DeKalb County School District/Elementary Schools

Pine Ridge Elementary

Final

School Assessment Report

May 20, 2016

PARSONS

Table of Contents

School Executive Summary 5

School Condition Summary 6

1988 Building 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

1988 Storage Building 30

- Executive Summary 30
  - Condition Summary 31
- Photo Album 32
- Condition Detail 33
  - System Listing 34
  - Renewal Schedule 35
    - Forecasted Sustainment Requirement 38
  - Deficiency Summary By System 39
  - Deficiency Summary By Priority 40
  - Deficiency By Priority Investment 41
  - Deficiency Summary By Category 42
  - Deficiency Details By Priority 43

2003 Gym 44

Executive Summary 44
Condition Summary 45
Photo Album 46
Condition Detail 47
System Listing 48
Renewal Schedule 50
Forecasted Sustainment Requirement 53
Deficiency Summary By System 54
Deficiency Summary By Priority 55
Deficiency By Priority Investment 56
Deficiency Summary By Category 57
Deficiency Details By Priority 58
2004 Addition 59
Executive Summary 59
Condition Summary 60
Photo Album 61
Condition Detail 62
System Listing 63
Renewal Schedule 65
Forecasted Sustainment Requirement 68
Deficiency Summary By System 69
Deficiency Summary By Priority 70
Deficiency By Priority Investment 71
Deficiency Summary By Category 72
Deficiency Details By Priority 73
Site 75
Executive Summary 75
Condition Summary 76
Photo Album 77
Condition Detail 78
System Listing 79

Renewal Schedule 80
Forecasted Sustainment Requirement 82
Deficiency Summary By System 83
Deficiency Summary By Priority 84
Deficiency By Priority Investment 85
Deficiency Summary By Category 86
Deficiency Details By Priority 87
Glossary 91

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):	87,408
Year Built:	1988
Last Renovation:	
Replacement Value:	$19,857,503
Repair Cost:	$7,829,797.76
Total FCI:	39.43 %
Total RSLI:	31.46 %
FCA Score:	60.57

Description:

The Pine Ridge Elementary School campus consists of two buildings located at 750 Pine Ridge Drive in Stone Mountain, Georgia. The original campus was constructed in 1988, a classroom addition was constructed in 2004, and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a storage building, covered walkway, playground, playing field, 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.

Attributes:

General Attributes:

Assigned Region:	Region 3	Board District:	District 6
DOE Facility:	190	Geographic Region:	Region 3
HS Attendance Area:	Stephenson HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	13.6		

School Condition Summary

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

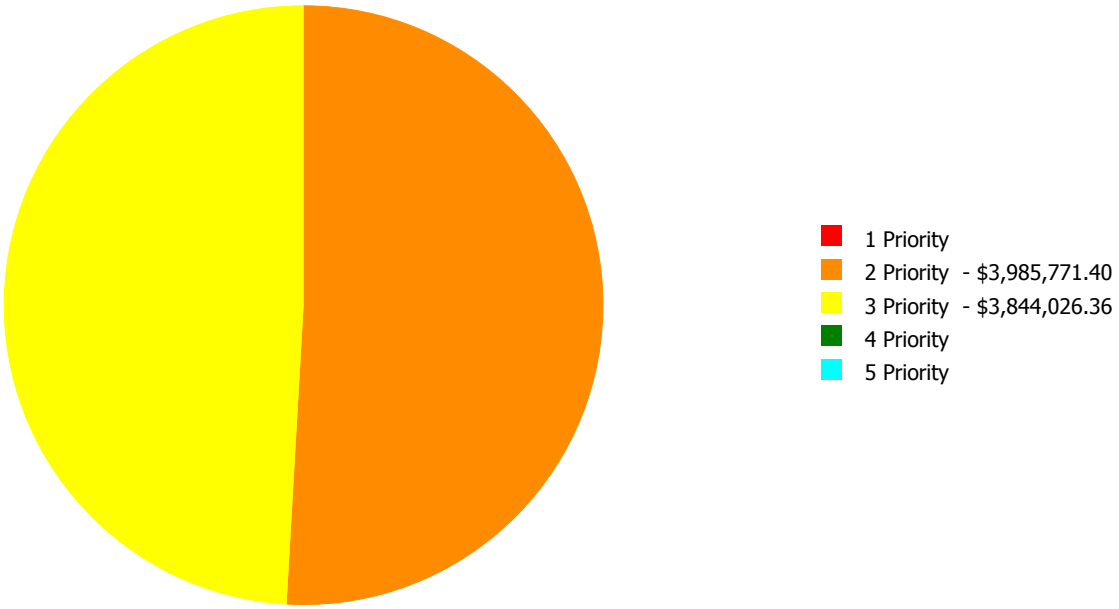
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	75.92 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	78.15 %	0.00 %	$0.00
B20 - Exterior Enclosure	58.71 %	0.00 %	$0.00
B30 - Roofing	19.44 %	82.65 %	$1,570,124.05
C10 - Interior Construction	51.49 %	22.24 %	$246,473.40
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	35.50 %	34.59 %	$794,500.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	20.37 %	0.00 %	$0.00
D30 - HVAC	19.51 %	70.00 %	$2,158,078.00
D40 - Fire Protection	18.50 %	0.00 %	$0.00
D50 - Electrical	15.67 %	54.87 %	$1,177,946.59
E10 - Equipment	38.86 %	99.64 %	$92,800.72
E20 - Furnishings	7.17 %	92.48 %	$405,787.00
F10 - Special Construction	20.00 %	0.00 %	$0.00
G20 - Site Improvements	4.37 %	91.91 %	$1,209,097.00
G30 - Site Mechanical Utilities	44.56 %	0.00 %	$0.00
G40 - Site Electrical Utilities	23.25 %	54.40 %	$174,991.00
Totals:	**31.46 %**	**39.43 %**	**$7,829,797.76**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1988 Building	68,696	44.45	$0.00	$3,417,973.00	$2,913,543.31	$0.00	$0.00
1988 Storage Building	216	24.24	$0.00	$3,989.00	$0.00	$0.00	$0.00
2003 Gym	5,478	9.30	$0.00	$0.00	$70,201.00	$0.00	$0.00
2004 Addition	13,018	1.56	$0.00	$35,645.40	$4,358.05	$0.00	$0.00
Site	87,408	60.81	$0.00	$528,164.00	$855,924.00	$0.00	$0.00
Total:		**39.43**	**$0.00**	**$3,985,771.40**	**$3,844,026.36**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $7,829,797.76

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):	68,696
Year Built:	1988
Last Renovation:	
Replacement Value:	$14,244,380
Repair Cost:	$6,331,516.31
Total FCI:	44.45 %
Total RSLI:	26.08 %
FCA Score:	55.55

Description:

The main building at Pine Ridge Elementary School is a one-story building located at 750 Pine Ridge Drive in Stone Mountain, Georgia. Originally built in 1988, there has been one addition in 2004 and plumbing and heating system renovations in 2012. 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	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	73.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	73.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	52.53 %	0.00 %	$0.00
B30 - Roofing	0.30 %	106.75 %	$1,564,208.00
C10 - Interior Construction	43.94 %	25.18 %	$210,828.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	33.44 %	40.74 %	$792,069.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	10.35 %	0.00 %	$0.00
D30 - HVAC	18.50 %	79.69 %	$2,087,877.00
D40 - Fire Protection	10.00 %	0.00 %	$0.00
D50 - Electrical	7.28 %	67.83 %	$1,177,946.59
E10 - Equipment	38.50 %	105.54 %	$92,800.72
E20 - Furnishings	0.00 %	110.00 %	$405,787.00
F10 - Special Construction	20.00 %	0.00 %	$0.00
Totals:	**26.08 %**	**44.45 %**	**$6,331,516.31**

Photo Album

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

1). West Elevation - Jul 02, 2015

2). South Elevation - Jul 02, 2015

3). East Elevation - Jul 02, 2015

4). North Elevation - Jul 02, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	68,696	100	1988	2088		73.00 %	0.00 %	73			$445,837
A1020	Special Foundations	$4.46	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			$0
A1030	Slab on Grade	$7.09	S.F.	68,696	100	1988	2088		73.00 %	0.00 %	73			$487,055
A2010	Basement Excavation	$0.26	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			$0
A2020	Basement Walls	$6.13	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			$0
B1010	Floor Construction	$15.61	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			$0
B1020	Roof Construction	$5.34	S.F.	68,696	100	1988	2088		73.00 %	0.00 %	73			$366,837
B2010	Exterior Walls	$16.02	S.F.	68,696	100	1988	2088		73.00 %	0.00 %	73			$1,100,510
B2020	Exterior Windows	$6.79	S.F.	68,696	30	1988	2018		10.00 %	0.00 %	3			$466,446
B2030	Exterior Doors	$0.92	S.F.	68,696	30	1988	2018		10.00 %	0.00 %	3			$63,200
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	0	10	1988	1998		0.00 %	0.00 %	-17			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	68,696	25	1988	2013		0.00 %	110.00 %	-2		$1,564,208.00	$1,422,007
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1988	2003		0.00 %	0.00 %	-12			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1988	2018		10.00 %	0.00 %	3			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1988	2063		64.00 %	0.00 %	48			$0
B3020	Roof Openings	$0.63	S.F.	68,696	30	1988	2018		10.00 %	0.00 %	3			$43,278
C1010	Partitions	$7.01	S.F.	68,696	100	1988	2088		73.00 %	0.00 %	73			$481,559
C1020	Interior Doors	$2.39	S.F.	68,696	30	1988	2018		10.00 %	0.00 %	3			$164,183
C1030	Fittings	$2.79	S.F.	68,696	20	1988	2008		0.00 %	110.00 %	-7		$210,828.00	$191,662
C2010	Stair Construction	$1.81	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	1988	2018		10.00 %	0.00 %	3			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	68,696	10	2013	2023		80.00 %	0.00 %	8			$132,583
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1988	1998		0.00 %	0.00 %	-17			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	4,056	8	1988	1996		0.00 %	110.00 %	-19		$37,924.00	$34,476
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	5,482	50	1988	2038		46.00 %	0.00 %	23			$79,434
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	10,304	50	1988	2038		46.00 %	0.00 %	23			$546,215
C3020	Floor Finishes - VCT	$9.54	S.F.	48,854	20	2006	2026		55.00 %	0.00 %	11			$466,067
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1988	2008		0.00 %	0.00 %	-7			$0
C3030	Ceiling Finishes	$9.98	S.F.	68,696	20	1988	2008		0.00 %	110.00 %	-7		$754,145.00	$685,586
D1010	Elevators and Lifts	$1.17	S.F.	0	30	1988	2018		10.00 %	0.00 %	3			$0
D2010	Plumbing Fixtures	$17.66	S.F.	68,696	30	1988	2018		10.00 %	0.00 %	3			$1,213,171
D2020	Domestic Water Distribution	$3.99	S.F.	68,696	30	1988	2018		10.00 %	0.00 %	3			$274,097
D2030	Sanitary Waste	$3.41	S.F.	68,696	30	1988	2018		10.00 %	0.00 %	3			$234,253
D2040	Rain Water Drainage	$0.98	S.F.	68,696	30	1988	2018		10.00 %	0.00 %	3			$67,322

School Assessment Report - 1988 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.	68,696	40	1988	2028		32.50 %	0.00 %	13			$28,165
D3020	Heat Generating Systems	$4.55	S.F.	68,696	30	2012	2042		90.00 %	0.00 %	27			$312,567
D3030	Cooling Generating Systems - Cooling Tower	$4.73	S.F.	68,696	25	2005	2030		60.00 %	0.00 %	15			$324,932
D3040	Distribution & Exhaust Systems	$5.51	S.F.	68,696	30	1988	2018	2015	0.00 %	110.00 %	0		$416,366.00	$378,515
D3050	Terminal & Package Units	$18.52	S.F.	68,696	15	1988	2003		0.00 %	110.00 %	-12		$1,399,475.00	$1,272,250
D3060	Controls & Instrumentation	$3.60	S.F.	68,696	20	1988	2008		0.00 %	110.00 %	-7		$272,036.00	$247,306
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	68,696	30	1988	2018		10.00 %	0.00 %	3			$84,496
D4010	Sprinklers	$4.75	S.F.	68,696	30	1988	2018		10.00 %	0.00 %	3			$326,306
D4020	Standpipes	$0.51	S.F.	0	30	1988	2018		10.00 %	0.00 %	3			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	68,696	40	1988	2028		32.50 %	0.00 %	13			$124,340
D5020	Branch Wiring	$6.78	S.F.	68,696	30	1988	2018		10.00 %	0.21 %	3		$971.33	$465,759
D5020	Lighting	$8.90	S.F.	68,696	30	1988	2018	2015	0.00 %	110.00 %	0		$672,534.00	$611,394
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	68,696	15	1988	2003		0.00 %	110.00 %	-12		$423,167.00	$384,698
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	68,696	15	2007	2022		46.67 %	10.33 %	7		$8,731.26	$84,496
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	68,696	15	1988	2003		0.00 %	110.00 %	-12		$46,095.00	$41,905
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	68,696	20	1988	2008		0.00 %	110.00 %	-7		$26,448.00	$24,044
E1010	Commercial Equipment	$7.92	S.F.	0	20	1988	2008		0.00 %	0.00 %	-7			$0
E1020	Institutional Equipment	$0.40	S.F.	68,696	20	1988	2008		0.00 %	110.00 %	-7		$30,226.00	$27,478
E1090	Other Equipment - Kitchen Equipment	$0.88	S.F.	68,696	25	2004	2029		56.00 %	103.51 %	14		$62,574.72	$60,452
E2010	Fixed Furnishings	$5.37	S.F.	68,696	20	1988	2008		0.00 %	110.00 %	-7		$405,787.00	$368,898
F1010	Special Structures - Canopies	$1.61	S.F.	68,696	25	1988	2013	2020	20.00 %	0.00 %	5			$110,601
								Total	**26.08 %**	**44.45 %**			**$6,331,516.31**	**$14,244,380**

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:	**$6,331,516**	**$0**	**$0**	**$4,035,997**	**$0**	**$128,217**	**$0**	**$114,312**	**$232,789**	**$0**	**$0**	**$10,842,831**
*** 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	$560,667	$0	$0	$0	$0	$0	$0	$0	**$560,667**
B2030 - Exterior Doors	$0	$0	$0	$75,966	$0	$0	$0	$0	$0	$0	$0	**$75,966**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$1,564,208	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,564,208**
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	$52,020	$0	$0	$0	$0	$0	$0	$0	**$52,020**
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**

