DeKalb County School District/Middle Schools

Ronald McNair Sr. Middle

Final

School Assessment Report

May 20, 2016

PARSONS

Table of Contents

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):	177,110
Year Built:	1958
Last Renovation:	
Replacement Value:	$40,253,315
Repair Cost:	$24,642,545.97
Total FCI:	61.22 %
Total RSLI:	16.73 %
FCA Score:	38.78

Description:

The Ronald McNair Sr. Middle School campus consists of three buildings located at 2190 Wallingford Drive in Decatur, Georgia. The original campus was constructed in 1958 and additions to the main school building were constructed in 1961, 1975, 1982, and 2003. In addition to these buildings, the campus contains storage buildings, covered walkways, tennis courts, playfield, baseball field, baseball dugouts, football field, and track. 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. This school is scheduled for total replacement under SPLOST IV project 505-422, 2015-2017.

Attributes:

General Attributes:

Assigned Region:	Region 5	Board District:	District 3
DOE Facility:	1057	Geographic Region:	Region 5
HS Attendance Area:	McNair, Ronald E. HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	32.3		

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.

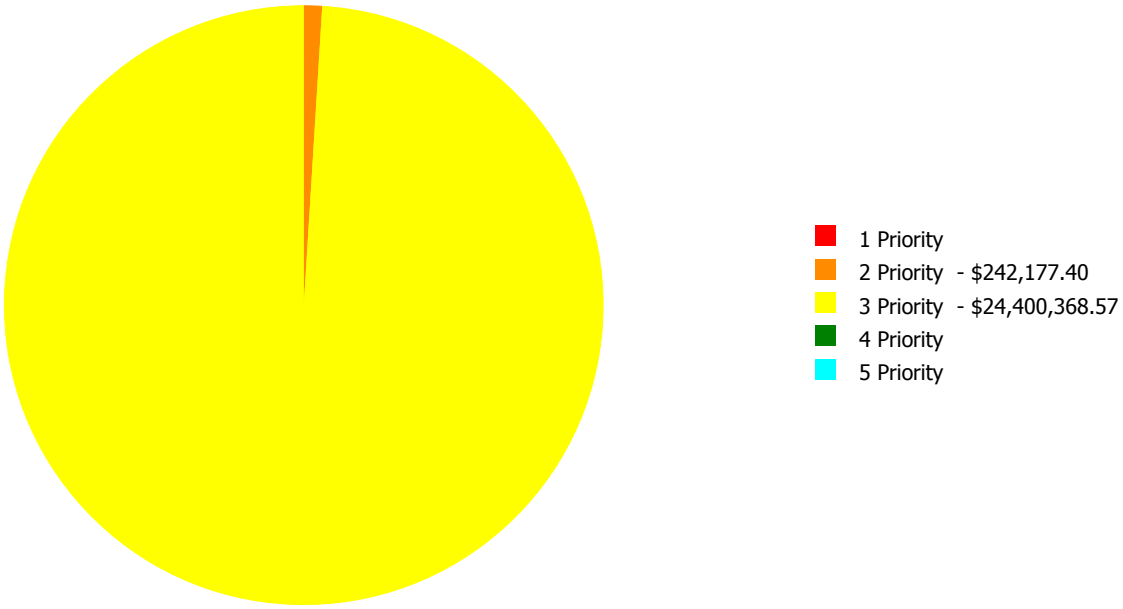
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	47.59 %	1.86 %	$24,398.40
A20 - Basement Construction	43.00 %	0.00 %	$0.00
B10 - Superstructure	47.28 %	0.00 %	$0.00
B20 - Exterior Enclosure	33.77 %	35.24 %	$1,661,641.00
B30 - Roofing	13.27 %	86.00 %	$2,989,833.00
C10 - Interior Construction	32.45 %	30.40 %	$738,133.00
C20 - Stairs	43.00 %	0.00 %	$0.00
C30 - Interior Finishes	2.88 %	38.51 %	$2,243,911.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	6.82 %	86.66 %	$2,664,192.00
D30 - HVAC	13.60 %	77.05 %	$4,758,820.00
D40 - Fire Protection	48.63 %	20.85 %	$22,311.00
D50 - Electrical	9.49 %	92.73 %	$3,360,588.00
E10 - Equipment	2.43 %	103.31 %	$1,006,315.00
E20 - Furnishings	5.77 %	94.14 %	$901,092.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	17.10 %	59.39 %	$2,130,228.78
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$1,424,141.51
G40 - Site Electrical Utilities	0.00 %	110.00 %	$716,941.28
Totals:	**16.73 %**	**61.22 %**	**$24,642,545.97**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1958 Football Storage	400	30.02	$0.00	$0.00	$9,676.00	$0.00	$0.00
1958 Storage	130	30.02	$0.00	$0.00	$3,145.00	$0.00	$0.00
1958, 1961, 1975, 1982 Building	114,440	72.14	$0.00	$217,779.00	$16,647,788.00	$0.00	$0.00
1958, 1975 Gym	37,600	47.35	$0.00	$0.00	$3,404,230.00	$0.00	$0.00
2003 Addition	21,000	2.38	$0.00	$24,398.40	$64,218.00	$0.00	$0.00
2003 Enclosed Covered Walkway	3,540	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	177,110	77.19	$0.00	$0.00	$4,271,311.57	$0.00	$0.00
Total:		**61.22**	**$0.00**	**$242,177.40**	**$24,400,368.57**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $24,642,545.97

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	400
Year Built:	1958
Last Renovation:	
Replacement Value:	$32,228
Repair Cost:	$9,676.00
Total FCI:	30.02 %
Total RSLI:	31.26 %
FCA Score:	69.98

Description:

The football storage building at Ronald McNair Sr. Middle School is located at 2190 Wallingford Drive in Decatur, Georgia. Originally built in 1958, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report. This school is scheduled for replacement under SPLOST IV project 505-422, 2015-2017.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	43.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	43.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.90 %	13.04 %	$2,288.00
B30 - Roofing	0.00 %	110.01 %	$7,388.00
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:	**31.26 %**	**30.02 %**	**$9,676.00**

Photo Album

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

1). South Elevation - Jun 17, 2015

2). East Elevation - Jun 17, 2015

3). North Elevation - Jun 17, 2015

4). West Elevation - Jun 17, 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	1958	2058		43.00 %	0.00 %	43			$0
A1030	Slab on Grade	$3.60	S.F.	400	100	1958	2058		43.00 %	0.00 %	43			$1,440
A2010	Basement Excavation	$0.22	S.F.	0	100	1958	2058		43.00 %	0.00 %	43			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1958	2058		43.00 %	0.00 %	43			$0
B1020	Roof Construction	$16.33	S.F.	400	100	1958	2058		43.00 %	0.00 %	43			$6,532
B2010	Exterior Walls	$38.65	S.F.	400	100	1958	2058		43.00 %	0.00 %	43			$15,460
B2020	Exterior Windows	$4.87	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
B2030	Exterior Doors	$5.20	S.F.	400	30	1958	1988		0.00 %	110.00 %	-27		$2,288.00	$2,080
B3010	Roof Coverings	$16.79	S.F.	400	20	1958	1978		0.00 %	110.01 %	-37		$7,388.00	$6,716
C1010	Partitions	$13.04	S.F.	0	40	1958	1998		0.00 %	0.00 %	-17			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
C1030	Fittings	$3.04	S.F.	0	20	1958	1978		0.00 %	0.00 %	-37			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1958	1978		0.00 %	0.00 %	-37			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1958	1978		0.00 %	0.00 %	-37			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1958	1978		0.00 %	0.00 %	-37			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
								Total	**31.26 %**	**30.02 %**			**$9,676.00**	**$32,228**

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.

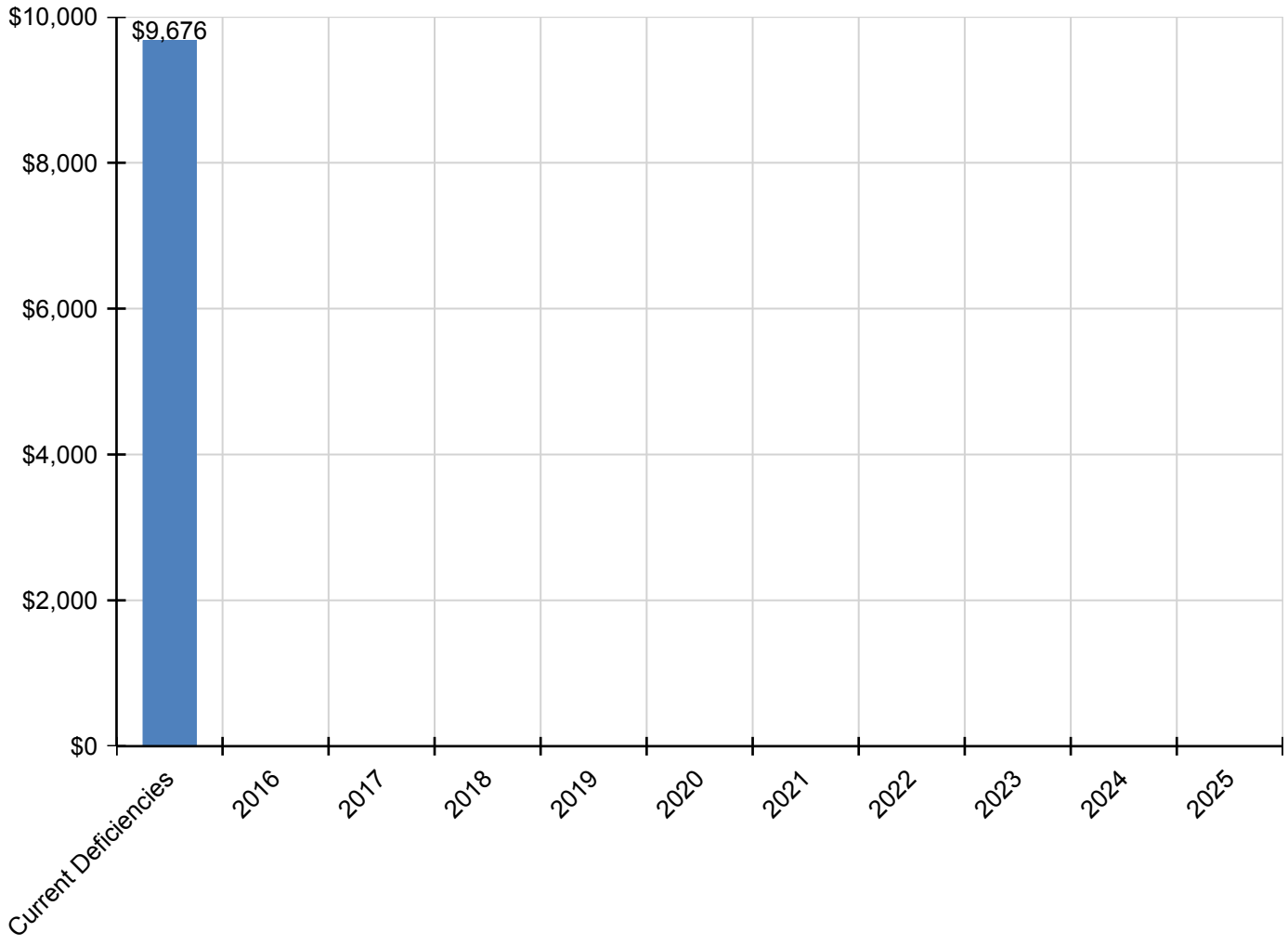
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$9,676**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,676**
*** 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	$2,288	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,288**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$7,388	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,388**
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*

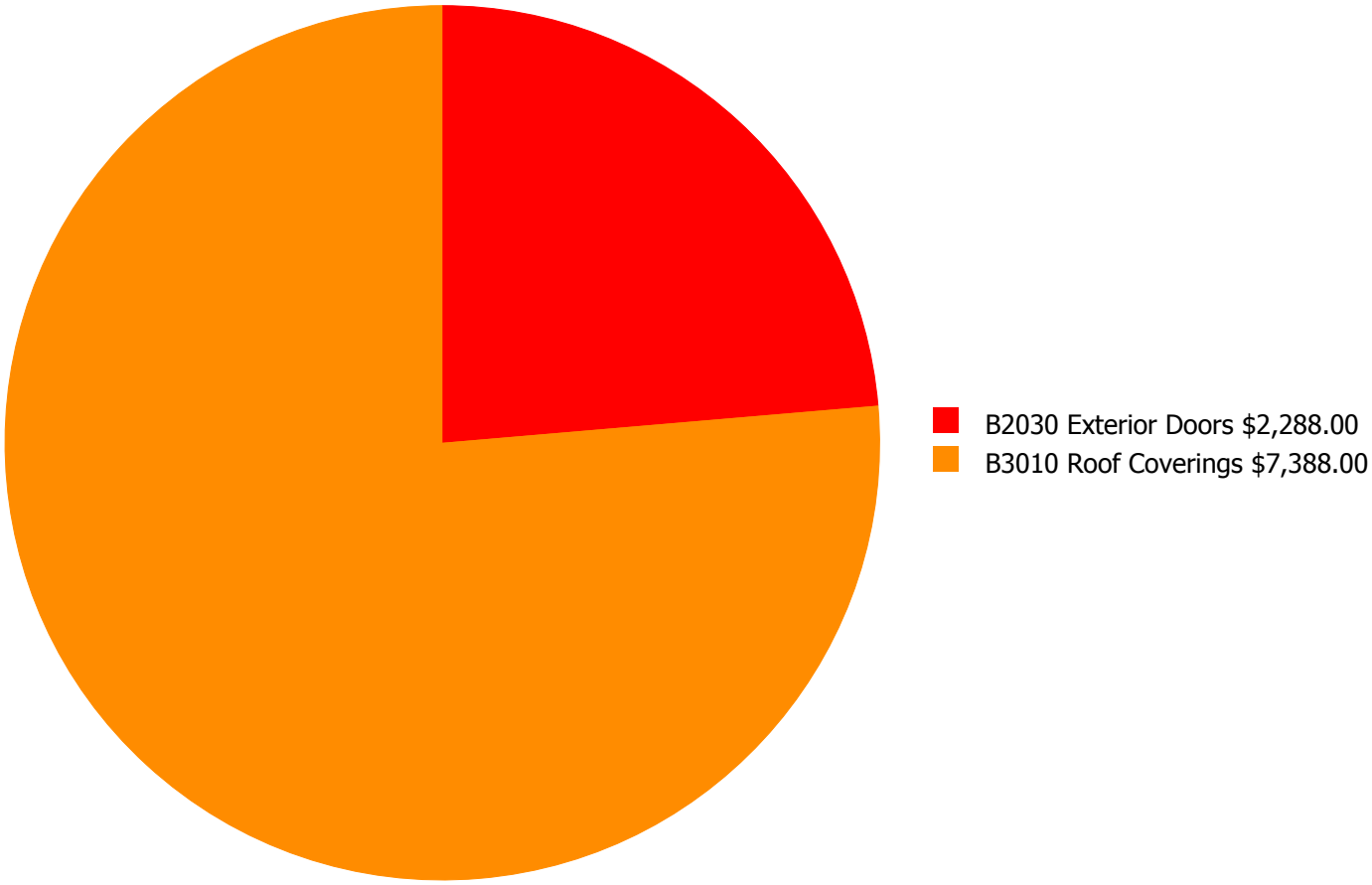
Forecasted Capital Renewal Requirement

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

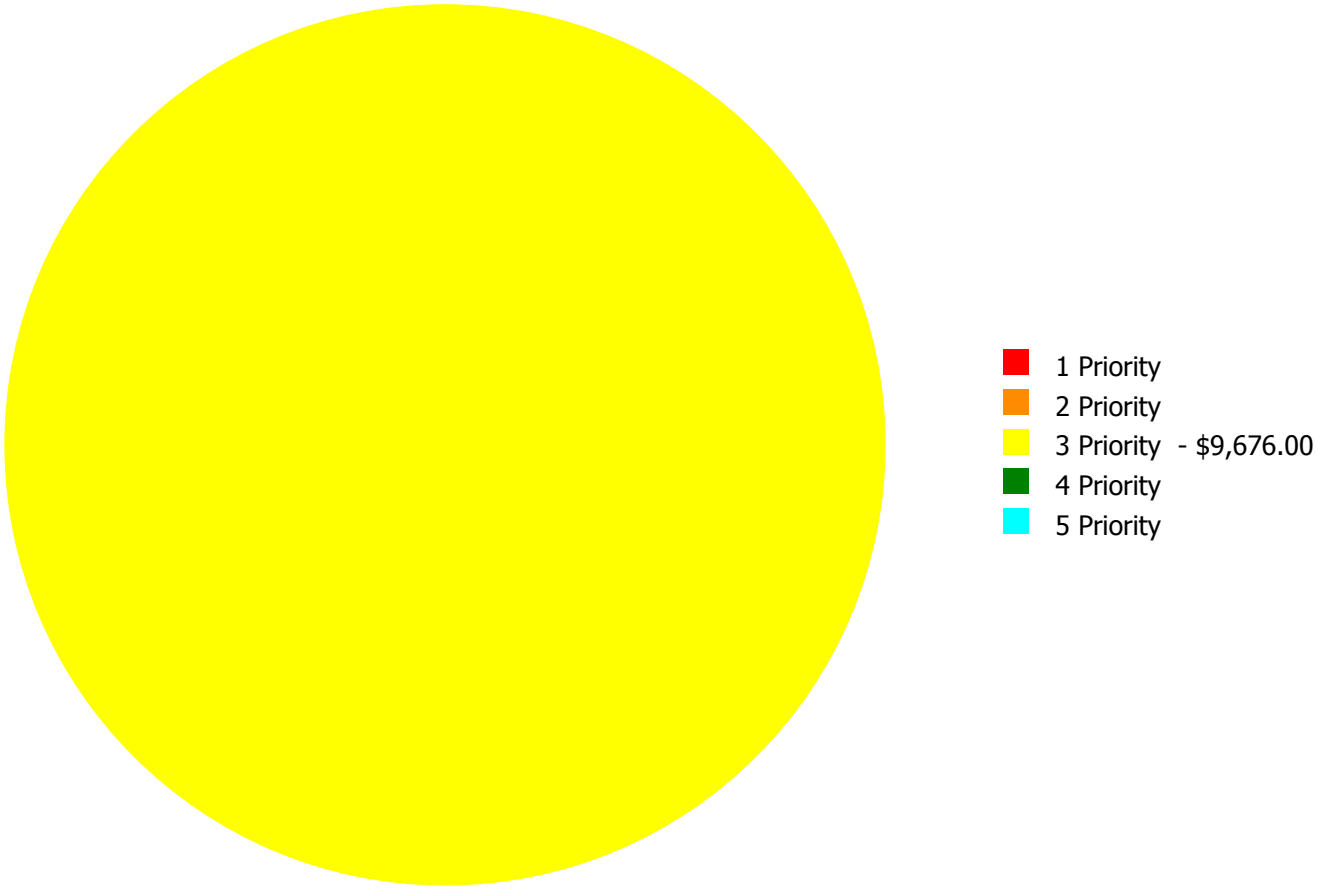
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $9,676.00

