DeKalb County School District/Middle Schools

Salem Middle

Final

School Assessment Report

May 20, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	138,869
Year Built:	1989
Last Renovation:	
Replacement Value:	$31,643,056
Repair Cost:	$19,231,834.68
Total FCI:	60.78 %
Total RSLI:	19.04 %
FCA Score:	39.22

Description:

The Salem Middle School campus consists of one main building located at 5333 Salem Road in Lithonia, Georgia. The original campus was constructed in 1989 and an addition to the main school building was constructed in 1998. In addition to the main school building, the campus contains a storage building, football field, softball field, tennis courts, 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.

Attributes:

General Attributes:

Assigned Region:	Region 4	Board District:	District 5
DOE Facility:	291	Geographic Region:	Region 4
HS Attendance Area:	Martin Luther King Jr. HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	30.1		

School Condition Summary

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

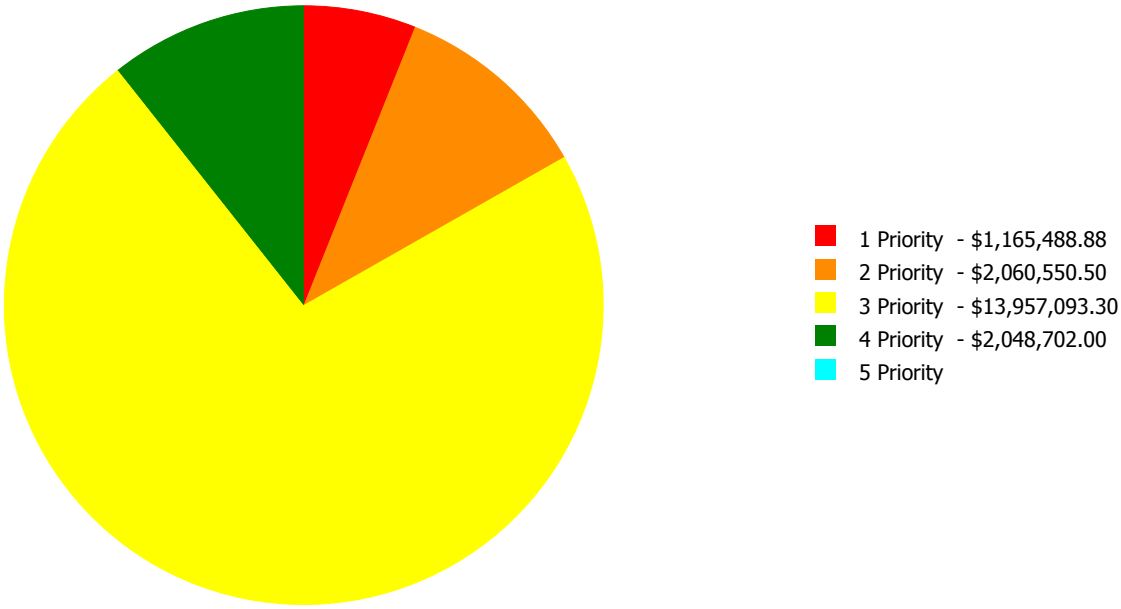
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	75.39 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	75.38 %	0.00 %	$0.00
B20 - Exterior Enclosure	40.77 %	34.45 %	$1,215,572.00
B30 - Roofing	3.82 %	92.28 %	$2,665,502.00
C10 - Interior Construction	24.62 %	42.19 %	$832,123.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	20.68 %	56.25 %	$1,969,318.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	8.76 %	73.24 %	$1,824,880.00
D30 - HVAC	3.18 %	90.13 %	$4,231,293.00
D40 - Fire Protection	17.48 %	0.00 %	$0.00
D50 - Electrical	10.84 %	80.85 %	$2,818,043.88
E10 - Equipment	0.96 %	102.97 %	$972,200.00
E20 - Furnishings	2.32 %	92.99 %	$846,007.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	12.02 %	54.10 %	$1,754,549.35
G30 - Site Mechanical Utilities	46.61 %	0.00 %	$0.00
G40 - Site Electrical Utilities	28.43 %	20.03 %	$102,346.45
Totals:	**19.04 %**	**60.78 %**	**$19,231,834.68**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1989 Building	117,062	72.59	$1,160,269.44	$1,629,988.00	$12,125,574.00	$2,048,702.00	$0.00
1989 Storage Building	400	11.23	$0.00	$4,550.00	$0.00	$0.00	$0.00
1998 Addition	21,407	11.72	$5,219.44	$130,455.00	$270,181.00	$0.00	$0.00
Site	138,869	38.93	$0.00	$295,557.50	$1,561,338.30	$0.00	$0.00
Total:		**60.78**	**$1,165,488.88**	**$2,060,550.50**	**$13,957,093.30**	**$2,048,702.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $19,231,834.68

Executive Summary

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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):	117,062
Year Built:	1989
Last Renovation:	
Replacement Value:	$23,371,160
Repair Cost:	$16,964,533.44
Total FCI:	72.59 %
Total RSLI:	15.13 %
FCA Score:	27.41

Description:

The main building at Salem Middle School is a one-story building located at 5333 Salem Road in Lithonia Georgia. Originally built in 1989, there has been one addition in 1998 and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	4010	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	74.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	35.58 %	40.93 %	$1,215,572.00
B30 - Roofing	0.00 %	110.00 %	$2,665,502.00
C10 - Interior Construction	18.95 %	45.80 %	$783,379.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	18.33 %	64.79 %	$1,923,871.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	4.34 %	81.81 %	$1,722,918.00
D30 - HVAC	1.97 %	93.73 %	$4,163,076.00
D40 - Fire Protection	13.33 %	0.00 %	$0.00
D50 - Electrical	7.52 %	88.57 %	$2,672,008.44
E10 - Equipment	0.00 %	110.00 %	$972,200.00
E20 - Furnishings	0.00 %	110.00 %	$846,007.00
Totals:	**15.13 %**	**72.59 %**	**$16,964,533.44**

Photo Album

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

1). North Elevation - Jul 14, 2015

2). West Elevation - Jul 14, 2015

3). South Elevation - Jul 14, 2015

4). East Elevation - Jul 14, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.63	S.F.	117,062	100	1989	2089		74.00 %	0.00 %	74			$190,811
A1020	Special Foundations	$4.46	S.F.	0	100	1989	2089		74.00 %	0.00 %	74			$0
A1030	Slab on Grade	$3.56	S.F.	117,062	100	1989	2089		74.00 %	0.00 %	74			$416,741
A2010	Basement Excavation	$1.31	S.F.	0	100	1989	2089		74.00 %	0.00 %	74			$0
A2020	Basement Walls	$1.66	S.F.	0	100	1989	2089		74.00 %	0.00 %	74			$0
B1010	Floor Construction	$17.86	S.F.	0	100	1989	2089		74.00 %	0.00 %	74			$0
B1020	Roof Construction	$7.88	S.F.	117,062	100	1989	2089		74.00 %	0.00 %	74			$922,449
B2010	Exterior Walls	$15.93	S.F.	117,062	60	1989	2049		56.67 %	0.00 %	34			$1,864,798
B2020	Exterior Windows	$8.60	S.F.	117,062	30	1989	2019	2015	0.00 %	110.00 %	0		$1,107,407.00	$1,006,733
B2030	Exterior Doors	$0.84	S.F.	117,062	30	1989	2019	2015	0.00 %	110.00 %	0		$108,165.00	$98,332
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	0	10	1989	1999		0.00 %	0.00 %	-16			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	117,062	20	1989	2009		0.00 %	110.00 %	-6		$2,665,502.00	$2,423,183
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1989	2004		0.00 %	0.00 %	-11			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1989	2019		13.33 %	0.00 %	4			$0
B3010	Roof Coverings Standing Seam Metal	$27.45	S.F.	0	75	1989	2064		65.33 %	0.00 %	49			$0
B3020	Roof Openings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1010	Partitions	$7.91	S.F.	117,062	40	1989	2029		35.00 %	0.00 %	14			$925,960
C1020	Interior Doors	$2.26	S.F.	117,062	30	1989	2019	2015	0.00 %	80.00 %	0		$211,648.00	$264,560
C1030	Fittings	$4.44	S.F.	117,062	20	1989	2009		0.00 %	110.00 %	-6		$571,731.00	$519,755
C2010	Stair Construction	$1.06	S.F.	0	100	1989	2089		74.00 %	0.00 %	74			$0
C3010	Wall Finishes - Ceramic Tile	$10.27	S.F.	11,704	30	1989	2019		13.33 %	0.00 %	4			$120,200
C3010	Wall Finishes - Paint	$1.93	S.F.	100,356	10	1989	1999		0.00 %	110.00 %	-16		$213,056.00	$193,687
C3010	Wall Finishes - Wood Paneling	$3.80	S.F.	5,000	15	1989	2004		0.00 %	110.00 %	-11		$20,900.00	$19,000
C3020	Floor Finishes - Carpet	$8.50	S.F.	11,706	8	2005	2013		0.00 %	110.00 %	-2		$109,451.00	$99,501
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	11,706	50	1989	2039		48.00 %	0.00 %	24			$169,620
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	17,559	50	1989	2039		48.00 %	0.00 %	24			$930,803
C3020	Floor Finishes - VCT	$9.54	S.F.	68,291	15	1989	2004		0.00 %	110.00 %	-11		$716,646.00	$651,496
C3020	Floor Finishes - Wood	$9.73	S.F.	7,800	50	2009	2059	2015	0.00 %	110.00 %	0		$83,483.00	$75,894
C3030	Ceiling Finishes	$6.06	S.F.	117,062	20	1989	2009		0.00 %	110.00 %	-6		$780,335.00	$709,396
D1010	Elevators and Lifts	$1.02	S.F.	0	30	1989	2019		13.33 %	0.00 %	4			$0
D2010	Plumbing Fixtures	$8.13	S.F.	117,062	30	1989	2019	2015	0.00 %	110.00 %	0		$1,046,885.00	$951,714
D2020	Domestic Water Distribution	$3.84	S.F.	117,062	30	1989	2019		13.33 %	0.00 %	4			$449,518
D2030	Sanitary Waste	$4.33	S.F.	117,062	30	1989	2019	2015	0.00 %	110.00 %	0		$557,566.00	$506,878
D2040	Rain Water Drainage	$0.92	S.F.	117,062	30	1989	2019	2015	0.00 %	110.00 %	0		$118,467.00	$107,697