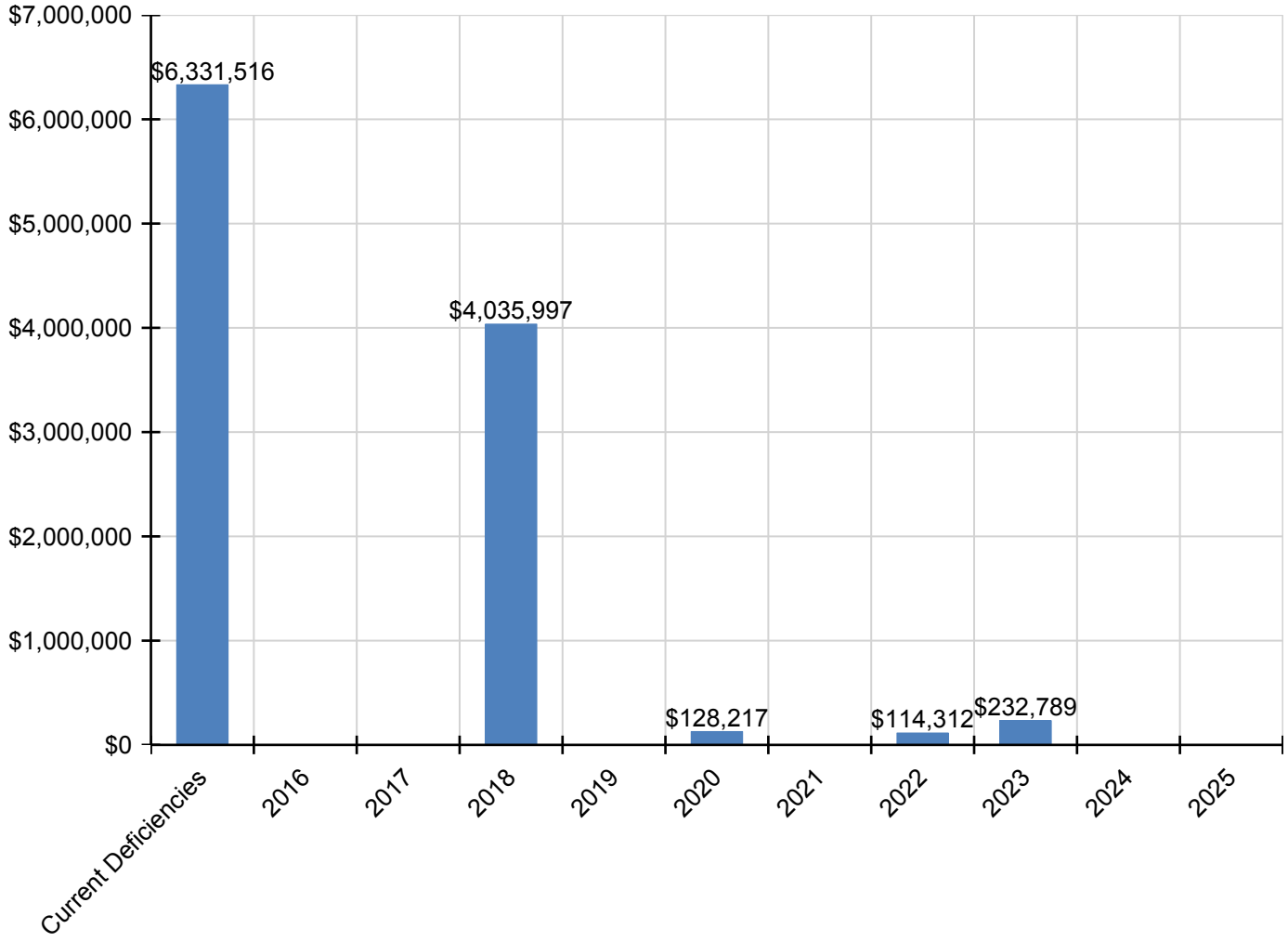
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$143,526	$0	$0	$0	$0	$0	$0	$0	**$143,526**
C1030 - Fittings	$210,828	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$210,828**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$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	$184,748	$0	$0	**$184,748**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$37,924	$0	$0	$0	$0	$0	$0	$0	$48,041	$0	$0	**$85,965**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$754,145	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$754,145**
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	$1,458,231	$0	$0	$0	$0	$0	$0	$0	**$1,458,231**
D2020 - Domestic Water Distribution	$0	$0	$0	$329,465	$0	$0	$0	$0	$0	$0	$0	**$329,465**
D2030 - Sanitary Waste	$0	$0	$0	$281,573	$0	$0	$0	$0	$0	$0	$0	**$281,573**
D2040 - Rain Water Drainage	$0	$0	$0	$80,921	$0	$0	$0	$0	$0	$0	$0	**$80,921**
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 - Cooling Tower	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$416,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$416,366**
D3050 - Terminal & Package Units	$1,399,475	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,399,475**
D3060 - Controls & Instrumentation	$272,036	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$272,036**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$101,565	$0	$0	$0	$0	$0	$0	$0	**$101,565**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4010 - Sprinklers	$0	$0	$0	$392,220	$0	$0	$0	$0	$0	$0	$0	**$392,220**
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	$971	$0	$0	$559,842	$0	$0	$0	$0	$0	$0	$0	**$560,814**
D5020 - Lighting	$672,534	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$672,534**
D5030 - Communications and Security - Clock & PA Systems	$423,167	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$423,167**
D5030 - Communications and Security - Fire Alarm	$8,731	$0	$0	$0	$0	$0	$0	$114,312	$0	$0	$0	**$123,043**
D5030 - Communications and Security - Security & CCTV	$46,095	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,095**
D5090 - Other Electrical Systems - Emergency Generator	$26,448	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,448**
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	$30,226	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,226**
E1090 - Other Equipment - Kitchen Equipment	$62,575	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,575**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$405,787	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$405,787**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$128,217	$0	$0	$0	$0	$0	**$128,217**

** Indicates non-renewable system*

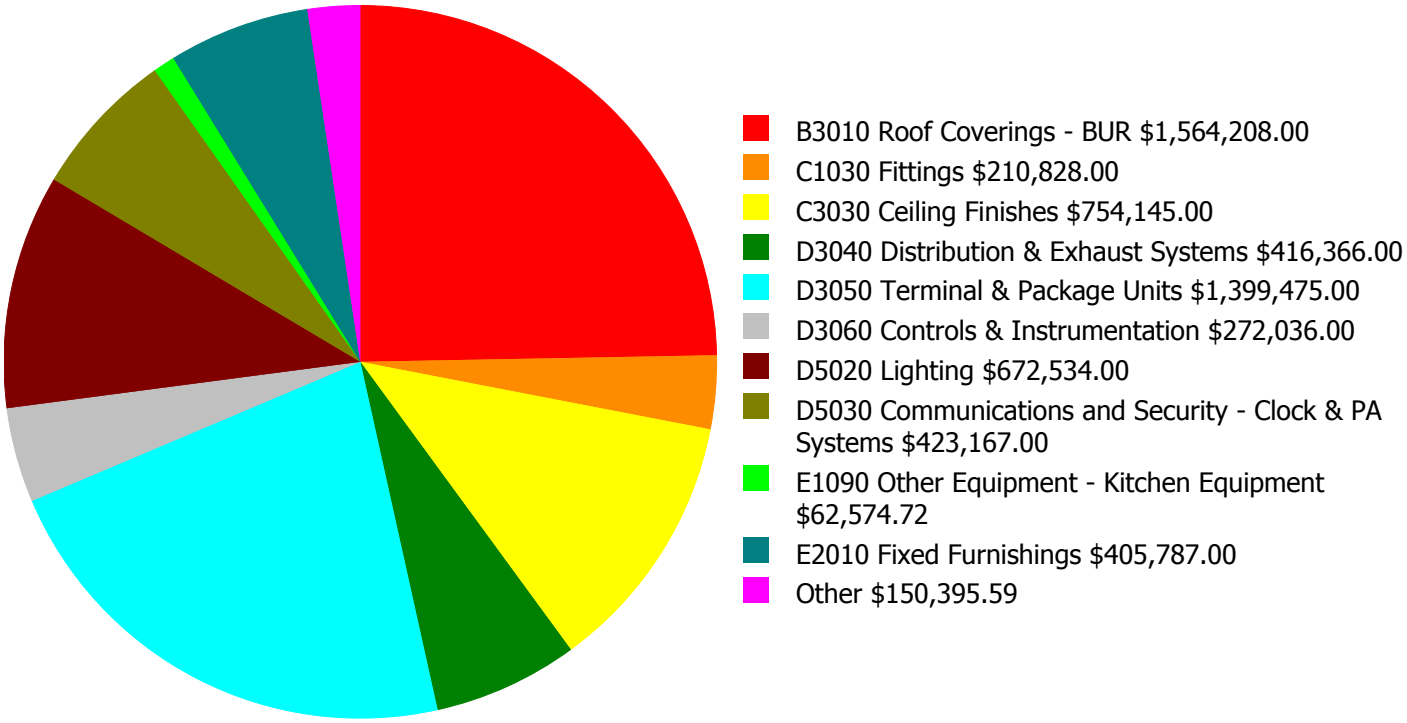
Forecasted Capital Renewal Requirement

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

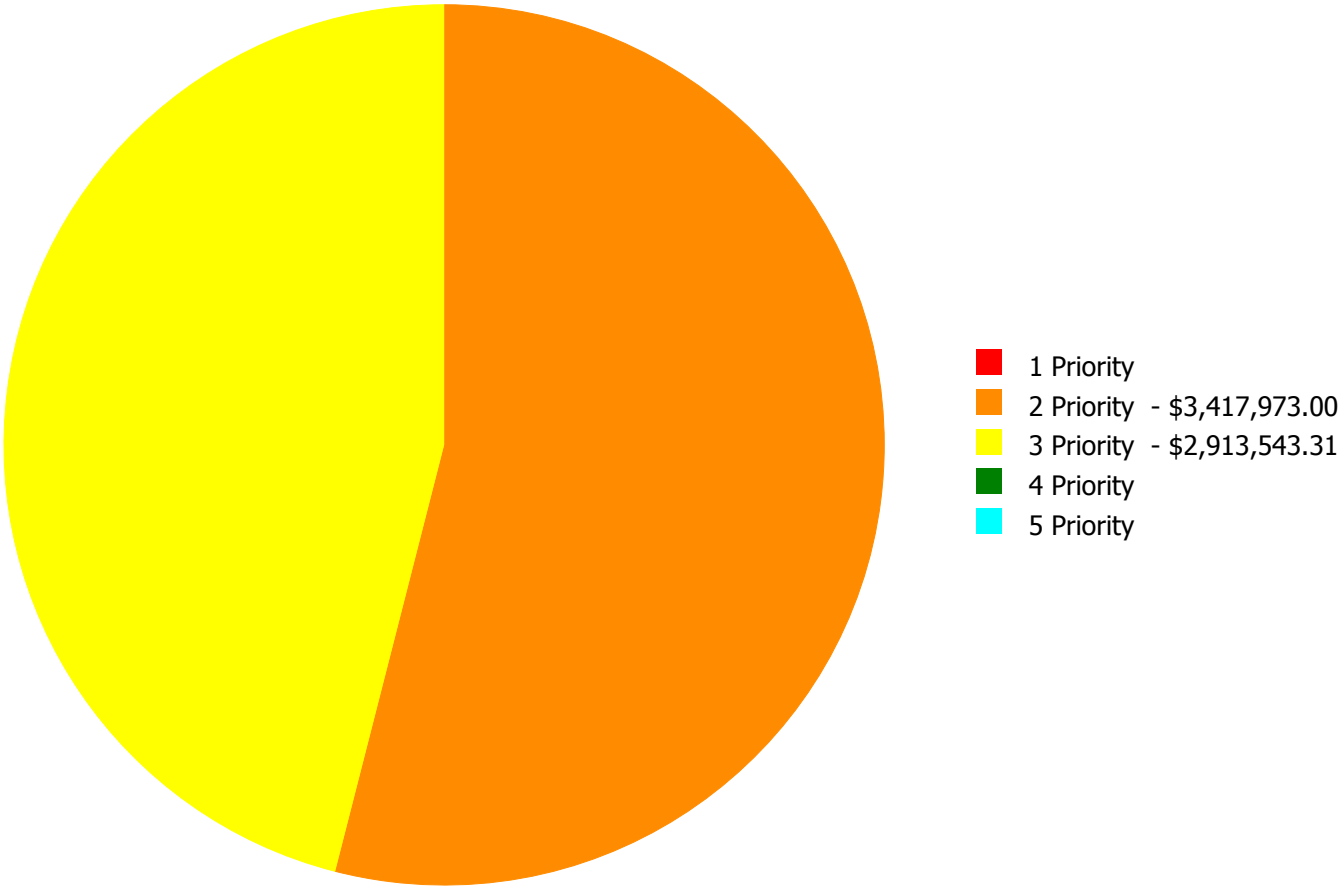
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $6,331,516.31

Deficiency Summary by Priority

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



Budget Estimate Total: $6,331,516.31

Deficiency By Priority Investment Table

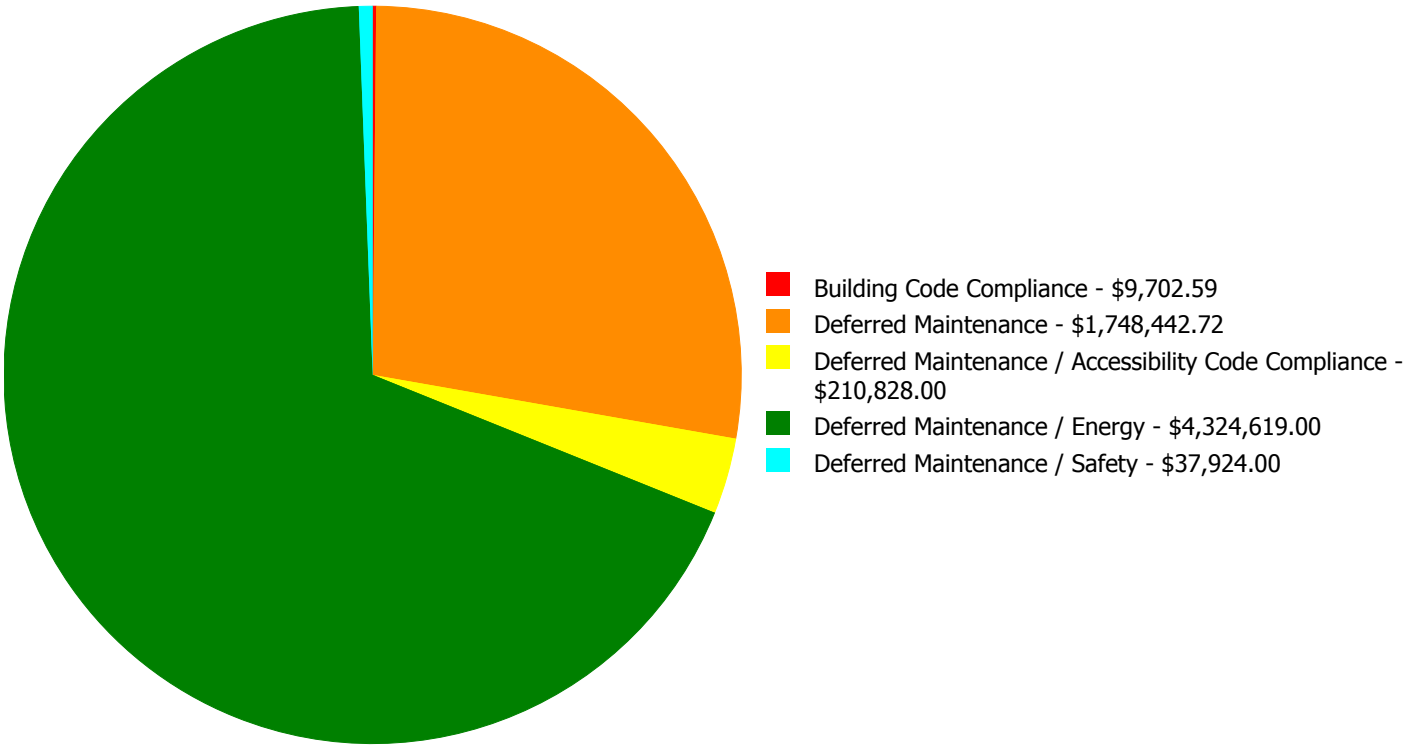
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - BUR	$0.00	$1,564,208.00	$0.00	$0.00	$0.00	$1,564,208.00
C1030	Fittings	$0.00	$0.00	$210,828.00	$0.00	$0.00	$210,828.00
C3020	Floor Finishes - Carpet	$0.00	$37,924.00	$0.00	$0.00	$0.00	$37,924.00
C3030	Ceiling Finishes	$0.00	$0.00	$754,145.00	$0.00	$0.00	$754,145.00
D3040	Distribution & Exhaust Systems	$0.00	$416,366.00	$0.00	$0.00	$0.00	$416,366.00
D3050	Terminal & Package Units	$0.00	$1,399,475.00	$0.00	$0.00	$0.00	$1,399,475.00
D3060	Controls & Instrumentation	$0.00	$0.00	$272,036.00	$0.00	$0.00	$272,036.00
D5020	Branch Wiring	$0.00	$0.00	$971.33	$0.00	$0.00	$971.33
D5020	Lighting	$0.00	$0.00	$672,534.00	$0.00	$0.00	$672,534.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$423,167.00	$0.00	$0.00	$423,167.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$8,731.26	$0.00	$0.00	$8,731.26
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$46,095.00	$0.00	$0.00	$46,095.00
D5090	Other Electrical Systems - Emergency Generator	$0.00	$0.00	$26,448.00	$0.00	$0.00	$26,448.00
E1020	Institutional Equipment	$0.00	$0.00	$30,226.00	$0.00	$0.00	$30,226.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$62,574.72	$0.00	$0.00	$62,574.72
E2010	Fixed Furnishings	$0.00	$0.00	$405,787.00	$0.00	$0.00	$405,787.00
	Total:	$0.00	$3,417,973.00	$2,913,543.31	$0.00	$0.00	$6,331,516.31

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: $6,331,516.31

Deficiency Details by Priority

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

Priority 2 Priority:

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 2 Priority
Correction: Renew System
Qty: 68,696.00
Unit of Measure: S.F.
Estimate: $1,564,208.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The built-up roof covering is beyond its expected service life, showing signs of failure, and should be replaced.