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: $9,676.00

Deficiency By Priority Investment Table

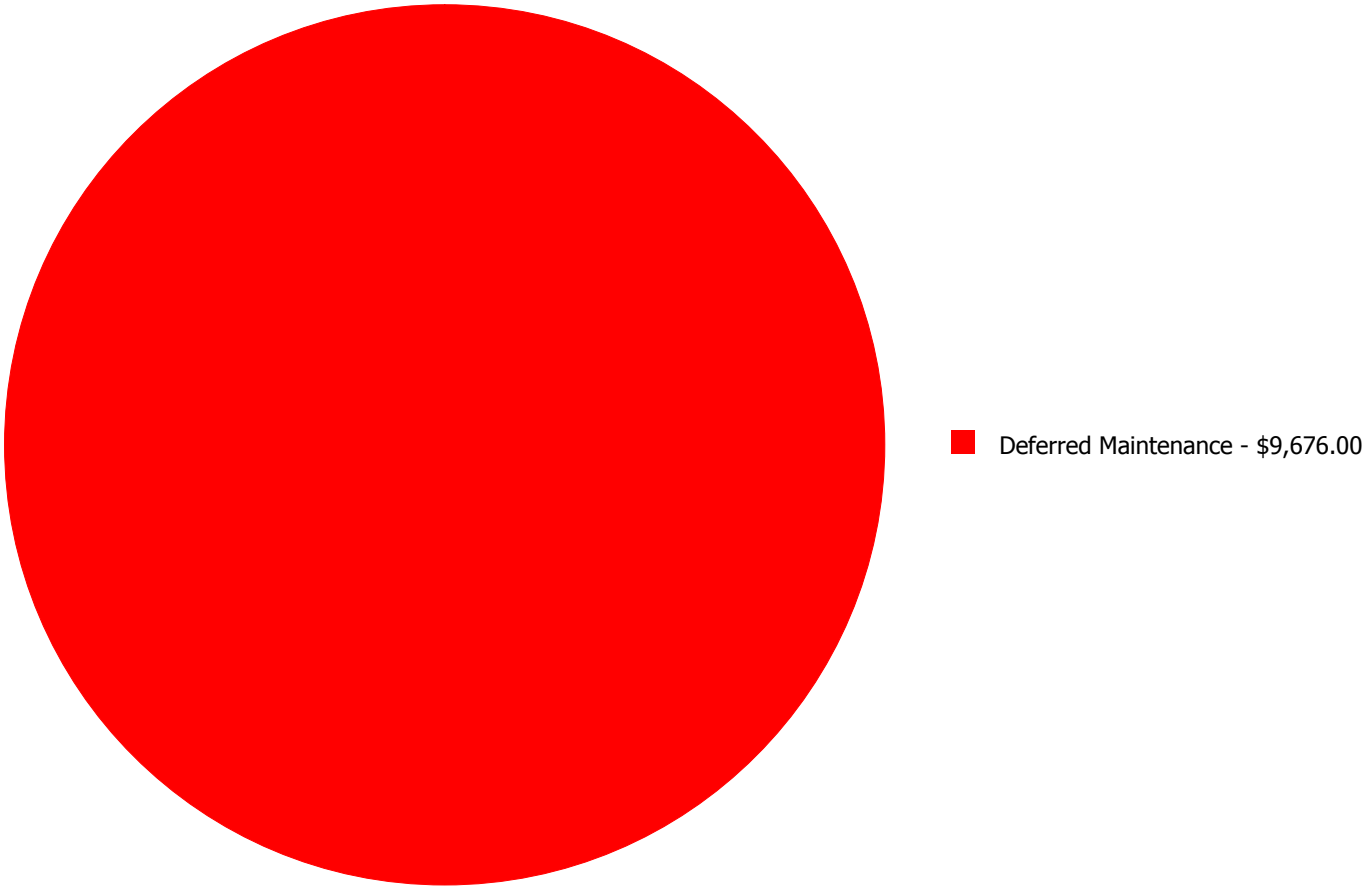
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$2,288.00	$0.00	$0.00	$2,288.00
B3010	Roof Coverings	$0.00	$0.00	$7,388.00	$0.00	$0.00	$7,388.00
	Total:	$0.00	$0.00	$9,676.00	$0.00	$0.00	$9,676.00

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: $9,676.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $2,288.00
Assessor Name: Legacy Migration
Date Created: 04/11/2015

Notes: The exterior doors are beyond their expected service life, damaged and rusted, and should be replaced.

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $7,388.00
Assessor Name: Legacy Migration
Date Created: 04/11/2015

Notes: The roof covering is beyond its expected service life, damaged, 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:	Middle School
Gross Area (SF):	130
Year Built:	1958
Last Renovation:	
Replacement Value:	$10,475
Repair Cost:	$3,145.00
Total FCI:	30.02 %
Total RSLI:	31.26 %
FCA Score:	69.98

Description:

The storage building at Ronald McNair Sr. Middle School is located at 2190 Wallingford Drive in Decatur, Georgia. Originally built in 1958, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report. This school is scheduled for replacement under SPLOST IV project 505-422, 2015-2017.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	43.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	43.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.90 %	13.05 %	$744.00
B30 - Roofing	0.00 %	109.99 %	$2,401.00
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:	**31.26 %**	**30.02 %**	**$3,145.00**

Photo Album

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

1). North Elevation - Jun 17, 2015

2). West Elevation - Jun 17, 2015

3). South Elevation - Jun 17, 2015

4). East Elevation - Jun 17, 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	1958	2058		43.00 %	0.00 %	43			$0
A1030	Slab on Grade	$3.60	S.F.	130	100	1958	2058		43.00 %	0.00 %	43			$468
A2010	Basement Excavation	$0.22	S.F.	0	100	1958	2058		43.00 %	0.00 %	43			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1958	2058		43.00 %	0.00 %	43			$0
B1020	Roof Construction	$16.33	S.F.	130	100	1958	2058		43.00 %	0.00 %	43			$2,123
B2010	Exterior Walls	$38.65	S.F.	130	100	1958	2058		43.00 %	0.00 %	43			$5,025
B2020	Exterior Windows	$4.87	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
B2030	Exterior Doors	$5.20	S.F.	130	30	1958	1988		0.00 %	110.06 %	-27		$744.00	$676
B3010	Roof Coverings	$16.79	S.F.	130	20	1958	1978		0.00 %	109.99 %	-37		$2,401.00	$2,183
C1010	Partitions	$13.04	S.F.	0	40	1958	1998		0.00 %	0.00 %	-17			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
C1030	Fittings	$3.04	S.F.	0	20	1958	1978		0.00 %	0.00 %	-37			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1958	1978		0.00 %	0.00 %	-37			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1958	1978		0.00 %	0.00 %	-37			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1958	1978		0.00 %	0.00 %	-37			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
								Total	**31.26 %**	**30.02 %**			**$3,145.00**	**$10,475**

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%

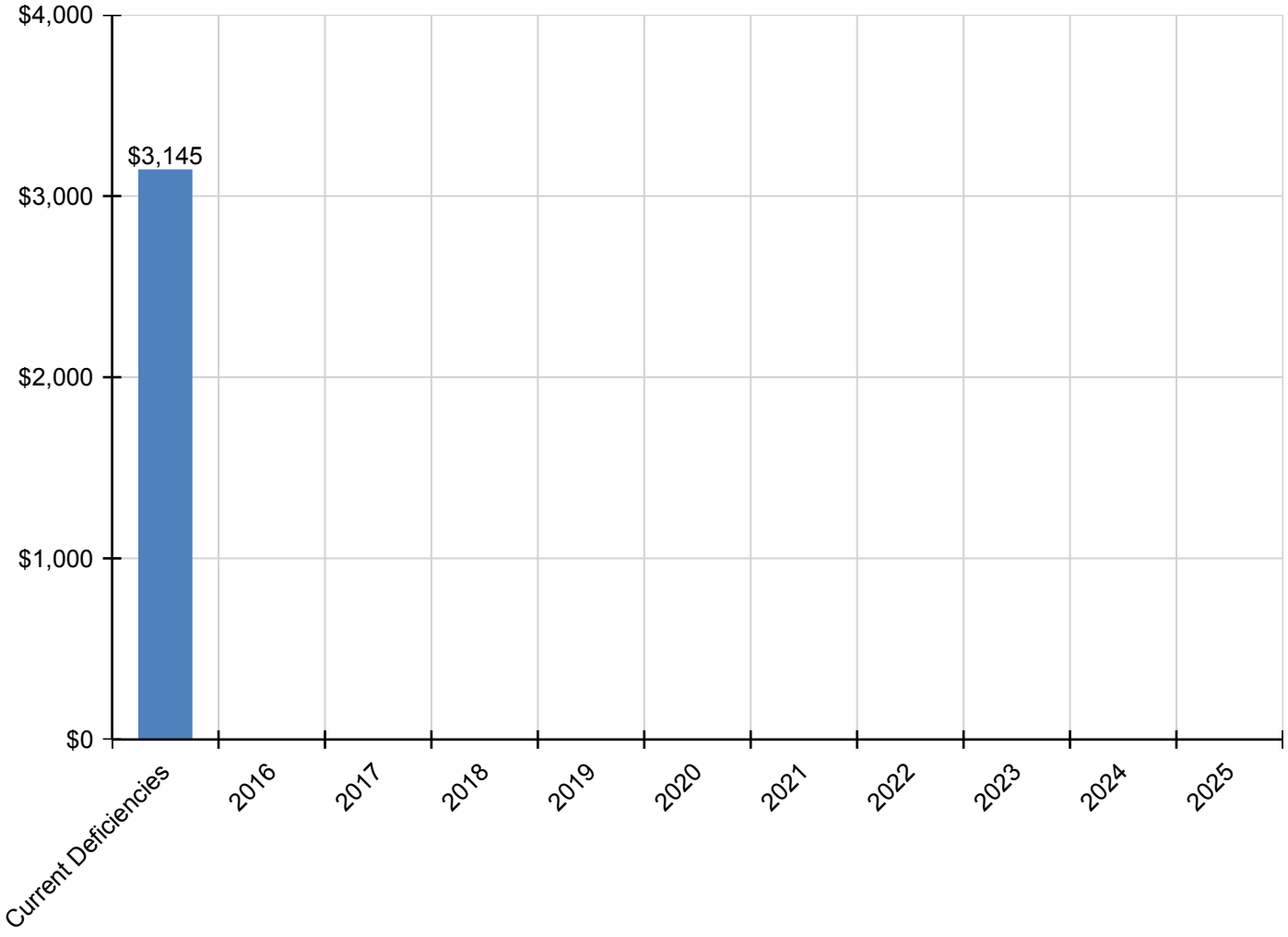
School Assessment Report - 1958 Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,145**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,145**
* 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	$744	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$744**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$2,401	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,401**
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*

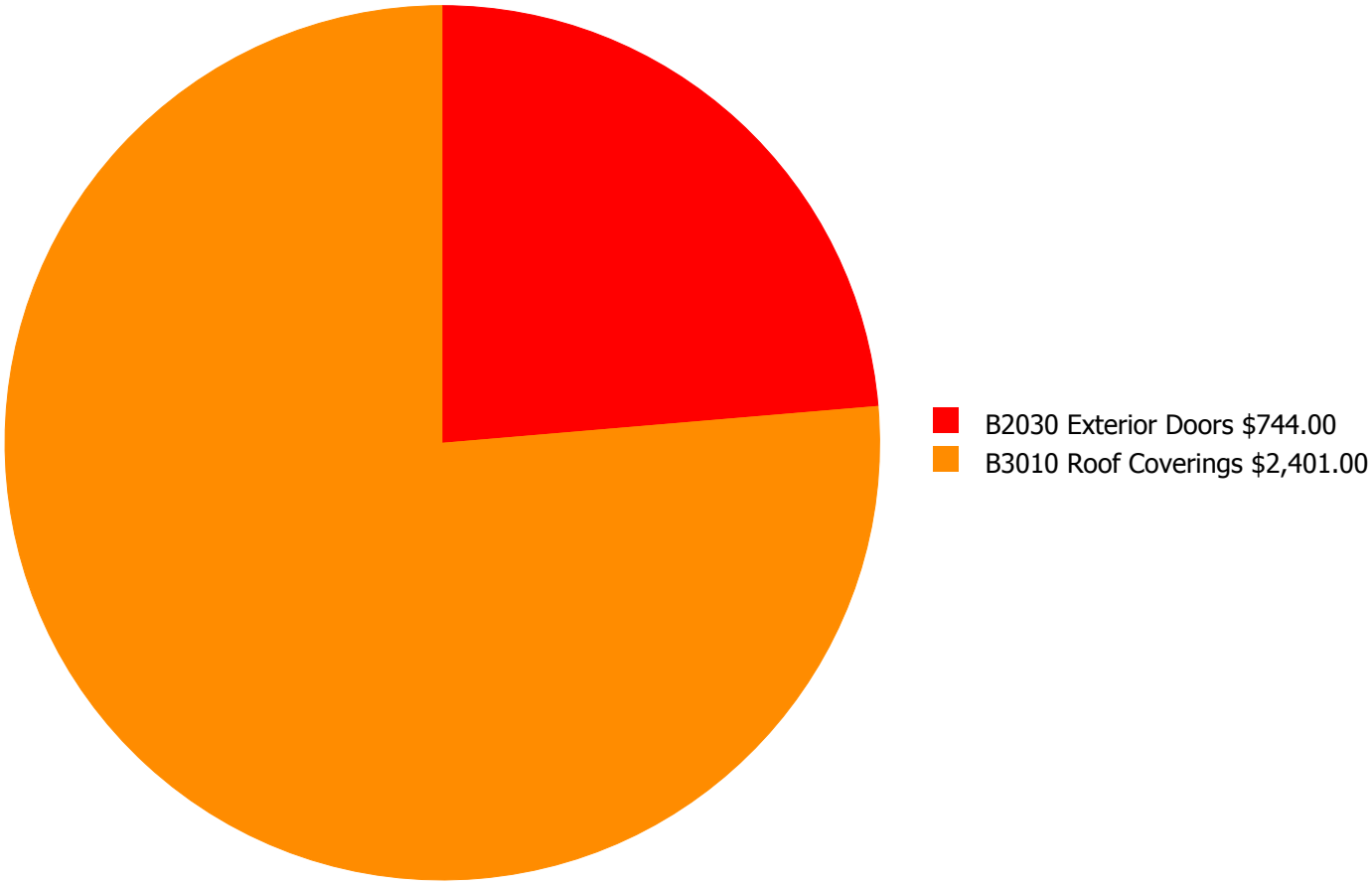
Forecasted Capital Renewal Requirement

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

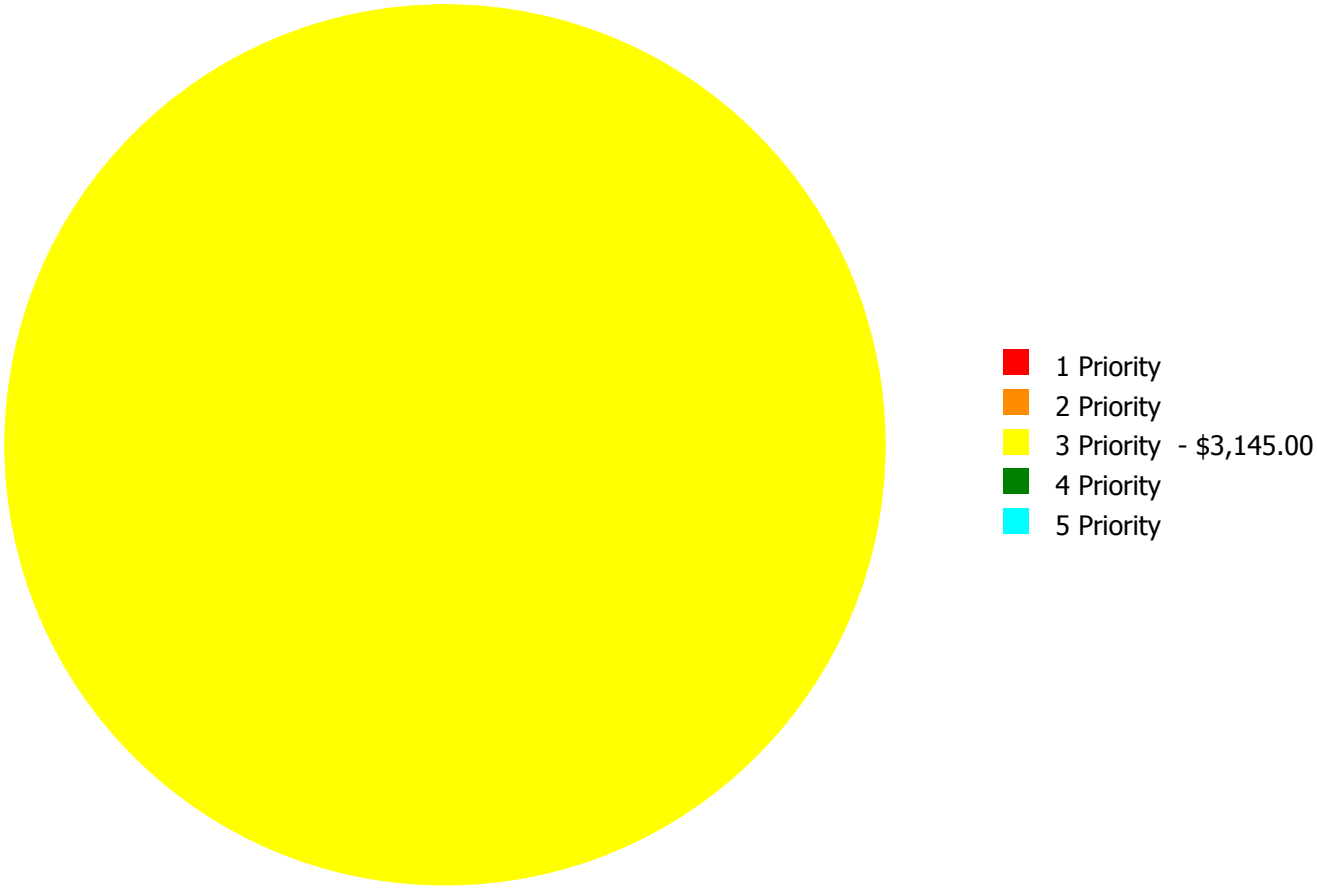
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,145.00

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: $3,145.00

Deficiency By Priority Investment Table

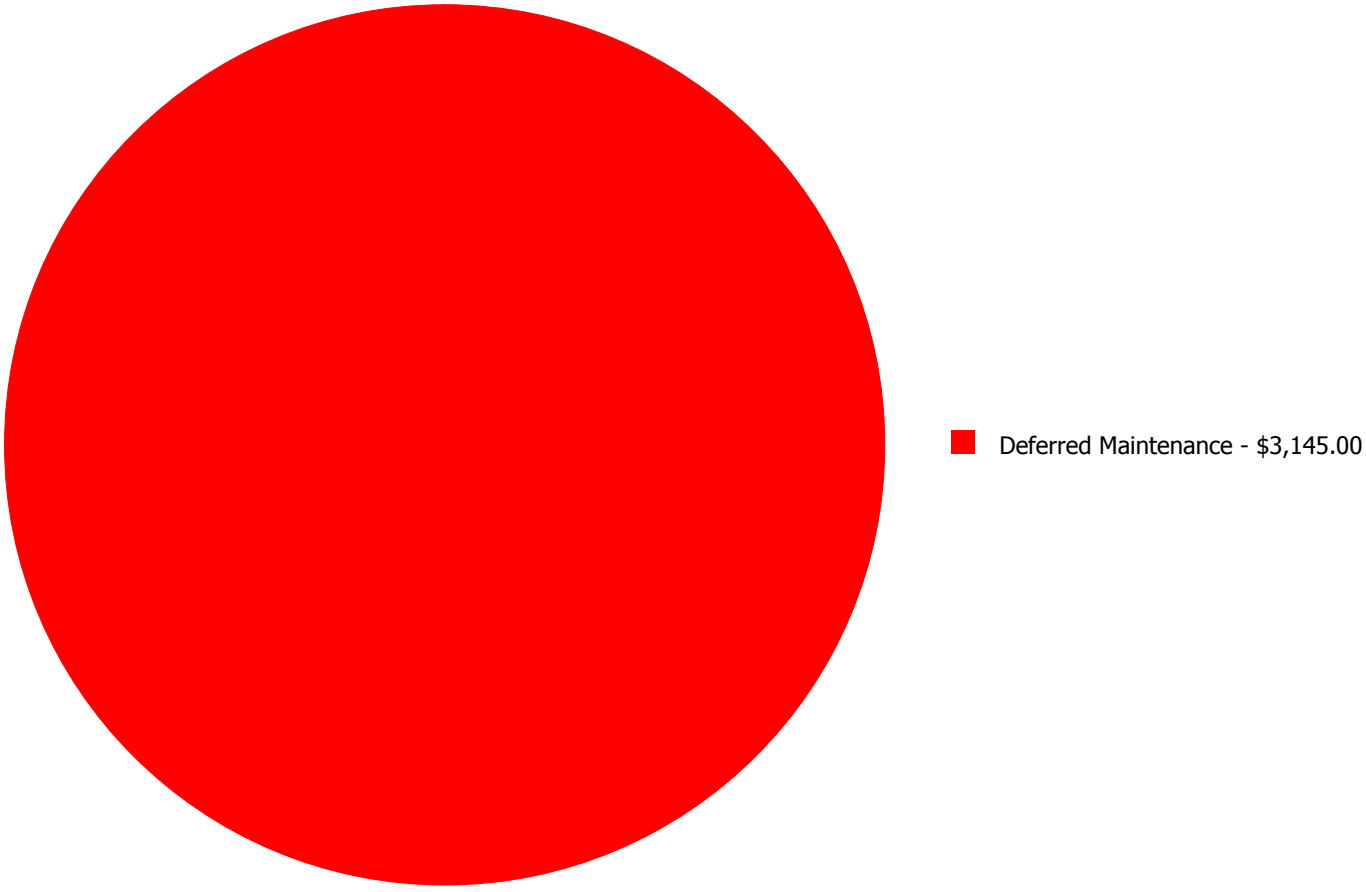
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$744.00	$0.00	$0.00	$744.00
B3010	Roof Coverings	$0.00	$0.00	$2,401.00	$0.00	$0.00	$2,401.00
	Total:	$0.00	$0.00	$3,145.00	$0.00	$0.00	$3,145.00

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: $3,145.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 130.00
Unit of Measure: S.F.
Estimate: $744.00
Assessor Name: Legacy Migration
Date Created: 04/11/2015

Notes: The exterior doors are beyond their expected service life and should be replaced.