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.	117,062	40	1989	2029		35.00 %	0.00 %	14			$90,138
D3020	Heat Generating Systems	$4.55	S.F.	117,062	30	1989	2019		13.33 %	0.00 %	4			$532,632
D3030	Cooling Generating Systems	$4.73	S.F.	117,062	30	1989	2019	2015	0.00 %	110.00 %	0		$609,074.00	$553,703
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	117,062	30	1989	2019	2015	0.00 %	110.00 %	0		$709,513.00	$645,012
D3050	Terminal & Package Units	$18.52	S.F.	117,062	15	1989	2004		0.00 %	110.00 %	-11		$2,384,787.00	$2,167,988
D3060	Controls & Instrumentation	$3.57	S.F.	117,062	20	1989	2009		0.00 %	110.00 %	-6		$459,702.00	$417,911
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.06	S.F.	117,062	30	1989	2019		13.33 %	0.00 %	4			$124,086
D4010	Sprinklers	$4.13	S.F.	117,062	30	1989	2019		13.33 %	0.00 %	4			$483,466
D4020	Standpipes	$0.58	S.F.	117,062	30	1989	2019		13.33 %	0.00 %	4			$67,896
D5010	Electrical Service/Distribution	$1.73	S.F.	117,062	40	1989	2029		35.00 %	2.58 %	14		$5,219.44	$202,517
D5020	Branch Wiring	$5.53	S.F.	117,062	30	1989	2019	2015	0.00 %	110.00 %	0		$712,088.00	$647,353
D5020	Lighting	$8.36	S.F.	117,062	30	1989	2019	2015	0.00 %	110.00 %	0		$1,076,502.00	$978,638
D5030	Communications and Security - Data & Telephone	$3.33	S.F.	117,062	15	2006	2021		40.00 %	0.00 %	6			$389,816
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	117,062	15	1998	2013		0.00 %	110.00 %	-2		$185,426.00	$168,569
D5030	Communications and Security - PA & Clock Systems	$3.33	S.F.	117,062	15	1998	2013		0.00 %	110.00 %	-2		$428,798.00	$389,816
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	117,062	15	1998	2013		0.00 %	110.00 %	-2		$155,810.00	$141,645
D5090	Other Electrical Systems - Emergency Generator	$0.84	S.F.	117,062	20	1989	2009		0.00 %	110.00 %	-6		$108,165.00	$98,332
E1010	Commercial Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$3.67	S.F.	117,062	20	1989	2009		0.00 %	110.00 %	-6		$472,579.00	$429,618
E1090	Other Equipment - Kitchen Equipment	$3.88	S.F.	117,062	20	1989	2009		0.00 %	110.00 %	-6		$499,621.00	$454,201
E2010	Fixed Furnishings	$6.57	S.F.	117,062	20	1989	2009		0.00 %	110.00 %	-6		$846,007.00	$769,097
								Total	**15.13 %**	**72.59 %**			**$16,964,533.44**	**$23,371,160**

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:	**$16,964,533**	**$0**	**$0**	**$0**	**$2,201,020**	**$0**	**$512,007**	**$0**	**$138,649**	**$0**	**$286,329**	**$20,102,540**
*** 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	$1,107,407	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,107,407**
B2030 - Exterior Doors	$108,165	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,165**
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	$2,665,502	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,665,502**
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**

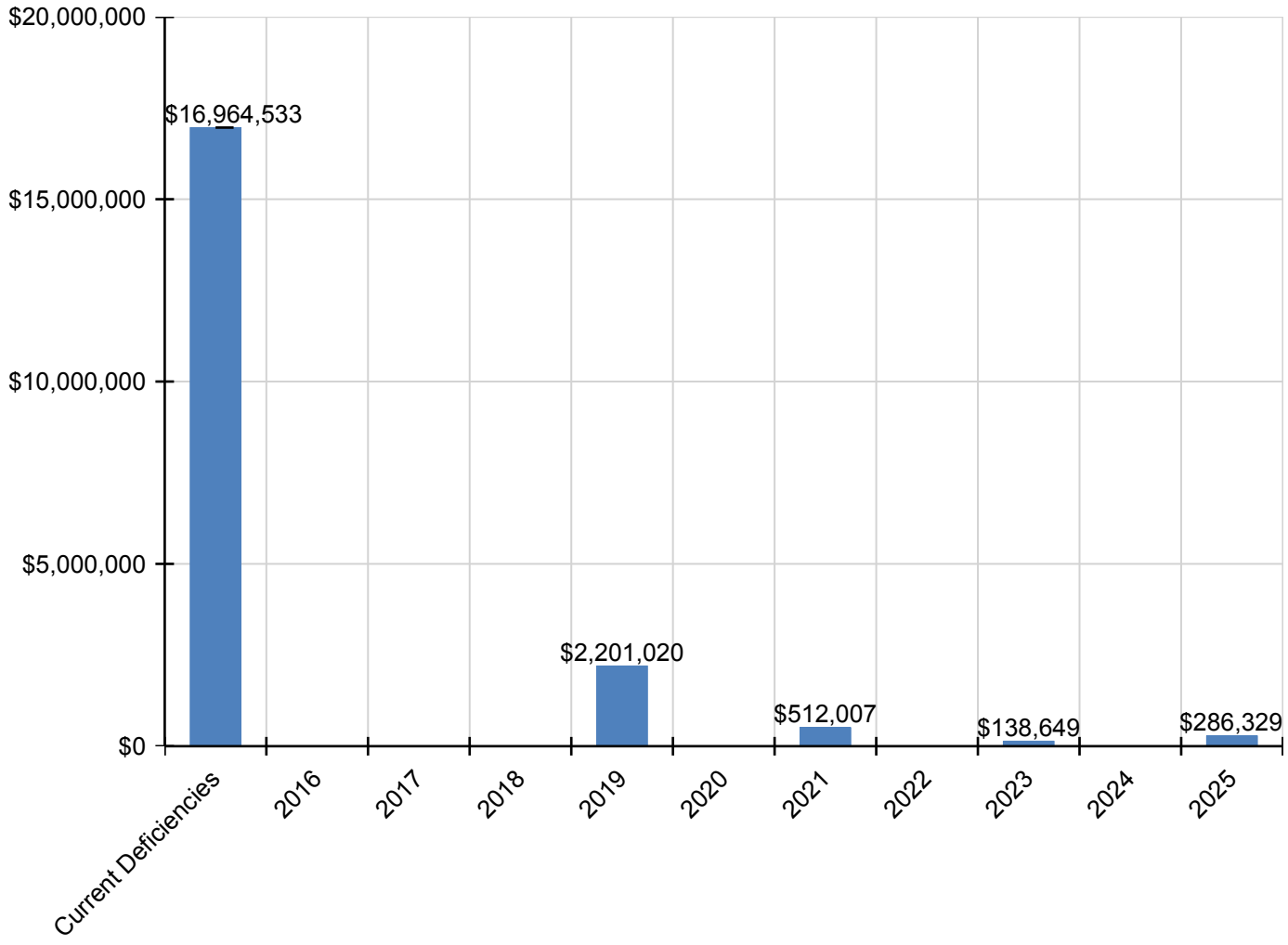
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$211,648	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$211,648**
C1030 - Fittings	$571,731	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$571,731**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$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 Tile	$0	$0	$0	$0	$148,815	$0	$0	$0	$0	$0	$0	**$148,815**
C3010 - Wall Finishes - Paint	$213,056	$0	$0	$0	$0	$0	$0	$0	$0	$0	$286,329	**$499,385**
C3010 - Wall Finishes - Wood Paneling	$20,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,900**
C3020 - Floor Finishes - Carpet	$109,451	$0	$0	$0	$0	$0	$0	$0	$138,649	$0	$0	**$248,100**
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	$716,646	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$716,646**
C3020 - Floor Finishes - Wood	$83,483	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$83,483**
C3030 - Ceiling Finishes	$780,335	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$780,335**
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	$1,046,885	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,046,885**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$556,530	$0	$0	$0	$0	$0	$0	**$556,530**
D2030 - Sanitary Waste	$557,566	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$557,566**
D2040 - Rain Water Drainage	$118,467	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$118,467**
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	$659,430	$0	$0	$0	$0	$0	$0	**$659,430**
D3030 - Cooling Generating Systems	$609,074	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$609,074**
D3040 - Distribution Systems & Exhaust Systems	$709,513	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$709,513**
D3050 - Terminal & Package Units	$2,384,787	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,384,787**
D3060 - Controls & Instrumentation	$459,702	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$459,702**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$153,625	$0	$0	$0	$0	$0	$0	**$153,625**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4010 - Sprinklers	$0	$0	$0	$0	$598,560	$0	$0	$0	$0	$0	$0	**$598,560**
D4020 - Standpipes	$0	$0	$0	$0	$84,060	$0	$0	$0	$0	$0	$0	**$84,060**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$5,219	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,219**
D5020 - Branch Wiring	$712,088	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$712,088**
D5020 - Lighting	$1,076,502	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,076,502**
D5030 - Communications and Security - Data & Telephone	$0	$0	$0	$0	$0	$0	$512,007	$0	$0	$0	$0	**$512,007**
D5030 - Communications and Security - Fire Alarm	$185,426	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$185,426**
D5030 - Communications and Security - PA & Clock Systems	$428,798	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$428,798**
D5030 - Communications and Security - Security & CCTV	$155,810	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$155,810**
D5090 - Other Electrical Systems - Emergency Generator	$108,165	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,165**
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	$472,579	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$472,579**
E1090 - Other Equipment - Kitchen Equipment	$499,621	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$499,621**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$846,007	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$846,007**

