	100	1963	2063		48.00 %	0.00 %	48			\$402,129
B1020	Roof Construction	\$5.34	S.F.	61,738	100	1963	2063		48.00 %	0.00 %	48			\$329,681
B2010	Exterior Walls	\$16.02	S.F.	61,738	60	1963	2023		13.33 %	0.00 %	8			\$989,043
B2020	Exterior Windows	\$6.79	S.F.	61,738	30	1963	1993		0.00 %	110.00 %	-22		\$461,121.00	\$419,201
B2030	Exterior Doors	\$0.92	S.F.	61,738	30	1963	1993		0.00 %	110.00 %	-22		\$62,479.00	\$56,799
B3010	Roof Coverings - Asphal Shingles	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	47,900	25	1963	1988		0.00 %	110.00 %	-27		\$1,090,683.00	\$991,530
B3010	Roof Coverings - EPDM	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3020	Roof Openings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C1010	Partitions	\$7.01	S.F.	61,738	100	1963	2063		48.00 %	0.00 %	48			\$432,783
C1020	Interior Doors	\$2.39	S.F.	61,738	30	2014	2044		96.67 %	0.00 %	29			\$147,554
C1030	Fittings	\$2.79	S.F.	61,738	20	1963	1983		0.00 %	110.00 %	-32		\$189,474.00	\$172,249
C2010	Stair Construction	\$1.81	S.F.	61,738	100	1963	2063		48.00 %	0.00 %	48			\$111,746
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	30,869	30	1963	1993		0.00 %	0.00 %	-22			\$317,025
C3010	Wall Finishes - Paint	\$1.93	S.F.	30,869	10	2014	2024		90.00 %	0.00 %	9			\$59,577
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	6,175	8	1993	2001		0.00 %	110.00 %	-14		\$57,736.00	\$52,488
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	12,964	50	1963	2013		0.00 %	110.00 %	-2		\$206,633.00	\$187,848
C3020	Floor Finishes - Epoxy	\$12.21	S.F.	1,852	15	1993	2008		0.00 %	110.00 %	-7		\$24,874.00	\$22,613
C3020	Floor Finishes - Terrazzo	\$0.00	S.F.	9,878	50	1963	2013	2020	10.00 %	0.00 %	5			\$0
C3020	Floor Finishes - VCT	\$9.54	S.F.	30,869	15	1993	2008	2020	33.33 %	0.00 %	5			\$294,490
C3030	Ceiling Finishes	\$9.98	S.F.	61,738	20	2014	2034		95.00 %	0.00 %	19			\$616,145
D1010	Elevators and Lifts	\$1.17	S.F.	61,738	30	2000	2030		50.00 %	0.00 %	15			\$72,233
D2010	Plumbing Fixtures	\$17.66	S.F.	61,738	30	2014	2044		96.67 %	0.00 %	29			\$1,090,293
D2020	Domestic Water Distribution	\$3.99	S.F.	61,738	30	1963	1993		0.00 %	110.00 %	-22		\$270,968.00	\$246,335
D2030	Sanitary Waste	\$3.41	S.F.	61,738	30	1963	1993		0.00 %	110.00 %	-22		\$231,579.00	\$210,527
D2040	Rain Water Drainage	\$0.00	S.F.		0				0.00 %	0.00 %				\$0

School Assessment Report - 1963, 1965, 1966, 1968 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.	61,738	40	1963	2003		0.00 %	110.00 %	-12		\$27,844.00	\$25,313
D3020	Heat Generating Systems	\$4.55	S.F.	61,738	30	2014	2044		96.67 %	0.00 %	29			\$280,908
D3030	Cooling Generating Systems	\$0.00	S.F.	61,738	25	2014	2039		96.00 %	0.00 %	24			\$0
D3040	Distribution & Exhaust Systems	\$4.47	S.F.	61,738	30	2014	2044		96.67 %	0.00 %	29			\$275,969
D3050	Terminal & Package Units	\$23.10	S.F.	61,738	15	2014	2029		93.33 %	0.00 %	14			\$1,426,148
D3060	Controls & Instrumentation	\$3.60	S.F.	61,738	20	2014	2034		95.00 %	0.00 %	19			\$222,257
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.23	S.F.	61,738	30	2014	2044		96.67 %	0.00 %	29			\$75,938
D4010	Sprinklers	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D4020	Standpipes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	61,738	40	2014	2054		97.50 %	0.00 %	39			\$111,746
D5020	Branch Wiring	\$6.78	S.F.	61,738	30	1963	1993		0.00 %	110.00 %	-22		\$460,442.00	\$418,584
D5020	Lighting	\$8.90	S.F.	61,738	30	2014	2044		96.67 %	0.00 %	29			\$549,468
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	61,738	15	2014	2029		93.33 %	0.00 %	14			\$345,733
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	61,738	15	2014	2029		93.33 %	0.00 %	14			\$75,938
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	61,738	15	2014	2029		93.33 %	0.00 %	14			\$37,660
D5090	Other Electrical Systems - Emergency Generator	\$0.35	S.F.	61,738	15	2014	2029		93.33 %	0.00 %	14			\$21,608
E1010	Commercial Equipment	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.40	S.F.	61,738	20	1963	1983		0.00 %	110.00 %	-32		\$27,165.00	\$24,695
E1090	Other Equipment - Kitchen Equipment	\$8.00	S.F.	61,738	20	2014	2034		95.00 %	0.00 %	19			\$493,904
E2010	Fixed Furnishings	\$5.37	S.F.	61,738	20	1963	1983		0.00 %	110.00 %	-32		\$364,686.00	\$331,533
F1010	Special Structures - Canopies	\$1.61	S.F.	61,738	25	1963	1988		0.00 %	100.00 %	-27		\$99,398.00	\$99,398
Total									53.03 %	27.76 %			\$3,575,082.00	\$12,880,553

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:	\$3,575,082	\$0	\$0	\$0	\$0	\$375,534	\$0	\$0	\$73,138	\$85,508	\$0	\$4,109,263
* 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	\$461,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$461,121
B2030 - Exterior Doors	\$62,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,479
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphal Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$1,090,683	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,090,683
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 - 1963, 1965, 1966, 1968 Building

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	\$189,474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,474
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	\$0	\$0	\$0	\$0	\$85,508	\$0	\$85,508
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$57,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,138	\$0	\$130,874
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$206,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,633
C3020 - Floor Finishes - Epoxy	\$24,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,874
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	\$375,534	\$0	\$0	\$0	\$0	\$375,534
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$270,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,968
D2030 - Sanitary Waste	\$231,579	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$231,579
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$27,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,844
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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

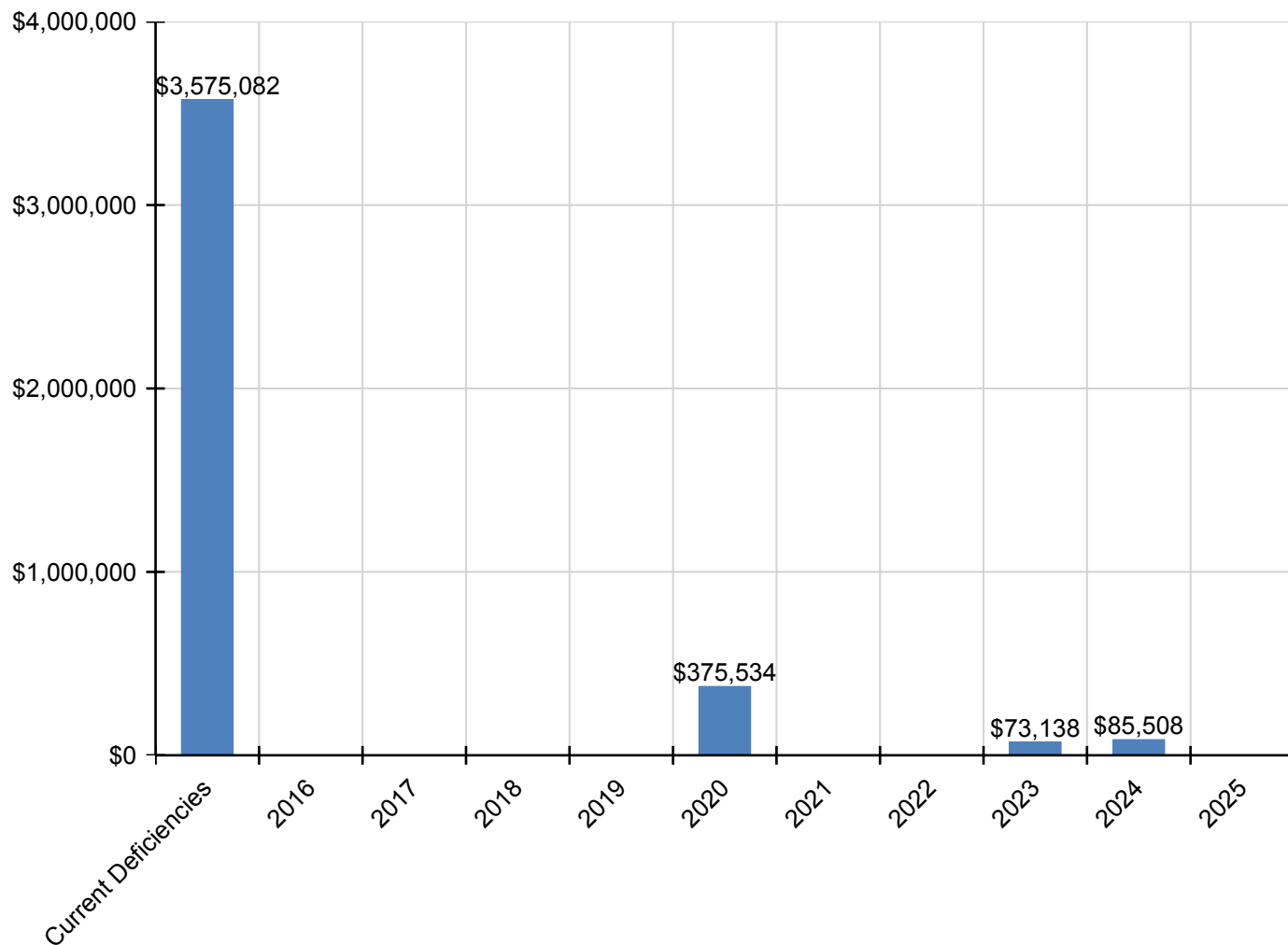
School Assessment Report - 1963, 1965, 1966, 1968 Building