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 130.00
Unit of Measure: S.F.
Estimate: $2,401.00
Assessor Name: Legacy Migration
Date Created: 04/11/2015

Notes: The roof is beyond its expected service life, leaking, 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:	Middle School
Gross Area (SF):	114,440
Year Built:	1958
Last Renovation:	1983
Replacement Value:	$23,377,331
Repair Cost:	$16,865,567.00
Total FCI:	72.14 %
Total RSLI:	10.16 %
FCA Score:	27.86

Description:

The main building at Ronald McNair Sr. Middle School is a one-story building located at 2190 Wallingford Drive in Decatur, Georgia. Originally built in 1958, there have been three additions in 1961, 1975, and 1982, and a variety of renovations since 1983. 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. This school is scheduled for replacement under SPLOST IV project 505-422, 2015-2017.

Attributes:

General Attributes:

Building Codes:	4010, 4011, 4012, 4013	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	43.00 %	0.00 %	$0.00
A20 - Basement Construction	43.00 %	0.00 %	$0.00
B10 - Superstructure	43.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.00 %	40.93 %	$1,188,345.00
B30 - Roofing	0.00 %	110.00 %	$2,609,576.00
C10 - Interior Construction	27.79 %	33.37 %	$467,488.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.06 %	35.74 %	$1,632,231.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$2,264,654.00
D30 - HVAC	10.39 %	96.29 %	$4,180,608.00
D40 - Fire Protection	0.00 %	110.00 %	$22,311.00
D50 - Electrical	3.56 %	105.88 %	$2,719,095.00
E10 - Equipment	0.00 %	110.00 %	$954,201.00
E20 - Furnishings	0.00 %	110.00 %	$827,058.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**10.16 %**	**72.14 %**	**$16,865,567.00**

Photo Album

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

1). West Elevation - Jun 18, 2015

2). South Elevation - Jun 18, 2015

3). East Elevation - Jun 18, 2015

4). North Elevation - Jun 18, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.63	S.F.	114,440	100	1958	2058		43.00 %	0.00 %	43			$186,537
A1020	Special Foundations	$4.46	S.F.	0	100	1958	2058		43.00 %	0.00 %	43			$0
A1030	Slab on Grade	$3.56	S.F.	114,440	100	1958	2058		43.00 %	0.00 %	43			$407,406
A2010	Basement Excavation	$2.86	S.F.	1,110	100	1958	2058		43.00 %	0.00 %	43			$3,175
A2020	Basement Walls	$6.54	S.F.	1,110	100	1958	2058		43.00 %	0.00 %	43			$7,259
B1010	Floor Construction	$17.86	S.F.	1,110	100	1958	2058		43.00 %	0.00 %	43			$19,825
B1020	Roof Construction	$7.88	S.F.	114,440	100	1958	2058		43.00 %	0.00 %	43			$901,787
B2010	Exterior Walls	$15.93	S.F.	114,440	100	1958	2058		43.00 %	0.00 %	43			$1,823,029
B2020	Exterior Windows	$8.60	S.F.	114,440	30	1958	1988		0.00 %	110.00 %	-27		$1,082,602.00	$984,184
B2030	Exterior Doors	$0.84	S.F.	114,440	30	1983	2013		0.00 %	110.00 %	-2		$105,743.00	$96,130
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	0	10	1958	1968		0.00 %	0.00 %	-47			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	114,440	20	1958	1978		0.00 %	110.00 %	-37		$2,605,799.00	$2,368,908
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1958	1973		0.00 %	0.00 %	-42			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
B3010	Roof Coverings Standing Seam Metal	$27.45	S.F.	0	75	1958	2033		24.00 %	0.00 %	18			$0
B3020	Roof Openings	$0.03	S.F.	114,440	30	1958	1988		0.00 %	110.02 %	-27		$3,777.00	$3,433
C1010	Partitions	$7.91	S.F.	114,440	100	1958	2058		43.00 %	0.00 %	43			$905,220
C1020	Interior Doors	$2.26	S.F.	114,440	30	1958	1988		0.00 %	80.00 %	-27		$206,908.00	$258,634
C1030	Fittings	$2.07	S.F.	114,440	20	1983	2003		0.00 %	110.00 %	-12		$260,580.00	$236,891
C2010	Stair Construction	$1.06	S.F.	0	100	1958	2058		43.00 %	0.00 %	43			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	50,383	30	1958	1988		0.00 %	0.00 %	-27			$517,433
C3010	Wall Finishes - Paint	$1.93	S.F.	64,057	10	1983	1993		0.00 %	110.00 %	-22		$135,993.00	$123,630
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	1,095	10	1958	1968		0.00 %	110.03 %	-47		$2,566.00	$2,332
C3020	Floor Finishes - Carpet	$8.50	S.F.	10,953	8	2001	2009		0.00 %	110.00 %	-6		$102,411.00	$93,101
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	10,953	50	1958	2008		0.00 %	110.00 %	-7		$174,580.00	$158,709
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	48,193	50	1958	2008		0.00 %	0.00 %	-7			$2,554,711
C3020	Floor Finishes - VCT	$9.54	S.F.	43,246	15	1983	1998		0.00 %	110.00 %	-17		$453,824.00	$412,567
C3020	Floor Finishes - Wood	$9.73	S.F.	1,095	20	2000	2020		25.00 %	0.00 %	5			$10,654
C3030	Ceiling Finishes	$6.06	S.F.	114,440	20	1983	2003		0.00 %	110.00 %	-12		$762,857.00	$693,506
D1010	Elevators and Lifts	$1.02	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
D2010	Plumbing Fixtures	$8.13	S.F.	114,440	20	1958	1978		0.00 %	110.00 %	-37		$1,023,437.00	$930,397
D2020	Domestic Water Distribution	$3.84	S.F.	114,440	30	1958	1988		0.00 %	110.00 %	-27		$483,395.00	$439,450
D2030	Sanitary Waste	$4.33	S.F.	114,440	30	1958	1988		0.00 %	110.00 %	-27		$545,078.00	$495,525
D2040	Rain Water Drainage	$0.92	S.F.	114,440	30	1958	1988		0.00 %	110.00 %	-27		$115,813.00	$105,285

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	114,440	30	1958	1988		0.00 %	110.00 %	-27		$96,931.00	$88,119
D3020	Heat Generating Systems	$4.55	S.F.	114,440	30	1958	1988		0.00 %	110.00 %	-27		$572,772.00	$520,702
D3030	Cooling Generating Systems	$4.73	S.F.	114,440	30	2010	2040		83.33 %	0.00 %	25			$541,301
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	114,440	30	1958	1988		0.00 %	110.00 %	-27		$693,621.00	$630,564
D3050	Terminal & Package Units	$18.52	S.F.	114,440	15	1958	1973		0.00 %	110.00 %	-42		$2,331,372.00	$2,119,429
D3060	Controls & Instrumentation	$3.57	S.F.	114,440	20	1958	1978		0.00 %	110.00 %	-37		$449,406.00	$408,551
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.06	S.F.	114,440	30	1958	1988		0.00 %	110.00 %	-27		$133,437.00	$121,306
D4010	Sprinklers	$4.13	S.F.	4,911	30	1982	2012		0.00 %	110.00 %	-3		$22,311.00	$20,282
D5010	Electrical Service/Distribution	$1.73	S.F.	114,440	30	1972	2002		0.00 %	110.00 %	-13		$217,779.00	$197,981
D5020	Branch Wiring	$5.53	S.F.	114,440	30	1958	1988		0.00 %	110.00 %	-27		$696,139.00	$632,853
D5020	Lighting	$8.36	S.F.	114,440	30	1958	1988		0.00 %	110.00 %	-27		$1,052,390.00	$956,718
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	114,440	10	1958	1968		0.00 %	110.00 %	-47		$181,273.00	$164,794
D5030	Communications and Security - PA & Clock Systems	$3.33	S.F.	114,440	10	1958	1968		0.00 %	110.00 %	-47		$419,194.00	$381,085
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	114,440	10	1958	1968		0.00 %	110.00 %	-47		$152,320.00	$138,472
D5090	Other Electrical Systems - Emergency Generator	$0.84	S.F.	114,440	20	2014	2034		95.00 %	0.00 %	19			$96,130
E1010	Commercial Equipment	$8.10	S.F.	0	20	1958	1978		0.00 %	0.00 %	-37			$0
E1020	Institutional Equipment	$2.82	S.F.	114,440	20	1983	2003		0.00 %	110.00 %	-12		$354,993.00	$322,721
E1090	Other Equipment (Kitchen Equipment)	$4.76	S.F.	114,440	15	1983	1998		0.00 %	110.00 %	-17		$599,208.00	$544,734
E2010	Fixed Furnishings	$6.57	S.F.	114,440	20	1958	1978		0.00 %	110.00 %	-37		$827,058.00	$751,871
F1010	Special Structures - Canopies	$1.61	S.F.	0	20	1958	1978		0.00 %	0.00 %	-37			$0
								Total	**10.16 %**	**72.14 %**			**$16,865,567.00**	**$23,377,331**

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:	**$16,865,567**	**$0**	**$0**	**$0**	**$0**	**$13,587**	**$0**	**$0**	**$129,731**	**$0**	**$1,197,894**	**$18,206,779**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$1,082,602	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,082,602**
B2030 - Exterior Doors	$105,743	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$105,743**
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	$2,605,799	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,605,799**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$3,777	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,777**
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**

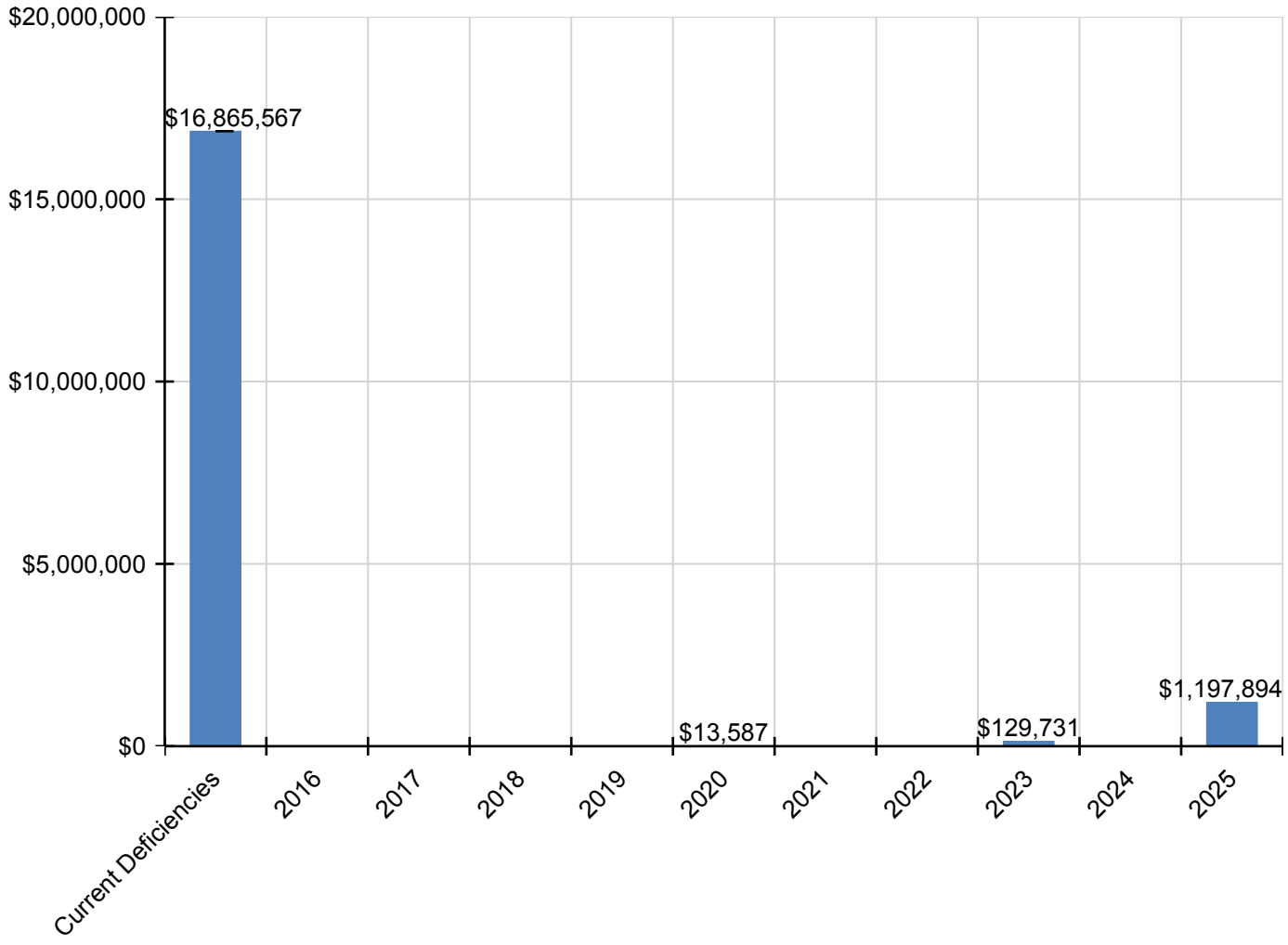
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$206,908	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$206,908**
C1030 - Fittings	$260,580	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$260,580**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$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	$135,993	$0	$0	$0	$0	$0	$0	$0	$0	$0	$182,763	**$318,756**
C3010 - Wall Finishes - Wall Coverings	$2,566	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,448	**$6,014**
C3020 - Floor Finishes - Carpet	$102,411	$0	$0	$0	$0	$0	$0	$0	$129,731	$0	$0	**$232,142**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$174,580	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$174,580**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$453,824	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$453,824**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$13,587	$0	$0	$0	$0	$0	**$13,587**
C3030 - Ceiling Finishes	$762,857	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$762,857**
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	$1,023,437	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,023,437**
D2020 - Domestic Water Distribution	$483,395	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$483,395**
D2030 - Sanitary Waste	$545,078	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$545,078**
D2040 - Rain Water Drainage	$115,813	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$115,813**
D2090 - Other Plumbing Systems - Natural Gas	$96,931	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,931**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$572,772	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$572,772**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$693,621	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$693,621**
D3050 - Terminal & Package Units	$2,331,372	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,331,372**
D3060 - Controls & Instrumentation	$449,406	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$449,406**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$133,437	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,437**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4010 - Sprinklers	$22,311	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,311**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$217,779	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$217,779**
D5020 - Branch Wiring	$696,139	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$696,139**
D5020 - Lighting	$1,052,390	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,052,390**
D5030 - Communications and Security - Fire Alarm	$181,273	$0	$0	$0	$0	$0	$0	$0	$0	$0	$243,616	**$424,889**
D5030 - Communications and Security - PA & Clock Systems	$419,194	$0	$0	$0	$0	$0	$0	$0	$0	$0	$563,362	**$982,556**
D5030 - Communications and Security - Security & CCTV	$152,320	$0	$0	$0	$0	$0	$0	$0	$0	$0	$204,705	**$357,025**
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	$354,993	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$354,993**
E1090 - Other Equipment (Kitchen Equipment)	$599,208	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$599,208**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$827,058	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$827,058**
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*