** Indicates non-renewable system*

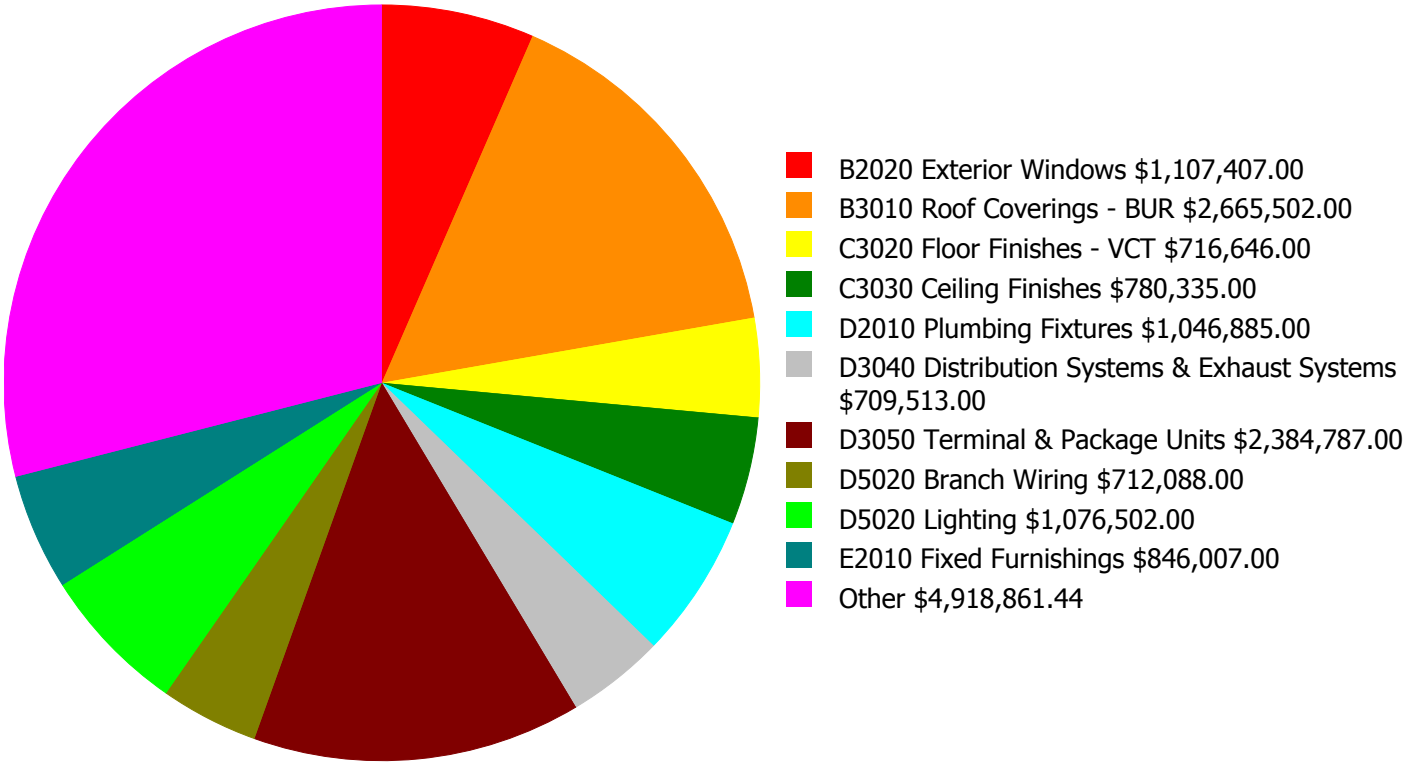
Forecasted Capital Renewal Requirement

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

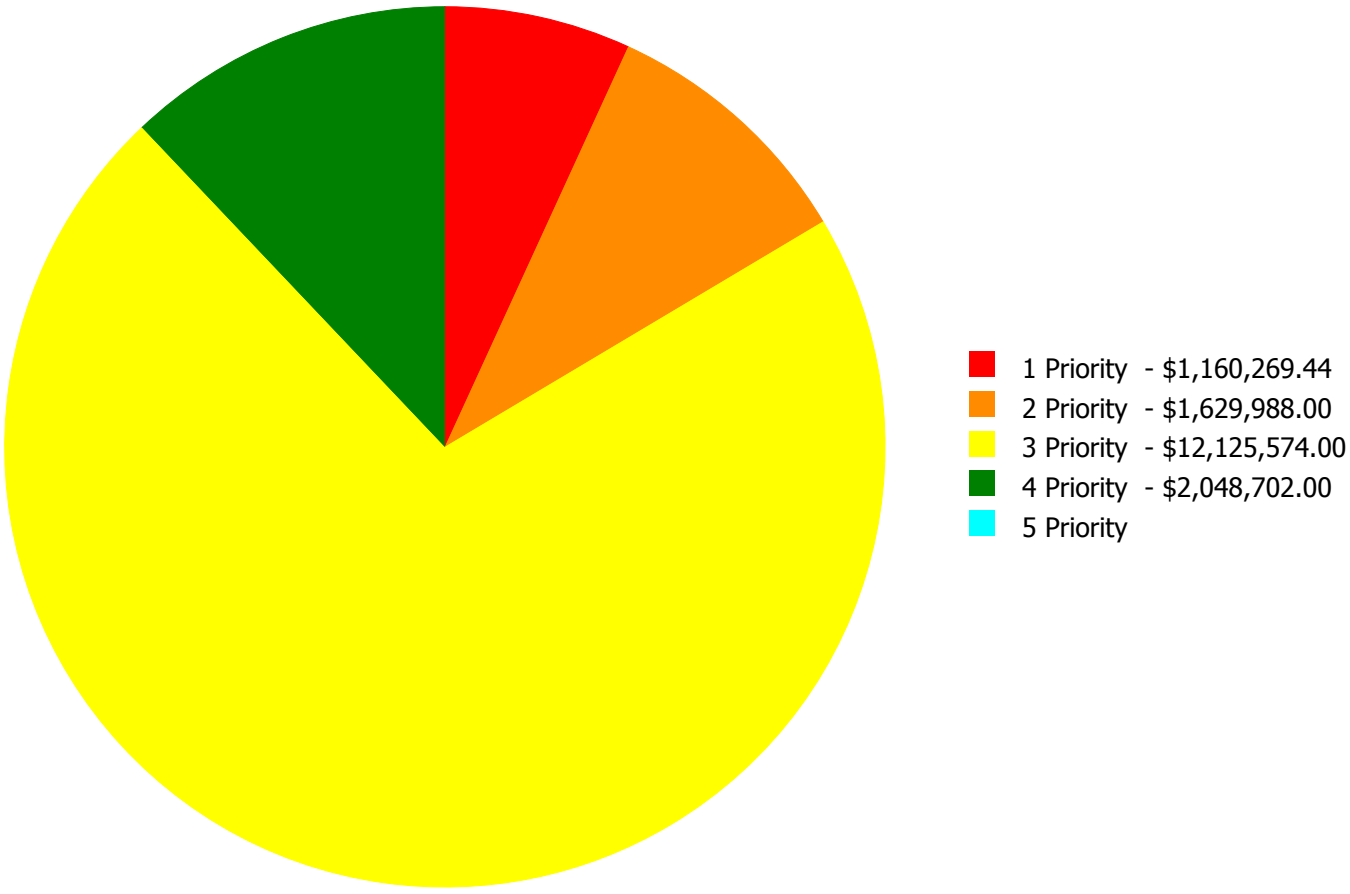
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $16,964,533.44