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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$460,442	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$460,442
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Clock & PA Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$27,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,165
E1090 - Other Equipment - Kitchen 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	\$364,686	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$364,686
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	\$99,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,398

* Indicates non-renewable system

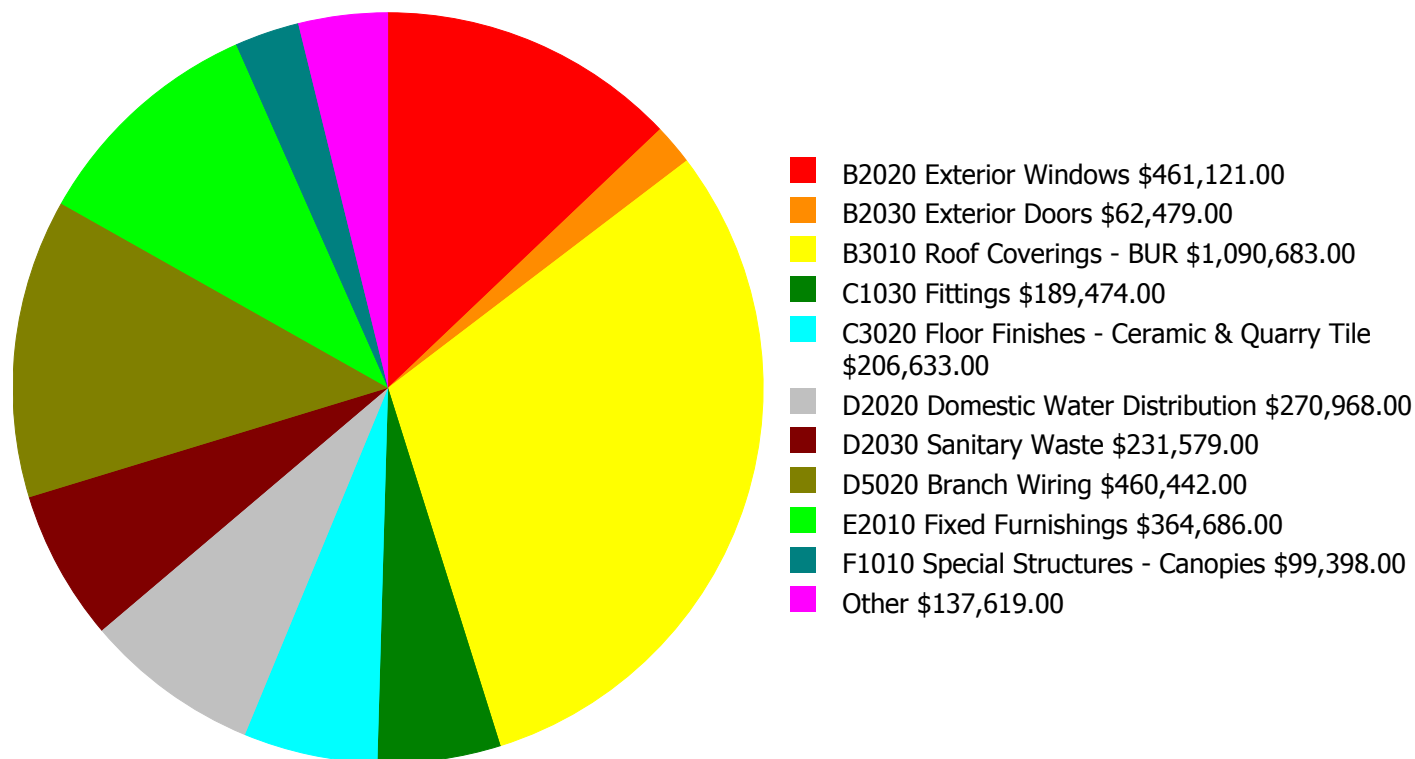
Forecasted Capital Renewal Requirement

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

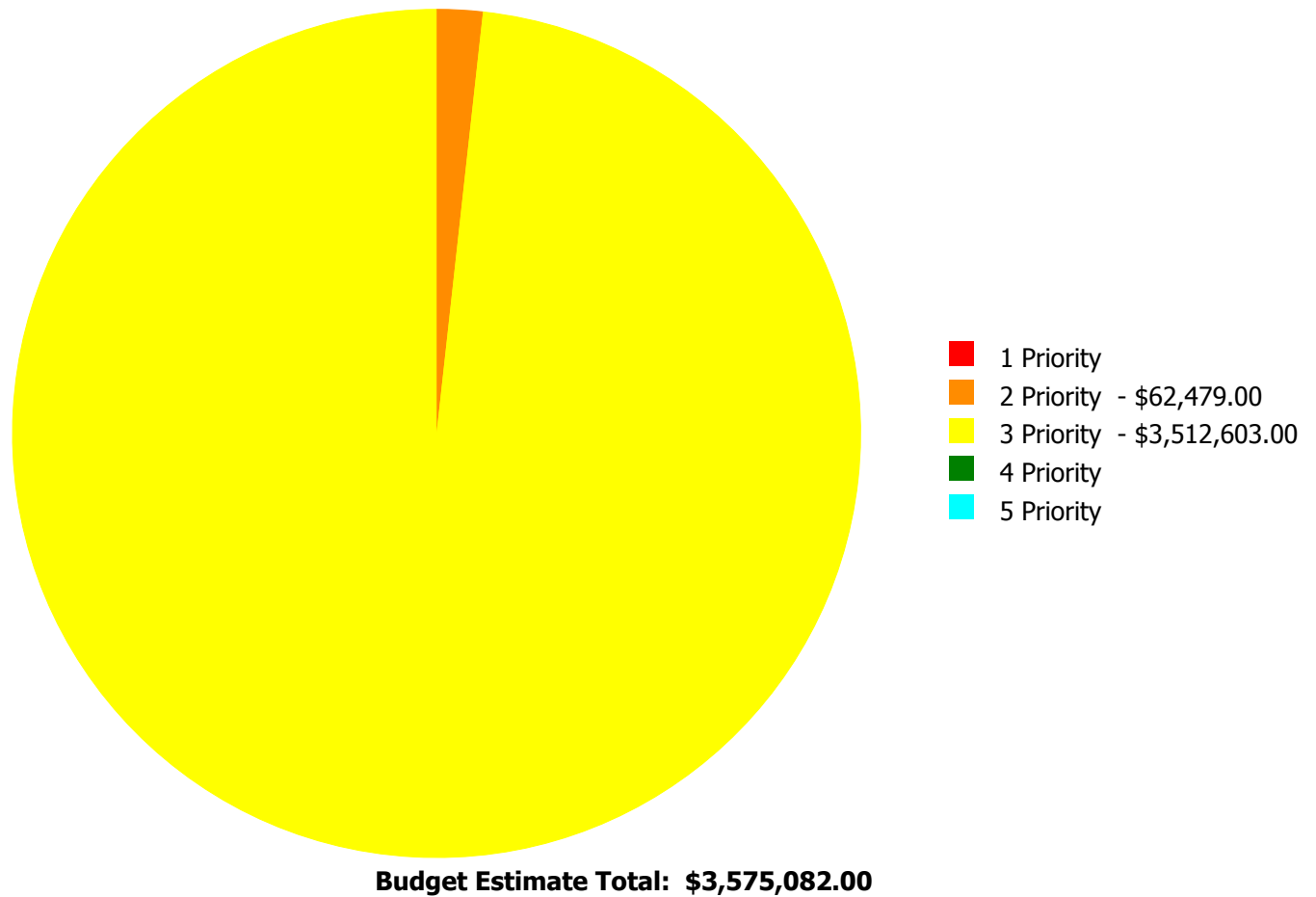
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$3,575,082.00