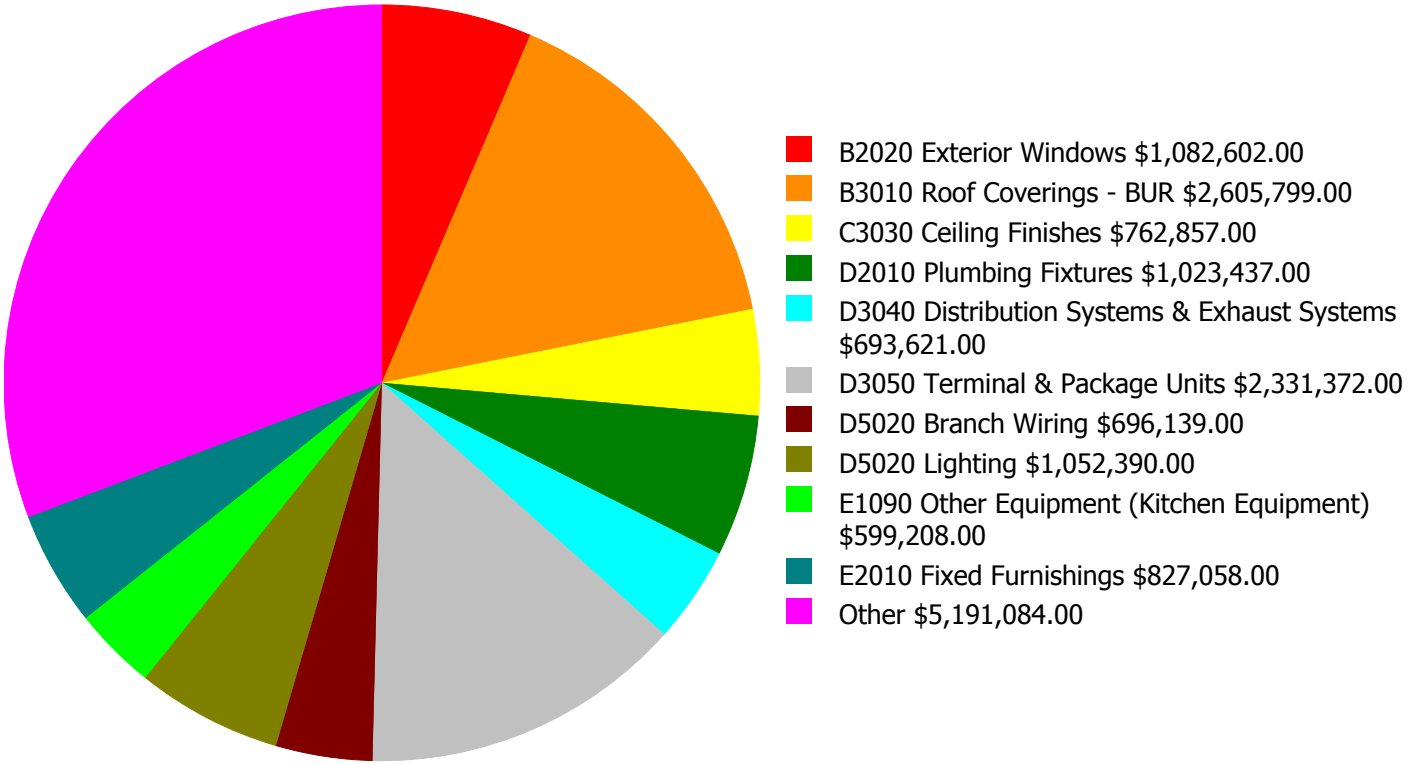
Forecasted Capital Renewal Requirement

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

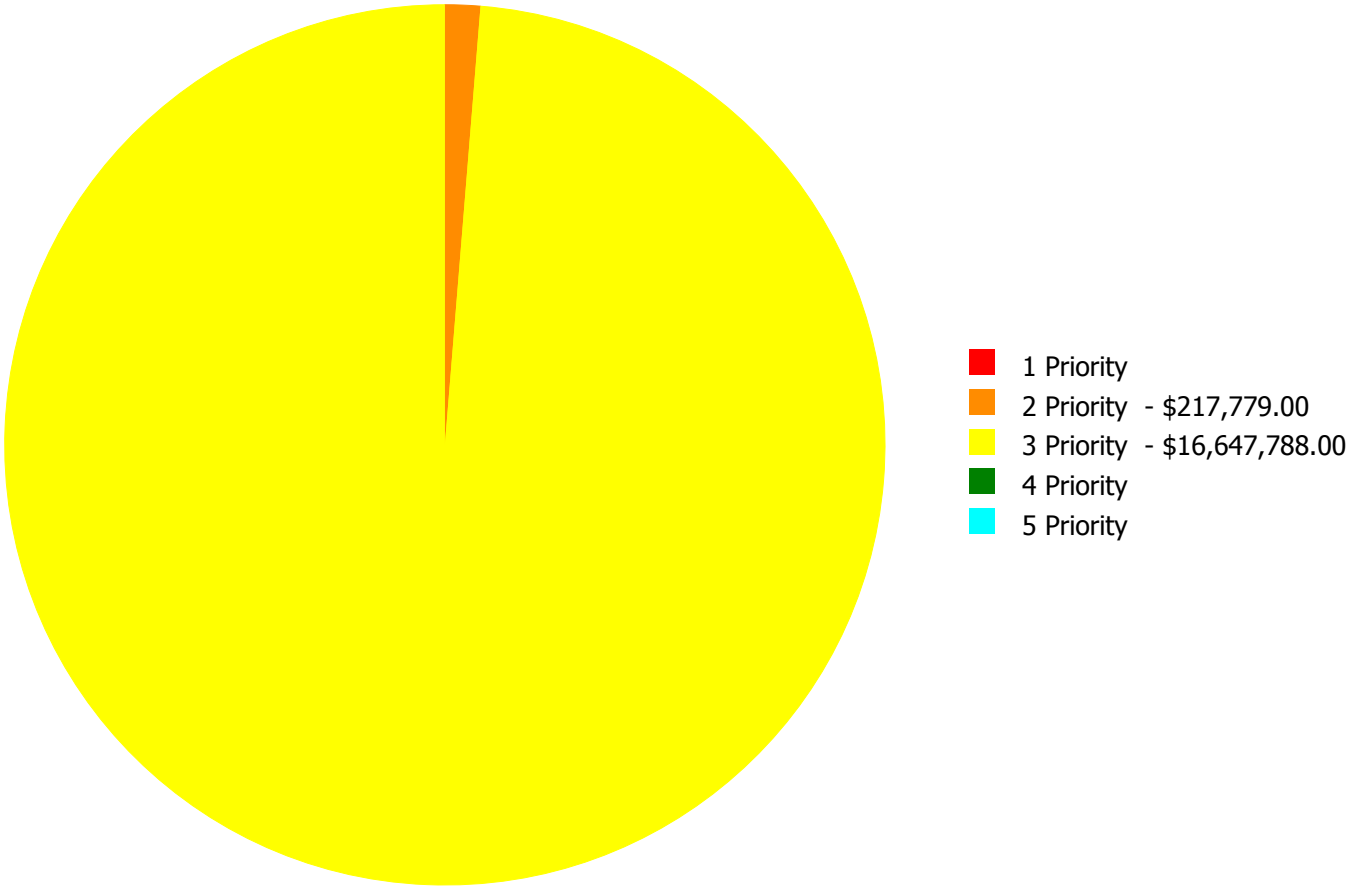
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $16,865,567.00

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: $16,865,567.00

Deficiency By Priority Investment Table

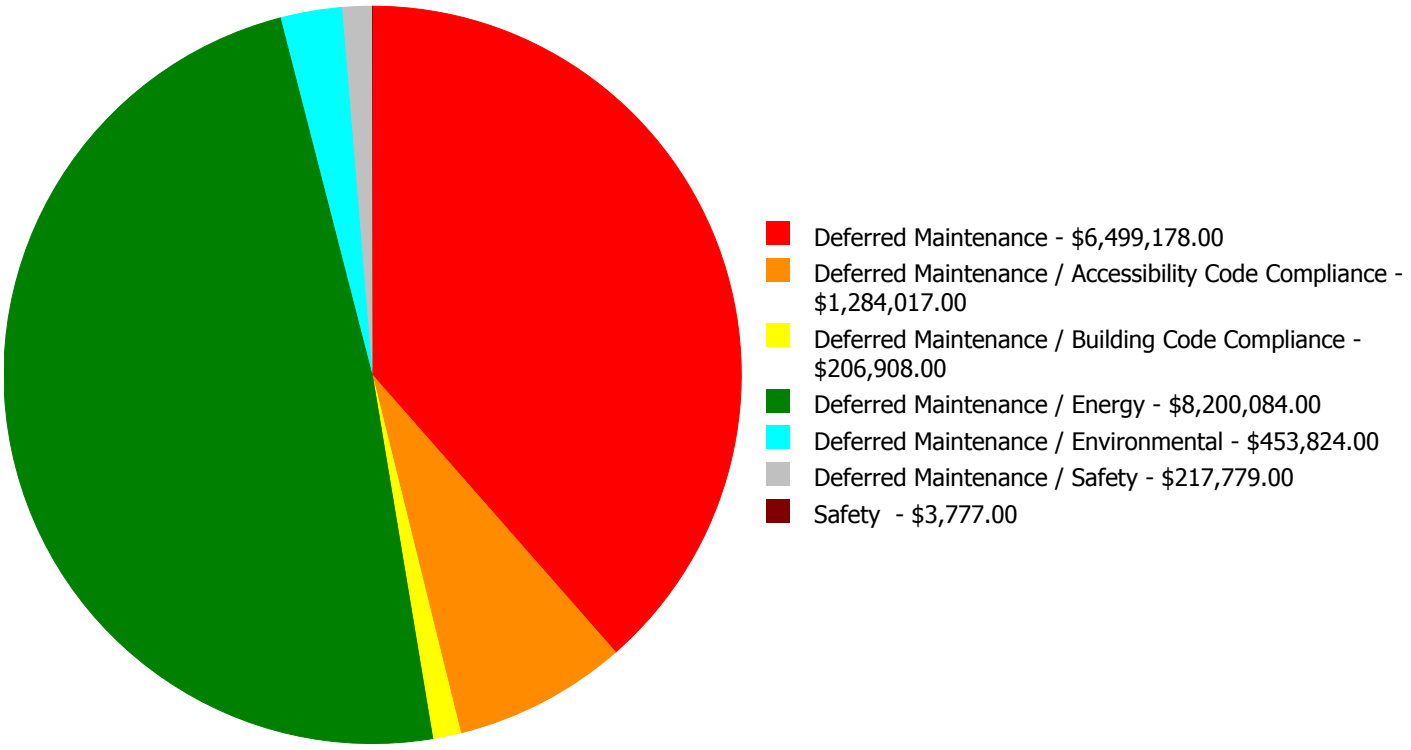
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2020	Exterior Windows	$0.00	$0.00	$1,082,602.00	$0.00	$0.00	$1,082,602.00
B2030	Exterior Doors	$0.00	$0.00	$105,743.00	$0.00	$0.00	$105,743.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$2,605,799.00	$0.00	$0.00	$2,605,799.00
B3020	Roof Openings	$0.00	$0.00	$3,777.00	$0.00	$0.00	$3,777.00
C1020	Interior Doors	$0.00	$0.00	$206,908.00	$0.00	$0.00	$206,908.00
C1030	Fittings	$0.00	$0.00	$260,580.00	$0.00	$0.00	$260,580.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$135,993.00	$0.00	$0.00	$135,993.00
C3010	Wall Finishes - Wall Coverings	$0.00	$0.00	$2,566.00	$0.00	$0.00	$2,566.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$102,411.00	$0.00	$0.00	$102,411.00
C3020	Floor Finishes - Ceramic & Quarry Tile	$0.00	$0.00	$174,580.00	$0.00	$0.00	$174,580.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$453,824.00	$0.00	$0.00	$453,824.00
C3030	Ceiling Finishes	$0.00	$0.00	$762,857.00	$0.00	$0.00	$762,857.00
D2010	Plumbing Fixtures	$0.00	$0.00	$1,023,437.00	$0.00	$0.00	$1,023,437.00
D2020	Domestic Water Distribution	$0.00	$0.00	$483,395.00	$0.00	$0.00	$483,395.00
D2030	Sanitary Waste	$0.00	$0.00	$545,078.00	$0.00	$0.00	$545,078.00
D2040	Rain Water Drainage	$0.00	$0.00	$115,813.00	$0.00	$0.00	$115,813.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$96,931.00	$0.00	$0.00	$96,931.00
D3020	Heat Generating Systems	$0.00	$0.00	$572,772.00	$0.00	$0.00	$572,772.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$693,621.00	$0.00	$0.00	$693,621.00
D3050	Terminal & Package Units	$0.00	$0.00	$2,331,372.00	$0.00	$0.00	$2,331,372.00
D3060	Controls & Instrumentation	$0.00	$0.00	$449,406.00	$0.00	$0.00	$449,406.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	$0.00	$133,437.00	$0.00	$0.00	$133,437.00
D4010	Sprinklers	$0.00	$0.00	$22,311.00	$0.00	$0.00	$22,311.00
D5010	Electrical Service/Distribution	$0.00	$217,779.00	$0.00	$0.00	$0.00	$217,779.00
D5020	Branch Wiring	$0.00	$0.00	$696,139.00	$0.00	$0.00	$696,139.00
D5020	Lighting	$0.00	$0.00	$1,052,390.00	$0.00	$0.00	$1,052,390.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$181,273.00	$0.00	$0.00	$181,273.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$419,194.00	$0.00	$0.00	$419,194.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$152,320.00	$0.00	$0.00	$152,320.00
E1020	Institutional Equipment	$0.00	$0.00	$354,993.00	$0.00	$0.00	$354,993.00
E1090	Other Equipment (Kitchen Equipment)	$0.00	$0.00	$599,208.00	$0.00	$0.00	$599,208.00
E2010	Fixed Furnishings	$0.00	$0.00	$827,058.00	$0.00	$0.00	$827,058.00
	Total:	$0.00	$217,779.00	$16,647,788.00	$0.00	$0.00	$16,865,567.00

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: $16,865,567.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: D5010 - Electrical Service/Distribution

Location: Outside Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 114,440.00

Unit of Measure: S.F.

Estimate: $217,779.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The electrical service/distribution system is beyond its expected service life and should be scheduled for replacement. The main electrical panel poses a potential hazard for arc flash and should have a protective fence installed around it.

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.S.F.
Estimate: $1,082,602.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The exterior window system is beyond its expected service life, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $105,743.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The exterior doors are beyond their expected service life, not energy efficient, and should be replaced.

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $2,605,799.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The roof covering is beyond its expected service life, deteriorated with numerous leaks, ponding water and rotted fascia, and should be replaced.

System: B3020 - Roof Openings

Location: Roof
Distress: Missing
Category: Safety
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $3,777.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: There is no roof hatch on the building. Recommend installing a roof hatch and ladder for safe roof access for maintenance personal.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 114,440.00

Unit of Measure: S.F.

Estimate: $206,908.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The interior doors are beyond their expected service life and should be replaced to improve ADA accessibility and comply with building code.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 114,440.00

Unit of Measure: S.F.

Estimate: $260,580.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

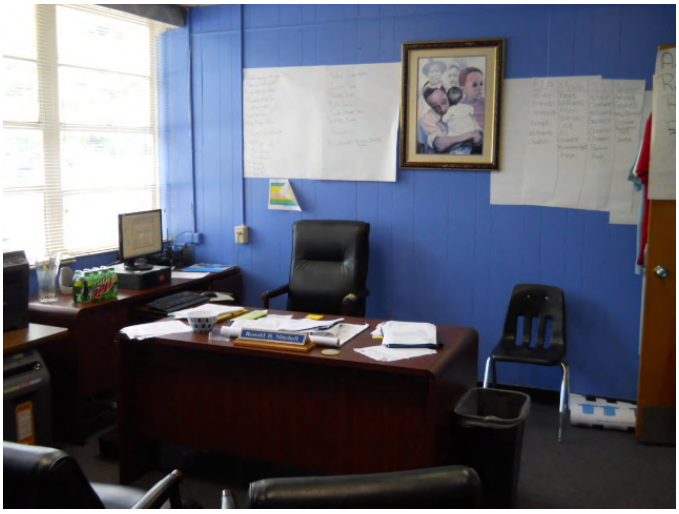
Notes: Fittings, such as toilet partitions, handrails, lockers and signage, are beyond their expected service life, and should be replaced to improve ADA accessibility.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 64,057.00
Unit of Measure: S.F.
Estimate: $135,993.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3010 - Wall Finishes - Wall Coverings



Location: Offices
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,095.00
Unit of Measure: S.F.
Estimate: $2,566.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The painted wall paneling is beyond its expected service life and should be replaced.

System: C3020 - Floor Finishes - Carpet

Location: Media Center, Offices
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 10,953.00
Unit of Measure: S.F.
Estimate: $102,411.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Ceramic & Quarry Tile

Location: Kitchen, Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 10,953.00
Unit of Measure: S.F.
Estimate: $174,580.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 43,246.00
Unit of Measure: S.F.
Estimate: $453,824.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

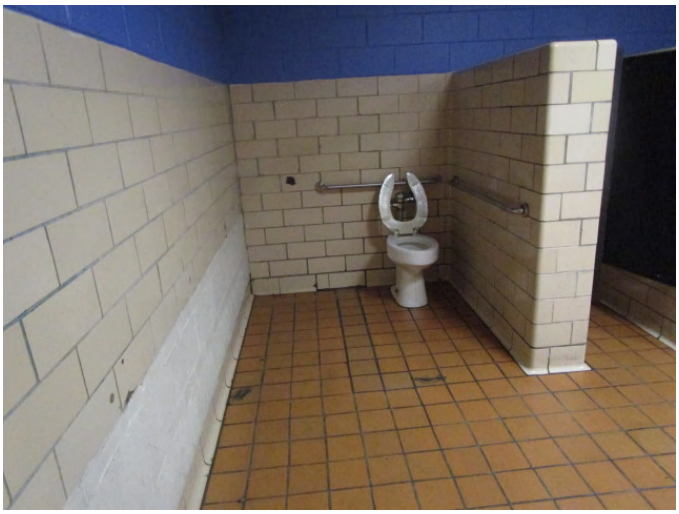
Notes: The VCT floor covering is beyond its expected service life and should be scheduled for replacement.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $762,857.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Ceiling finishes are beyond their expected service life, damaged, and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 114,440.00

Unit of Measure: S.F.

Estimate: $1,023,437.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Plumbing fixtures are beyond their expected service life and should be replaced to improve ADA accessibility.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 114,440.00

Unit of Measure: S.F.

Estimate: $483,395.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $545,078.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D2040 - Rain Water Drainage

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $115,813.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The rainwater drainage system is beyond its expected service life and should be replaced in conjunction with the roof.

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $96,931.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D3020 - Heat Generating Systems

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $572,772.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $693,621.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $2,331,372.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $449,406.00
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: D3090 - Other HVAC Systems/Equip - Kitchen Hood

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $133,437.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D4010 - Sprinklers

Location: Band and Chorus Classroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,911.00
Unit of Measure: S.F.
Estimate: $22,311.00
Assessor Name: Ben Nixon
Date Created: 09/29/2015

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

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $696,139.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $1,052,390.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $181,273.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

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

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $419,194.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $152,320.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $354,993.00
Assessor Name: Ben Nixon
Date Created: 09/29/2015

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

System: E1090 - Other Equipment (Kitchen Equipment)

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 114,440.00
Unit of Measure: S.F.
Estimate: $599,208.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 114,440.00

Unit of Measure: S.F.

Estimate: $827,058.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fixed furnishings are beyond their expected service life, damaged, and should be scheduled for replacement.

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	37,600
Year Built:	1958
Last Renovation:	
Replacement Value:	$7,189,203
Repair Cost:	$3,404,230.00
Total FCI:	47.35 %
Total RSLI:	21.33 %
FCA Score:	52.65

Description:

The 1958/1975 gymnasium at Ronald McNair Sr. Middle School is a one-story building with partial basement located at 2190 Wallingford Drive in Decatur, Georgia. Originally built in 1958, there has been one addition in 1975 and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report. This school is scheduled for replacement under SPLOST IV project 505-422, 2015-2017.

Attributes:

General Attributes:

Building Codes:	4020, 4021	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	43.00 %	0.00 %	$0.00
A20 - Basement Construction	43.00 %	0.00 %	$0.00
B10 - Superstructure	43.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.31 %	40.13 %	$470,264.00
B30 - Roofing	35.59 %	66.17 %	$370,468.00
C10 - Interior Construction	26.83 %	35.15 %	$270,645.00
C20 - Stairs	43.00 %	0.00 %	$0.00
C30 - Interior Finishes	3.06 %	61.92 %	$547,462.00
D20 - Plumbing	2.57 %	62.80 %	$399,538.00
D30 - HVAC	12.12 %	60.00 %	$578,212.00
D50 - Electrical	0.00 %	110.00 %	$641,493.00
E10 - Equipment	0.00 %	110.00 %	$52,114.00
E20 - Furnishings	0.00 %	110.00 %	$74,034.00
Totals:	**21.33 %**	**47.35 %**	**$3,404,230.00**

Photo Album

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

1). North Elevation - Jun 18, 2015

2). West Elevation - Jun 18, 2015

3). South Elevation - Jun 18, 2015

4). East Elevation - Jun 18, 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.