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: $16,964,533.44

Deficiency By Priority Investment Table

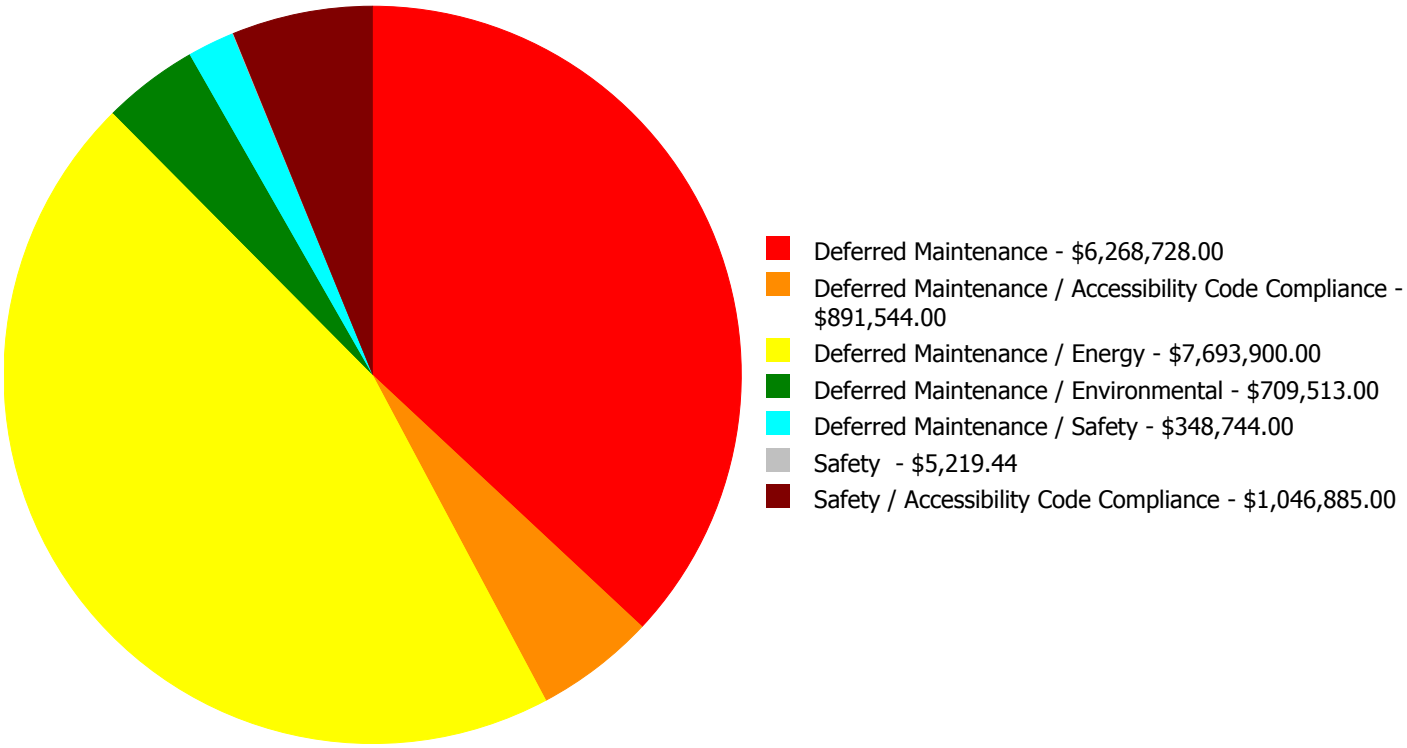
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$1,107,407.00	$0.00	$0.00	$1,107,407.00
B2030	Exterior Doors	$108,165.00	$0.00	$0.00	$0.00	$0.00	$108,165.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$2,665,502.00	$0.00	$0.00	$2,665,502.00
C1020	Interior Doors	$0.00	$0.00	$211,648.00	$0.00	$0.00	$211,648.00
C1030	Fittings	$0.00	$571,731.00	$0.00	$0.00	$0.00	$571,731.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$213,056.00	$0.00	$0.00	$213,056.00
C3010	Wall Finishes - Wood Paneling	$0.00	$0.00	$20,900.00	$0.00	$0.00	$20,900.00
C3020	Floor Finishes - Carpet	$0.00	$109,451.00	$0.00	$0.00	$0.00	$109,451.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$716,646.00	$0.00	$0.00	$716,646.00
C3020	Floor Finishes - Wood	$0.00	$83,483.00	$0.00	$0.00	$0.00	$83,483.00
C3030	Ceiling Finishes	$0.00	$0.00	$780,335.00	$0.00	$0.00	$780,335.00
D2010	Plumbing Fixtures	$1,046,885.00	$0.00	$0.00	$0.00	$0.00	$1,046,885.00
D2030	Sanitary Waste	$0.00	$0.00	$557,566.00	$0.00	$0.00	$557,566.00
D2040	Rain Water Drainage	$0.00	$0.00	$118,467.00	$0.00	$0.00	$118,467.00
D3030	Cooling Generating Systems	$0.00	$0.00	$609,074.00	$0.00	$0.00	$609,074.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$709,513.00	$0.00	$0.00	$0.00	$709,513.00
D3050	Terminal & Package Units	$0.00	$0.00	$2,384,787.00	$0.00	$0.00	$2,384,787.00
D3060	Controls & Instrumentation	$0.00	$0.00	$459,702.00	$0.00	$0.00	$459,702.00
D5010	Electrical Service/Distribution	$5,219.44	$0.00	$0.00	$0.00	$0.00	$5,219.44
D5020	Branch Wiring	$0.00	$0.00	$712,088.00	$0.00	$0.00	$712,088.00
D5020	Lighting	$0.00	$0.00	$0.00	$1,076,502.00	$0.00	$1,076,502.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$185,426.00	$0.00	$0.00	$185,426.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$428,798.00	$0.00	$0.00	$428,798.00
D5030	Communications and Security - Security & CCTV	$0.00	$155,810.00	$0.00	$0.00	$0.00	$155,810.00
D5090	Other Electrical Systems - Emergency Generator	$0.00	$0.00	$108,165.00	$0.00	$0.00	$108,165.00
E1020	Institutional Equipment	$0.00	$0.00	$0.00	$472,579.00	$0.00	$472,579.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$0.00	$499,621.00	$0.00	$499,621.00
E2010	Fixed Furnishings	$0.00	$0.00	$846,007.00	$0.00	$0.00	$846,007.00
	Total:	$1,160,269.44	$1,629,988.00	$12,125,574.00	$2,048,702.00	$0.00	$16,964,533.44

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: $16,964,533.44

Deficiency Details by Priority

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

Priority 1 Priority:

System: B2030 - Exterior Doors

Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 1 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $108,165.00

Assessor Name: Ben Nixon

Date Created: 07/15/2015

Notes: The exterior doors do not operate properly, are chained shut on the inside of the building and not ADA compliant, and should be replaced as soon as possible.

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Damaged

Category: Safety / Accessibility Code Compliance

Priority: 1 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $1,046,885.00

Assessor Name: Ben Nixon

Date Created: 07/15/2015

Notes: Plumbing fixtures are nearing the end of their existing service life and many are loose, broken, or torn off walls. Recommend replacing fixtures to comply with ADA standards. Work done under SPLOST project 421-305 near the gym.

System: D5010 - Electrical Service/Distribution

Location: Panel Boards

Distress: Inadequate

Category: Safety

Priority: 1 Priority

Correction: Maintenance and repair - (5% of total fuses) switchgear, indoor, 600 V

Qty: 10.00

Unit of Measure: Ea.

Estimate: $5,219.44

Assessor Name: Ben Nixon

Date Created: 07/16/2015

Notes: Several panel boards in the main areas are unlocked and contain open circuits. Cardboard is being used as a blank cover plate. Permanent plates need to be installed and panels must be locked at all times to prevent student access.

Priority 2 Priority:

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 2 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $571,731.00

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, damaged, not fully ADA compliant and should be replaced. SPLOST project 421-305 to reconfigure / remodel existing girls' and boys' gym shower and gym restrooms, and existing teachers' gym office restrooms for ADA accessibility.

System: C3020 - Floor Finishes - Carpet

Location: Offices and Media Center

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 11,706.00

Unit of Measure: S.F.

Estimate: $109,451.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The carpet is beyond its expected service life, damaged with tripping hazards, and should be replaced.

System: C3020 - Floor Finishes - Wood

Location: Gym

Distress: Damaged

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 7,800.00

Unit of Measure: S.F.

Estimate: $83,483.00

Assessor Name: Ben Nixon

Date Created: 07/15/2015

Notes: The wood floor finish is damaged, is rotting from water damage, has loose boards and tripping hazards, and should be replaced.

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building and Roof

Distress: Damaged

Category: Deferred Maintenance / Environmental

Priority: 2 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $709,513.00

Assessor Name: Sam Mandola

Date Created: 07/15/2015

Notes: Roof exhaust systems are showing heavy signs of wear and rust. Interior fans in the restrooms are missing covers, creating safety hazard. School staff reports odors in restrooms and cafeteria.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $155,810.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Security and CCTV systems are original, beyond their expected service life, and have several blind spots with no camera monitoring. Office monitors are blurry and often hard to see.

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Damaged
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 117,062.00
Unit of Measure: S.F.
Estimate: $1,107,407.00
Assessor Name: Ben Nixon
Date Created: 07/15/2015

Notes: The exterior windows are failing early, reported to leak, 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: 117,062.00
Unit of Measure: S.F.
Estimate: $2,665,502.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The roof is reported to leak, has multiple bubbles and cracks, and should be replaced. SPLOST project 324-422 to replace the roof and install a roof hatch and ladder by June 2016.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $211,648.00

Assessor Name: Ben Nixon

Date Created: 07/15/2015

Notes: The interior doors are failing early, stick and are hard to open and close, hardware is not ADA compliant, 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: 100,356.00

Unit of Measure: S.F.

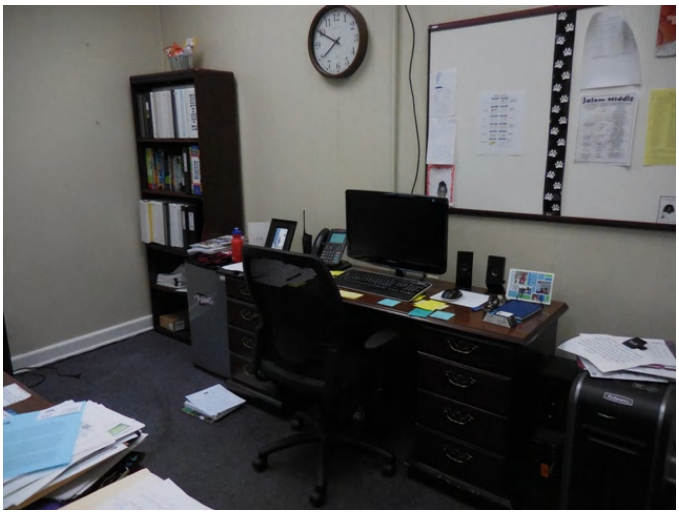
Estimate: $213,056.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The painted wall finish is beyond its expected service life, damaged with holes in areas, and should be replaced.

System: C3010 - Wall Finishes - Wood Paneling



Location: Offices

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,000.00

Unit of Measure: S.F.

Estimate: $20,900.00

Assessor Name: Ben Nixon

Date Created: 07/15/2015

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

System: C3020 - Floor Finishes - VCT

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 68,291.00

Unit of Measure: S.F.

Estimate: $716,646.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The VCT flooring is beyond its expected service life and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 117,062.00
Unit of Measure: S.F.
Estimate: $780,335.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The original ceilings are beyond their expected service life, stained and damaged, and should be replaced.

System: D2030 - Sanitary Waste

Location: Restrooms
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 117,062.00
Unit of Measure: S.F.
Estimate: $557,566.00
Assessor Name: Sam Mandola
Date Created: 07/15/2015

Notes: The sanitary waste system is damaged and failing, possibly the source of odors, and should be scheduled for replacement.

System: D2040 - Rain Water Drainage

Location: Roof

Distress: Inadequate

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $118,467.00

Assessor Name: Ben Nixon

Date Created: 07/15/2015

Notes: Rain water drainage is nearing the end of its expected service life, inadequate, with ponding water around roof drain areas, and should be replaced in conjunction with the roof.

System: D3030 - Cooling Generating Systems

Location: Roof and Outside Mechanical Room

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $609,074.00

Assessor Name: Ben Nixon

Date Created: 07/15/2015

Notes: Cooling system is showing heavy signs of wear and tear. The cooling tower coils are corroded and the evaporative unit on the roof is severely rusted.