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

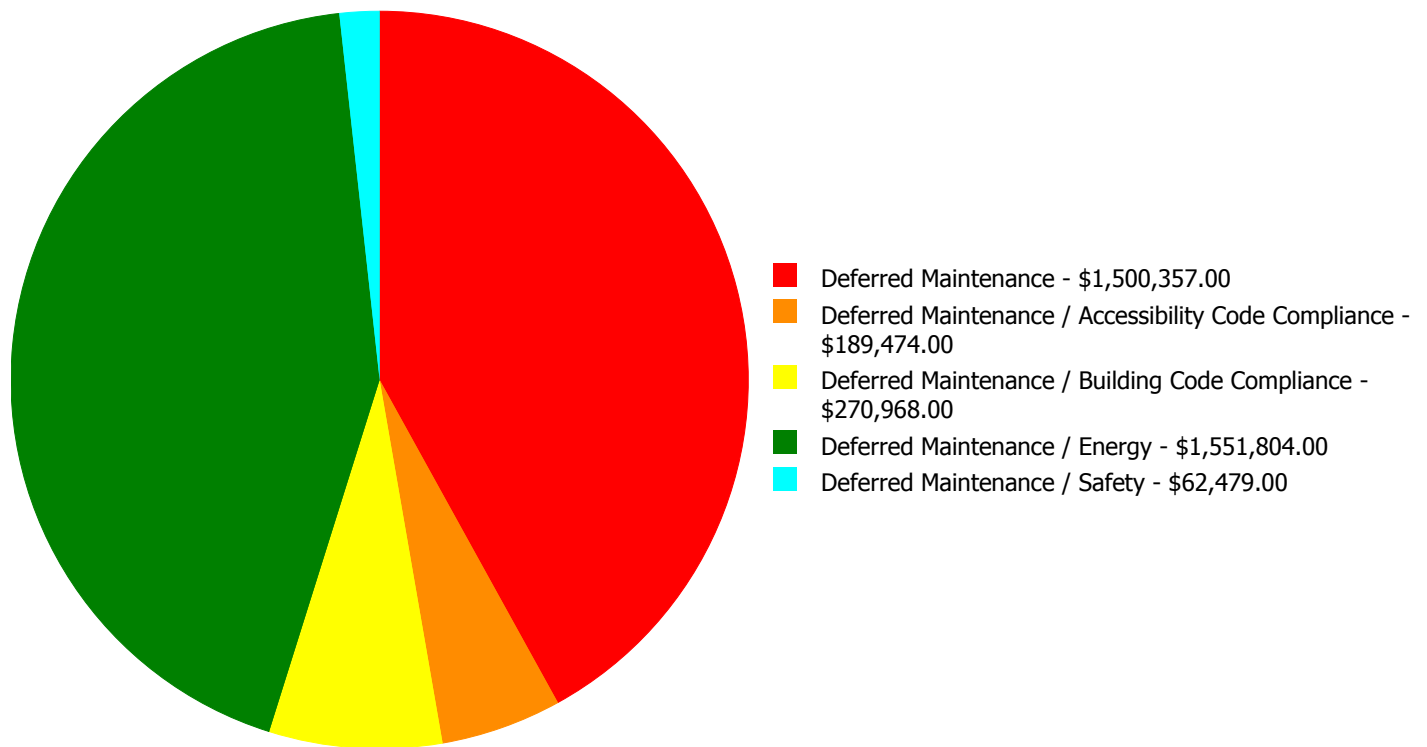
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2020	Exterior Windows	\$0.00	\$0.00	\$461,121.00	\$0.00	\$0.00	\$461,121.00
B2030	Exterior Doors	\$0.00	\$62,479.00	\$0.00	\$0.00	\$0.00	\$62,479.00
B3010	Roof Coverings - BUR	\$0.00	\$0.00	\$1,090,683.00	\$0.00	\$0.00	\$1,090,683.00
C1030	Fittings	\$0.00	\$0.00	\$189,474.00	\$0.00	\$0.00	\$189,474.00
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$57,736.00	\$0.00	\$0.00	\$57,736.00
C3020	Floor Finishes - Ceramic & Quarry Tile	\$0.00	\$0.00	\$206,633.00	\$0.00	\$0.00	\$206,633.00
C3020	Floor Finishes - Epoxy	\$0.00	\$0.00	\$24,874.00	\$0.00	\$0.00	\$24,874.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$270,968.00	\$0.00	\$0.00	\$270,968.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$231,579.00	\$0.00	\$0.00	\$231,579.00
D2090	Other Plumbing Systems - Natural Gas	\$0.00	\$0.00	\$27,844.00	\$0.00	\$0.00	\$27,844.00
D5020	Branch Wiring	\$0.00	\$0.00	\$460,442.00	\$0.00	\$0.00	\$460,442.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$27,165.00	\$0.00	\$0.00	\$27,165.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$364,686.00	\$0.00	\$0.00	\$364,686.00
F1010	Special Structures - Canopies	\$0.00	\$0.00	\$99,398.00	\$0.00	\$0.00	\$99,398.00
	Total:	\$0.00	\$62,479.00	\$3,512,603.00	\$0.00	\$0.00	\$3,575,082.00

Deficiency Summary by Category

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



Budget Estimate Total: \$3,575,082.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 61,738.00

Unit of Measure: S.F.

Estimate: \$62,479.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, do not operate properly, and should be replaced.

Priority 3 Priority:

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 61,738.00

Unit of Measure: S.F.

Estimate: \$461,121.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: B3010 - Roof Coverings - BUR



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 47,900.00

Unit of Measure: S.F.

Estimate: \$1,090,683.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: Built-up roof covering is in deteriorating condition, with cracks, loss of surface, patches, ponding, and reported water leaks throughout building, and should be replaced. SPLOST project 123-422 to replace roof and ancillary roofing elements, including ladder and roof hatch (1963, 1965, 1966, and 1968 buildings).

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 61,738.00

Unit of Measure: S.F.

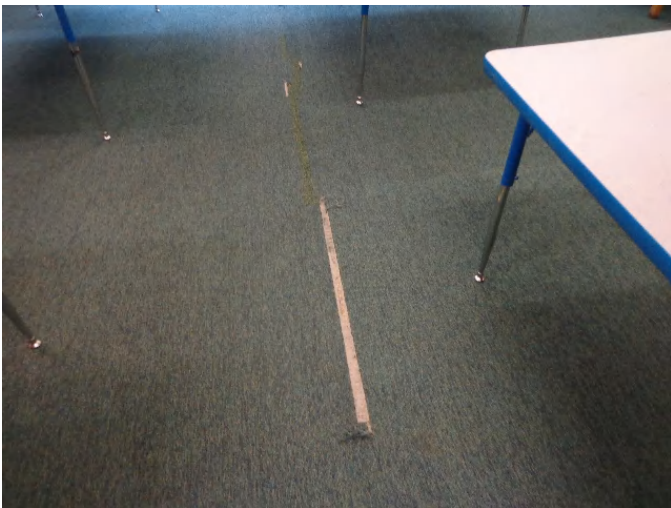
Estimate: \$189,474.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, and should be replaced to improve ADA accessibility. SPLOST project 123-422 to renovate hall restrooms.

System: C3020 - Floor Finishes - Carpet



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 6,175.00

Unit of Measure: S.F.

Estimate: \$57,736.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Ceramic & Quarry Tile



Location: Kitchen and Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 12,964.00

Unit of Measure: S.F.

Estimate: \$206,633.00

Assessor Name: Eduardo Lopez

Date Created: 07/15/2015

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

System: C3020 - Floor Finishes - Epoxy



Location: Basement

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 1,852.00

Unit of Measure: S.F.

Estimate: \$24,874.00

Assessor Name: Eduardo Lopez

Date Created: 07/13/2015

Notes: The epoxy flooring is in poor condition and should be replaced.

System: D2020 - Domestic Water Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 61,738.00

Unit of Measure: S.F.

Estimate: \$270,968.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The domestic water distribution system is beyond its expected service life, not building code compliant, and should be scheduled for replacement. Domestic water heaters or converters are not equipped with adequate expansion compensation.

System: D2030 - Sanitary Waste



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 61,738.00

Unit of Measure: S.F.

Estimate: \$231,579.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. Floor drains in custodian room and basement reportedly clog often.

System: D2090 - Other Plumbing Systems - Natural Gas



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 61,738.00
Unit of Measure: S.F.
Estimate: \$27,844.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 61,738.00
Unit of Measure: S.F.
Estimate: \$460,442.00
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

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

System: E1020 - Institutional Equipment



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 61,738.00

Unit of Measure: S.F.

Estimate: \$27,165.00

Assessor Name: Eduardo Lopez

Date Created: 02/17/2016

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: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 61,738.00

Unit of Measure: S.F.