School Assessment Report - 1958, 1975 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 $
A1010	Standard Foundations	$9.34	S.F.	37,600	100	1958	2058		43.00 %	0.00 %	43			$351,184
A1030	Slab on Grade	$6.21	S.F.	37,600	100	1958	2058		43.00 %	0.00 %	43			$233,496
A2010	Basement Excavation	$1.09	S.F.	8,500	100	1958	2058		43.00 %	0.00 %	43			$9,265
A2020	Basement Walls	$4.21	S.F.	8,500	100	1958	2058		43.00 %	0.00 %	43			$35,785
B1010	Floor Construction	$2.65	S.F.	8,500	100	1958	2058		43.00 %	0.00 %	43			$22,525
B1020	Roof Construction	$21.36	S.F.	37,600	100	1958	2058		43.00 %	0.00 %	43			$803,136
B2010	Exterior Walls	$19.80	S.F.	37,600	100	1958	2058		43.00 %	0.00 %	43			$744,480
B2020	Exterior Windows	$9.36	S.F.	37,600	30	1958	1988		0.00 %	110.00 %	-27		$387,130.00	$351,936
B2030	Exterior Doors	$2.01	S.F.	37,600	30	1958	1988	2015	0.00 %	110.00 %	0		$83,134.00	$75,576
B3010	Roof Coverings - BUR	$20.70	S.F.	16,270	20	1958	1978		0.00 %	110.00 %	-37		$370,468.00	$336,789
B3010	Roof Coverings - EPDM	$16.79	S.F.	0	15	1958	1973		0.00 %	0.00 %	-42			$0
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	18,730	75	2007	2082		89.33 %	0.00 %	67			$223,074
C1010	Partitions	$12.78	S.F.	37,600	100	1958	2058		43.00 %	0.00 %	43			$480,528
C1020	Interior Doors	$4.24	S.F.	37,600	30	1961	1991		0.00 %	80.00 %	-24		$127,539.00	$159,424
C1030	Fittings	$3.46	S.F.	37,600	20	1961	1981		0.00 %	110.00 %	-34		$143,106.00	$130,096
C2010	Stair Construction	$5.89	S.F.	8,500	100	1958	2058		43.00 %	0.00 %	43			$50,065
C3010	Wall Finishes - Ceramic & Glazed	$8.83	S.F.	13,160	20	1961	1981		0.00 %	0.00 %	-34			$116,203
C3010	Wall Finishes - Paint	$1.41	S.F.	24,440	10	1961	1971		0.00 %	110.00 %	-44		$37,906.00	$34,460
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.57	S.F.	5,640	50	1958	2008	2020	10.00 %	0.00 %	5			$70,895
C3020	Floor Finishes - Terrazo	$53.01	S.F.	3,760	50	1958	2008	2020	10.00 %	0.00 %	5			$199,318
C3020	Floor Finishes - Wood	$10.68	S.F.	28,200	20	1961	1981		0.00 %	110.00 %	-34		$331,294.00	$301,176
C3030	Ceiling Finishes	$4.31	S.F.	37,600	20	1961	1981		0.00 %	110.00 %	-34		$178,262.00	$162,056
D2010	Plumbing Fixtures	$9.66	S.F.	37,600	20	1961	1981		0.00 %	110.00 %	-34		$399,538.00	$363,216
D2020	Domestic Water Distribution	$5.85	S.F.	37,600	30	1958	1988	2016	3.33 %	0.00 %	1			$219,960
D2030	Sanitary Waste	$0.87	S.F.	37,600	30	1958	1988	2016	3.33 %	0.00 %	1			$32,712
D2040	Rain Water Drainage	$0.22	S.F.	37,600	30	1958	1988	2016	3.33 %	0.00 %	1			$8,272
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	37,600	30	2004	2034		63.33 %	0.00 %	19			$12,032
D3040	Distribution Systems	$10.79	S.F.	37,600	30	1961	1991		0.00 %	110.00 %	-24		$446,274.00	$405,704
D3050	Terminal & Package Units	$11.65	S.F.	37,600	15	2004	2019		26.67 %	0.00 %	4			$438,040
D3060	Controls & Instrumention	$3.19	S.F.	37,600	20	1961	1981		0.00 %	110.00 %	-34		$131,938.00	$119,944
D5010	Electrical Service/Distribution	$1.24	S.F.	0	30	1958	1988		0.00 %	0.00 %	-27			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	37,600	30	1961	1991		0.00 %	110.00 %	-24		$519,895.00	$472,632
D5030	Communications and Security	$2.94	S.F.	37,600	10	1975	1985		0.00 %	110.00 %	-30		$121,598.00	$110,544
E1020	Institutional Equipment	$0.75	S.F.	37,600	20	1958	1978		0.00 %	110.00 %	-37		$31,020.00	$28,200
E1090	Other Equipment	$0.51	S.F.	37,600	20	1958	1978		0.00 %	110.00 %	-37		$21,094.00	$19,176
E2010	Fixed Furnishings	$1.79	S.F.	37,600	20	1958	1978		0.00 %	110.00 %	-37		$74,034.00	$67,304
								Total	**21.33 %**	**47.35 %**			**$3,404,230.00**	**$7,189,203**

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%

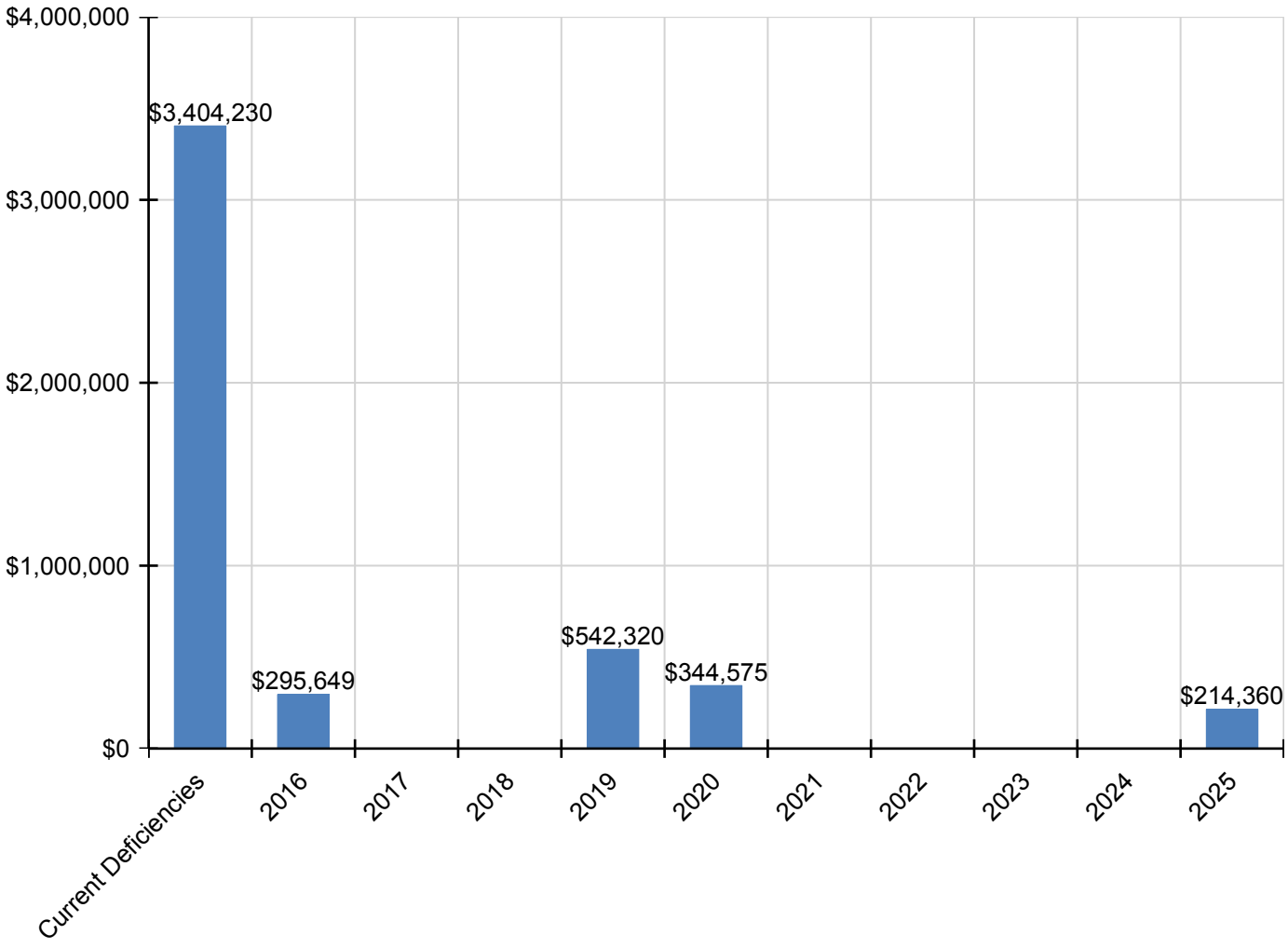
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,404,230**	**$295,649**	**$0**	**$0**	**$542,320**	**$344,575**	**$0**	**$0**	**$0**	**$0**	**$214,360**	**$4,801,133**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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**
*** 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	$387,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$387,130**
B2030 - Exterior Doors	$83,134	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$83,134**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$370,468	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$370,468**
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**
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	$127,539	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$127,539**
C1030 - Fittings	$143,106	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$143,106**
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	$37,906	$0	$0	$0	$0	$0	$0	$0	$0	$0	$50,942	**$88,848**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$90,405	$0	$0	$0	$0	$0	**$90,405**
C3020 - Floor Finishes - Terrazo	$0	$0	$0	$0	$0	$254,170	$0	$0	$0	$0	$0	**$254,170**
C3020 - Floor Finishes - Wood	$331,294	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$331,294**
C3030 - Ceiling Finishes	$178,262	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$178,262**
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	$399,538	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$399,538**
D2020 - Domestic Water Distribution	$0	$249,215	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$249,215**
D2030 - Sanitary Waste	$0	$37,062	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,062**
D2040 - Rain Water Drainage	$0	$9,372	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,372**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$446,274	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$446,274**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$542,320	$0	$0	$0	$0	$0	$0	**$542,320**
D3060 - Controls & Instrumention	$131,938	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$131,938**
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	$519,895	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$519,895**
D5030 - Communications and Security	$121,598	$0	$0	$0	$0	$0	$0	$0	$0	$0	$163,418	**$285,016**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$31,020	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,020**
E1090 - Other Equipment	$21,094	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,094**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$74,034	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,034**

** Indicates non-renewable system*

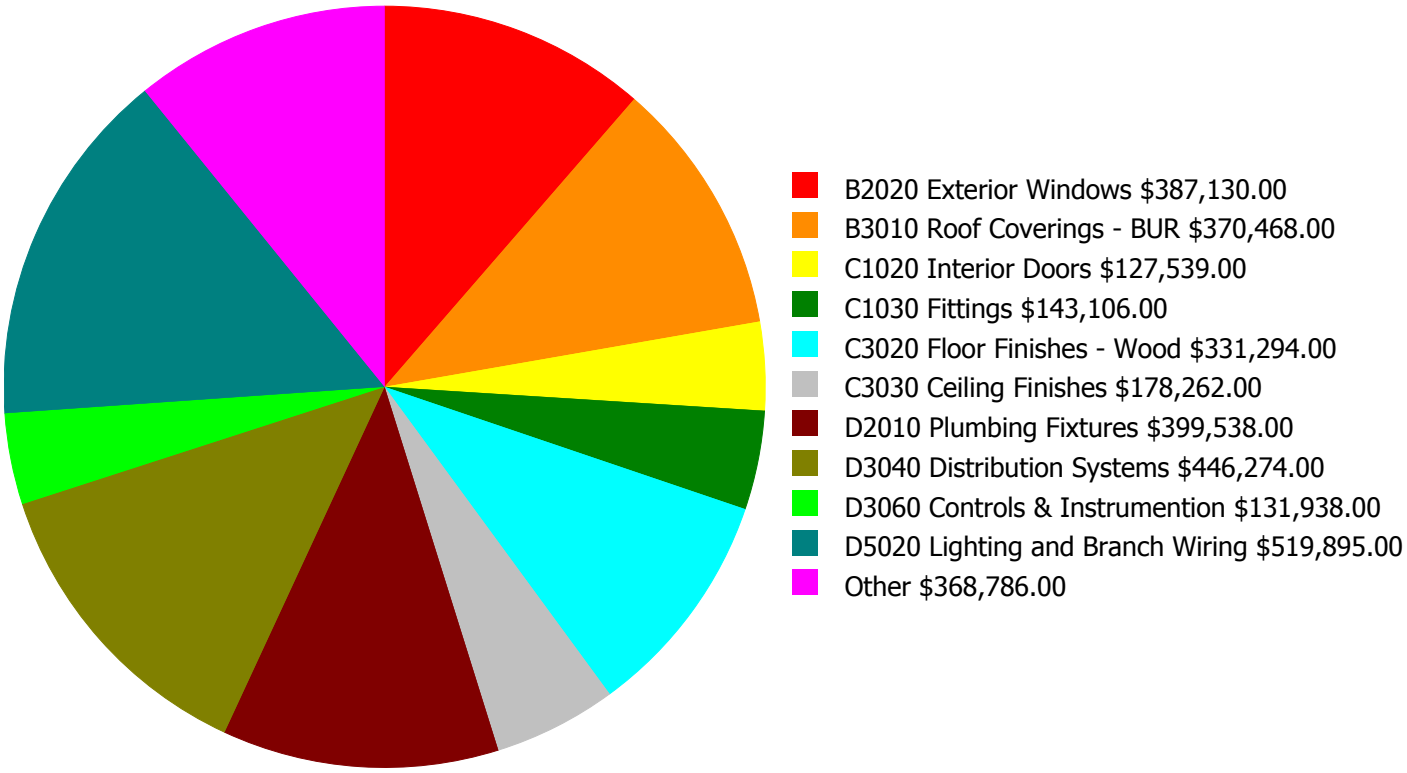
Forecasted Capital Renewal Requirement

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

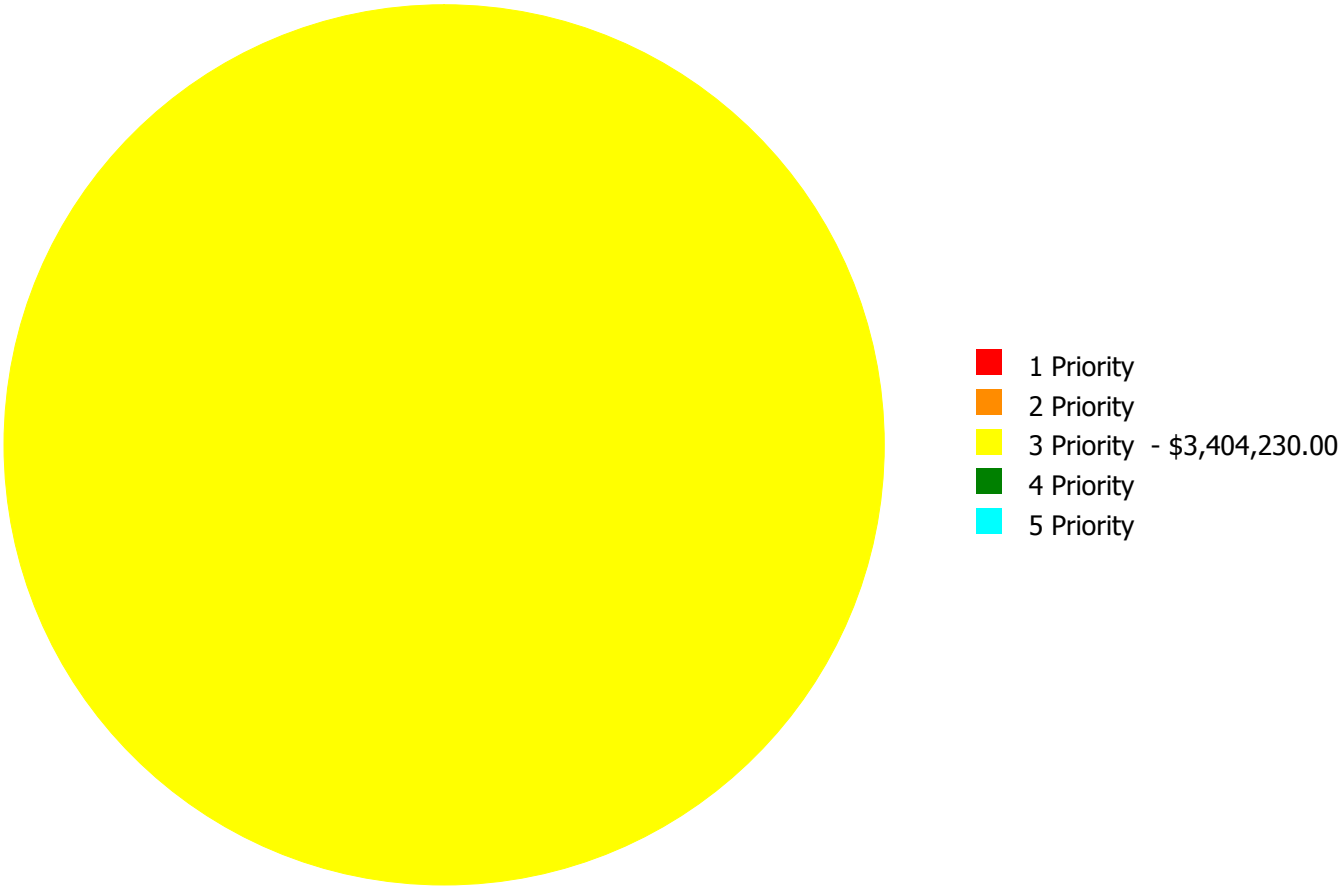
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,404,230.00

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: $3,404,230.00

Deficiency By Priority Investment Table

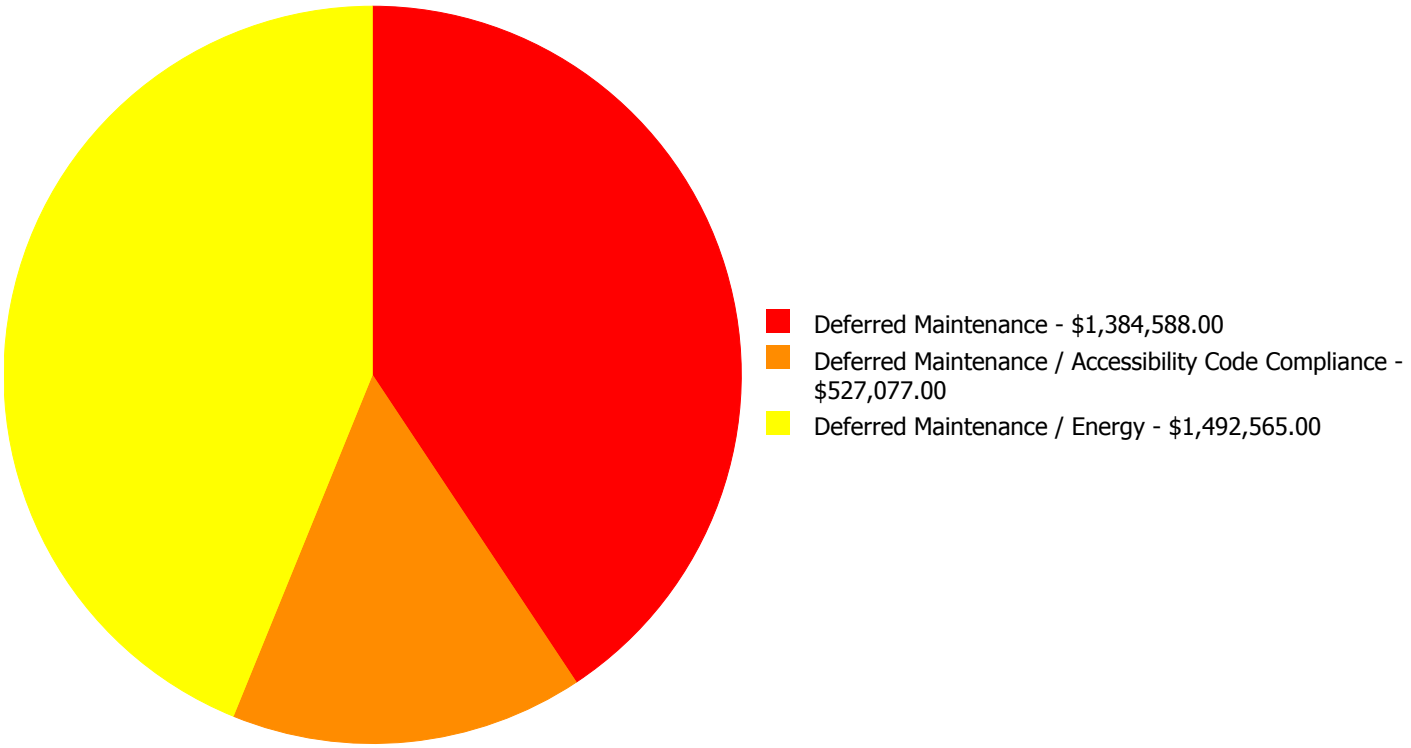
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2020	Exterior Windows	$0.00	$0.00	$387,130.00	$0.00	$0.00	$387,130.00
B2030	Exterior Doors	$0.00	$0.00	$83,134.00	$0.00	$0.00	$83,134.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$370,468.00	$0.00	$0.00	$370,468.00
C1020	Interior Doors	$0.00	$0.00	$127,539.00	$0.00	$0.00	$127,539.00
C1030	Fittings	$0.00	$0.00	$143,106.00	$0.00	$0.00	$143,106.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$37,906.00	$0.00	$0.00	$37,906.00
C3020	Floor Finishes - Wood	$0.00	$0.00	$331,294.00	$0.00	$0.00	$331,294.00
C3030	Ceiling Finishes	$0.00	$0.00	$178,262.00	$0.00	$0.00	$178,262.00
D2010	Plumbing Fixtures	$0.00	$0.00	$399,538.00	$0.00	$0.00	$399,538.00
D3040	Distribution Systems	$0.00	$0.00	$446,274.00	$0.00	$0.00	$446,274.00
D3060	Controls & Instrumention	$0.00	$0.00	$131,938.00	$0.00	$0.00	$131,938.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$519,895.00	$0.00	$0.00	$519,895.00
D5030	Communications and Security	$0.00	$0.00	$121,598.00	$0.00	$0.00	$121,598.00
E1020	Institutional Equipment	$0.00	$0.00	$31,020.00	$0.00	$0.00	$31,020.00
E1090	Other Equipment	$0.00	$0.00	$21,094.00	$0.00	$0.00	$21,094.00
E2010	Fixed Furnishings	$0.00	$0.00	$74,034.00	$0.00	$0.00	$74,034.00
	Total:	$0.00	$0.00	$3,404,230.00	$0.00	$0.00	$3,404,230.00

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: $3,404,230.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 37,600.00
Unit of Measure: S.F.
Estimate: $387,130.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The exterior window system is beyond its expected service life, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 37,600.00
Unit of Measure: S.F.
Estimate: $83,134.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The exterior doors are beyond their expected service life, not energy efficient, and should be replaced.