System: C3020 - Floor Finishes - Carpet

Location: Media Center
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 4,056.00
Unit of Measure: S.F.
Estimate: $37,924.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The carpet is stained, showing signs of failure, and should be replaced.

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 2 Priority

Correction: Renew System

Qty: 68,696.00

Unit of Measure: S.F.

Estimate: $416,366.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The distribution and exhaust systems are nearing the end of their expected service life, inadequate, and should be scheduled for replacement. Restrooms throughout the facility lack functioning exhaust systems.

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 2 Priority

Correction: Renew System

Qty: 68,696.00

Unit of Measure: S.F.

Estimate: $1,399,475.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The terminal and package units (water source heat pumps and roof top package units) are beyond their expected service life and should be scheduled for replacement. Two new roof top units were installed in 2014. SPLOST project 424-422 to replace the roof top units and water source heat pumps.

Priority 3 Priority:

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 68,696.00

Unit of Measure: S.F.

Estimate: $210,828.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3030 - Ceiling Finishes

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 68,696.00

Unit of Measure: S.F.

Estimate: $754,145.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The acoustical ceiling system is beyond its expected service life, damaged due to roof leaks, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 68,696.00

Unit of Measure: S.F.

Estimate: $272,036.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5020 - Branch Wiring

Location: Wet Areas

Distress: Inadequate

Category: Building Code Compliance

Priority: 3 Priority

Correction: Add GFCI receptacle in wet location

Qty: 6.00

Unit of Measure: Ea.

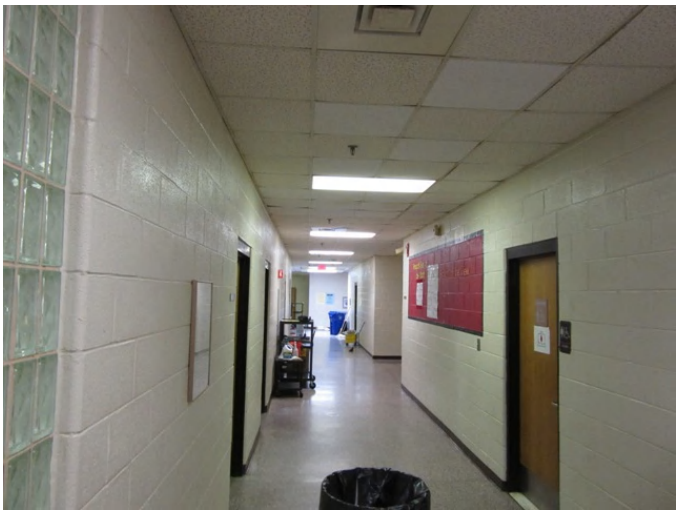
Estimate: $971.33

Assessor Name: Ben Nixon

Date Created: 03/07/2016

Notes: Replace receptacles with GFI in wet areas.

System: D5020 - Lighting



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 68,696.00

Unit of Measure: S.F.

Estimate: $672,534.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The lighting system is nearing the end of its expected service life, inadequate, and should be scheduled for replacement. SPLOST project 424-422 to replace lighting throughout the building.

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 68,696.00

Unit of Measure: S.F.

Estimate: $423,167.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm

Location: Corridor

Distress: Missing

Category: Building Code Compliance

Priority: 3 Priority

Correction: Add horn/strobe

Qty: 12.00

Unit of Measure: Ea.

Estimate: $8,731.26

Assessor Name: Ben Nixon

Date Created: 03/07/2016

Notes: Add horn/strobe fire alarms.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 68,696.00

Unit of Measure: S.F.

Estimate: $46,095.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5090 - Other Electrical Systems - Emergency Generator

Location: West Side of Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 68,696.00

Unit of Measure: S.F.

Estimate: $26,448.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: E1020 - Institutional Equipment

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 68,696.00

Unit of Measure: S.F.

Estimate: $30,226.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen

Distress: Needs Remediation

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Remove/replace grease trap

Qty: 1.00

Unit of Measure: Ea.

Estimate: $62,574.72

Assessor Name: Ben Nixon

Date Created: 06/29/2015

Notes: The grease trap is beyond its expected service life and will be replaced under the SPLOST project 424-422.

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 68,696.00

Unit of Measure: S.F.

Estimate: $405,787.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	216
Year Built:	1988
Last Renovation:	
Replacement Value:	$16,453
Repair Cost:	$3,989.00
Total FCI:	24.24 %
Total RSLI:	56.25 %
FCA Score:	75.76

Description:

The storage building at Pine Ridge Elementary School is a one-story building located on the school grounds. Originally built in 1988, there have been no additions and no renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	Fire Sprinkler System:

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	73.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	73.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	71.72 %	0.00 %	$0.00
B30 - Roofing	0.00 %	109.98 %	$3,989.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**56.25 %**	**24.24 %**	**$3,989.00**

Photo Album

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

1). Southeast Elevation - Jul 02, 2015

2). Southeast Elevation - Jul 02, 2015

3). Northeast Elevation - Jul 02, 2015

4). Northeast Elevation - Jul 02, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			$0
A1030	Slab on Grade	$3.60	S.F.	216	100	1988	2088		73.00 %	0.00 %	73			$778
A2010	Basement Excavation	$0.22	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			$0
B1020	Roof Construction	$16.33	S.F.	216	100	1988	2088		73.00 %	0.00 %	73			$3,527
B2010	Exterior Walls	$38.65	S.F.	216	100	1988	2088		73.00 %	0.00 %	73			$8,348
B2020	Exterior Windows	$4.87	S.F.	0	30	1988	2018		10.00 %	0.00 %	3			$0
B2030	Exterior Doors	$0.80	S.F.	216	30	1988	2018		10.00 %	0.00 %	3			$173
B3010	Roof Coverings	$16.79	S.F.	216	20	1988	2008		0.00 %	109.98 %	-7		$3,989.00	$3,627
C1010	Partitions	$13.04	S.F.	0	40	1988	2028		32.50 %	0.00 %	13			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1988	2018		10.00 %	0.00 %	3			$0
C1030	Fittings	$3.04	S.F.	0	20	1988	2008		0.00 %	0.00 %	-7			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1988	2008		0.00 %	0.00 %	-7			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1988	2008		0.00 %	0.00 %	-7			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1988	2008		0.00 %	0.00 %	-7			$0
D2040	Rain Water Drainage	$1.55	S.F.		30				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	1988	2018		10.00 %	0.00 %	3			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	30	1988	2018		10.00 %	0.00 %	3			$0
								Total	**56.25 %**	**24.24 %**			**$3,989.00**	**$16,453**

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.

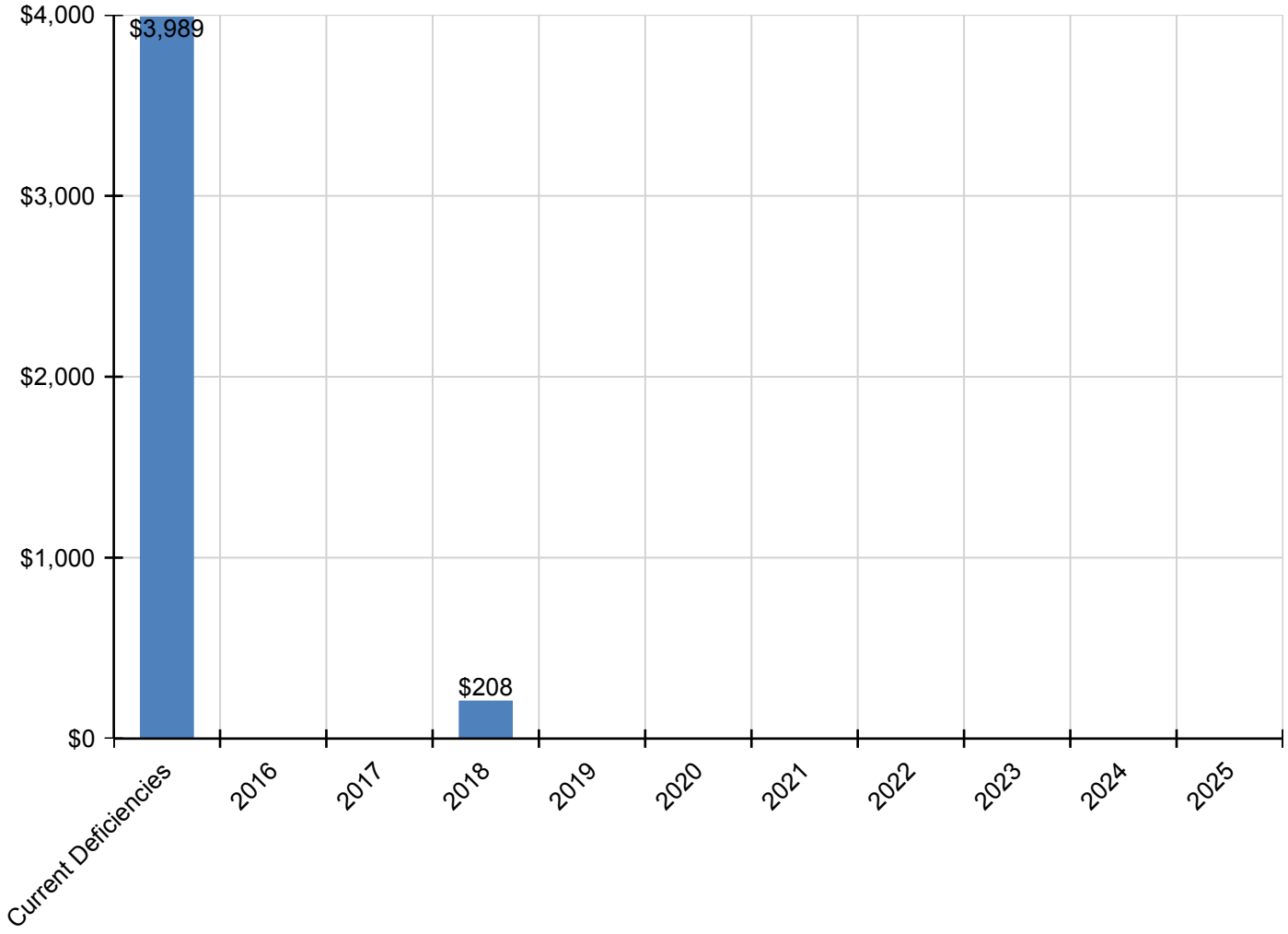
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,989**	**$0**	**$0**	**$208**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,197**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** 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**
*** 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	$208	$0	$0	$0	$0	$0	$0	$0	**$208**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$3,989	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,989**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

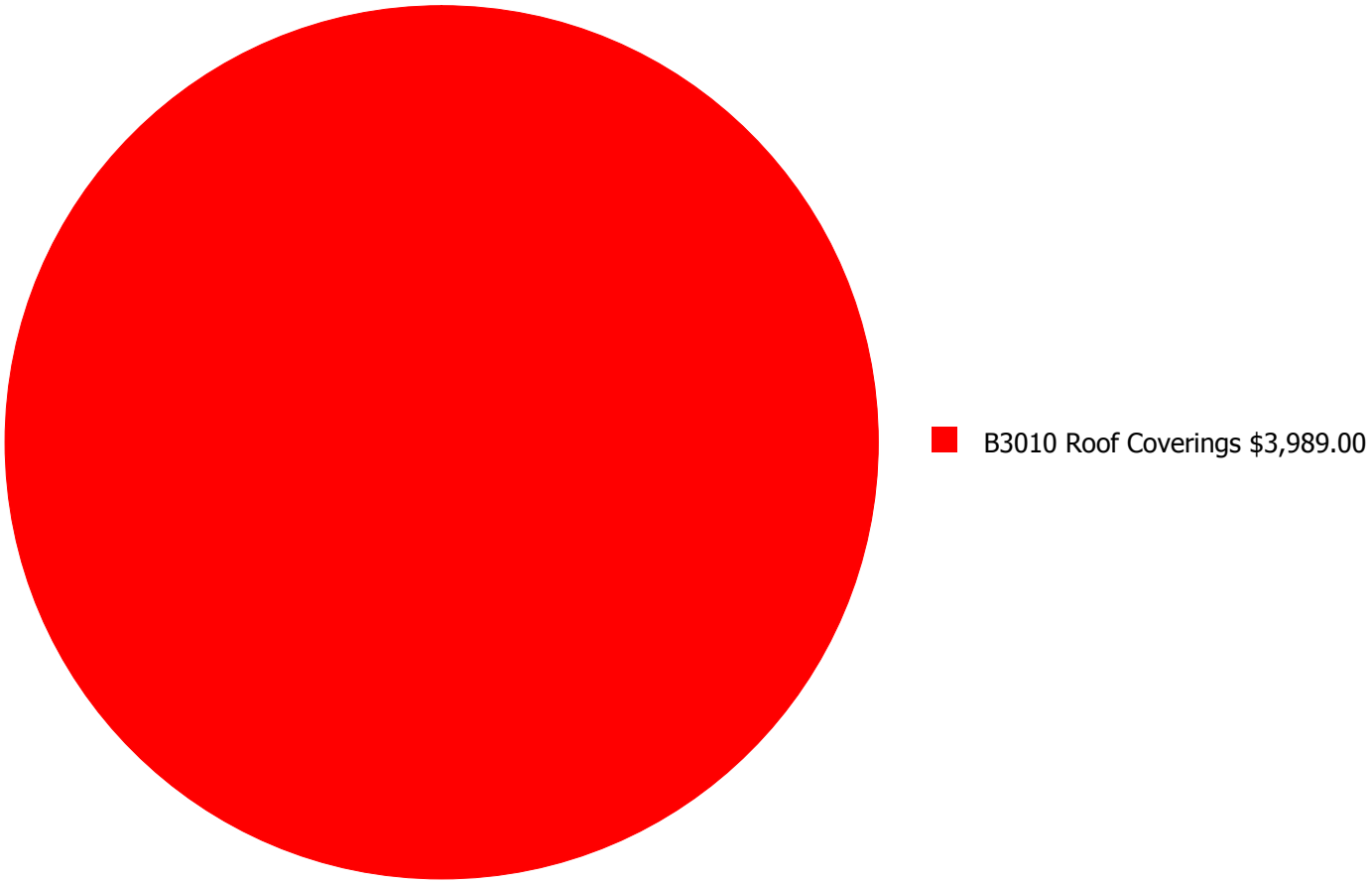
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