Estimate: \$364,686.00

Assessor Name: Eduardo Lopez

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.

System: F1010 - Special Structures - Canopies



Location: Exterior of Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 61,738.00

Unit of Measure: S.F.

Estimate: \$99,398.00

Assessor Name: Eduardo Lopez

Date Created: 02/17/2016

Notes: Canopies are beyond their expected service life, deteriorated, and should be renovated or replaced.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	2003
Last Renovation:	
Replacement Value:	\$908,946
Repair Cost:	\$78,697.00
Total FCI:	8.66 %
Total RSLI:	63.02 %
FCA Score:	91.34



Description:

The 2003 gymnasium at Montgomery Elementary School is a one-story building located at 3995 Ashford-Dunwoody in Road Atlanta, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No
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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	78.16 %	0.00 %	\$0.00
B30 - Roofing	84.00 %	0.00 %	\$0.00
C10 - Interior Construction	74.09 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	24.10 %	8.45 %	\$8,496.00
D10 - Conveying	0.00 %	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	50.83 %	0.00 %	\$0.00
E10 - Equipment	0.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	0.00 %	\$0.00
Totals:	63.02 %	8.66 %	\$78,697.00

Photo Album

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

1). West Elevation - Jul 13, 2015



2). South Elevation - Jul 13, 2015



3). East Elevation - Jul 13, 2015



4). North Elevation - Jul 13, 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
A1020	Special Foundations	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$6.21	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$34,018
A2010	Basement Excavation	\$0.18	S.F.	0	0				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$2.47	S.F.	0	0				0.00 %	0.00 %				\$0
B1010	Floor Construction	\$2.65	S.F.	0	0				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$21.36	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$117,010
B2010	Exterior Walls	\$19.80	S.F.	5,478	60	2003	2063		80.00 %	0.00 %	48			\$108,464
B2020	Exterior Windows	\$9.36	S.F.	0	0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$2.01	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$11,011
B3010	Roof Coverings - BUR	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - EPDM	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$11.91	S.F.	5,478	75	2003	2078		84.00 %	0.00 %	63			\$65,243
B3020	Roof Openings	\$0.54	S.F.	0	0				0.00 %	0.00 %				\$0
C1010	Partitions	\$12.78	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			\$70,009
C1020	Interior Doors	\$4.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$23,227
C1030	Fittings	\$3.46	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			\$18,954
C2010	Stair Construction	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Ceramic	\$6.65	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Paint	\$1.41	S.F.	5,478	10	2003	2013		0.00 %	109.99 %	-2		\$8,496.00	\$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
D1010	Elevators and Lifts	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$9.66	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$52,917
D2020	Domestic Water Distribution	\$5.85	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$32,046
D2030	Sanitary Waste	\$0.87	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			\$4,766
D2040	Rain Water Drainage	\$0.22	S.F.		0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.32	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			\$1,753
D3020	Heat Generating Systems	\$4.02	S.F.	0	0				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$4.17	S.F.	0	0				0.00 %	0.00 %				\$0
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

School Assessment Report - 2003 Gym

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 \$
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	0				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	30	2003	2033		60.00 %	0.00 %	18			\$28,705
D5030	Communications and Security - Fire Alarm	\$2.13	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			\$11,668
D5030	Communications and Security - Public Address & Clock System	\$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			\$4,821
D5030	Communications and Security - Security & CCTV	\$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			\$4,821
D5090	Other Electrical Systems - Emergency Generator	\$0.32	S.F.	0	0				0.00 %	0.00 %				\$0
E1010	Commercial Equipment	\$6.54	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$7.89	S.F.	0	0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$2.00	S.F.	0	0				0.00 %	0.00 %				\$0
Total									63.02 %	8.66 %			\$78,697.00	\$908,946

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:	\$78,697	\$0	\$0	\$106,724	\$0	\$0	\$0	\$0	\$61,295	\$0	\$11,418	\$258,135
* 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 - 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 - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

School Assessment Report - 2003 Gym

C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,411	\$0	\$0	\$26,411
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$8,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,418	\$19,914
C3020 - Floor Finishes - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Neoprene	\$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
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$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 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	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$14,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,025

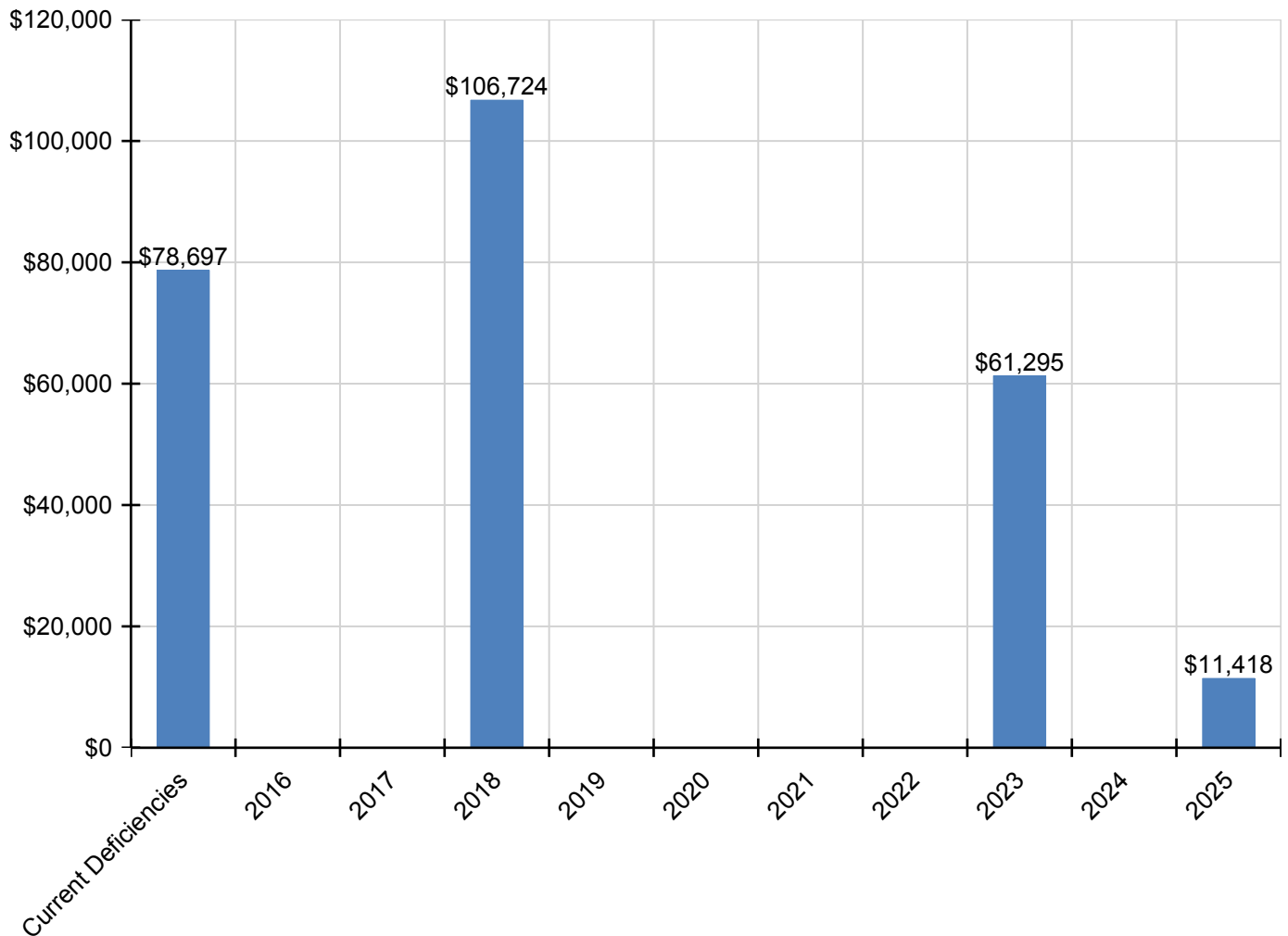
School Assessment Report - 2003 Gym

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
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0