System: D3050 - Terminal & Package Units

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $2,384,787.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Original package units are corroded, rusted, and constantly down for repairs, and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Mechanical Room/Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

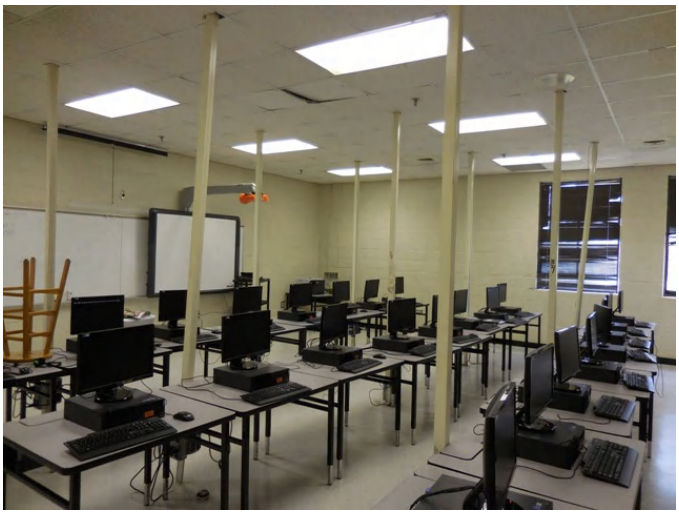
Estimate: $459,702.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 117,062.00
Unit of Measure: S.F.
Estimate: $712,088.00
Assessor Name: Ben Nixon
Date Created: 07/15/2015

Notes: Branch wiring system is nearing the end of its expected service life and should be scheduled for replacement. Staff reports that the pole outlets in the classrooms are loose and constantly trip circuit breakers.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 117,062.00
Unit of Measure: S.F.
Estimate: $185,426.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

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

Location: Office/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $428,798.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5090 - Other Electrical Systems - Emergency Generator

Location: Outside of Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $108,165.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $846,007.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The fixed furnishings are beyond their expected service life and should be replaced.

Priority 4 Priority:

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 4 Priority
Correction: Renew System
Qty: 117,062.00
Unit of Measure: S.F.
Estimate: $1,076,502.00
Assessor Name: Ben Nixon
Date Created: 07/15/2015

Notes: Lighting is nearing the end of its expected service life, inadequate in the hallways and gym, and should be scheduled for replacement. The majority of the lights are T-12 and should be upgraded to T-5.

System: E1020 - Institutional Equipment

Location: Stage
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 117,062.00
Unit of Measure: S.F.
Estimate: $472,579.00
Assessor Name: Ben Nixon
Date Created: 07/15/2015

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: 4 Priority

Correction: Renew System

Qty: 117,062.00

Unit of Measure: S.F.

Estimate: $499,621.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Kitchen equipment, such as stoves and ovens, is beyond its expected service life and should be scheduled for replacement. Equipment is still functional but recommend 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):	400
Year Built:	1989
Last Renovation:	
Replacement Value:	$40,500
Repair Cost:	$4,550.00
Total FCI:	11.23 %
Total RSLI:	48.02 %
FCA Score:	88.77

Description:

The storage building at Salem Middle School is a one-story building located at 5333 Salem Road in Lithonia Georgia. Originally built in 1989, there has been no additions or major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		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	74.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.77 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	0.00 %	110.01 %	$4,550.00
D50 - Electrical	13.33 %	0.00 %	$0.00
Totals:	**48.02 %**	**11.23 %**	**$4,550.00**

Photo Album

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

1). East Elevation - Jul 14, 2015

2). South Elevation - Jul 14, 2015

3). West Elevation - Jul 14, 2015

4). North Elevation - Jul 14, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	400	100	1989	2089		74.00 %	0.00 %	74			$1,440
A2010	Basement Excavation	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B1020	Roof Construction	$16.33	S.F.	400	100	1989	2089		74.00 %	0.00 %	74			$6,532
B2010	Exterior Walls	$38.65	S.F.	400	100	1989	2089		74.00 %	0.00 %	74			$15,460
B2020	Exterior Windows	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$0.80	S.F.	400	30	1989	2019		13.33 %	0.00 %	4			$320
B3010	Roof Coverings	$14.35	S.F.	400	25	1989	2014	2020	20.00 %	0.00 %	5			$5,740
C1010	Partitions	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C1020	Interior Doors	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3010	Wall Finishes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$1.55	S.F.	400	30	1989	2019		13.33 %	0.00 %	4			$620
D3040	Distribution Systems	$10.34	S.F.	400	30	1989	2019	2015	0.00 %	110.01 %	0		$4,550.00	$4,136
D5010	Electrical Service/Distribution	$3.06	S.F.	400	30	1989	2019		13.33 %	0.00 %	4			$1,224
D5020	Lighting and Branch Wiring	$12.57	S.F.	400	30	1989	2019		13.33 %	0.00 %	4			$5,028
								Total	**48.02 %**	**11.23 %**			**$4,550.00**	**$40,500**

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%

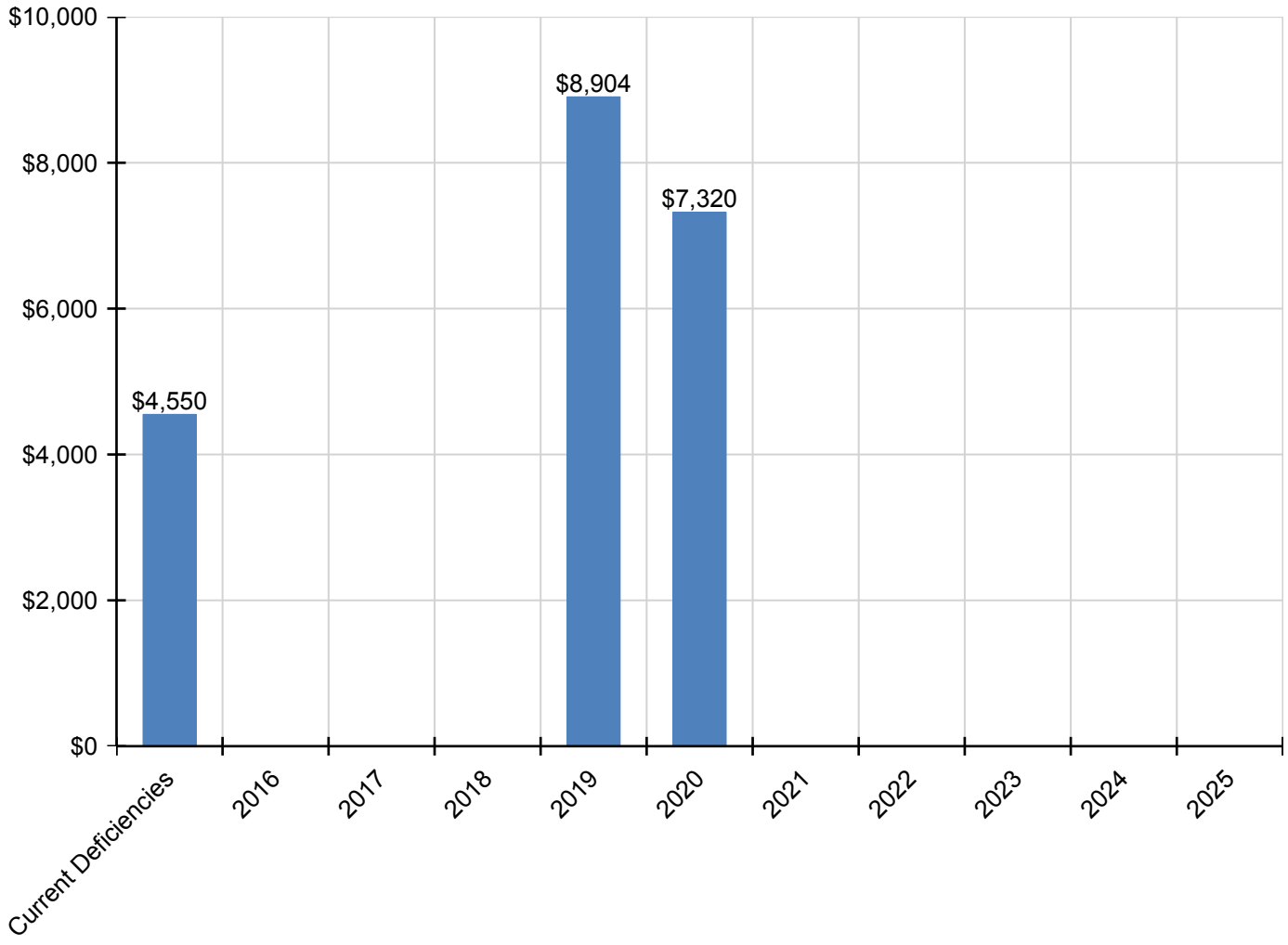
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$4,550**	**$0**	**$0**	**$0**	**$8,904**	**$7,320**	**$0**	**$0**	**$0**	**$0**	**$0**	**$20,774**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$396	$0	$0	$0	$0	$0	$0	**$396**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$7,320	$0	$0	$0	$0	$0	**$7,320**
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	$768	$0	$0	$0	$0	$0	$0	**$768**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$4,550	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,550**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$1,515	$0	$0	$0	$0	$0	$0	**$1,515**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$6,225	$0	$0	$0	$0	$0	$0	**$6,225**