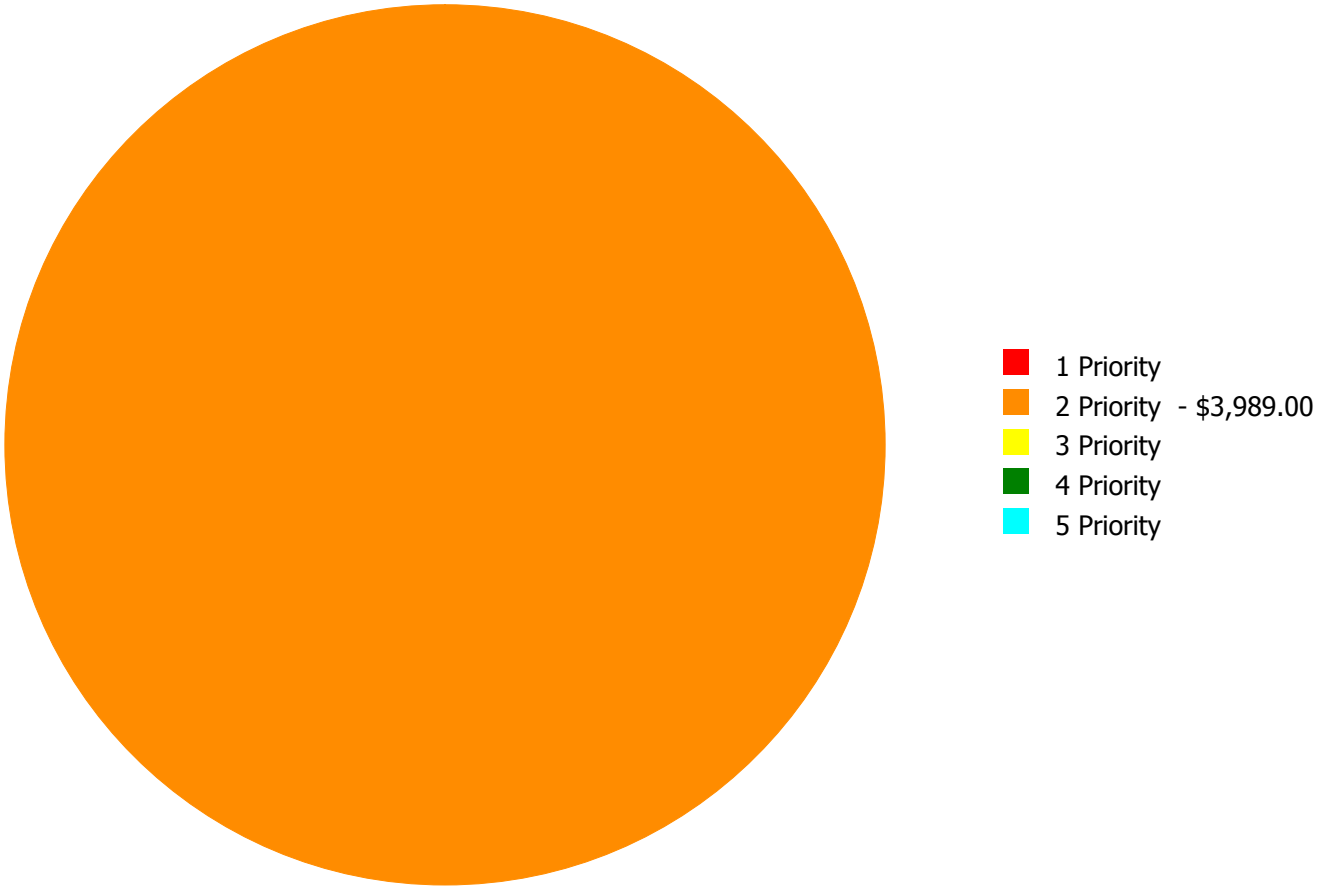
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,989.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,989.00

Deficiency By Priority Investment Table

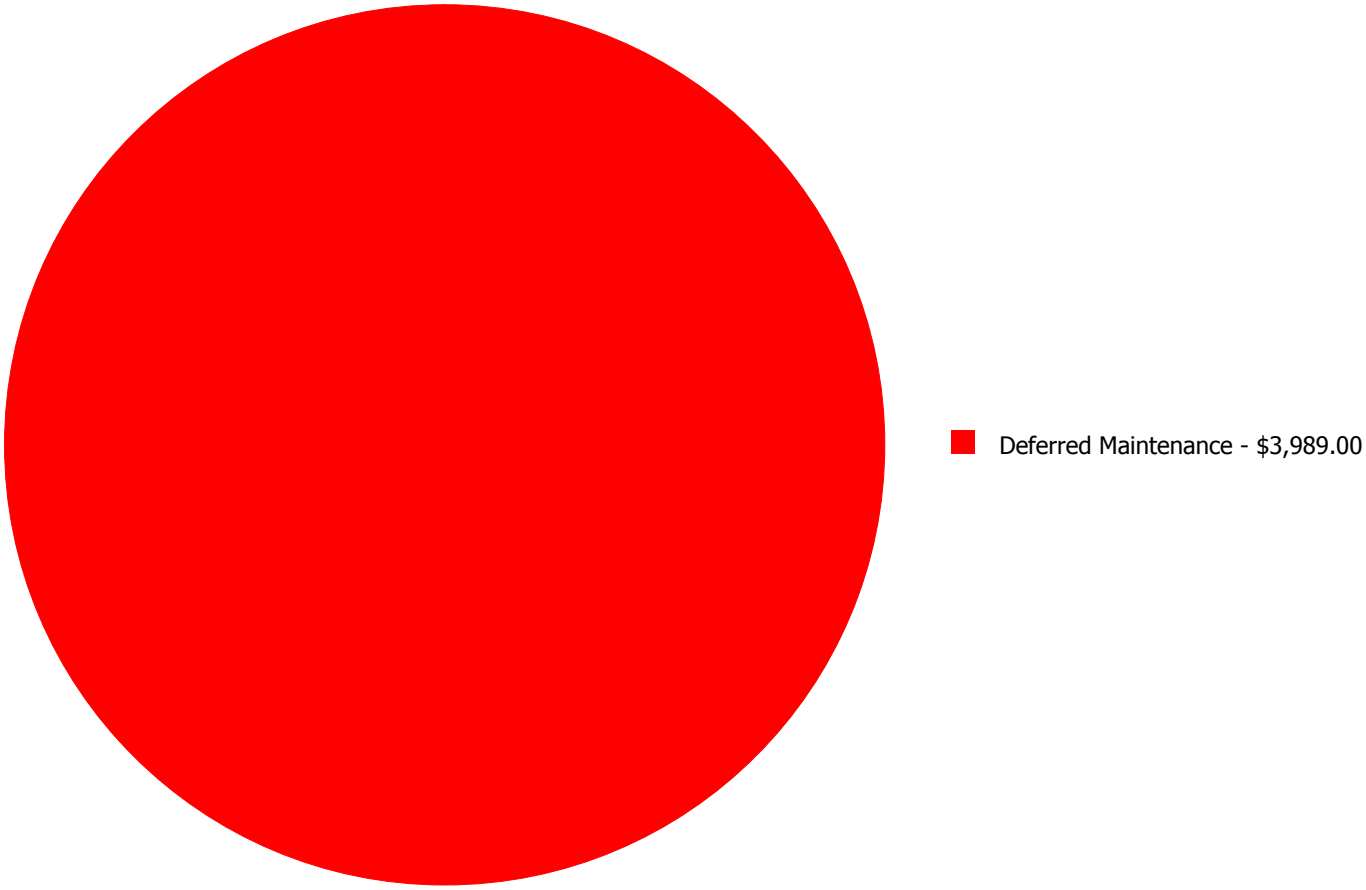
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings	$0.00	$3,989.00	$0.00	$0.00	$0.00	$3,989.00
	Total:	$0.00	$3,989.00	$0.00	$0.00	$0.00	$3,989.00

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: $3,989.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: B3010 - Roof Coverings

Location:	Roof
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	2 Priority
Correction:	Renew System
Qty:	216.00
Unit of Measure:	S.F.
Estimate:	$3,989.00
Assessor Name:	Sam Mandola
Date Created:	04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	2003
Last Renovation:	
Replacement Value:	$754,796
Repair Cost:	$70,201.00
Total FCI:	9.30 %
Total RSLI:	65.55 %
FCA Score:	90.70

Description:

The 2003 gymnasium at Pine Ridge Elementary School is a one-story building located at 750 Pine Ridge Drive in Stone Mountain, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	85.42 %	0.00 %	$0.00
B30 - Roofing	84.00 %	0.00 %	$0.00
C10 - Interior Construction	76.16 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	38.94 %	0.00 %	$0.00
D20 - Plumbing	60.19 %	0.00 %	$0.00
D30 - HVAC	5.03 %	100.04 %	$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	44.11 %	0.00 %	$0.00
Totals:	**65.55 %**	**9.30 %**	**$70,201.00**

Photo Album

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

1). West Elevation - Jul 02, 2015

2). North Elevation - Jul 02, 2015

3). East Elevation - Jul 02, 2015

4). South Elevation - Jul 02, 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.	0	100	2003	2103		88.00 %	0.00 %	88			$0
A1020	Special Foundations	$0.47	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$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	100	2003	2103		88.00 %	0.00 %	88			$0
A2020	Basement Walls	$2.47	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
B1010	Floor Construction	$2.65	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$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	100	2003	2103		88.00 %	0.00 %	88			$108,464
B2020	Exterior Windows	$9.36	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
B2030	Exterior Doors	$2.01	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$11,011
B3010	Roof Coverings - BUR	$13.90	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
B3010	Roof Coverings - EPDM	$13.90	S.F.	0	15	2003	2018		20.00 %	0.00 %	3			$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	30	2003	2033		60.00 %	0.00 %	18			$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	40	2003	2043		70.00 %	0.00 %	28			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$18,954
C2010	Stair Construction	$0.00	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
C3010	Wall Finishes - Ceramic	$6.65	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
C3010	Wall Finishes - Paint	$1.41	S.F.	5,478	10	2014	2024		90.00 %	0.00 %	9			$7,724
C3020	Floor Finishes - Ceramic Tile	$6.67	S.F.	550	25	2003	2028		52.00 %	0.00 %	13			$3,669
C3020	Floor Finishes - Neoprene	$14.46	S.F.	0	50	2003	2053		76.00 %	0.00 %	38			$0
C3020	Floor Finishes - VCT	$5.01	S.F.	4,928	15	2003	2018		20.00 %	0.00 %	3			$24,689
C3030	Ceiling Finishes	$4.31	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$23,610
D2010	Plumbing Fixtures	$9.66	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$52,917
D2020	Domestic Water Distribution	$5.85	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$32,046
D2030	Sanitary Waste	$0.87	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$4,766
D2040	Rain Water Drainage	$0.22	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$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	15				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$4.17	S.F.	0	15				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$0.90	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$4,930
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	2003	2018	2015	0.00 %	110.00 %	0		$70,201.00	$63,819
D3060	Controls & Instrumentation	$0.26	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$1,424

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 $
D4010	Sprinklers	$3.84	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$28,705
D5020	Lighting	$5.24	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$28,705
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$11,668
D5030	Communications and Security - Public Address & Clock System	$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$4,821
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$4,821
								Total	**65.55 %**	**9.30 %**			**$70,201.00**	**$754,796**

Renewal Schedule

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

Inflation Rate: 3%

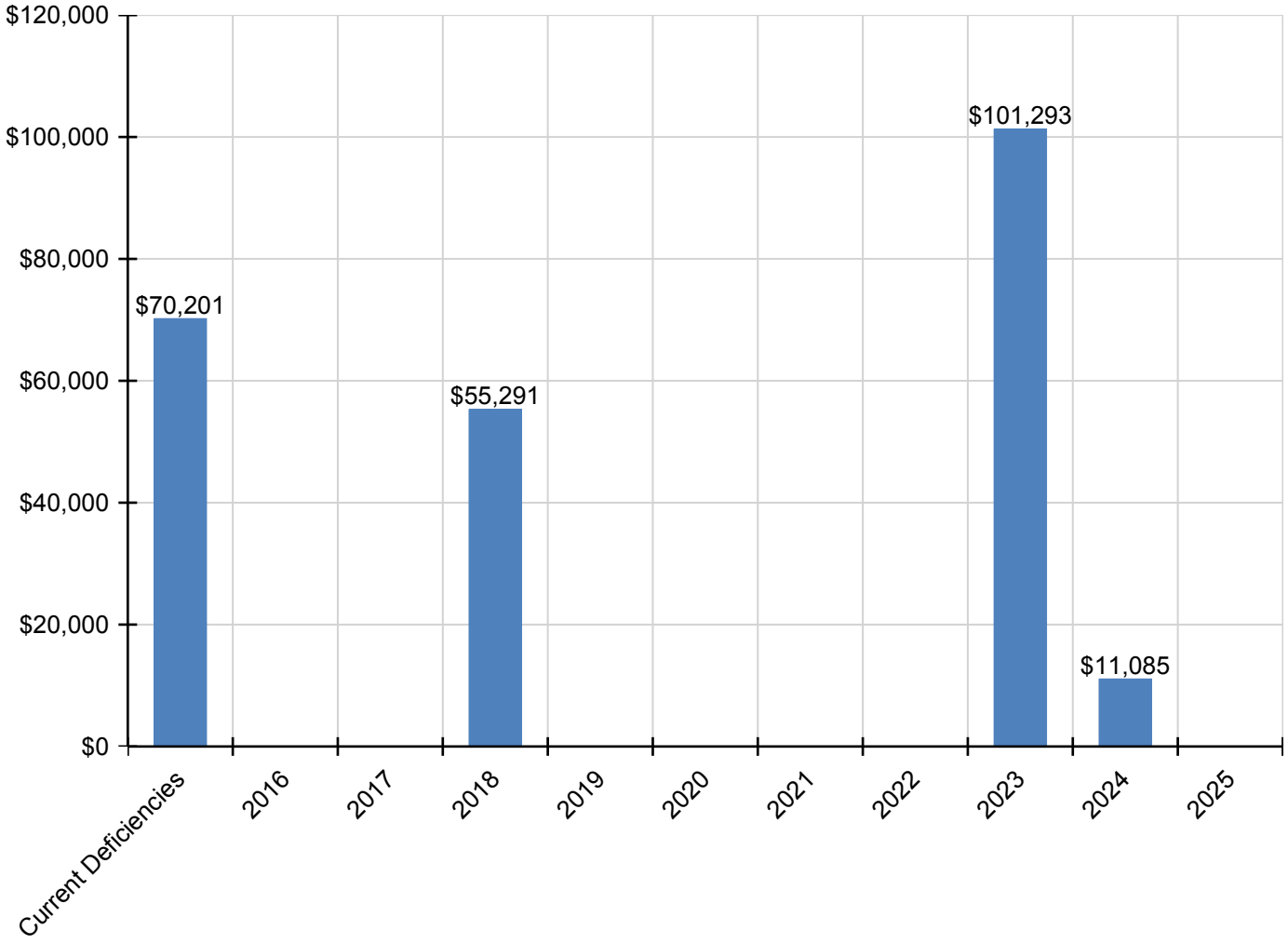
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$70,201**	**$0**	**$0**	**$55,291**	**$0**	**$0**	**$0**	**$0**	**$101,293**	**$11,085**	**$0**	**$237,871**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$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**