* Indicates non-renewable system

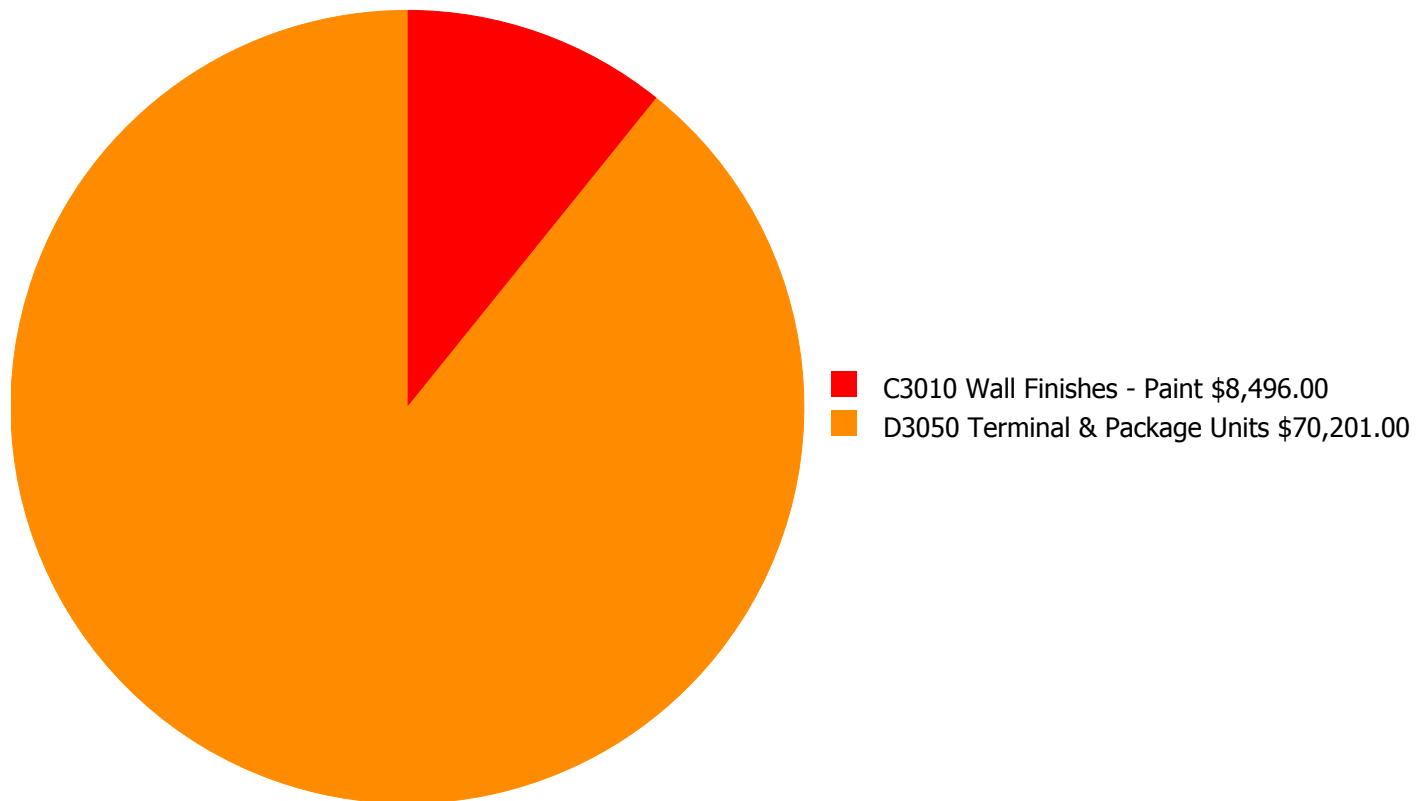
Forecasted Capital Renewal Requirement

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

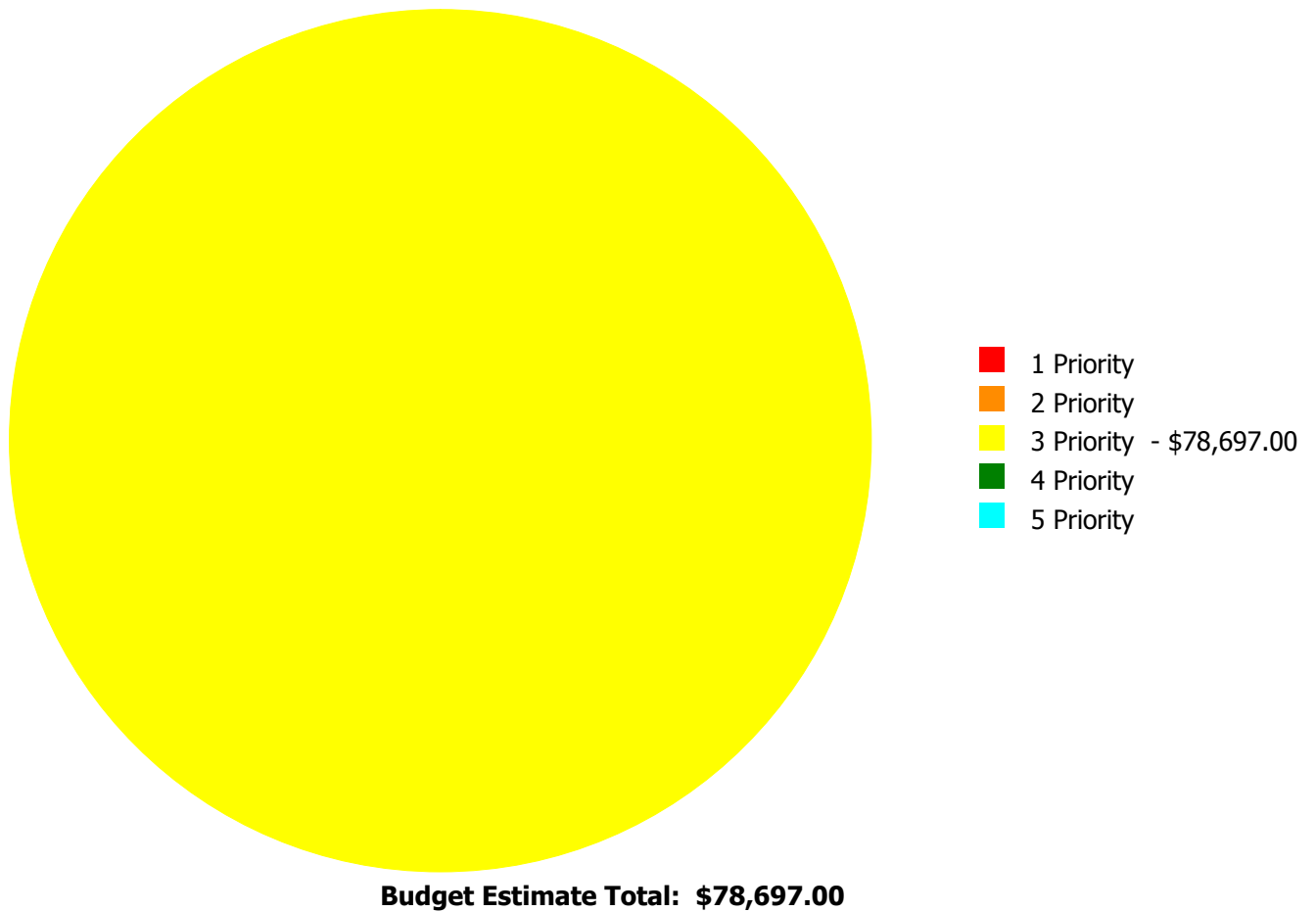
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$78,697.00

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

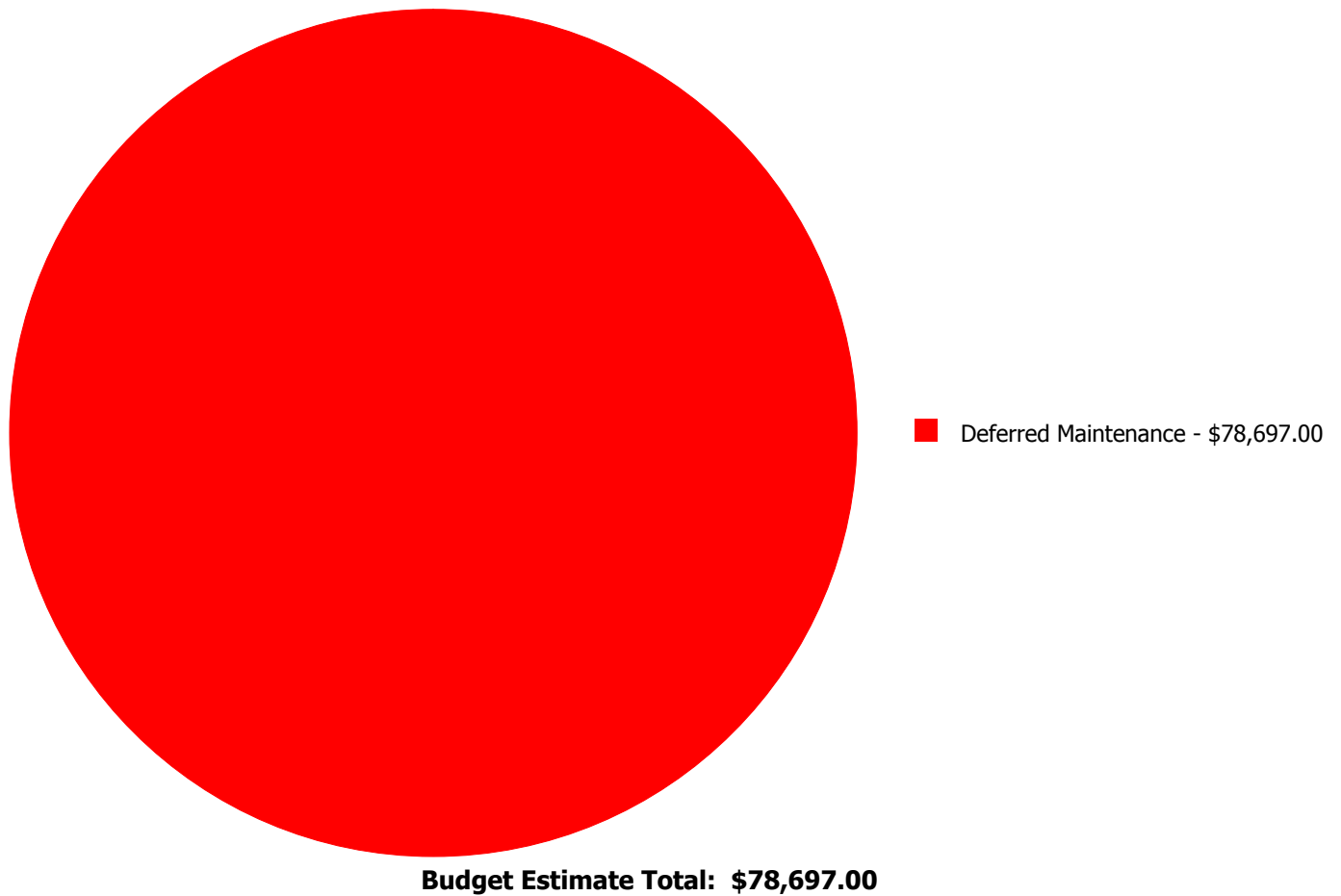
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$8,496.00	\$0.00	\$0.00	\$8,496.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$70,201.00	\$0.00	\$0.00	\$70,201.00
	Total:	\$0.00	\$0.00	\$78,697.00	\$0.00	\$0.00	\$78,697.00