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 16,270.00

Unit of Measure: S.F.

Estimate: $370,468.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 37,600.00

Unit of Measure: S.F.

Estimate: $127,539.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The interior doors are beyond their expected service life, worn, not ADA compliant, and should be replaced.

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 37,600.00
Unit of Measure: S.F.
Estimate: $143,106.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails, lockers and signage, are beyond their expected service life and should be replaced.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 24,440.00
Unit of Measure: S.F.
Estimate: $37,906.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Wood

Location: Gyms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 28,200.00
Unit of Measure: S.F.
Estimate: $331,294.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The wood floor finishes are beyond their expected service life and should be replaced. The upper gym and stage floor areas are permanently off limits do to the poor condition of the floor.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 37,600.00
Unit of Measure: S.F.
Estimate: $178,262.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The ceiling finishes are beyond their expected service life, stained, and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 37,600.00

Unit of Measure: S.F.

Estimate: $399,538.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Plumbing fixtures are beyond their expected service life, not ADA compliant, and should be scheduled for replacement. Some water fountains protrude into the hallway more than four inches. Protrusion is not ADA Compliant if more than four inches.

System: D3040 - Distribution Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 37,600.00

Unit of Measure: S.F.

Estimate: $446,274.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D3060 - Controls & Instrumention

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 37,600.00
Unit of Measure: S.F.
Estimate: $131,938.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Controls and instrumentation are beyond their expected service life and should be scheduled for replacement.

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 37,600.00
Unit of Measure: S.F.
Estimate: $519,895.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Lighting and branch wiring are beyond their expected service life and should be replaced.

System: D5030 - Communications and Security

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 37,600.00
Unit of Measure: S.F.
Estimate: $121,598.00
Assessor Name: Ben Nixon
Date Created: 06/19/2015

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

System: E1020 - Institutional Equipment

Location: Stage
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 37,600.00
Unit of Measure: S.F.
Estimate: $31,020.00
Assessor Name: Ben Nixon
Date Created: 09/29/2015

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

System: E1090 - Other Equipment

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 37,600.00
Unit of Measure: S.F.
Estimate: $21,094.00
Assessor Name: Ben Nixon
Date Created: 09/29/2015

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

System: E2010 - Fixed Furnishings

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 37,600.00
Unit of Measure: S.F.
Estimate: $74,034.00
Assessor Name: Ben Nixon
Date Created: 09/29/2015

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

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	21,000
Year Built:	2003
Last Renovation:	
Replacement Value:	$3,717,756
Repair Cost:	$88,616.40
Total FCI:	2.38 %
Total RSLI:	51.56 %
FCA Score:	97.62

Description:

The 2003 classroom addition at Ronald McNair Sr. Middle School is a one-story building located at 2190 Wallingford Drive in Decatur, Georgia. There have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report. This school is scheduled for replacement under SPLOST IV project 505-422, 2015-2017.

Attributes:

General Attributes:

Building Codes:	4030	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	88.00 %	22.39 %	$24,398.40
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	77.58 %	0.00 %	$0.00
B30 - Roofing	41.19 %	0.00 %	$0.00
C10 - Interior Construction	74.71 %	0.00 %	$0.00
C30 - Interior Finishes	36.71 %	17.06 %	$64,218.00
D20 - Plumbing	50.96 %	0.00 %	$0.00
D30 - HVAC	27.93 %	0.00 %	$0.00
D40 - Fire Protection	60.00 %	0.00 %	$0.00
D50 - Electrical	52.44 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	40.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**51.56 %**	**2.38 %**	**$88,616.40**

Photo Album

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

1). North Elevation - Jun 17, 2015

2). West Elevation - Jun 17, 2015

3). South Elevation - Jun 17, 2015

4). Northeast Elevation - Jun 17, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.63	S.F.	21,000	100	2003	2103		88.00 %	71.28 %	88		$24,398.40	$34,230
A1020	Special Foundations	$4.46	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
A1030	Slab on Grade	$3.56	S.F.	21,000	100	2003	2103		88.00 %	0.00 %	88			$74,760
A2010	Basement Excavation	$1.31	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
A2020	Basement Walls	$1.66	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
B1020	Roof Construction	$7.88	S.F.	21,000	100	2003	2103		88.00 %	0.00 %	88			$165,480
B2010	Exterior Walls	$15.93	S.F.	21,000	100	2003	2103		88.00 %	0.00 %	88			$334,530
B2020	Exterior Windows	$8.60	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$180,600
B2030	Exterior Doors	$0.84	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$17,640
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	0	10	2003	2013		0.00 %	0.00 %	-2			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	20,580	20	2003	2023		40.00 %	0.00 %	8			$426,006
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	2003	2018		20.00 %	0.00 %	3			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
B3010	Roof Coverings Standing Seam Metal	$27.45	S.F.	420	75	2003	2078		84.00 %	0.00 %	63			$11,529
B3020	Roof Openings	$0.03	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$630
C1010	Partitions	$7.91	S.F.	21,000	100	2003	2103		88.00 %	0.00 %	88			$166,110
C1020	Interior Doors	$2.26	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$47,460
C1030	Fittings	$2.07	S.F.	21,000	20	2003	2023		40.00 %	0.00 %	8			$43,470
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	21,000	10	2003	2013		0.00 %	110.00 %	-2		$44,583.00	$40,530
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	2003	2013		0.00 %	0.00 %	-2			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	2,100	8	2003	2011	2015	0.00 %	110.00 %	0		$19,635.00	$17,850
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	2,100	50	2003	2053		76.00 %	0.00 %	38			$30,429
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	2003	2053		76.00 %	0.00 %	38			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	16,800	20	2003	2023		40.00 %	0.00 %	8			$160,272
C3020	Floor Finishes - Wood	$9.73	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
C3030	Ceiling Finishes	$6.06	S.F.	21,000	20	2003	2023		40.00 %	0.00 %	8			$127,260
D2010	Plumbing Fixtures	$8.13	S.F.	21,000	20	2003	2023		40.00 %	0.00 %	8			$170,730
D2020	Domestic Water Distribution	$3.84	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$80,640
D2030	Sanitary Waste	$4.33	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$90,930
D2040	Rain Water Drainage	$0.92	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$19,320
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$16,170
D3020	Heat Generating Systems	$4.55	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D3030	Cooling Generating Systems	$4.73	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0

School Assessment Report - 2003 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$115,710
D3050	Terminal & Package Units	$27.72	S.F.	21,000	15	2003	2018		20.00 %	0.00 %	3			$582,120
D3060	Controls & Instrumentation	$3.57	S.F.	21,000	20	2003	2023		40.00 %	0.00 %	8			$74,970
D4010	Sprinklers	$4.13	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$86,730
D5010	Electrical Service/Distribution	$1.73	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$36,330
D5020	Branch Wiring	$5.53	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$116,130
D5020	Lighting	$8.36	S.F.	21,000	30	2003	2033		60.00 %	0.00 %	18			$175,560
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	21,000	15	2003	2018		20.00 %	0.00 %	3			$30,240
D5030	Communications and Security - PA & Clock Systems	$0.99	S.F.	21,000	15	2003	2018		20.00 %	0.00 %	3			$20,790
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	21,000	15	2003	2018		20.00 %	0.00 %	3			$25,410
E1010	Commercial Equipment	$8.10	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
E1020	Institutional Equipment	$2.82	S.F.	21,000	20	2003	2023		40.00 %	0.00 %	8			$59,220
E1090	Other Equipment (sports Equipment)	$1.56	S.F.	0	15	2003	2018		20.00 %	0.00 %	3			$0
E2010	Fixed Furnishings	$6.57	S.F.	21,000	20	2003	2023		40.00 %	0.00 %	8			$137,970
F1010	Special Structures - Canopies	$1.61	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
								Total	**51.56 %**	**2.38 %**			**$88,616.40**	**$3,717,756**

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:	**$88,616**	**$0**	**$0**	**$791,589**	**$0**	**$0**	**$0**	**$0**	**$1,696,868**	**$0**	**$59,916**	**$2,636,989**
*** 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**	$24,398	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,398**
*** 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**
*** 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	$593,617	$0	$0	**$593,617**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

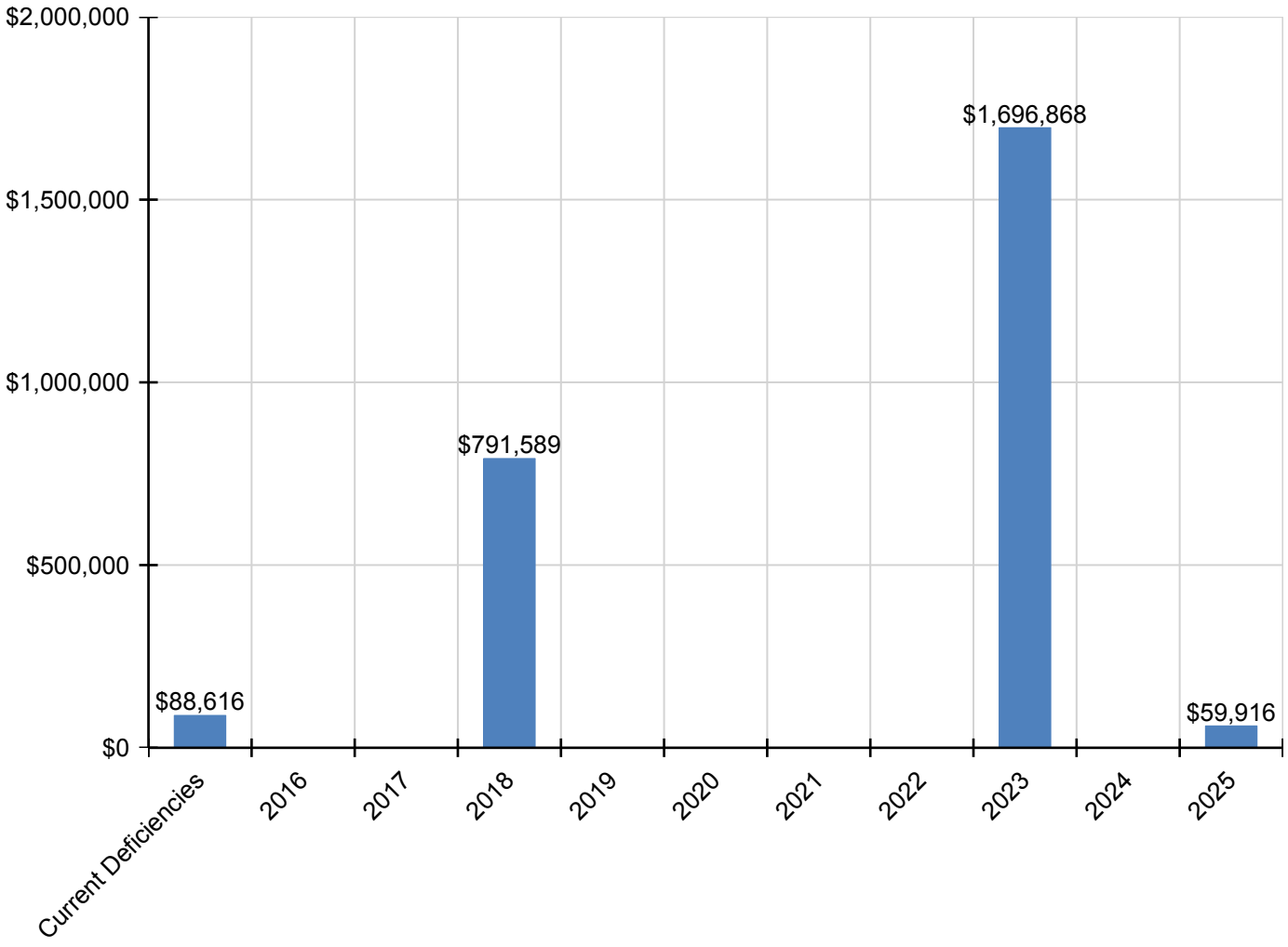
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$60,573	$0	$0	**$60,573**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$44,583	$0	$0	$0	$0	$0	$0	$0	$0	$0	$59,916	**$104,499**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$19,635	$0	$0	$0	$0	$0	$0	$0	$24,873	$0	$0	**$44,508**
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	$223,330	$0	$0	**$223,330**
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	$177,330	$0	$0	**$177,330**
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	$237,903	$0	$0	**$237,903**
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	$0	$0	$0	$699,708	$0	$0	$0	$0	$0	$0	$0	**$699,708**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$104,467	$0	$0	**$104,467**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$36,348	$0	$0	$0	$0	$0	$0	$0	**$36,348**

D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$24,990	$0	$0	$0	$0	$0	$0	$0	**$24,990**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$30,543	$0	$0	$0	$0	$0	$0	$0	**$30,543**
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	$82,520	$0	$0	**$82,520**
E1090 - Other Equipment (sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$192,254	$0	$0	**$192,254**
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*

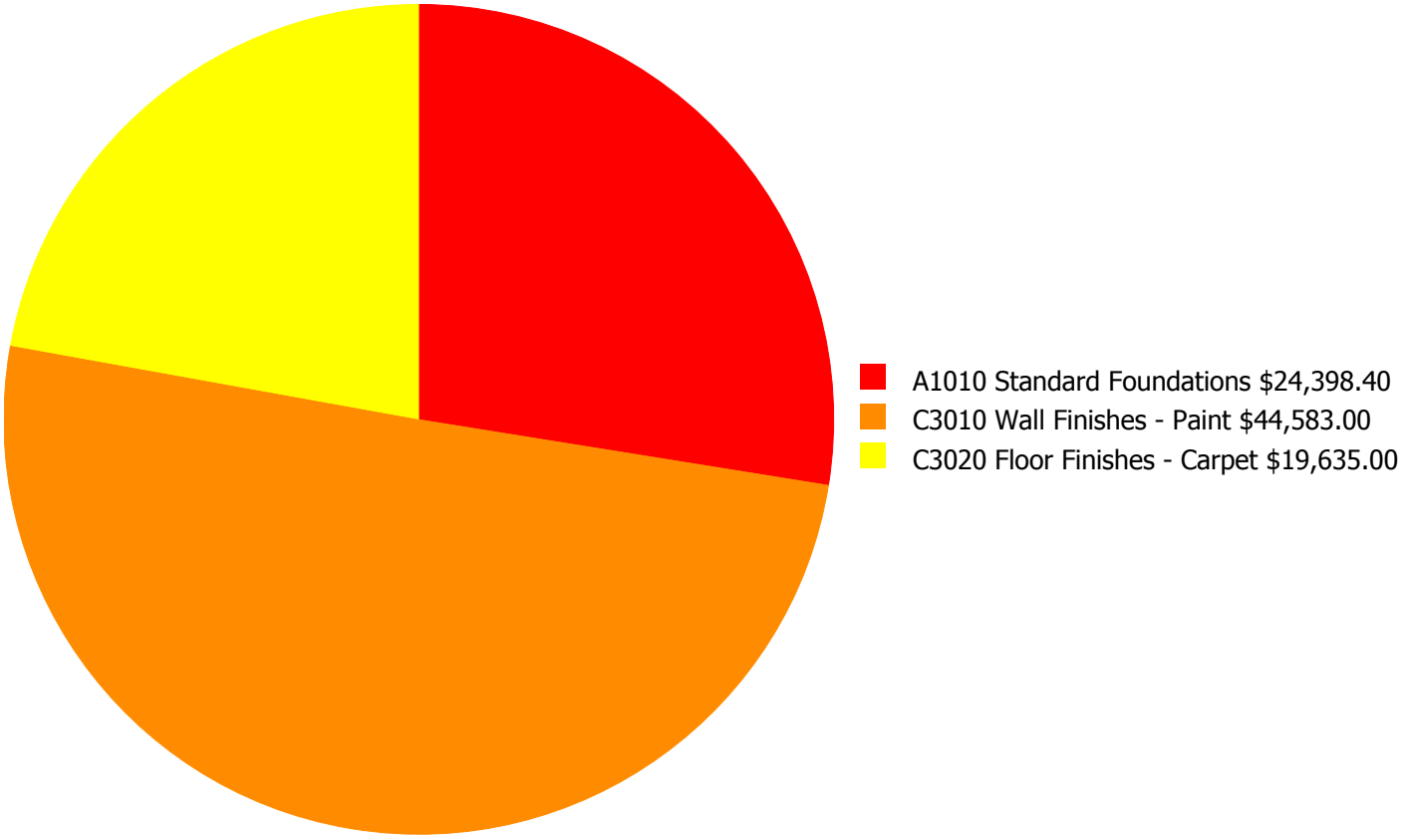
Forecasted Capital Renewal Requirement

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

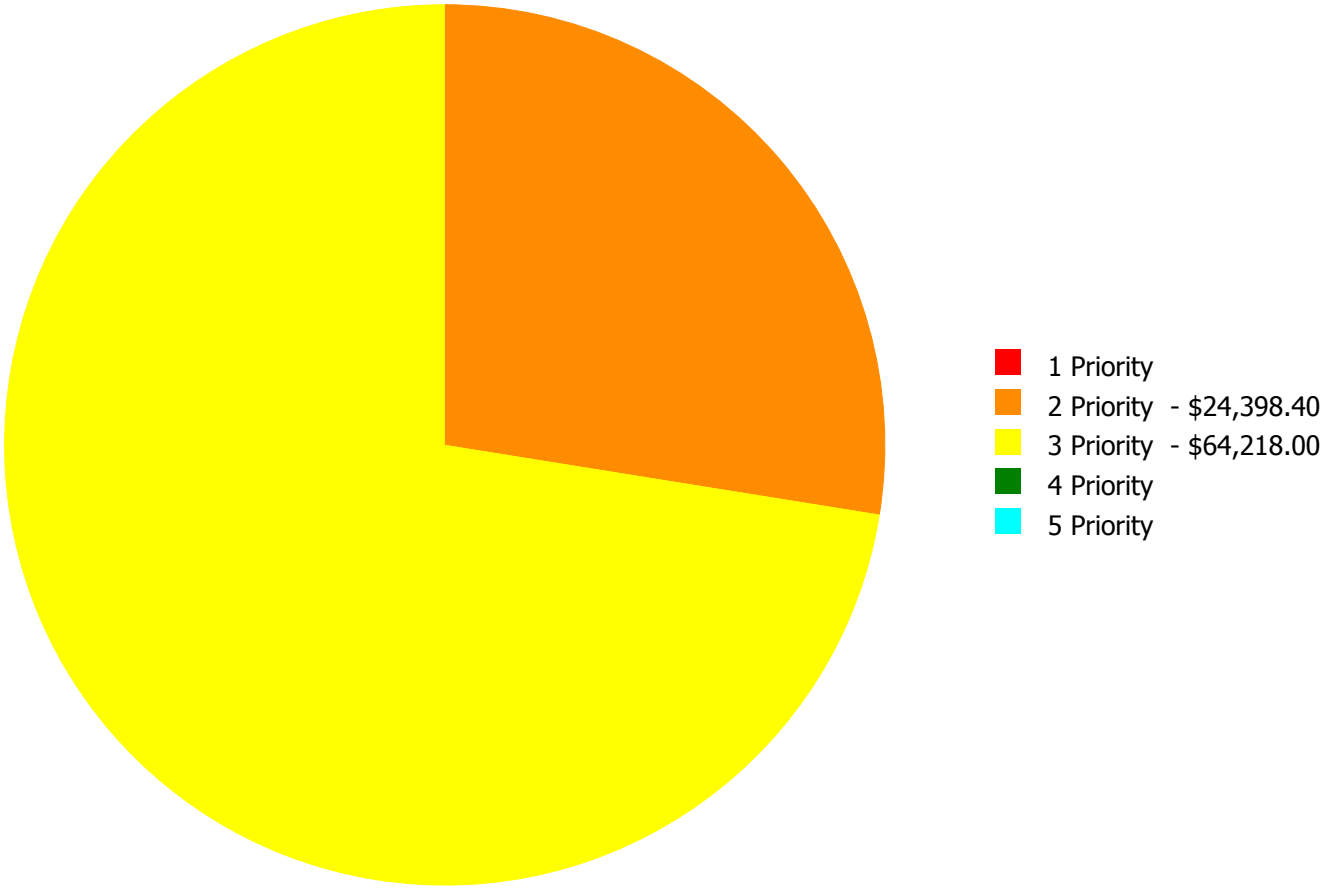
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $88,616.40