** Indicates non-renewable system*

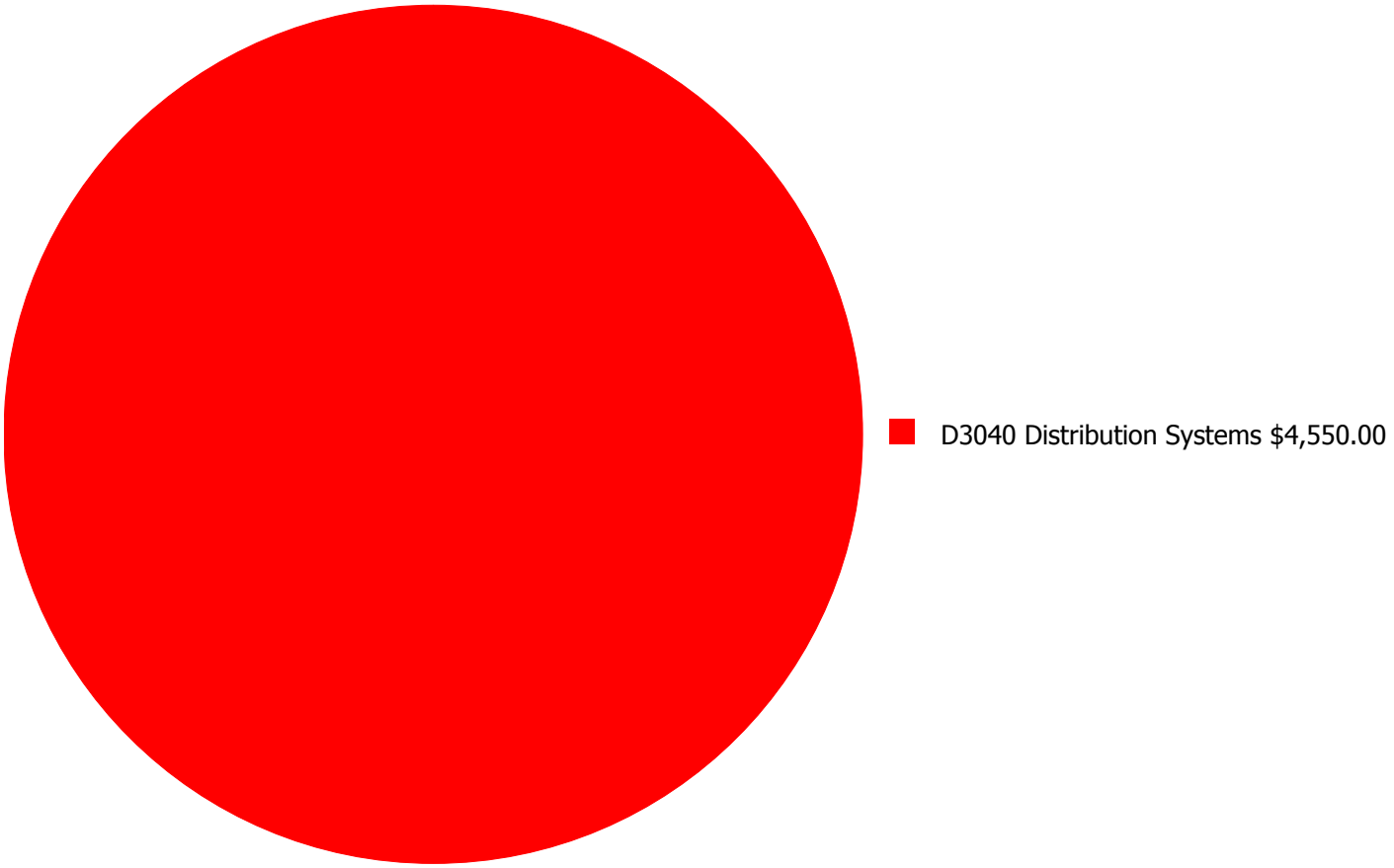
Forecasted Capital Renewal Requirement

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

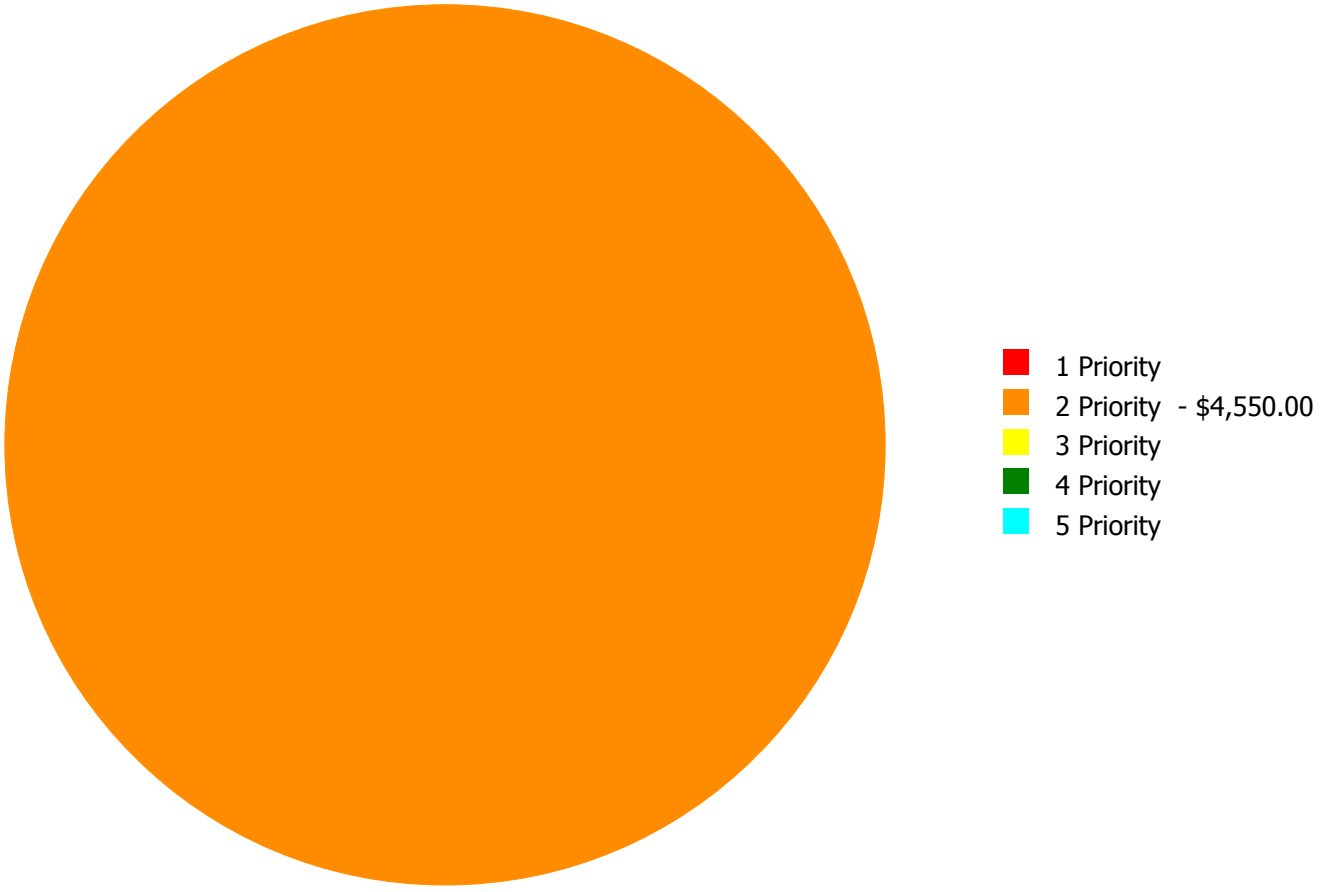
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $4,550.00

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: $4,550.00

Deficiency By Priority Investment Table

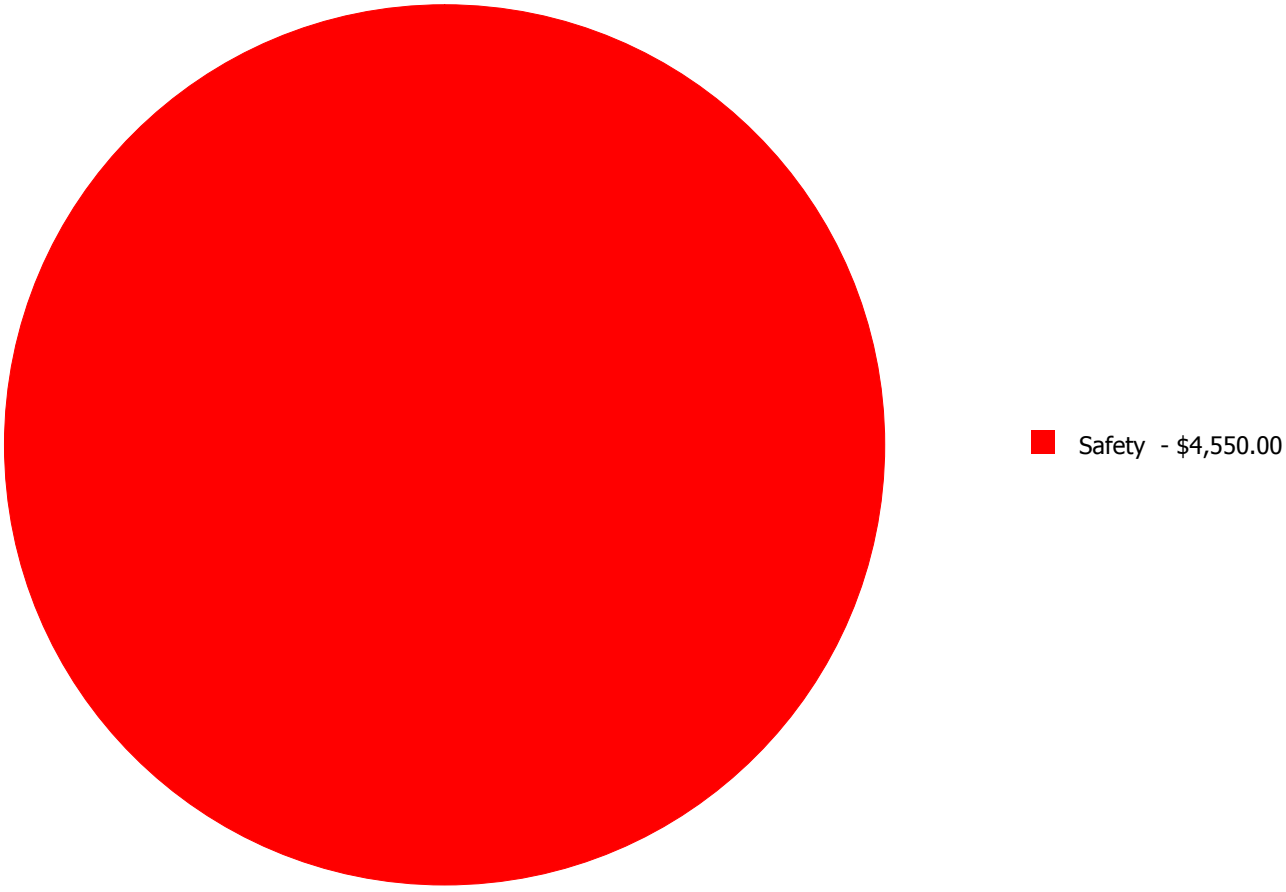
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
D3040	Distribution Systems	$0.00	$4,550.00	$0.00	$0.00	$0.00	$4,550.00
	Total:	$0.00	$4,550.00	$0.00	$0.00	$0.00	$4,550.00

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: $4,550.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: D3040 - Distribution Systems

Location: Throughout Building

Distress: Missing

Category: Safety

Priority: 2 Priority

Correction: Renew System

Qty: 400.00

Unit of Measure: S.F.