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: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$8,496.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units



Location: Gym

Distress: Inadequate

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$70,201.00

Assessor Name: Sam Mandola

Date Created: 01/04/2016

Notes: One PTAC AC unit is located in the office area of the gym. It is nearing the end of its expected service life. The main gym area does not have air conditioning and it should be provided.

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):	67,216
Year Built:	1963
Last Renovation:	
Replacement Value:	\$1,706,763
Repair Cost:	\$1,770,666.05
Total FCI:	103.74 %
Total RSLI:	3.03 %
FCA Score:	0.00



Description:

The Montgomery Elementary School site was originally constructed in 1963, has a total area of 12.1 acres, and is occupied by approximately 67,216 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code: 1450

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	5.34 %	98.97 %	\$958,091.82
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$540,483.86
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$272,090.37
Totals:	3.03 %	103.74 %	\$1,770,666.05

Photo Album

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

1). Aerial Image of Montgomery Elementary School - Jul 05, 2015



2). Covered Walkway - Jul 13, 2015



3). Playground - Jul 13, 2015



4). Playing Field - Jul 13, 2015



5). Hard Surface Play Area - Jul 13, 2015



6). Emergency Generator - Jul 13, 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.	32,056	25	1963	1988		0.00 %	110.00 %	-27		\$182,302.47	\$165,730
G2020	Parking Lots	\$4.56	S.F.	17,290	25	1963	1988		0.00 %	110.00 %	-27		\$86,726.64	\$78,842
G2030	Pedestrian Paving	\$1.50	S.F.	67,216	30	1963	1993		0.00 %	110.00 %	-22		\$110,906.40	\$100,824
G2040	Baseball Field	\$8.35	S.F.		0				0.00 %	0.00 %				\$0
G2040	Canopies	\$0.29	S.F.		0				0.00 %	0.00 %				\$0
G2040	Covered Walkways	\$48.72	S.F.	1,800	25	2003	2028		52.00 %	0.00 %	13			\$87,696
G2040	Fencing & Guardrails	\$0.91	S.F.	67,216	30	1963	1993		0.00 %	110.00 %	-22		\$67,283.22	\$61,167
G2040	Football Field	\$5.85	S.F.		0				0.00 %	0.00 %				\$0
G2040	Hard Surface Play Area	\$6.26	S.F.	1,497	20	2008	2028		65.00 %	0.00 %	13			\$9,371
G2040	Playing Field	\$3.92	S.F.	93,614	20	1963	1983		0.00 %	110.00 %	-32		\$403,663.57	\$366,967
G2040	Soccer/Lacross Field	\$5.00	S.F.		0				0.00 %	0.00 %				\$0
G2040	Softball Field	\$8.86	S.F.		0				0.00 %	0.00 %				\$0
G2040	Tennis Courts	\$18.47	S.F.		0				0.00 %	0.00 %				\$0
G2040	Track	\$7.04	S.F.		0				0.00 %	0.00 %				\$0
G2050	Landscaping	\$1.45	S.F.	67,216	15	1963	1978		0.00 %	110.00 %	-37		\$107,209.52	\$97,463
G3010	Water Supply	\$1.83	S.F.	67,216	50	1963	2013		0.00 %	110.00 %	-2		\$135,305.81	\$123,005
G3020	Sanitary Sewer	\$1.15	S.F.	67,216	50	1963	2013		0.00 %	110.00 %	-2		\$85,028.24	\$77,298
G3030	Storm Sewer	\$3.55	S.F.	67,216	50	1963	2013		0.00 %	110.00 %	-2		\$262,478.48	\$238,617
G3060	Fuel Distribution	\$0.78	S.F.	67,216	40	1963	2003		0.00 %	110.00 %	-12		\$57,671.33	\$52,428
G4010	Electrical Distribution	\$1.86	S.F.	67,216	50	1963	2013		0.00 %	110.00 %	-2		\$137,523.94	\$125,022
G4020	Site Lighting	\$1.15	S.F.	67,216	30	1963	1993		0.00 %	110.00 %	-22		\$85,028.24	\$77,298
G4030	Site Communications & Security	\$0.67	S.F.	67,216	10	1963	1973		0.00 %	110.00 %	-42		\$49,538.19	\$45,035
Total									3.03 %	103.74 %			\$1,770,666.05	\$1,706,763

Renewal Schedule

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

School Assessment Report - Site

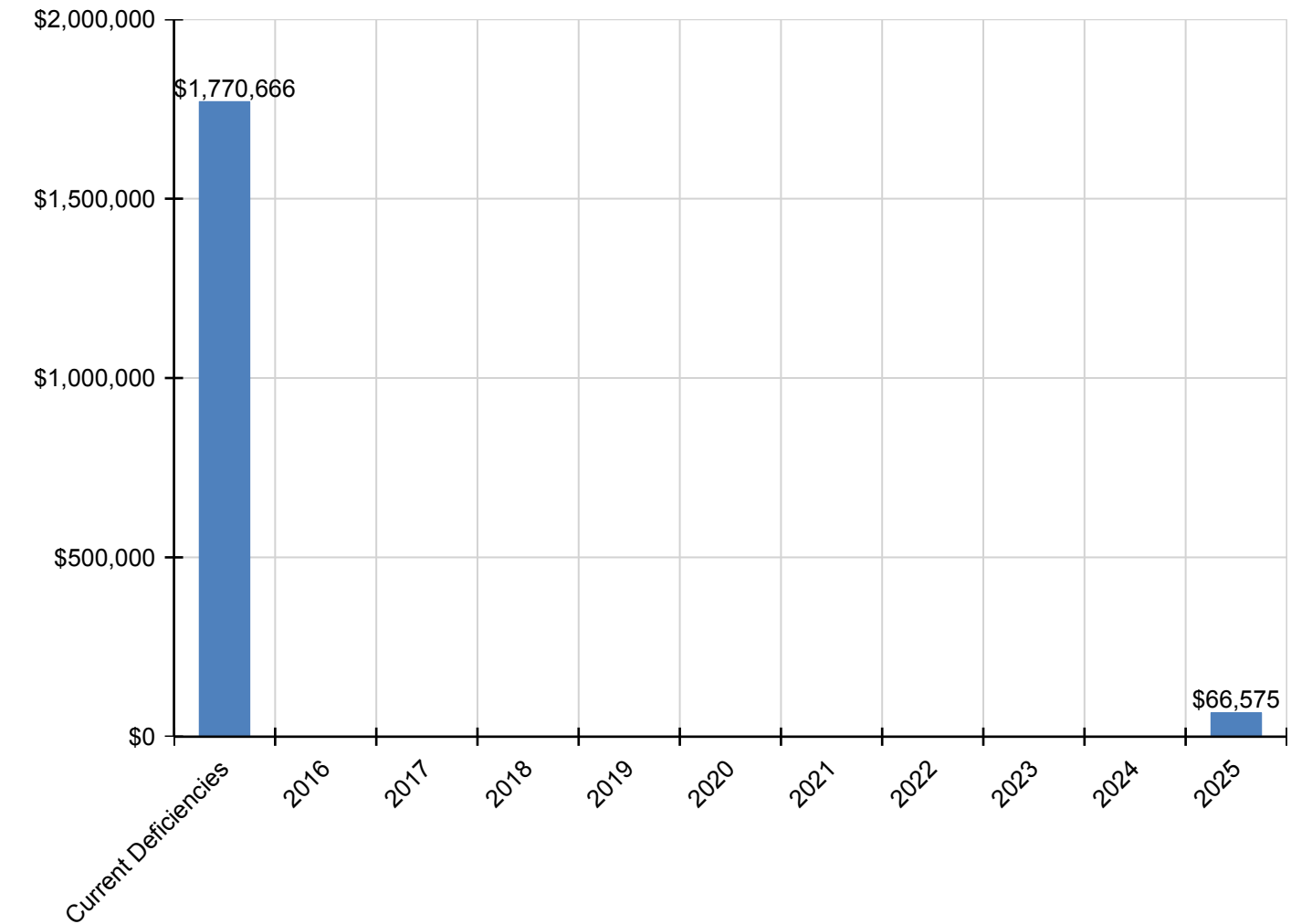
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$1,770,666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,575	\$1,837,241
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	\$182,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,302
G2020 - Parking Lots	\$86,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,727
G2030 - Pedestrian Paving	\$110,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,906
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	\$67,283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,283
G2040 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Playing Field	\$403,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$403,664
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	\$107,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,210
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$135,306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,306
G3020 - Sanitary Sewer	\$85,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,028
G3030 - Storm Sewer	\$262,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,478
G3060 - Fuel Distribution	\$57,671	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,671
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$137,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,524
G4020 - Site Lighting	\$85,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,028
G4030 - Site Communications & Security	\$49,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,575	\$116,113