Deficiency Summary by Priority

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



Budget Estimate Total: $88,616.40

Deficiency By Priority Investment Table

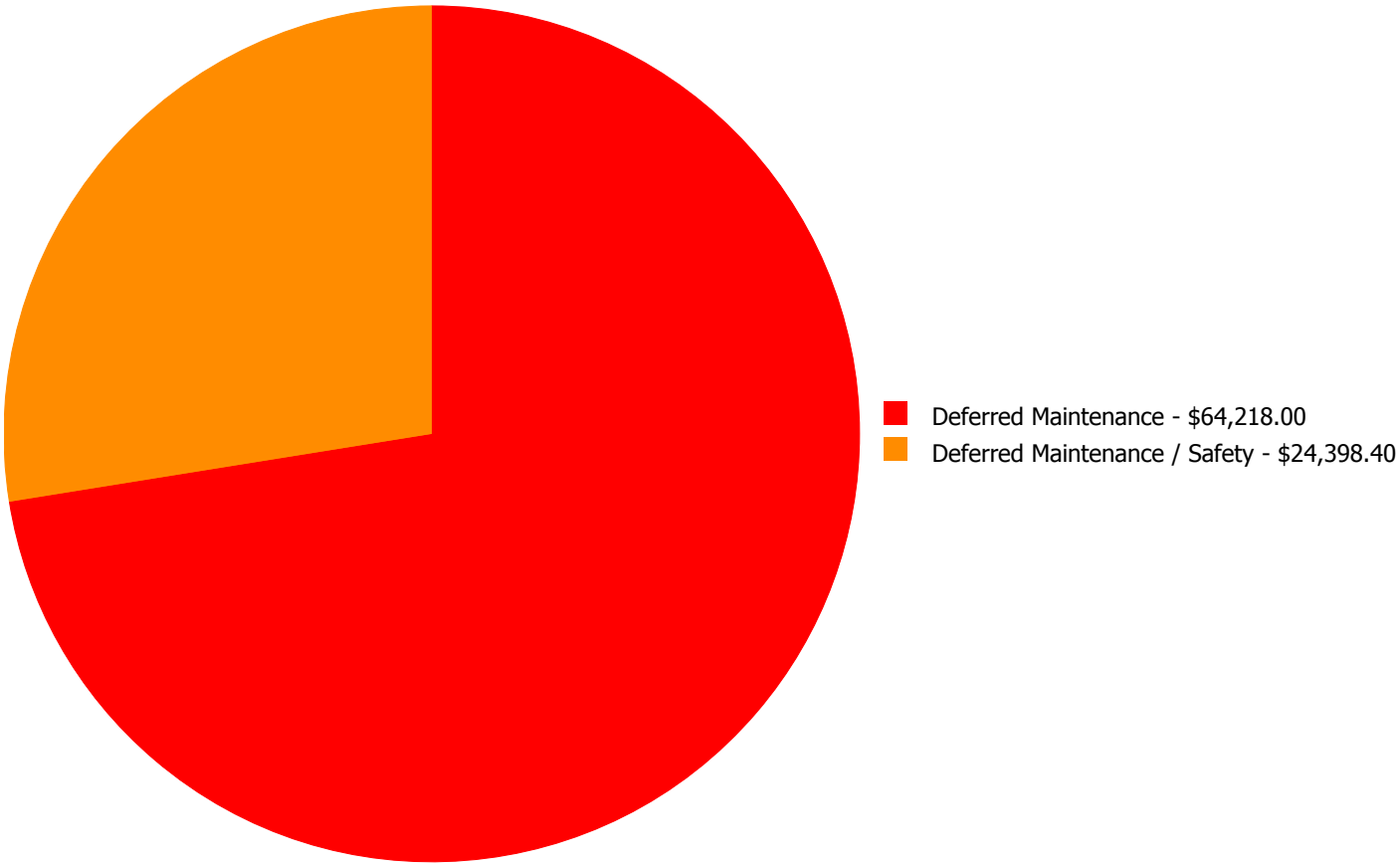
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
A1010	Standard Foundations	$0.00	$24,398.40	$0.00	$0.00	$0.00	$24,398.40
C3010	Wall Finishes - Paint	$0.00	$0.00	$44,583.00	$0.00	$0.00	$44,583.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$19,635.00	$0.00	$0.00	$19,635.00
	Total:	$0.00	$24,398.40	$64,218.00	$0.00	$0.00	$88,616.40

Deficiency Summary by Category

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



Budget Estimate Total: $88,616.40

Deficiency Details by Priority

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

Priority 2 Priority:

System: A1010 - Standard Foundations

Location: East Corner of Building

Distress: Damaged

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Engineering Study

Qty: 1.00

Unit of Measure: Ea.

Estimate: $24,398.40

Assessor Name: Ben Nixon

Date Created: 06/17/2015

Notes: The east side of the building shows settlement cracking. Recommend an engineering study to evaluate. Deficiency pricing does not include remediation measures.

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 21,000.00
Unit of Measure: S.F.
Estimate: $44,583.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The painted wall finish is beyond its expected service life, worn, and should be replaced.

System: C3020 - Floor Finishes - Carpet

Location: Offices
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 2,100.00
Unit of Measure: S.F.
Estimate: $19,635.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	3,540
Year Built:	2003
Last Renovation:	
Replacement Value:	$392,869
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	72.30 %
FCA Score:	100.00

Description:

An enclosed walkway connects the main building to the gymnasium and the 2003 classroom addition, and provides weather protection for the students. This school is scheduled for replacement under SPLOST IV project 505-422, 2015-2017.

Attributes:

General Attributes:

Building Codes:	4030	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	88.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.90 %	0.00 %	$0.00
B30 - Roofing	84.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	60.00 %	0.00 %	$0.00
D30 - HVAC	57.39 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	59.05 %	0.00 %	$0.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**72.30 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Mar 09, 2011

2). Southwest Elevation - Mar 09, 2011

3). East Elevation - Mar 09, 2011

4). South Elevation - Mar 09, 2011

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.	0	100	2003	2103		88.00 %	0.00 %	88			$0
A1020	Special Foundations	$4.46	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
A1030	Slab on Grade	$7.09	S.F.	3,540	100	2003	2103		88.00 %	0.00 %	88			$25,099
A2010	Basement Excavation	$0.26	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
A2020	Basement Walls	$6.13	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
B1010	Floor Construction	$15.61	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
B1020	Roof Construction	$5.34	S.F.	3,540	100	2003	2103		88.00 %	0.00 %	88			$18,904
B2010	Exterior Walls	$16.02	S.F.	3,540	100	2003	2103		88.00 %	0.00 %	88			$56,711
B2020	Exterior Windows	$6.79	S.F.	3,540	30	2003	2033		60.00 %	0.00 %	18			$24,037
B2030	Exterior Doors	$0.92	S.F.	3,540	30	2003	2033		60.00 %	0.00 %	18			$3,257
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	0	10	2003	2013		0.00 %	0.00 %	-2			$0
B3010	Roof Coverings - BUR	$6.49	S.F.	0	25	2003	2028		52.00 %	0.00 %	13			$0
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	2003	2018		20.00 %	0.00 %	3			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	3,540	75	2003	2078		84.00 %	0.00 %	63			$97,173
B3020	Roof Openings	$0.63	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
C1010	Partitions	$7.01	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
C1020	Interior Doors	$2.39	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
C1030	Fittings	$2.79	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
C2010	Stair Construction	$1.81	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	0	10	2003	2013		0.00 %	0.00 %	-2			$0
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	2003	2013		0.00 %	0.00 %	-2			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	0	8	2003	2011		0.00 %	0.00 %	-4			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	0	50	2003	2053		76.00 %	0.00 %	38			$0
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	2003	2053		76.00 %	0.00 %	38			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
C3030	Ceiling Finishes	$9.98	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
D1010	Elevators and Lifts	$1.17	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D2010	Plumbing Fixtures	$17.66	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
D2020	Domestic Water Distribution	$3.99	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D2030	Sanitary Waste	$3.41	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D2040	Rain Water Drainage	$0.98	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0

School Assessment Report - 2003 Enclosed Covered Walkway

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.	3,540	30	2003	2033		60.00 %	0.00 %	18			$1,451
D3020	Heat Generating Systems	$4.55	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D3030	Cooling Generating Systems	$4.73	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D3040	Distribution & Exhaust Systems	$24.03	S.F.	3,540	30	2003	2033		60.00 %	0.00 %	18			$85,066
D3050	Terminal & Package Units	$0.00	S.F.	0	15	2003	2018		20.00 %	0.00 %	3			$0
D3060	Controls & Instrumentation	$3.60	S.F.	3,540	20	2003	2023		40.00 %	0.00 %	8			$12,744
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D4010	Sprinklers	$4.75	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D4020	Standpipes	$0.51	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	3,540	30	2003	2033		60.00 %	0.00 %	18			$6,407
D5020	Branch Wiring	$6.78	S.F.	3,540	30	2003	2033		60.00 %	0.00 %	18			$24,001
D5020	Lighting	$8.90	S.F.	3,540	30	2003	2033		60.00 %	0.00 %	18			$31,506
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	0	10	2003	2013		0.00 %	0.00 %	-2			$0
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	3,540	10	2003	2013	2020	50.00 %	0.00 %	5			$4,354
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	3,540	10	2003	2013	2020	50.00 %	0.00 %	5			$2,159
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	0	15	2003	2018		20.00 %	0.00 %	3			$0
E1020	Institutional Equipment	$0.40	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
E1090	Other Equipment	$8.75	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
E2010	Fixed Furnishings	$5.37	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
F1010	Special Structures - Canopies	$1.61	S.F.	0	25	2003	2028		52.00 %	0.00 %	13			$0
								Total	**72.30 %**					**$392,869**

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:	**$0**	**$0**	**$0**	**$0**	**$0**	**$8,306**	**$0**	**$0**	**$17,758**	**$0**	**$0**	**$26,064**
*** 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	$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**

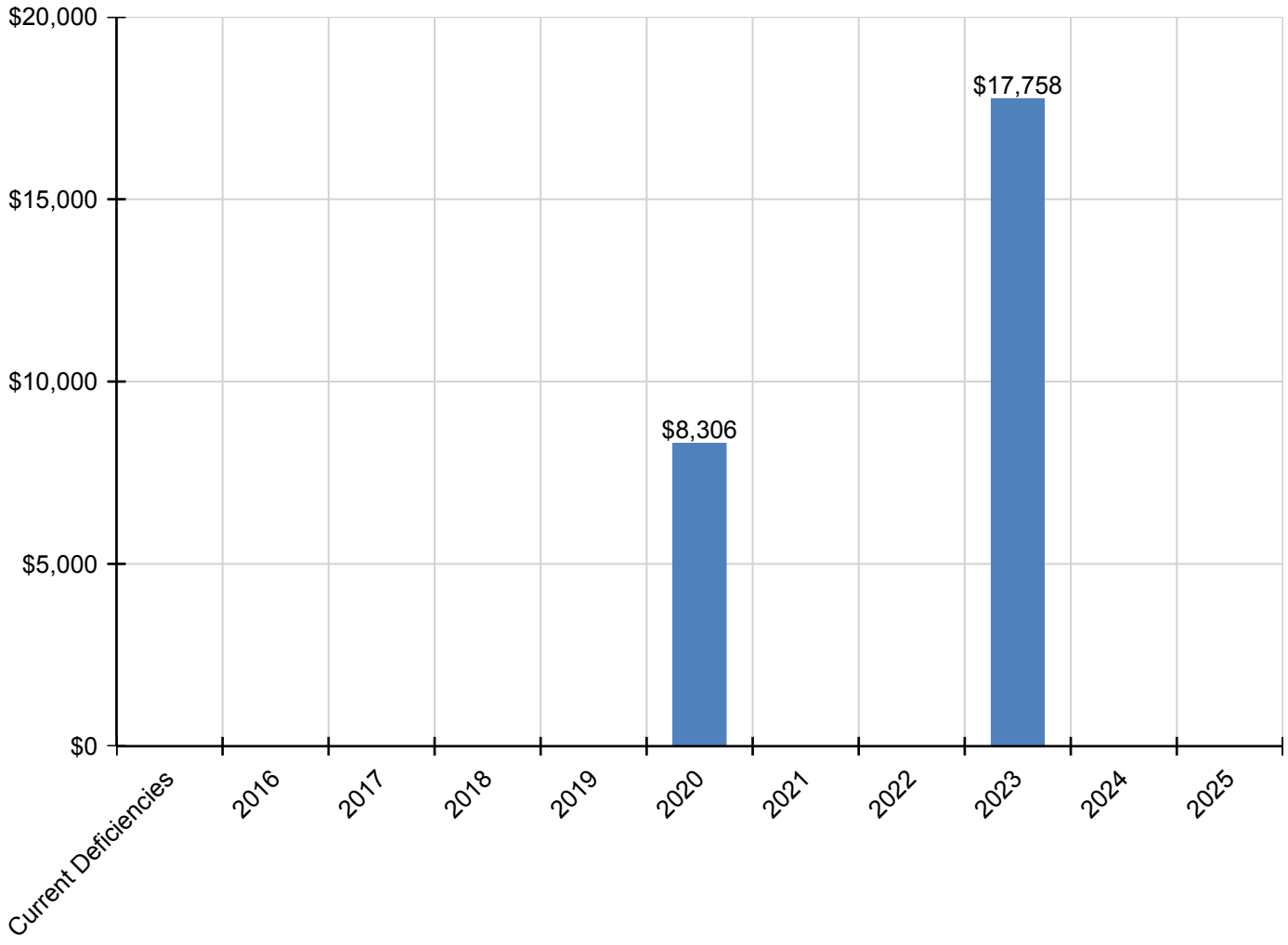
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$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	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$17,758	$0	$0	**$17,758**
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	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$5,553	$0	$0	$0	$0	$0	**$5,553**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$2,753	$0	$0	$0	$0	$0	**$2,753**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	**$0**
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.

No data found for this asset

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:

No data found for this asset

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.

No data found for this asset

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:

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	177,110
Year Built:	1958
Last Renovation:	
Replacement Value:	$5,533,453
Repair Cost:	$4,271,311.57
Total FCI:	77.19 %
Total RSLI:	11.09 %
FCA Score:	22.81

Description:

The Ronald McNair Middle School site was originally constructed in 1958, has a total area of 32.3 acres, and is occupied by approximately 177,110 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, football field, baseball field, track, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features. This school is scheduled for replacement under SPLOST IV project 505-422, 2015-2017.

Attributes:

General Attributes:

Site Code:	1255

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	17.10 %	59.39 %	$2,130,228.78
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$1,424,141.51
G40 - Site Electrical Utilities	0.00 %	110.00 %	$716,941.28
Totals:	**11.09 %**	**77.19 %**	**$4,271,311.57**

Photo Album

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

1). Aerial Image of Ronald McNair Sr. Middle School - Sep 28, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	69,043	25	1958	1983		0.00 %	110.00 %	-32		$392,647.54	$356,952
G2020	Parking Lots	$4.56	S.F.	41,705	25	1958	1983		0.00 %	110.00 %	-32		$209,192.28	$190,175
G2030	Pedestrian Paving	$1.50	S.F.	177,110	30	1958	1988		0.00 %	110.00 %	-27		$292,231.50	$265,665
G2040	Baseball Field	$8.35	S.F.	87,843	20	1980	2000		0.00 %	110.00 %	-15		$806,837.96	$733,489
G2040	Canopies	$0.29	S.F.		25	1958	1983		0.00 %	0.00 %	-32			$0
G2040	Covered Walkways	$48.72	S.F.	2,838	100	1958	2058		43.00 %	0.00 %	43			$138,267
G2040	Fencing & Guardrails	$0.91	S.F.	177,110	30	1958	1988		0.00 %	110.00 %	-27		$177,287.11	$161,170
G2040	Football Field	$5.85	S.F.	102,402	20	1980	2000	2020	25.00 %	0.00 %	5			$599,052
G2040	Hard Surface Play Area	$6.26	S.F.		20	1980	2000		0.00 %	0.00 %	-15			$0
G2040	Playing Field	$3.92	S.F.	106,764	20	1980	2000	2020	25.00 %	0.00 %	5			$418,515
G2040	Soccer/Lacross Field	$5.00	S.F.		20	1958	1978		0.00 %	0.00 %	-37			$0
G2040	Softball Field	$8.86	S.F.		20	1980	2000	2020	25.00 %	0.00 %	5			$0
G2040	Tennis Courts	$18.47	S.F.	12,405	20	1980	2000		0.00 %	110.00 %	-15		$252,032.39	$229,120
G2040	Track	$7.04	S.F.	33,778	10	2014	2024		90.00 %	0.00 %	9			$237,797
G2050	Landscaping	$1.45	S.F.	177,110	15	2005	2020		33.33 %	0.00 %	5			$256,810
G3010	Water Supply	$1.83	S.F.	177,110	50	1958	2008		0.00 %	110.00 %	-7		$356,522.43	$324,111
G3020	Sanitary Sewer	$1.15	S.F.	177,110	50	1958	2008		0.00 %	110.00 %	-7		$224,044.15	$203,677
G3030	Storm Sewer	$3.55	S.F.	177,110	50	1958	2008		0.00 %	110.00 %	-7		$691,614.55	$628,741
G3060	Fuel Distribution	$0.78	S.F.	177,110	50	1958	2008		0.00 %	110.00 %	-7		$151,960.38	$138,146
G4010	Electrical Distribution	$1.86	S.F.	177,110	30	1958	1988		0.00 %	110.00 %	-27		$362,367.06	$329,425
G4020	Site Lighting	$1.15	S.F.	177,110	30	1958	1988		0.00 %	110.00 %	-27		$224,044.15	$203,677
G4030	Site Communications & Security	$0.67	S.F.	177,110	30	1958	1988		0.00 %	110.00 %	-27		$130,530.07	$118,664
								Total	**11.09 %**	**77.19 %**			**$4,271,311.57**	**$5,533,453**

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.