Estimate: $4,550.00

Assessor Name: Eduardo Lopez

Date Created: 07/15/2015

Notes: Ventilation is missing from the building and should be provided, as a strong gasoline odor was detected where landscaping maintenance personnel work.

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):	21,407
Year Built:	1998
Last Renovation:	
Replacement Value:	$3,461,958
Repair Cost:	$405,855.44
Total FCI:	11.72 %
Total RSLI:	42.18 %
FCA Score:	88.28

Description:

The 1998 classroom addition at Salem Middle School is a one-story building located at 5333 Salem Road in Lithonia Georgia. There have been no major renovations to this addition. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	4011	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.24 %	0.00 %	$0.00
B30 - Roofing	23.73 %	0.00 %	$0.00
C10 - Interior Construction	61.64 %	18.60 %	$48,744.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	33.83 %	8.55 %	$45,447.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	32.90 %	26.48 %	$101,962.00
D30 - HVAC	24.71 %	25.57 %	$63,667.00
D40 - Fire Protection	43.33 %	0.00 %	$0.00
D50 - Electrical	32.47 %	31.58 %	$146,035.44
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**42.18 %**	**11.72 %**	**$405,855.44**

Photo Album

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

1). East Elevation - Jul 14, 2015

2). North Elevation - Jul 14, 2015

3). South Elevation - Jul 14, 2015

4). South Elevation - Jul 14, 2015

5). East Elevation - Jul 14, 2015

6). North Elevation - Jul 14, 2015

Condition Detail

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

1. System Code: A code that identifies the system.
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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.	21,407	100	1998	2098		83.00 %	0.00 %	83			$34,893
A1020	Special Foundations	$4.46	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
A1030	Slab on Grade	$3.56	S.F.	21,407	100	1998	2098		83.00 %	0.00 %	83			$76,209
A2010	Basement Excavation	$1.31	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
A2020	Basement Walls	$1.66	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
B1010	Floor Construction	$17.86	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
B1020	Roof Construction	$7.88	S.F.	21,407	100	1998	2098		83.00 %	0.00 %	83			$168,687
B2010	Exterior Walls	$15.93	S.F.	21,407	100	1998	2098		83.00 %	0.00 %	83			$341,014
B2020	Exterior Windows	$8.60	S.F.	21,407	30	1998	2028		43.33 %	0.00 %	13			$184,100
B2030	Exterior Doors	$0.84	S.F.	21,407	30	1998	2028		43.33 %	0.00 %	13			$17,982
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	0	10	1998	2008		0.00 %	0.00 %	-7			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	19,072	20	1998	2018		15.00 %	0.00 %	3			$394,790
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1998	2013		0.00 %	0.00 %	-2			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
B3010	Roof Coverings Standing Seam Metal	$27.45	S.F.	2,335	75	1998	2073		77.33 %	0.00 %	58			$64,096
B3020	Roof Openings	$0.03	S.F.	21,407	30	1998	2028		43.33 %	0.00 %	13			$642
C1010	Partitions	$7.91	S.F.	21,407	100	1998	2098		83.00 %	0.00 %	83			$169,329
C1020	Interior Doors	$2.26	S.F.	21,407	30	1998	2028		43.33 %	0.00 %	13			$48,380
C1030	Fittings	$2.07	S.F.	21,407	20	1998	2018	2015	0.00 %	110.00 %	0		$48,744.00	$44,312
C2010	Stair Construction	$1.06	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	21,407	10	1998	2008		0.00 %	110.00 %	-7		$45,447.00	$41,316
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1998	2008		0.00 %	0.00 %	-7			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	0	8	2005	2013		0.00 %	0.00 %	-2			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	2,105	50	1998	2048		66.00 %	0.00 %	33			$30,501
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	3,357	50	1998	2048		66.00 %	0.00 %	33			$177,955
C3020	Floor Finishes - VCT	$9.54	S.F.	15,945	20	1998	2018		15.00 %	0.00 %	3			$152,115
C3020	Floor Finishes - Wood	$9.73	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			$0
C3030	Ceiling Finishes	$6.06	S.F.	21,407	20	1998	2018		15.00 %	0.00 %	3			$129,726
D1010	Elevators and Lifts	$1.02	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D2010	Plumbing Fixtures	$8.13	S.F.	21,407	30	1998	2028		43.33 %	0.00 %	13			$174,039
D2020	Domestic Water Distribution	$3.84	S.F.	21,407	30	1998	2028		43.33 %	0.00 %	13			$82,203
D2030	Sanitary Waste	$4.33	S.F.	21,407	30	1998	2028	2015	0.00 %	110.00 %	0		$101,962.00	$92,692
D2040	Rain Water Drainage	$0.92	S.F.	21,407	30	1998	2028		43.33 %	0.00 %	13			$19,694

School Assessment Report - 1998 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	21,407	30	1998	2028		43.33 %	0.00 %	13			$16,483
D3020	Heat Generating Systems	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	21,047	30	1998	2028		43.33 %	0.00 %	13			$115,969
D3050	Terminal & Package Units	$2.75	S.F.	21,047	15	1998	2013		0.00 %	110.00 %	-2		$63,667.00	$57,879
D3060	Controls & Instrumentation	$3.57	S.F.	21,047	20	1998	2018		15.00 %	0.00 %	3			$75,138
D3070	Systems Testing & Balance	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.13	S.F.	21,407	30	1998	2028		43.33 %	0.00 %	13			$88,411
D4020	Standpipes	$0.58	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	21,407	40	1998	2038		57.50 %	14.09 %	23		$5,219.44	$37,034
D5020	Branch Wiring	$5.53	S.F.	21,407	30	1998	2028		43.33 %	0.00 %	13			$118,381
D5020	Lighting	$8.36	S.F.	21,407	30	1998	2028		43.33 %	0.00 %	13			$178,963
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	21,407	15	1998	2013		0.00 %	110.00 %	-2		$33,909.00	$30,826
D5030	Communications and Security - PA & Clock Systems	$3.33	S.F.	21,407	15	1998	2013		0.00 %	110.00 %	-2		$78,414.00	$71,285
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	21,407	15	1998	2013		0.00 %	110.00 %	-2		$28,493.00	$25,902
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1010	Commercial Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$2.82	S.F.	21,407	20	1998	2018		15.00 %	0.00 %	3			$60,368
E1090	Other Equipment (sports Equipment)	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$6.57	S.F.	21,407	20	1998	2018		15.00 %	0.00 %	3			$140,644
F1010	Special Structures - Canopies	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**42.18 %**	**11.72 %**			**$405,855.44**	**$3,461,958**

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:	**$405,855**	**$0**	**$0**	**$1,145,243**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$61,077**	**$1,612,176**
*** 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	$474,537	$0	$0	$0	$0	$0	$0	$0	**$474,537**
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**