* Indicates non-renewable system

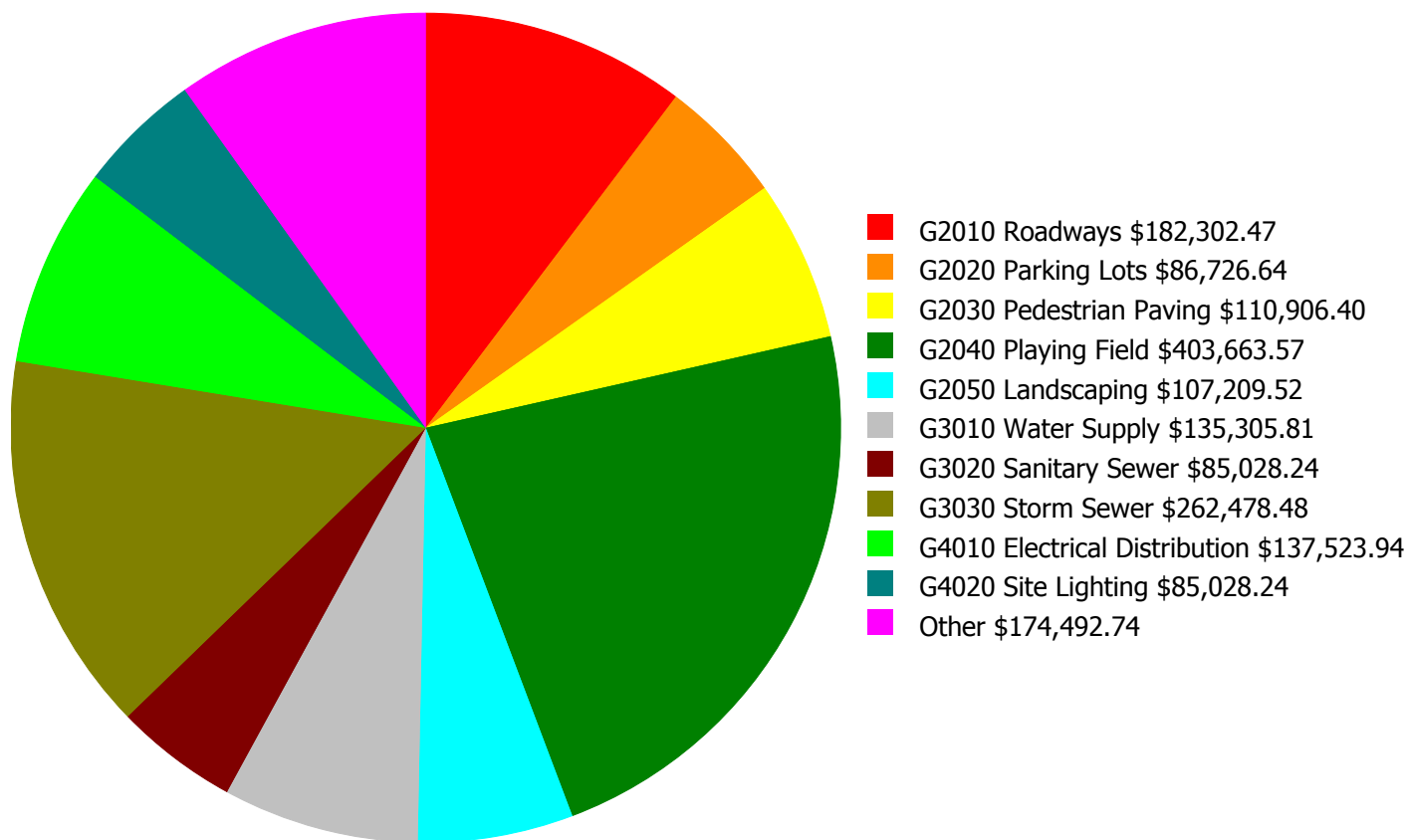
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

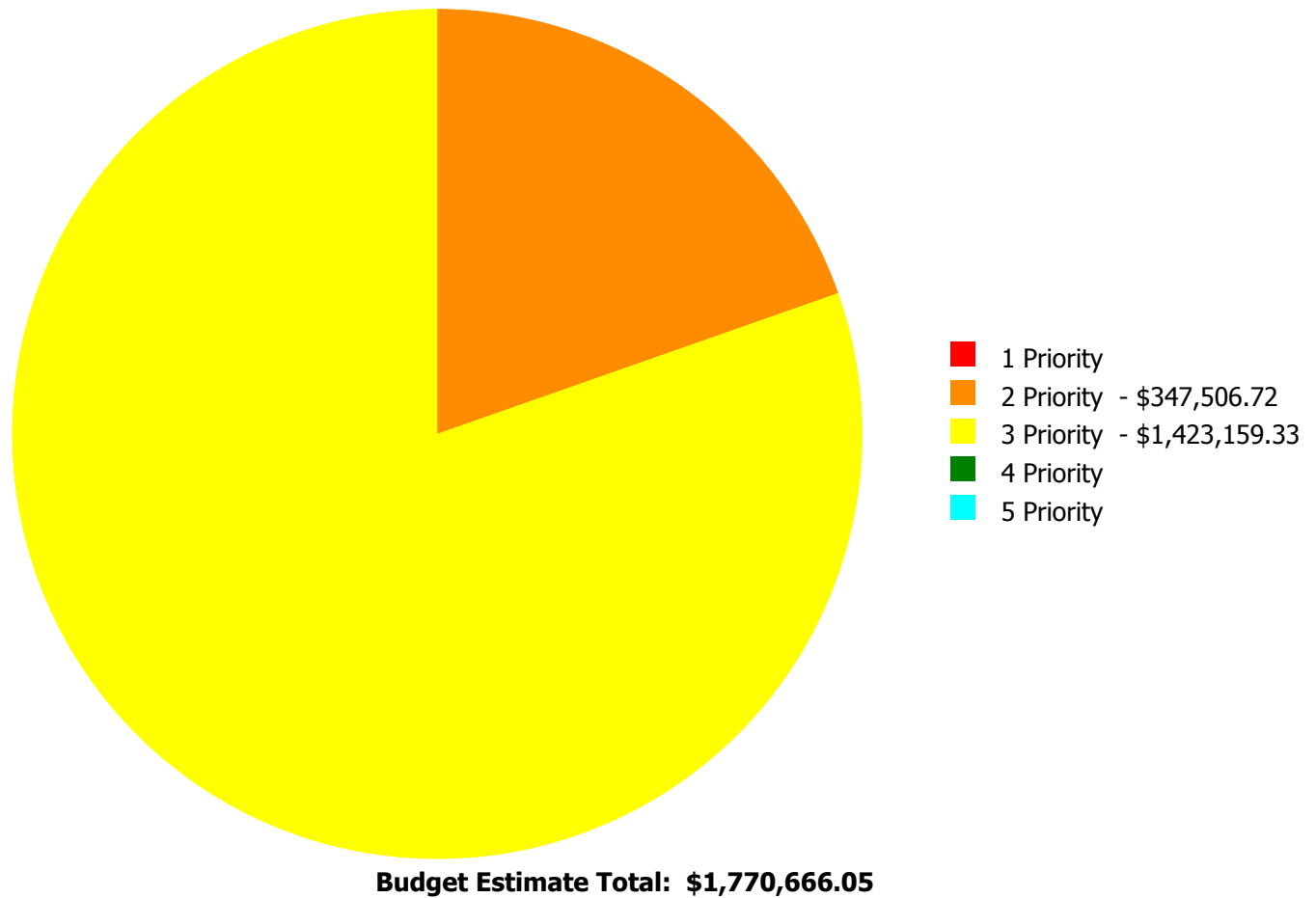
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$1,770,666.05