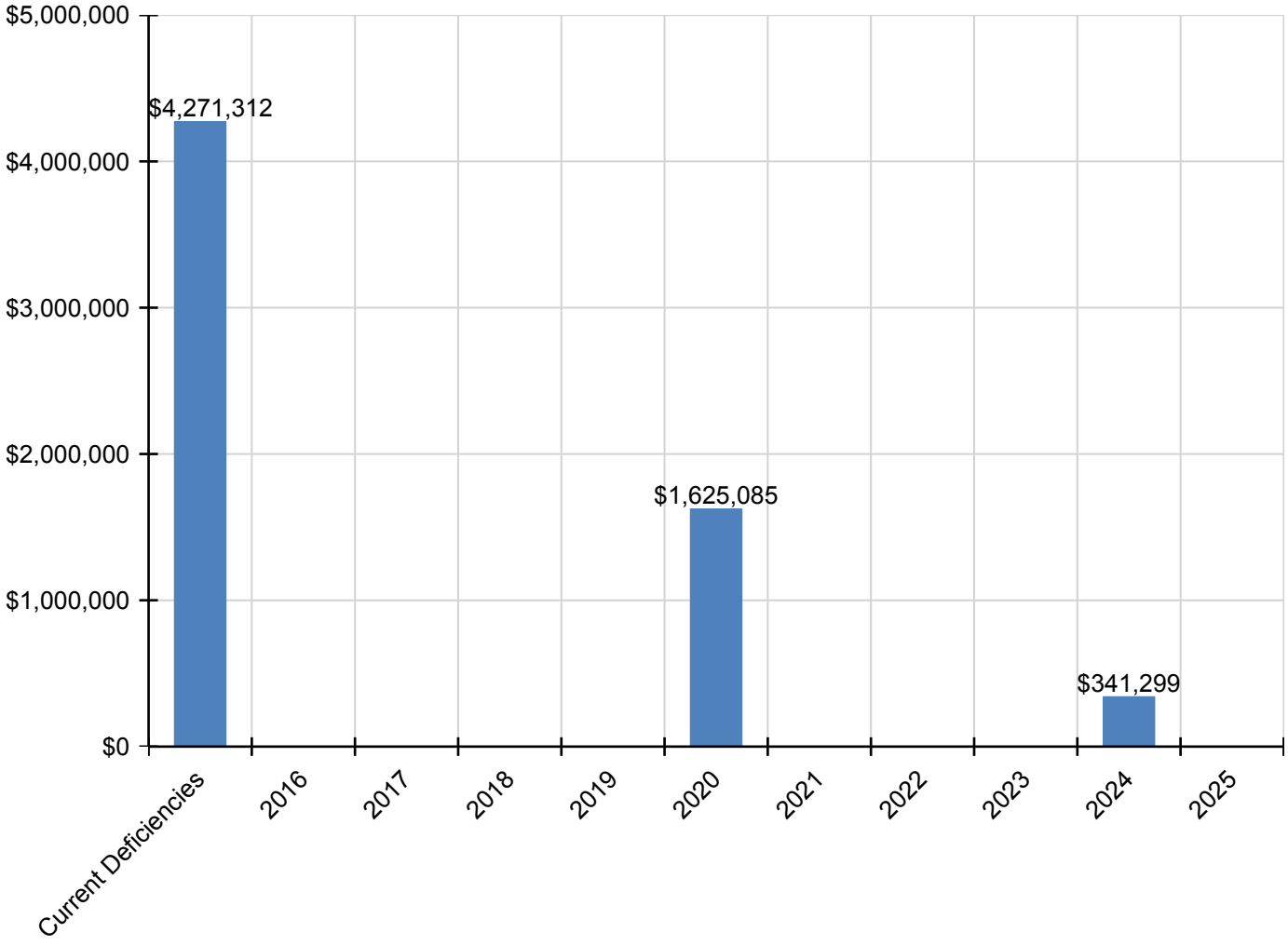
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$4,271,312**	**$0**	**$0**	**$0**	**$0**	**$1,625,085**	**$0**	**$0**	**$0**	**$341,299**	**$0**	**$6,237,696**
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	$392,648	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$392,648**
G2020 - Parking Lots	$209,192	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$209,192**
G2030 - Pedestrian Paving	$292,232	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$292,232**
G2040 - Baseball Field	$806,838	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$806,838**
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	$177,287	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$177,287**
G2040 - Football Field	$0	$0	$0	$0	$0	$763,912	$0	$0	$0	$0	$0	**$763,912**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$533,690	$0	$0	$0	$0	$0	**$533,690**
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	$252,032	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$252,032**
G2040 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$341,299	$0	**$341,299**
G2050 - Landscaping	$0	$0	$0	$0	$0	$327,483	$0	$0	$0	$0	$0	**$327,483**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$356,522	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$356,522**
G3020 - Sanitary Sewer	$224,044	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$224,044**
G3030 - Storm Sewer	$691,615	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$691,615**
G3060 - Fuel Distribution	$151,960	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$151,960**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$362,367	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$362,367**
G4020 - Site Lighting	$224,044	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$224,044**
G4030 - Site Communications & Security	$130,530	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$130,530**

** Indicates non-renewable system*

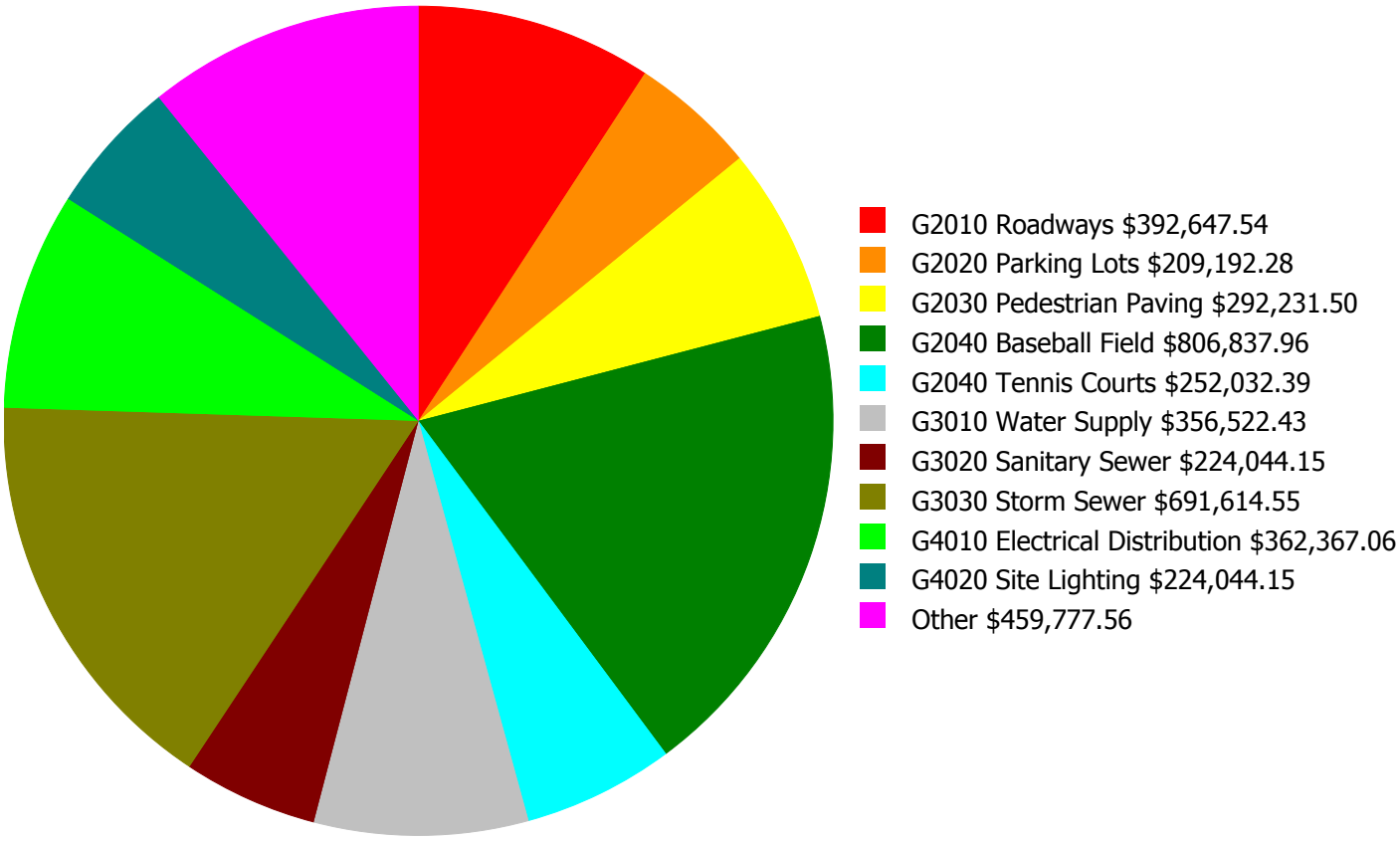
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

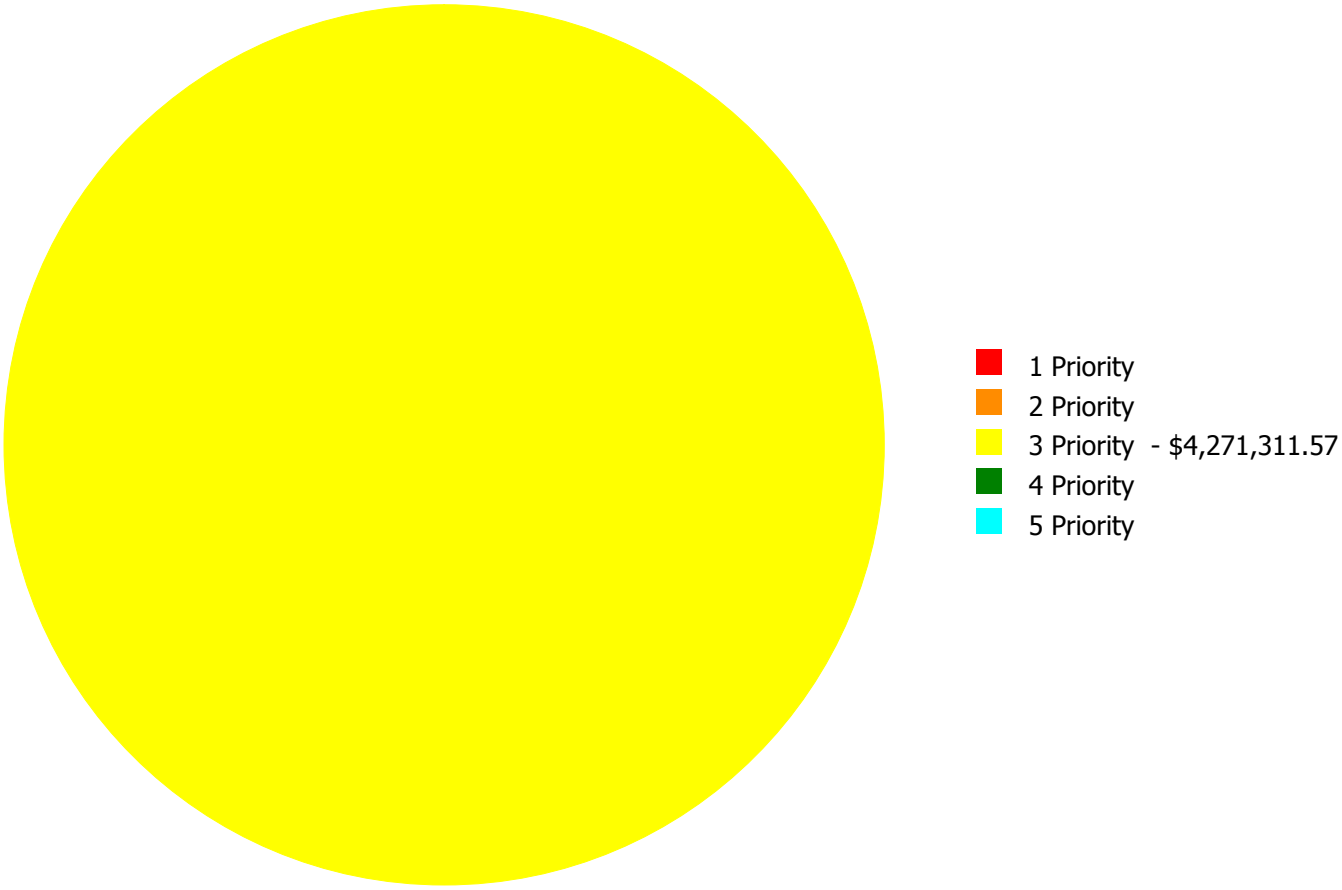
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $4,271,311.57

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: $4,271,311.57

Deficiency By Priority Investment Table

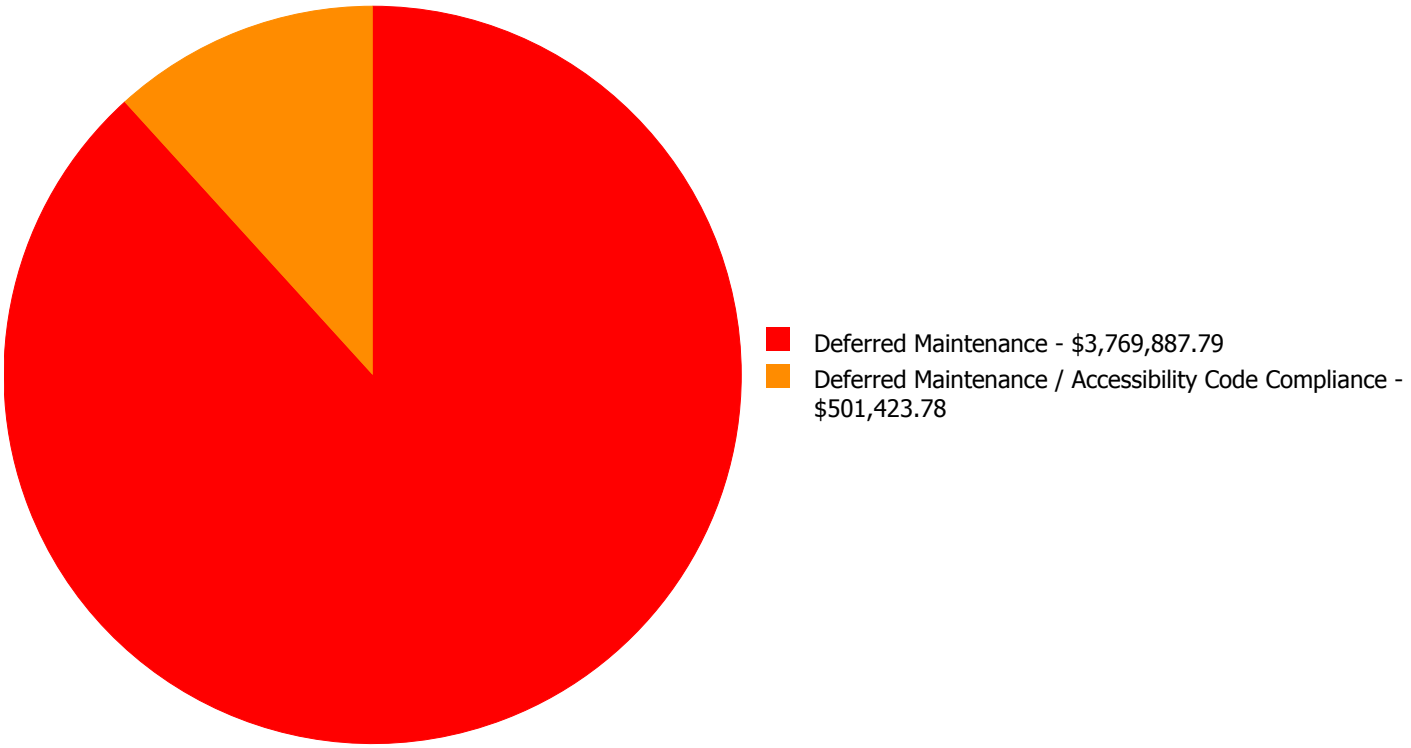
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$392,647.54	$0.00	$0.00	$392,647.54
G2020	Parking Lots	$0.00	$0.00	$209,192.28	$0.00	$0.00	$209,192.28
G2030	Pedestrian Paving	$0.00	$0.00	$292,231.50	$0.00	$0.00	$292,231.50
G2040	Baseball Field	$0.00	$0.00	$806,837.96	$0.00	$0.00	$806,837.96
G2040	Fencing & Guardrails	$0.00	$0.00	$177,287.11	$0.00	$0.00	$177,287.11
G2040	Tennis Courts	$0.00	$0.00	$252,032.39	$0.00	$0.00	$252,032.39
G3010	Water Supply	$0.00	$0.00	$356,522.43	$0.00	$0.00	$356,522.43
G3020	Sanitary Sewer	$0.00	$0.00	$224,044.15	$0.00	$0.00	$224,044.15
G3030	Storm Sewer	$0.00	$0.00	$691,614.55	$0.00	$0.00	$691,614.55
G3060	Fuel Distribution	$0.00	$0.00	$151,960.38	$0.00	$0.00	$151,960.38
G4010	Electrical Distribution	$0.00	$0.00	$362,367.06	$0.00	$0.00	$362,367.06
G4020	Site Lighting	$0.00	$0.00	$224,044.15	$0.00	$0.00	$224,044.15
G4030	Site Communications & Security	$0.00	$0.00	$130,530.07	$0.00	$0.00	$130,530.07
	Total:	$0.00	$0.00	$4,271,311.57	$0.00	$0.00	$4,271,311.57

Deficiency Summary by Category

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



Budget Estimate Total: $4,271,311.57

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 69,043.00
Unit of Measure: S.F.
Estimate: $392,647.54
Assessor Name: Eduardo Lopez
Date Created: 06/17/2015

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

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 41,705.00
Unit of Measure: S.F.
Estimate: $209,192.28
Assessor Name: Eduardo Lopez
Date Created: 06/17/2015

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

System: G2030 - Pedestrian Paving

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 177,110.00

Unit of Measure: S.F.

Estimate: $292,231.50

Assessor Name: Eduardo Lopez

Date Created: 06/17/2015

Notes: Pedestrian paving is beyond its expected service life, damaged in areas, not ADA compliant, and should be replaced.

System: G2040 - Baseball Field

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 87,843.00

Unit of Measure: S.F.

Estimate: $806,837.96

Assessor Name: Eduardo Lopez

Date Created: 06/17/2015

Notes: The baseball field is beyond its expected service life and should be replaced. The dugouts are in deteriorated condition and the infield is overgrown with grass.

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 177,110.00
Unit of Measure: S.F.
Estimate: $177,287.11
Assessor Name: Eduardo Lopez
Date Created: 06/10/2015

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

System: G2040 - Tennis Courts

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 12,405.00
Unit of Measure: S.F.
Estimate: $252,032.39
Assessor Name: Eduardo Lopez
Date Created: 06/17/2015

Notes: The tennis courts are beyond their expected service life, damaged with cracks, and should be replaced.

System: G3010 - Water Supply

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 177,110.00
Unit of Measure: S.F.
Estimate: $356,522.43
Assessor Name: Eduardo Lopez
Date Created: 06/10/2015

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

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 177,110.00
Unit of Measure: S.F.
Estimate: $224,044.15
Assessor Name: Eduardo Lopez
Date Created: 06/10/2015

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

System: G3030 - Storm Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 177,110.00
Unit of Measure: S.F.
Estimate: $691,614.55
Assessor Name: Eduardo Lopez
Date Created: 06/10/2015

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

System: G3060 - Fuel Distribution

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 177,110.00
Unit of Measure: S.F.
Estimate: $151,960.38
Assessor Name: Eduardo Lopez
Date Created: 06/10/2015

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

System: G4010 - Electrical Distribution

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 177,110.00
Unit of Measure: S.F.
Estimate: $362,367.06
Assessor Name: Eduardo Lopez
Date Created: 06/10/2015

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

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 177,110.00
Unit of Measure: S.F.
Estimate: $224,044.15
Assessor Name: Eduardo Lopez
Date Created: 06/10/2015

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

System: G4030 - Site Communications & Security

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 177,110.00

Unit of Measure: S.F.

Estimate: $130,530.07

Assessor Name: Eduardo Lopez

Date Created: 06/10/2015

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.