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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,085	$0	**$11,085**
C3020 - Floor Finishes - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Neoprene	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$29,676	$0	$0	$0	$0	$0	$0	$0	**$29,676**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$32,899	$0	$0	**$32,899**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$39,998	$0	$0	**$39,998**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$14,025	$0	$0	$0	$0	$0	$0	$0	**$14,025**
D5030 - Communications and Security - Public Address & Clock System	$0	$0	$0	$5,795	$0	$0	$0	$0	$0	$0	$0	**$5,795**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$5,795	$0	$0	$0	$0	$0	$0	$0	**$5,795**

** Indicates non-renewable system*

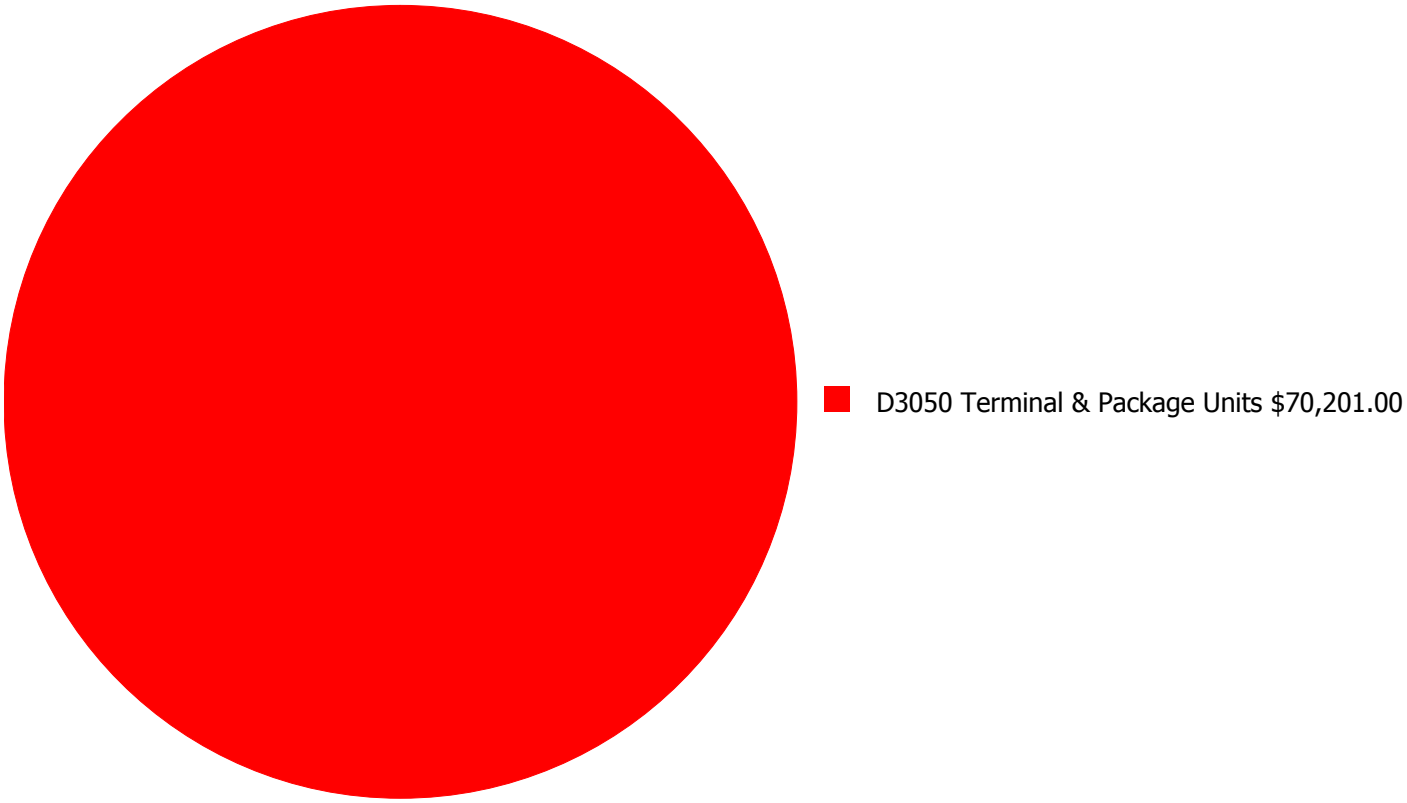
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

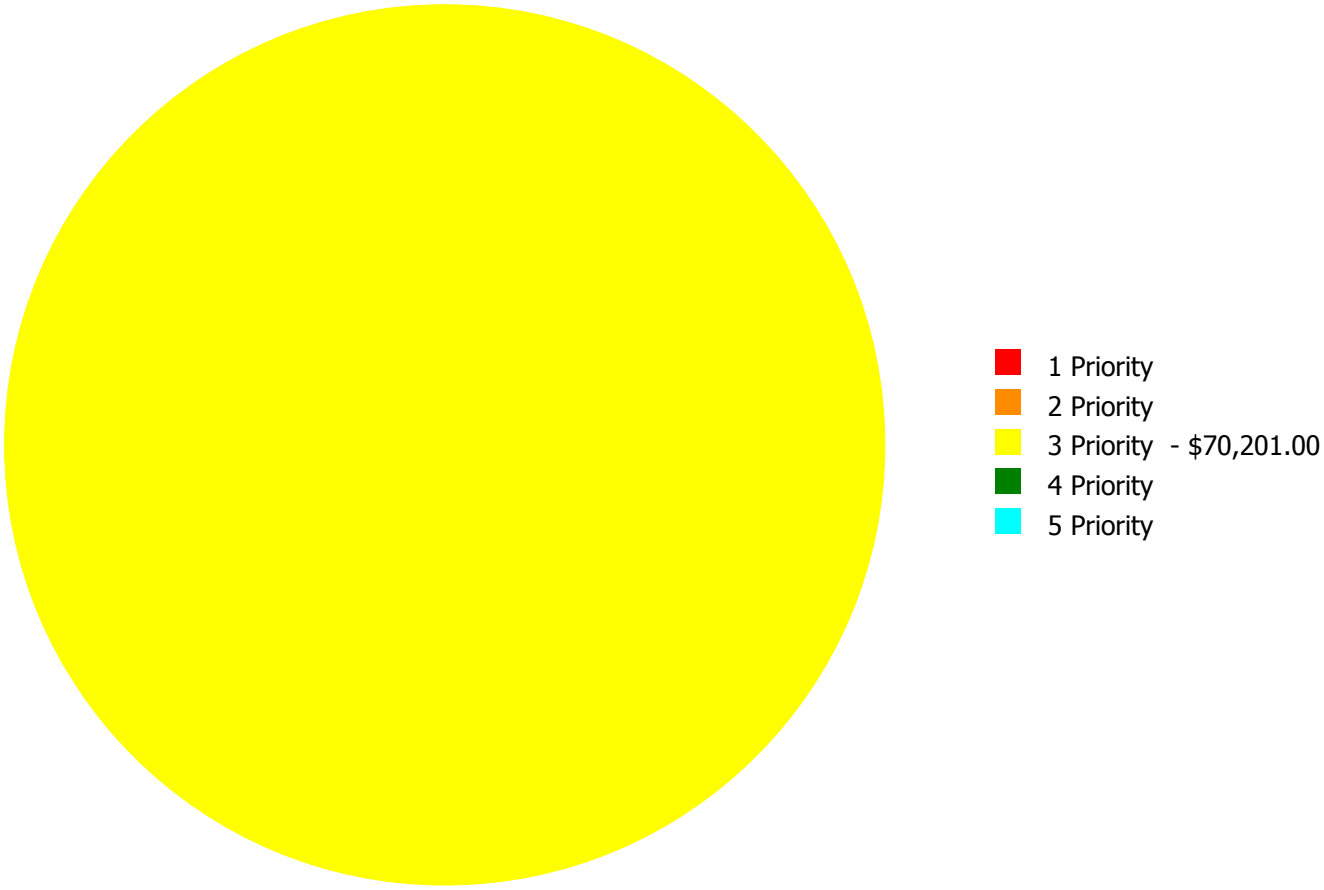
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $70,201.00

Deficiency Summary by Priority

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



Budget Estimate Total: $70,201.00

Deficiency By Priority Investment Table

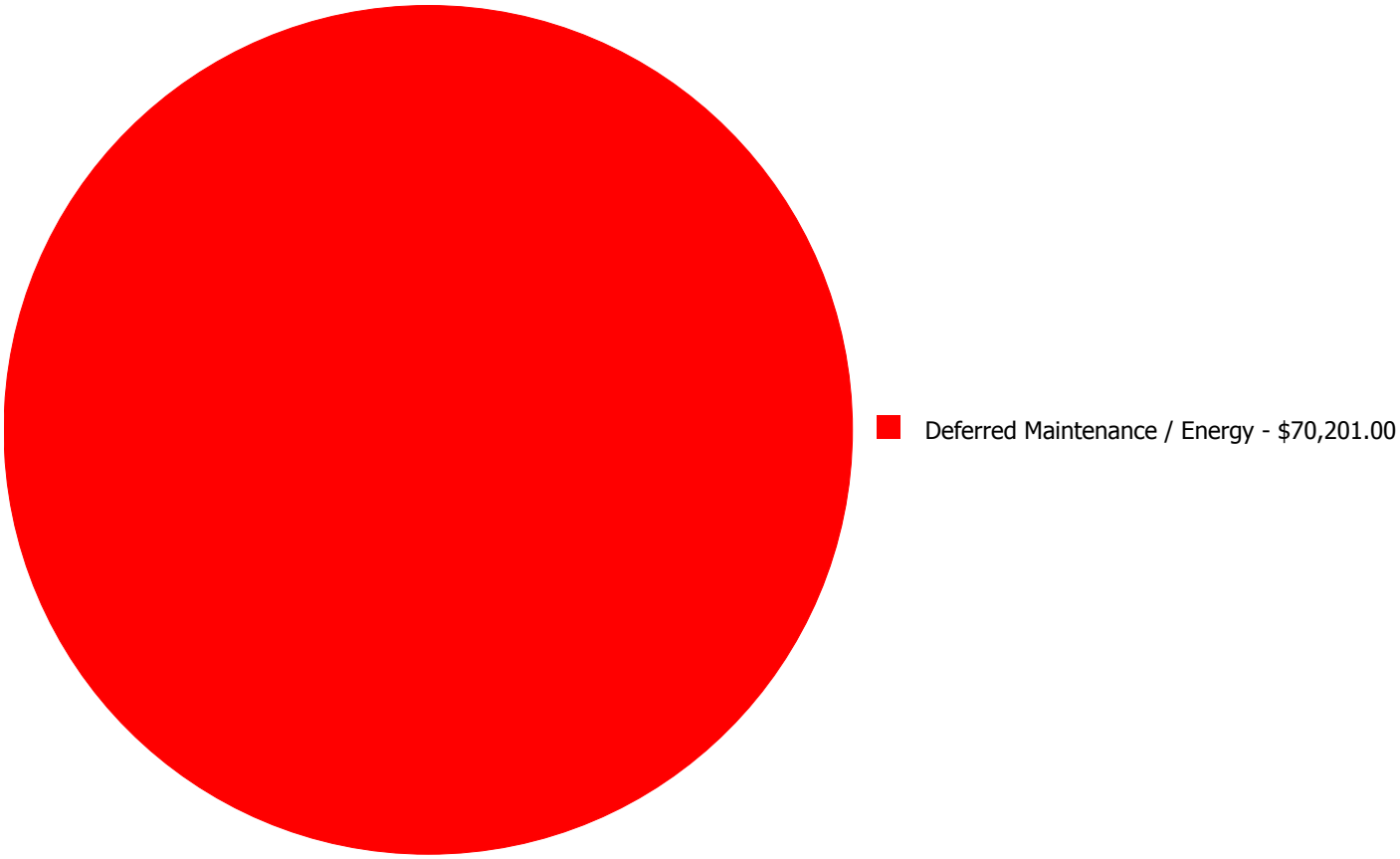
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

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

Deficiency Summary by Category

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



Budget Estimate Total: $70,201.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: D3050 - Terminal & Package Units

Location:	Throughout Building
Distress:	Inadequate
Category:	Deferred Maintenance / Energy
Priority:	3 Priority
Correction:	Renew System
Qty:	5,478.00
Unit of Measure:	S.F.
Estimate:	$70,201.00
Assessor Name:	Sam Mandola
Date Created:	06/29/2015

Notes: The primary heating and cooling system consists of a single PTAC unit, which cools the office area, ventilation fans for the gym, and four gas-fired unit heaters that heat the gym. These units should be replaced with a packaged system. SPLOST project 424-422 to install a 20-ton HVAC package in the gym.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	13,018
Year Built:	2004
Last Renovation:	
Replacement Value:	$2,565,710
Repair Cost:	$40,003.45
Total FCI:	1.56 %
Total RSLI:	62.79 %
FCA Score:	98.44

Description:

The 2004 classroom addition at Pine Ridge Elementary School is one-story building located at 750 Pine Ridge Drive in Stone Mountain, Georgia. There have been no additions and not 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:	2011	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	89.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	89.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	80.66 %	0.00 %	$0.00
B30 - Roofing	84.84 %	0.53 %	$1,927.05
C10 - Interior Construction	73.90 %	22.46 %	$35,645.40
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	48.49 %	0.83 %	$2,431.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	63.33 %	0.00 %	$0.00
D30 - HVAC	28.84 %	0.00 %	$0.00
D40 - Fire Protection	63.33 %	0.00 %	$0.00
D50 - Electrical	53.06 %	0.00 %	$0.00
E10 - Equipment	45.00 %	0.00 %	$0.00
E20 - Furnishings	45.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**62.79 %**	**1.56 %**	**$40,003.45**