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

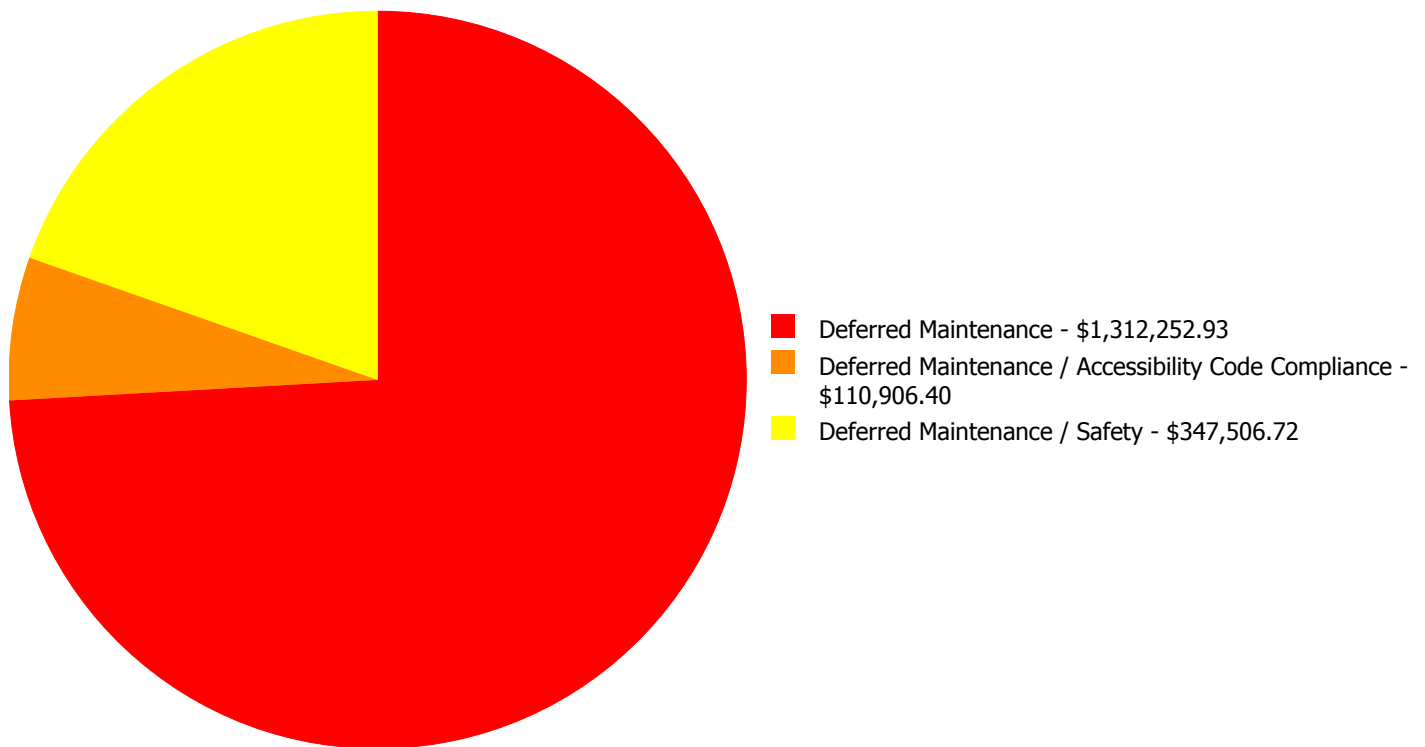
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$182,302.47	\$0.00	\$0.00	\$182,302.47
G2020	Parking Lots	\$0.00	\$0.00	\$86,726.64	\$0.00	\$0.00	\$86,726.64
G2030	Pedestrian Paving	\$0.00	\$0.00	\$110,906.40	\$0.00	\$0.00	\$110,906.40
G2040	Fencing & Guardrails	\$0.00	\$0.00	\$67,283.22	\$0.00	\$0.00	\$67,283.22
G2040	Playing Field	\$0.00	\$0.00	\$403,663.57	\$0.00	\$0.00	\$403,663.57
G2050	Landscaping	\$0.00	\$0.00	\$107,209.52	\$0.00	\$0.00	\$107,209.52
G3010	Water Supply	\$0.00	\$0.00	\$135,305.81	\$0.00	\$0.00	\$135,305.81
G3020	Sanitary Sewer	\$0.00	\$0.00	\$85,028.24	\$0.00	\$0.00	\$85,028.24
G3030	Storm Sewer	\$0.00	\$262,478.48	\$0.00	\$0.00	\$0.00	\$262,478.48
G3060	Fuel Distribution	\$0.00	\$0.00	\$57,671.33	\$0.00	\$0.00	\$57,671.33
G4010	Electrical Distribution	\$0.00	\$0.00	\$137,523.94	\$0.00	\$0.00	\$137,523.94
G4020	Site Lighting	\$0.00	\$85,028.24	\$0.00	\$0.00	\$0.00	\$85,028.24
G4030	Site Communications & Security	\$0.00	\$0.00	\$49,538.19	\$0.00	\$0.00	\$49,538.19
	Total:	\$0.00	\$347,506.72	\$1,423,159.33	\$0.00	\$0.00	\$1,770,666.05

Deficiency Summary by Category

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



Budget Estimate Total: \$1,770,666.05

Deficiency Details by Priority

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

Priority 2 Priority:

System: G3030 - Storm Sewer



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 67,216.00

Unit of Measure: S.F.

Estimate: \$262,478.48

Assessor Name: Sam Mandola

Date Created: 07/06/2015

Notes: The storm sewer system is beyond its expected service life and should be scheduled for replacement. There are open drains at the rear of the building that are a potential safety hazard. The parking lot near the trailers reportedly floods when it rains.

System: G4020 - Site Lighting



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 67,216.00

Unit of Measure: S.F.

Estimate: \$85,028.24

Assessor Name: Sam Mandola

Date Created: 07/06/2015

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

Priority 3 Priority:

System: G2010 - Roadways



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 32,056.00

Unit of Measure: S.F.

Estimate: \$182,302.47

Assessor Name: Eduardo Lopez

Date Created: 07/06/2015

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

System: G2020 - Parking Lots



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 17,290.00

Unit of Measure: S.F.

Estimate: \$86,726.64

Assessor Name: Eduardo Lopez

Date Created: 07/06/2015

Notes: The parking lot is beyond its expected service life and should be replaced and re-stripped.

System: G2030 - Pedestrian Paving



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 67,216.00

Unit of Measure: S.F.

Estimate: \$110,906.40

Assessor Name: Eduardo Lopez

Date Created: 07/06/2015

Notes: Some pedestrian pavement has been replaced and improvements have been made to include ramps from parking area. However, the system in general is beyond its expected service life, damaged, missing ramps from the site to the building per ADA standards, and should be replaced.

System: G2040 - Fencing & Guardrails



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 67,216.00

Unit of Measure: S.F.

Estimate: \$67,283.22

Assessor Name: Eduardo Lopez

Date Created: 07/06/2015

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

System: G2040 - Playing Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 93,614.00
Unit of Measure: S.F.
Estimate: \$403,663.57
Assessor Name: Eduardo Lopez
Date Created: 07/06/2015

Notes: The playing fields are beyond their expected service life, have 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: 67,216.00
Unit of Measure: S.F.
Estimate: \$107,209.52
Assessor Name: Eduardo Lopez
Date Created: 07/06/2015

Notes: Landscaping is in poor condition, with overgrown weeds and eroded areas, and should be replaced.

System: G3010 - Water Supply



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 67,216.00

Unit of Measure: S.F.

Estimate: \$135,305.81

Assessor Name: Eduardo Lopez

Date Created: 07/06/2015

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

System: G3020 - Sanitary Sewer



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 67,216.00

Unit of Measure: S.F.

Estimate: \$85,028.24

Assessor Name: Eduardo Lopez

Date Created: 07/06/2015

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

System: G3060 - Fuel Distribution



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 67,216.00

Unit of Measure: S.F.

Estimate: \$57,671.33

Assessor Name: Eduardo Lopez

Date Created: 07/06/2015

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

System: G4010 - Electrical Distribution



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 67,216.00

Unit of Measure: S.F.

Estimate: \$137,523.94

Assessor Name: Eduardo Lopez

Date Created: 07/06/2015

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

System: G4030 - Site Communications & Security



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 67,216.00

Unit of Measure: S.F.

Estimate: \$49,538.19

Assessor Name: Eduardo Lopez

Date Created: 07/06/2015

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 - Montgomery 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 - Montgomery 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 - Montgomery 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 - Montgomery 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.