Photo Album

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

1). West Elevation - Dec 07, 2010

2). South Elevation - Dec 07, 2010

3). East Elevation - Dec 07, 2010

4). North Elevation - Dec 07, 2010

5). North Elevation - Dec 07, 2010

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	13,018	100	2004	2104		89.00 %	0.00 %	89			$84,487
A1020	Special Foundations	$4.46	S.F.	0	100	2004	2104		89.00 %	0.00 %	89			$0
A1030	Slab on Grade	$7.09	S.F.	13,018	100	2004	2104		89.00 %	0.00 %	89			$92,298
A2010	Basement Excavation	$0.26	S.F.	0	100	2004	2104		89.00 %	0.00 %	89			$0
A2020	Basement Walls	$6.13	S.F.	0	100	2004	2104		89.00 %	0.00 %	89			$0
B1010	Floor Construction	$15.61	S.F.	0	100	2004	2104		89.00 %	0.00 %	89			$0
B1020	Roof Construction	$5.34	S.F.	13,018	100	2004	2104		89.00 %	0.00 %	89			$69,516
B2010	Exterior Walls	$16.02	S.F.	13,018	100	2004	2104		89.00 %	0.00 %	89			$208,548
B2020	Exterior Windows	$6.79	S.F.	13,018	30	2004	2034		63.33 %	0.00 %	19			$88,392
B2030	Exterior Doors	$0.92	S.F.	13,018	30	2004	2034		63.33 %	0.00 %	19			$11,977
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	0	10	2004	2014		0.00 %	0.00 %	-1			$0
B3010	Roof Coverings - BUR	$6.49	S.F.	0	25	2004	2029		56.00 %	0.00 %	14			$0
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	2004	2019		26.67 %	0.00 %	4			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	2004	2034		63.33 %	0.00 %	19			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	13,018	75	2004	2079		85.33 %	0.00 %	64			$357,344
B3020	Roof Openings	$0.63	S.F.	13,018	30	2004	2034		63.33 %	23.50 %	19		$1,927.05	$8,201
C1010	Partitions	$7.01	S.F.	13,018	100	2004	2104		89.00 %	39.06 %	89		$35,645.40	$91,256
C1020	Interior Doors	$2.39	S.F.	13,018	30	2004	2034		63.33 %	0.00 %	19			$31,113
C1030	Fittings	$2.79	S.F.	13,018	20	2004	2024		45.00 %	0.00 %	9			$36,320
C2010	Stair Construction	$1.81	S.F.	0	100	2004	2104		89.00 %	0.00 %	89			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	1,300	30	2004	2034		63.33 %	0.00 %	19			$13,351
C3010	Wall Finishes - Paint	$1.93	S.F.	11,718	10	2012	2022		70.00 %	0.00 %	7			$22,616
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	2004	2014		0.00 %	0.00 %	-1			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	260	8	2004	2012		0.00 %	110.00 %	-3		$2,431.00	$2,210
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	650	50	2004	2054		78.00 %	0.00 %	39			$9,419
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	2004	2054		78.00 %	0.00 %	39			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	12,108	20	2004	2024		45.00 %	0.00 %	9			$115,510
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	2004	2024		45.00 %	0.00 %	9			$0
C3030	Ceiling Finishes	$9.98	S.F.	13,018	20	2004	2024		45.00 %	0.00 %	9			$129,920
D1010	Elevators and Lifts	$1.17	S.F.	0	30	2004	2034		63.33 %	0.00 %	19			$0
D2010	Plumbing Fixtures	$17.66	S.F.	13,018	30	2004	2034		63.33 %	0.00 %	19			$229,898
D2020	Domestic Water Distribution	$3.99	S.F.	13,018	30	2004	2034		63.33 %	0.00 %	19			$51,942
D2030	Sanitary Waste	$3.41	S.F.	13,018	30	2004	2034		63.33 %	0.00 %	19			$44,391
D2040	Rain Water Drainage	$0.98	S.F.	13,018	30	2004	2034		63.33 %	0.00 %	19			$12,758

School Assessment Report - 2004 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	0	30	2004	2034		63.33 %	0.00 %	19			$0
D3020	Heat Generating Systems	$4.55	S.F.	0	30	2004	2034		63.33 %	0.00 %	19			$0
D3030	Cooling Generating Systems	$4.73	S.F.	0	30	2004	2034		63.33 %	0.00 %	19			$0
D3040	Distribution & Exhaust Systems	$1.21	S.F.	13,018	30	2004	2034		63.33 %	0.00 %	19			$15,752
D3050	Terminal & Package Units	$27.81	S.F.	13,018	15	2004	2019		26.67 %	0.00 %	4			$362,031
D3060	Controls & Instrumentation	$1.15	S.F.	13,018	20	2004	2024		45.00 %	0.00 %	9			$14,971
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	30	2004	2034		63.33 %	0.00 %	19			$0
D4010	Sprinklers	$4.75	S.F.	13,018	30	2004	2034		63.33 %	0.00 %	19			$61,836
D4020	Standpipes	$0.51	S.F.	0	30	2004	2034		63.33 %	0.00 %	19			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	13,018	40	2004	2044		72.50 %	0.00 %	29			$23,563
D5020	Branch Wiring	$6.78	S.F.	13,018	30	2004	2034		63.33 %	0.00 %	19			$88,262
D5020	Lighting	$8.90	S.F.	13,018	30	2004	2034		63.33 %	0.00 %	19			$115,860
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	13,018	15	2004	2019		26.67 %	0.00 %	4			$72,901
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	13,018	15	2004	2019		26.67 %	0.00 %	4			$16,012
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	13,018	15	2004	2019		26.67 %	0.00 %	4			$7,941
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	0	20	2004	2024		45.00 %	0.00 %	9			$0
E1010	Commercial Equipment	$7.92	S.F.	0	20	2004	2024		45.00 %	0.00 %	9			$0
E1020	Institutional Equipment	$0.40	S.F.	13,018	20	2004	2024		45.00 %	0.00 %	9			$5,207
E1090	Other Equipment	$0.88	S.F.	0	20	2004	2024		45.00 %	0.00 %	9			$0
E2010	Fixed Furnishings	$5.37	S.F.	13,018	20	2004	2024		45.00 %	0.00 %	9			$69,907
F1010	Special Structures - Canopies	$1.61	S.F.	0	25	2004	2029		56.00 %	0.00 %	14			$0
								Total	**62.79 %**	**1.56 %**			**$40,003.45**	**$2,565,710**

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:	**$40,003**	**$0**	**$0**	**$0**	**$568,126**	**$0**	**$0**	**$30,596**	**$3,080**	**$533,676**	**$0**	**$1,175,481**
*** 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 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$1,927	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,927**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

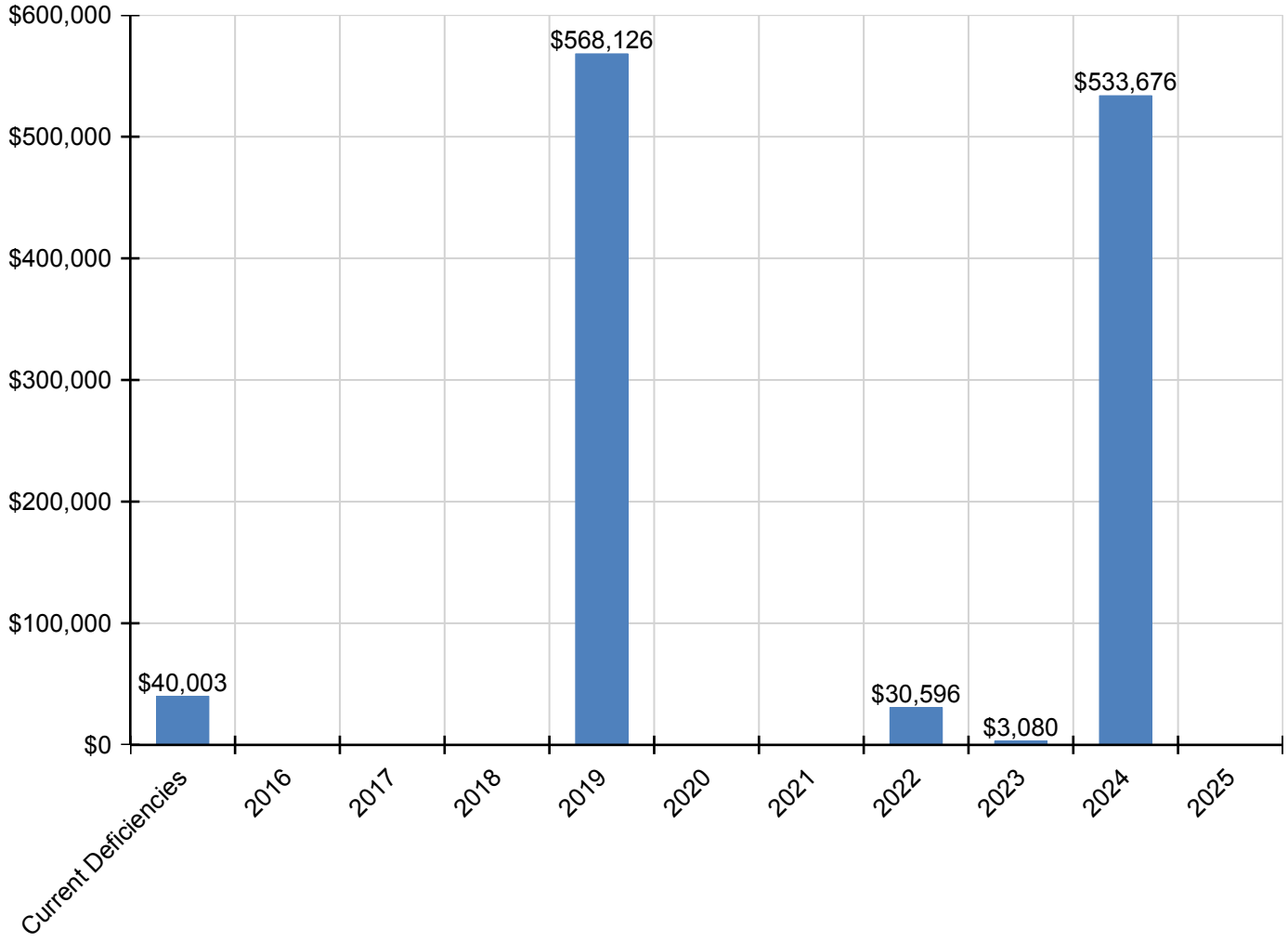
C1010 - Partitions	$35,645	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,645**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$52,128	$0	**$52,128**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$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	$30,596	$0	$0	$0	**$30,596**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$2,431	$0	$0	$0	$0	$0	$0	$0	$3,080	$0	$0	**$5,511**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$165,786	$0	**$165,786**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$186,468	$0	**$186,468**
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 & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$448,216	$0	$0	$0	$0	$0	$0	**$448,216**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,487	$0	**$21,487**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$0	$0	$0	$0	$90,256	$0	$0	$0	$0	$0	$0	**$90,256**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$19,824	$0	$0	$0	$0	$0	$0	**$19,824**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$9,831	$0	$0	$0	$0	$0	$0	**$9,831**
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	$7,474	$0	**$7,474**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$100,333	$0	**$100,333**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

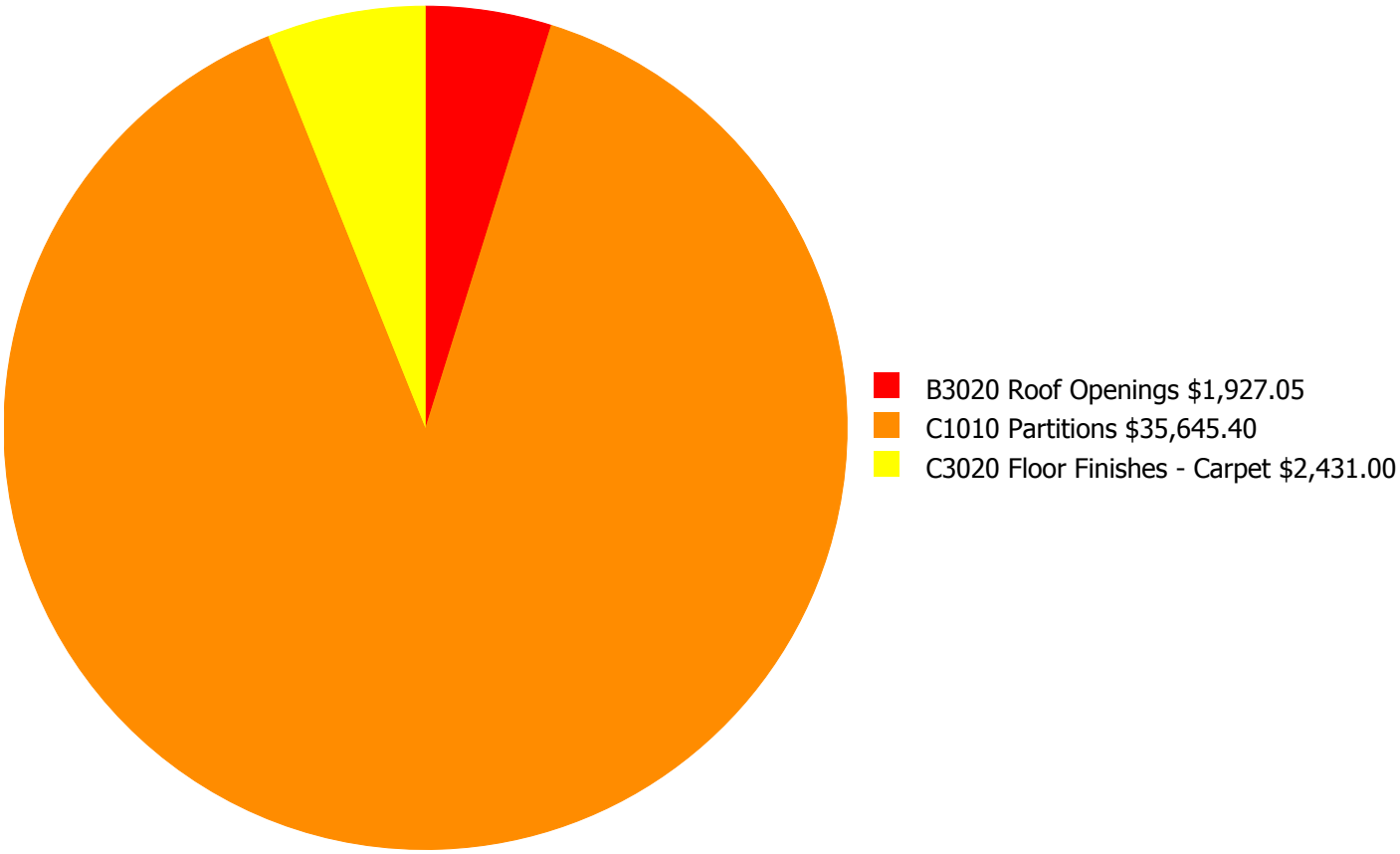
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

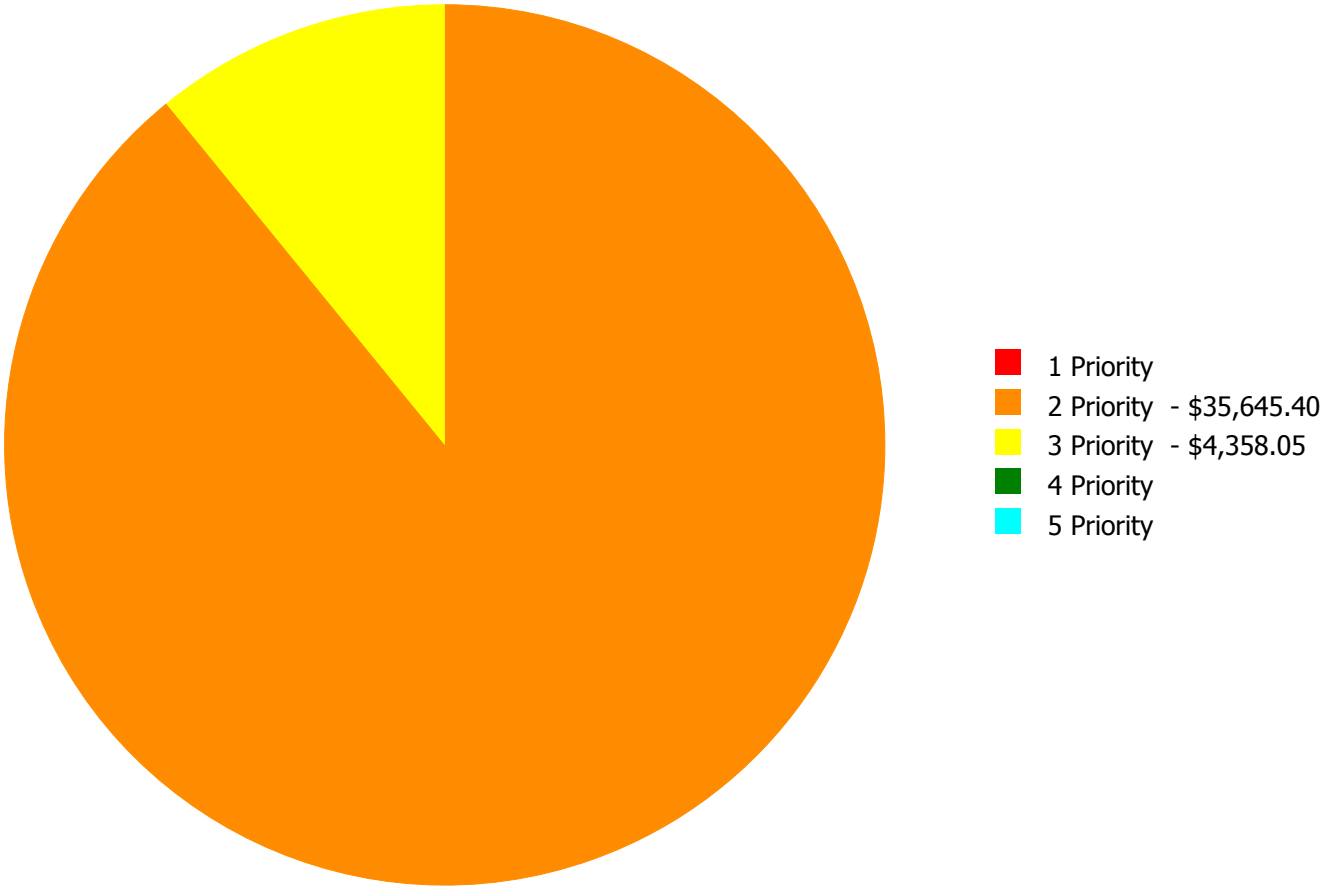
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $40,003.45

Deficiency Summary by Priority

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



Budget Estimate Total: $40,003.45

Deficiency By Priority Investment Table

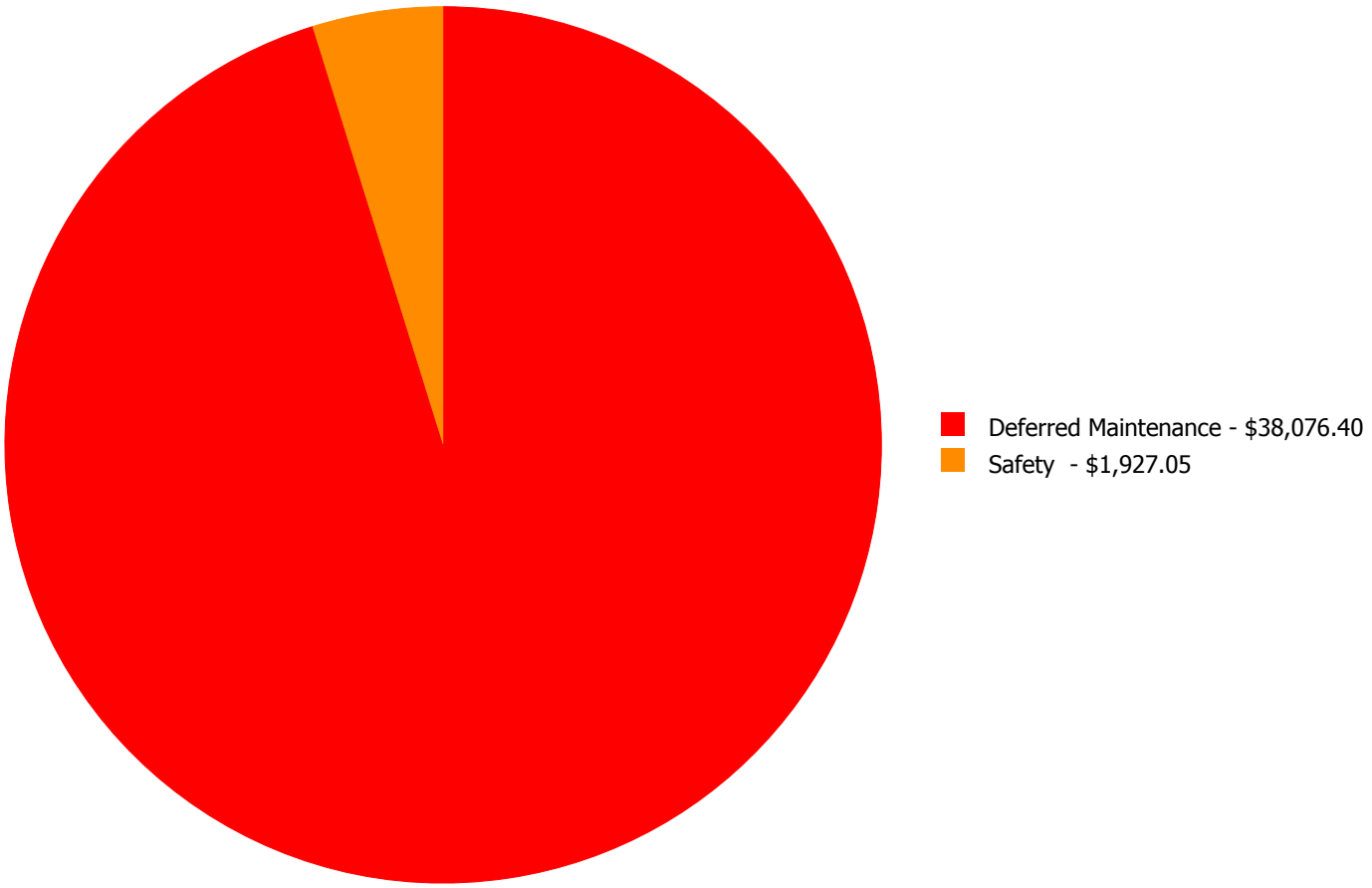
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3020	Roof Openings	$0.00	$0.00	$1,927.05	$0.00	$0.00	$1,927.05
C1010	Partitions	$0.00	$35,645.40	$0.00	$0.00	$0.00	$35,645.40
C3020	Floor Finishes - Carpet	$0.00	$0.00	$2,431.00	$0.00	$0.00	$2,431.00
	Total:	$0.00	$35,645.40	$4,358.05	$0.00	$0.00	$40,003.45

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: $40,003.45

Deficiency Details by Priority

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

Priority 2 Priority:

System: C1010 - Partitions

Location:	Throughout Building
Distress:	Damaged
Category:	Deferred Maintenance
Priority:	2 Priority
Correction:	Engineering study for partitions
Qty:	1.00
Unit of Measure:	Ea.
Estimate:	$35,645.40
Assessor Name:	Eduardo Lopez
Date Created:	07/02/2015

Notes: The CMU walls have extensive cracking throughout the interior of the building. An engineering study is recommended to determine the cause. Pricing does not include remediation measures.

Priority 3 Priority:

System: B3020 - Roof Openings

Location: West Side of Building

Distress: Inadequate

Category: Safety

Priority: 3 Priority

Correction: Replace roof hatch and structure single unit

Qty: 1.00

Unit of Measure: Ea.

Estimate: $1,927.05

Assessor Name: Eduardo Lopez

Date Created: 06/30/2015

Notes: The roof opening is not compliant with OSHA guidelines for access and egress and should be scheduled for replacement or retrofit. Roof openings are currently scheduled for replacement under SPLOST project 424-422.

System: C3020 - Floor Finishes - Carpet

Location: Offices

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 260.00

Unit of Measure: S.F.

Estimate: $2,431.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The carpet in the office room is stained, showing signs of failure, and should be replaced.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	87,408
Year Built:	1988
Last Renovation:	
Replacement Value:	$2,276,164
Repair Cost:	$1,384,088.00
Total FCI:	60.81 %
Total RSLI:	18.32 %
FCA Score:	39.19

Description:

The Pine Ridge Elementary School site was originally constructed in 1988, has a total area of 13.6 acres, and is occupied by approximately 87,408 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, open fields, playgrounds and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1755

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	4.37 %	91.91 %	$1,209,097.00
G30 - Site Mechanical Utilities	44.56 %	0.00 %	$0.00
G40 - Site Electrical Utilities	23.25 %	54.40 %	$174,991.00
Totals:	**18.32 %**	**60.81 %**	**$1,384,088.00**

Photo Album

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

1). Aerial Image of Pine Ridge Elementary School - Oct 22, 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.	69,589	25	1988	2013		0.00 %	110.00 %	-2		$395,753.00	$359,775
G2020	Parking Lots	$4.56	S.F.	26,155	25	1988	2013		0.00 %	110.00 %	-2		$131,193.00	$119,267
G2030	Pedestrian Paving	$1.50	S.F.	87,408	30	1988	2018		10.00 %	0.00 %	3			$131,112
G2040	Baseball Field	$8.35	S.F.		20	1988	2008		0.00 %	0.00 %	-7			$0
G2040	Canopies	$0.29	S.F.		25	1988	2013		0.00 %	0.00 %	-2			$0
G2040	Covered Walkways	$48.72	S.F.	1,750	25	2003	2028		52.00 %	0.00 %	13			$85,260
G2040	Fencing & Guardrails	$0.91	S.F.	87,408	30	1988	2018	2015	0.00 %	110.00 %	0		$87,495.00	$79,541
G2040	Football Field	$5.85	S.F.		20	1988	2008		0.00 %	0.00 %	-7			$0
G2040	Hard Surface Play Area	$6.26	S.F.	2,116	20	1988	2008		0.00 %	110.00 %	-7		$14,571.00	$13,246
G2040	Playing Field	$3.92	S.F.	102,196	20	1988	2008		0.00 %	110.00 %	-7		$440,669.00	$400,608
G2040	Soccer/Lacross Field	$5.00	S.F.		20	1988	2008		0.00 %	0.00 %	-7			$0
G2040	Softball Field	$8.86	S.F.		20	1988	2008		0.00 %	0.00 %	-7			$0
G2040	Tennis Courts	$18.47	S.F.		20	1988	2008		0.00 %	0.00 %	-7			$0
G2040	Track	$7.04	S.F.		10	1988	1998		0.00 %	0.00 %	-17			$0
G2050	Landscaping	$1.45	S.F.	87,408	15	1988	2003		0.00 %	110.00 %	-12		$139,416.00	$126,742
G3010	Water Supply	$1.83	S.F.	87,408	50	1988	2038		46.00 %	0.00 %	23			$159,957
G3020	Sanitary Sewer	$1.15	S.F.	87,408	50	1988	2038		46.00 %	0.00 %	23			$100,519
G3030	Storm Sewer	$3.55	S.F.	87,408	50	1988	2038		46.00 %	0.00 %	23			$310,298
G3060	Fuel Distribution	$0.78	S.F.	87,408	40	1988	2028		32.50 %	0.00 %	13			$68,178
G4010	Electrical Distribution	$1.86	S.F.	87,408	50	1988	2038		46.00 %	0.00 %	23			$162,579
G4020	Site Lighting	$1.15	S.F.	87,408	30	1988	2018	2015	0.00 %	110.00 %	0		$110,571.00	$100,519
G4030	Site Communications & Security	$0.67	S.F.	87,408	10	1988	1998		0.00 %	110.00 %	-17		$64,420.00	$58,563
								Total	**18.32 %**	**60.81 %**			**$1,384,088.00**	**$2,276,164**

Renewal Schedule

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

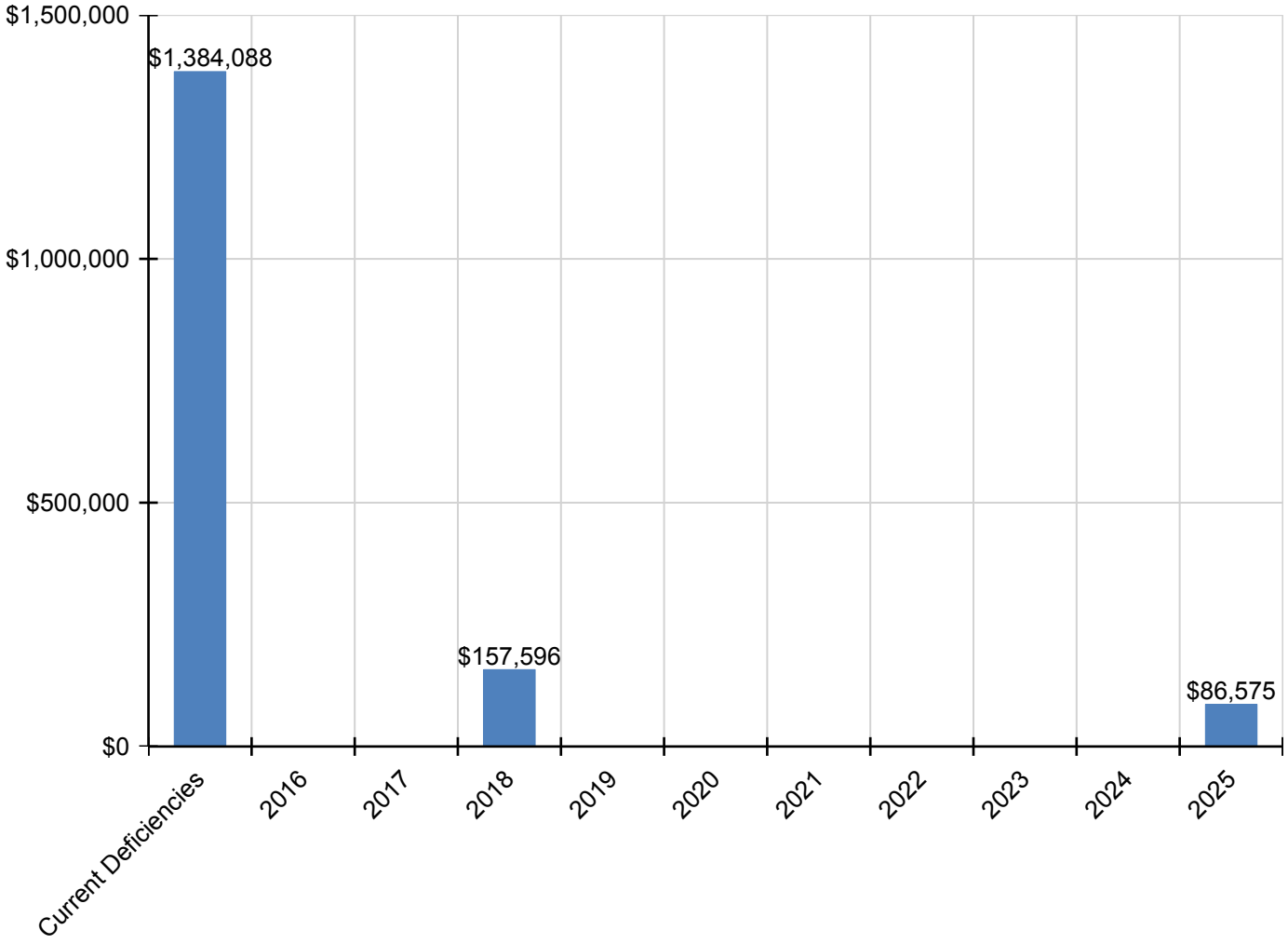
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,384,088**	**$0**	**$0**	**$157,596**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$86,575**	**$1,628,259**
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	$395,753	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$395,753**
G2020 - Parking Lots	$131,193	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$131,193**
G2030 - Pedestrian Paving	$0	$0	$0	$157,596	$0	$0	$0	$0	$0	$0	$0	**$157,596**
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	$87,495	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$87,495**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$14,571	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,571**
G2040 - Playing Field	$440,669	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$440,669**
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	$139,416	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$139,416**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$110,571	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$110,571**
G4030 - Site Communications & Security	$64,420	$0	$0	$0	$0	$0	$0	$0	$0	$0	$86,575	**$150,995**

** Indicates non-renewable system*

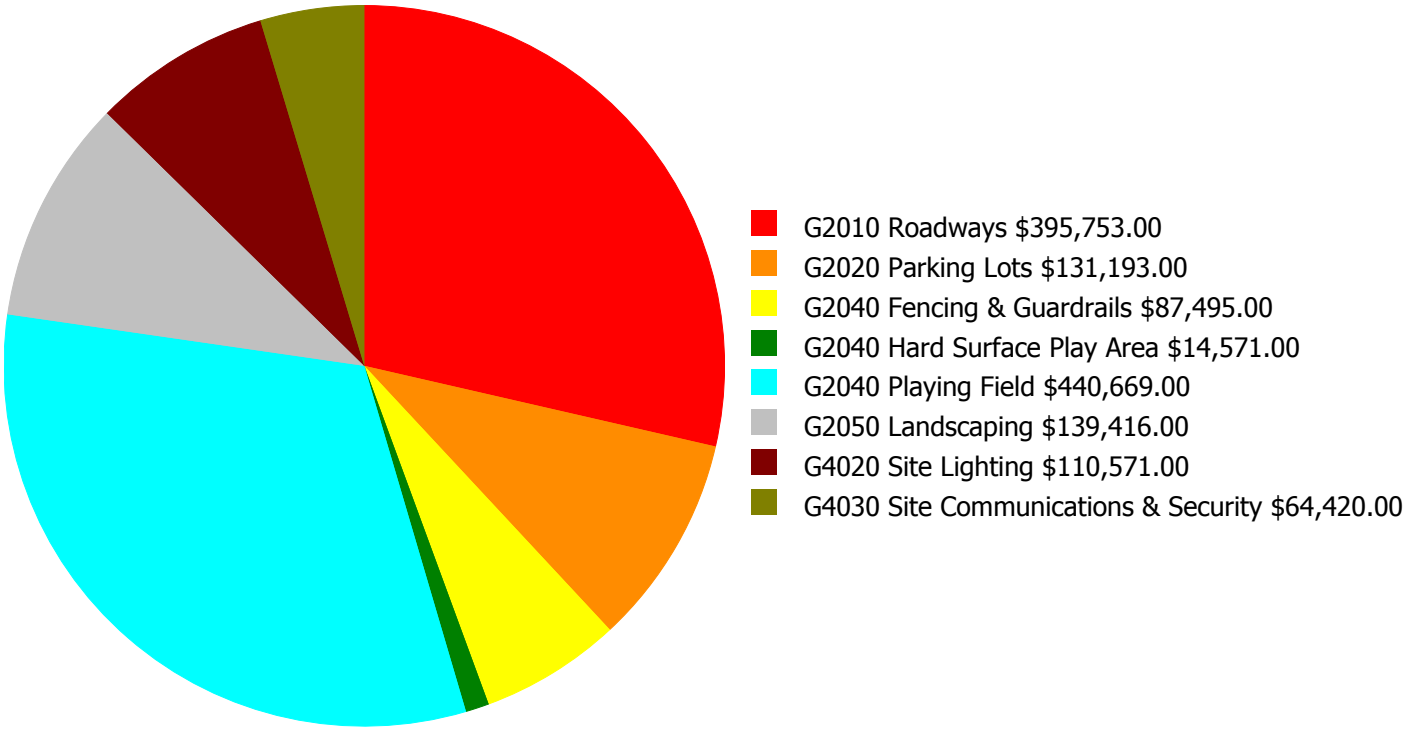
Forecasted Capital Renewal Requirement

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

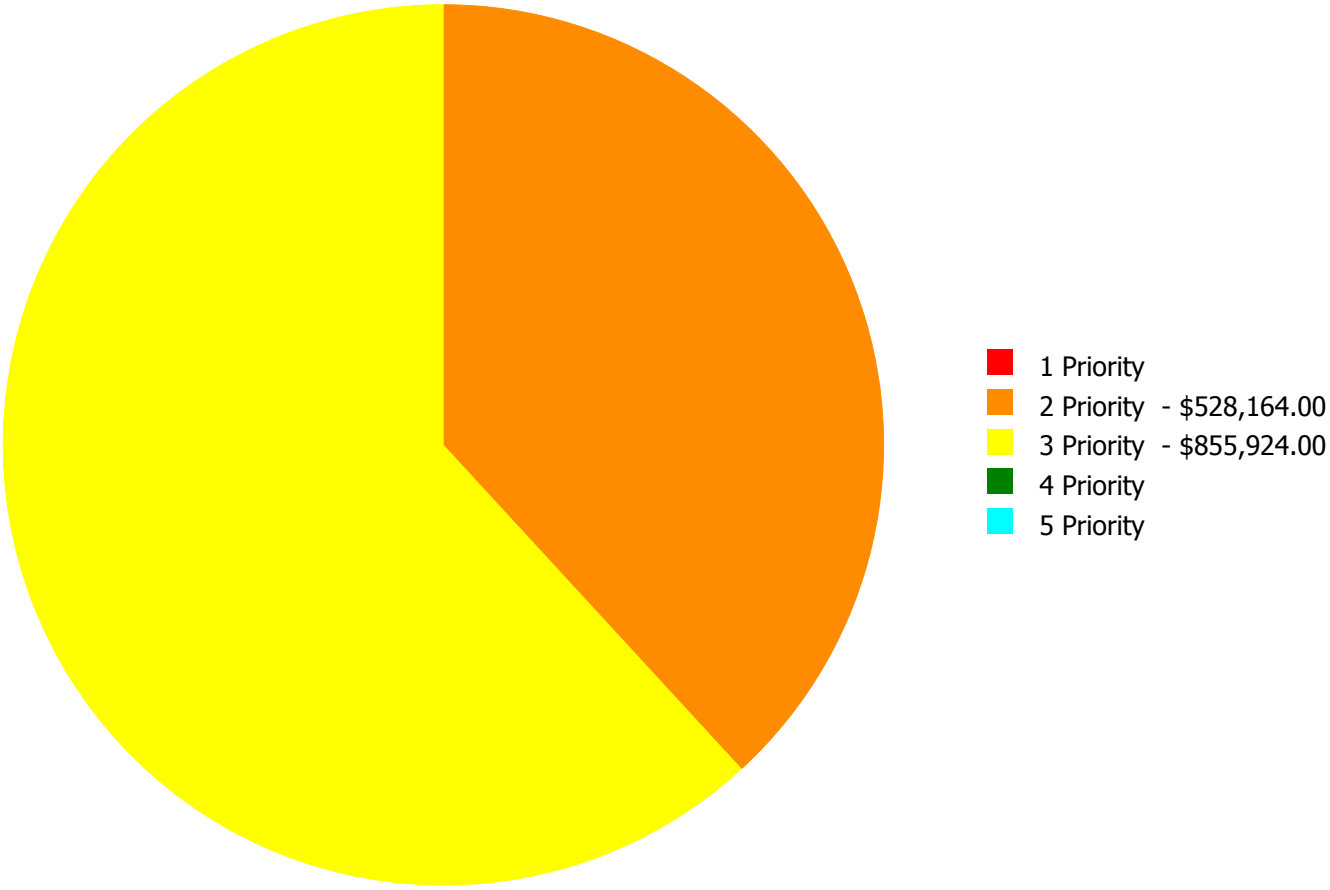
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,384,088.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,384,088.00

Deficiency By Priority Investment Table

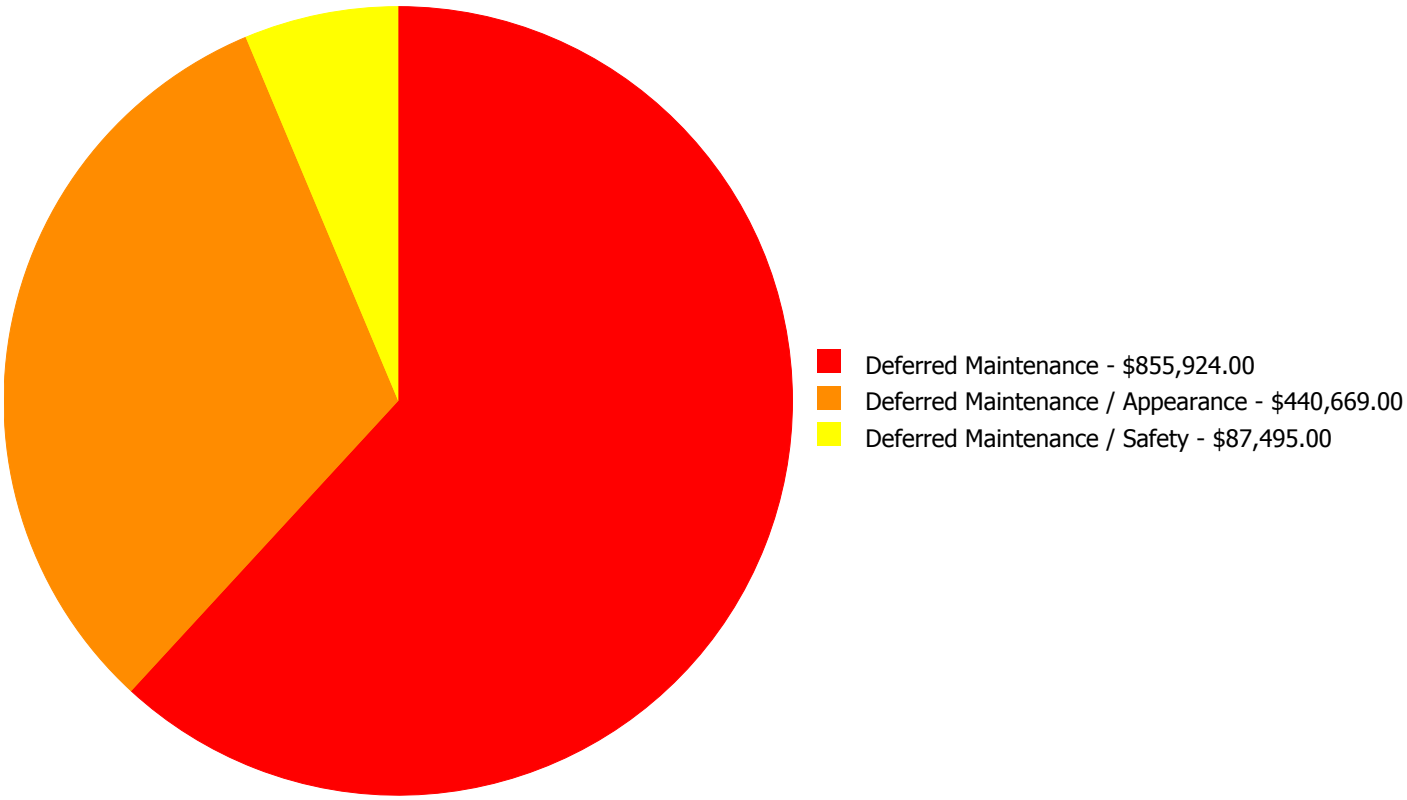
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$395,753.00	$0.00	$0.00	$395,753.00
G2020	Parking Lots	$0.00	$0.00	$131,193.00	$0.00	$0.00	$131,193.00
G2040	Fencing & Guardrails	$0.00	$87,495.00	$0.00	$0.00	$0.00	$87,495.00
G2040	Hard Surface Play Area	$0.00	$0.00	$14,571.00	$0.00	$0.00	$14,571.00
G2040	Playing Field	$0.00	$440,669.00	$0.00	$0.00	$0.00	$440,669.00
G2050	Landscaping	$0.00	$0.00	$139,416.00	$0.00	$0.00	$139,416.00
G4020	Site Lighting	$0.00	$0.00	$110,571.00	$0.00	$0.00	$110,571.00
G4030	Site Communications & Security	$0.00	$0.00	$64,420.00	$0.00	$0.00	$64,420.00
	Total:	$0.00	$528,164.00	$855,924.00	$0.00	$0.00	$1,384,088.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,384,088.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 87,408.00
Unit of Measure: S.F.
Estimate: $87,495.00
Assessor Name: Sam Mandola
Date Created: 01/23/2016

Notes: Fencing is nearing the end of its expected service life, inadequate, and should be replaced, including filling the the gaps around the perimeter.

System: G2040 - Playing Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 2 Priority
Correction: Renew System
Qty: 102,196.00
Unit of Measure: S.F.
Estimate: $440,669.00
Assessor Name: Sam Mandola
Date Created: 07/02/2015

Notes: The playing fields are beyond their expected service life, have numerous bare spots, and should be re-sodded to prevent erosion.

Priority 3 Priority:

System: G2010 - Roadways

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 69,589.00

Unit of Measure: S.F.

Estimate: $395,753.00

Assessor Name: Sam Mandola

Date Created: 07/02/2015

Notes: Roadways are beyond their expected service life, damaged with cracks, worn, and should be scheduled for replacement.

System: G2020 - Parking Lots

Location: South and West Side of Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 26,155.00

Unit of Measure: S.F.

Estimate: $131,193.00

Assessor Name: Sam Mandola

Date Created: 07/02/2015

Notes: The parking lots are beyond their expected service life, damaged with cracks, and should be scheduled for replacement.

System: G2040 - Hard Surface Play Area

Location: South Side of Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 2,116.00

Unit of Measure: S.F.

Estimate: $14,571.00

Assessor Name: Sam Mandola

Date Created: 07/02/2015

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

System: G2050 - Landscaping

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 87,408.00

Unit of Measure: S.F.

Estimate: $139,416.00

Assessor Name: Sam Mandola

Date Created: 07/02/2015

Notes: Landscaping, including grass, is beyond its expected service life, damaged and missing, and should be replaced to prevent erosion. Retention pond is overgrown with vegetation and needs to be cleared.

System: G4020 - Site Lighting

Location: Site

Distress: Inadequate

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 87,408.00

Unit of Measure: S.F.

Estimate: $110,571.00

Assessor Name: Sam Mandola

Date Created: 06/30/2015

Notes: Site lighting is nearing the end of its expected service life, inadequate, and should be replaced to include additional pole mounted lights at top parking lot.

System: G4030 - Site Communications & Security

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 87,408.00

Unit of Measure: S.F.

Estimate: $64,420.00

Assessor Name: Sam Mandola

Date Created: 06/30/2015

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

Glossary

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

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

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

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

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