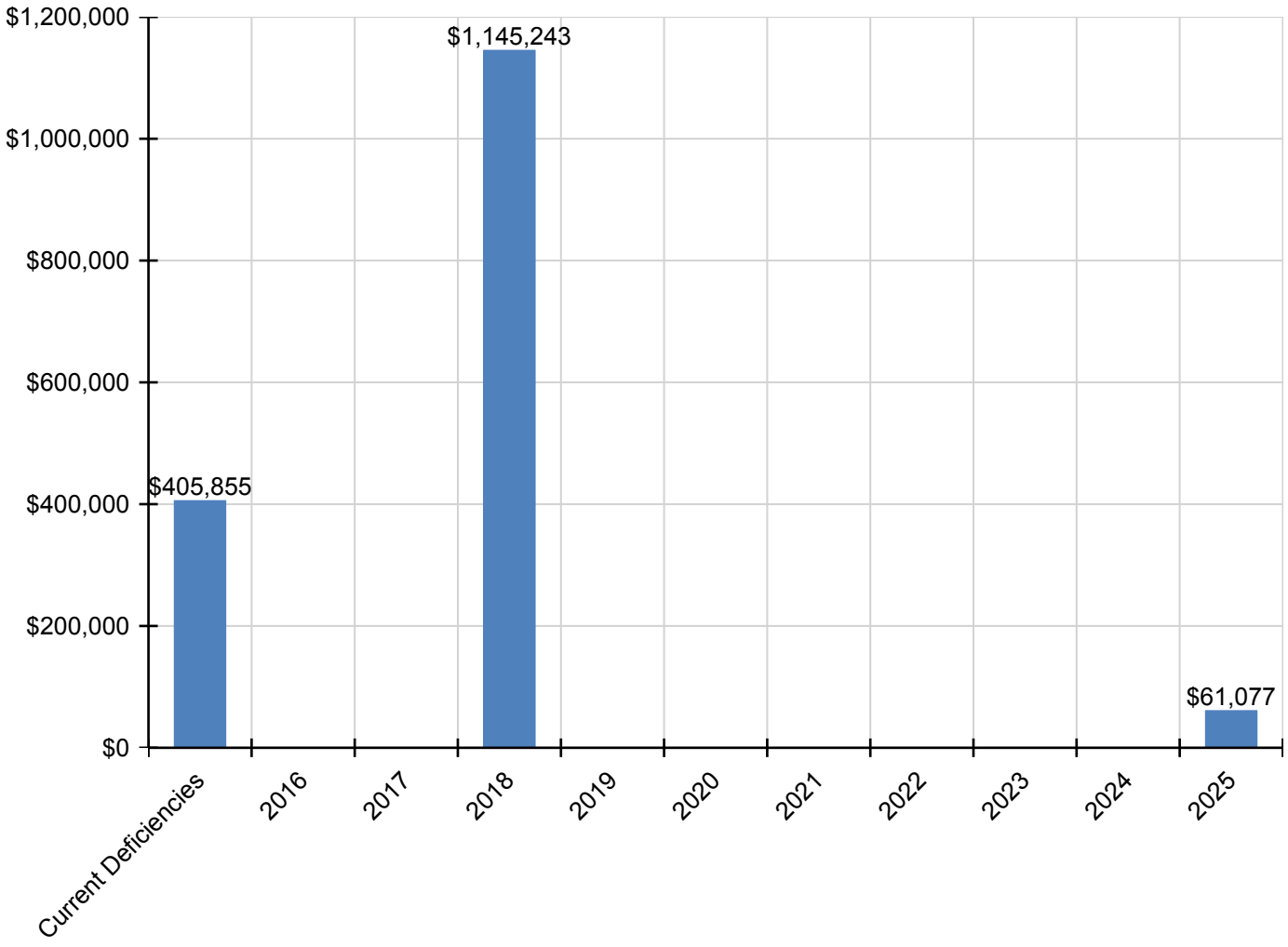
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$48,744	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,744**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$45,447	$0	$0	$0	$0	$0	$0	$0	$0	$0	$61,077	**$106,524**
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	$182,843	$0	$0	$0	$0	$0	$0	$0	**$182,843**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$155,931	$0	$0	$0	$0	$0	$0	$0	**$155,931**
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	$101,962	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,962**
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	$63,667	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,667**
D3060 - Controls & Instrumentation	$0	$0	$0	$90,316	$0	$0	$0	$0	$0	$0	$0	**$90,316**
D3070 - Systems Testing & Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$5,219	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,219**
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	$33,909	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,909**
D5030 - Communications and Security - PA & Clock Systems	$78,414	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$78,414**
D5030 - Communications and Security - Security & CCTV	$28,493	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,493**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$72,563	$0	$0	$0	$0	$0	$0	$0	**$72,563**
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	$169,054	$0	$0	$0	$0	$0	$0	$0	**$169,054**
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*

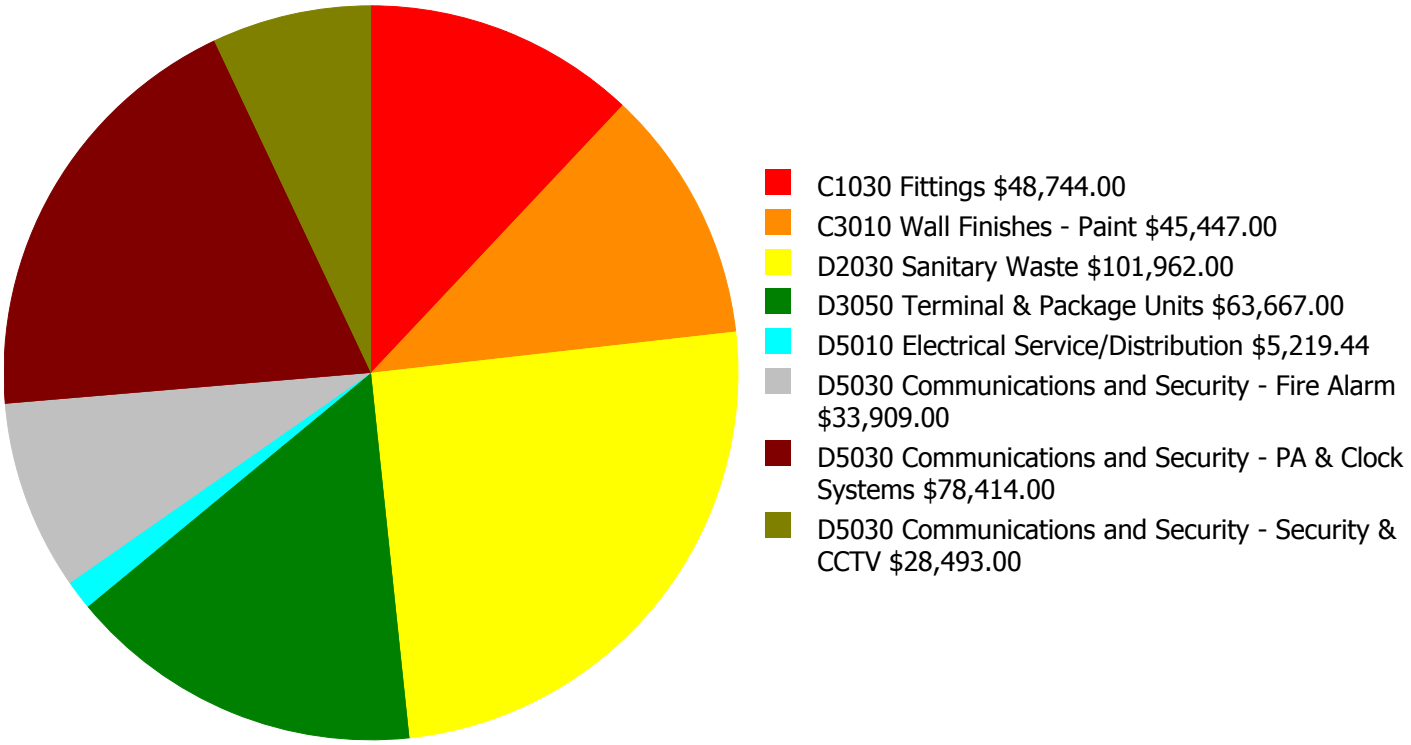
Forecasted Capital Renewal Requirement

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

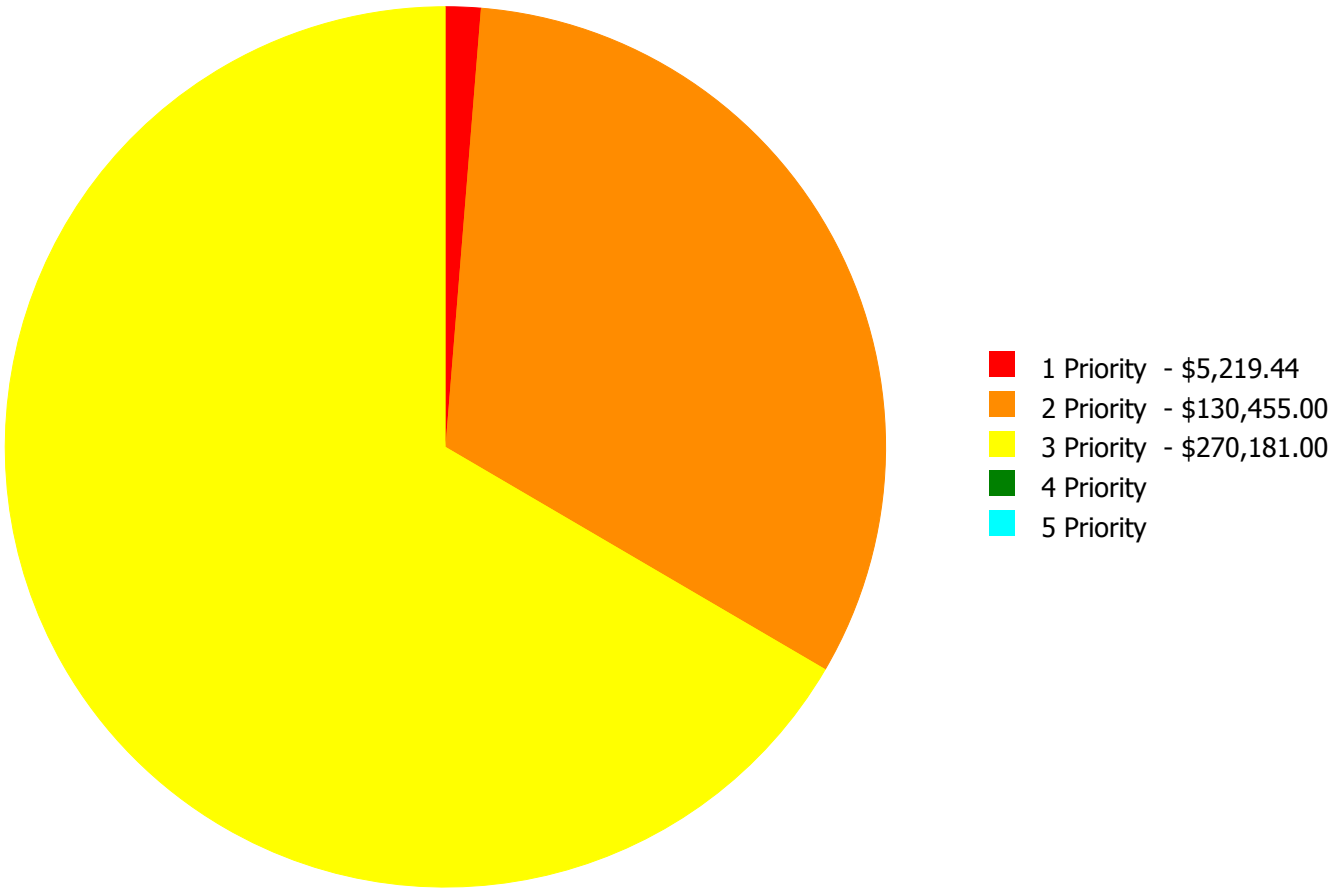
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $405,855.44

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: $405,855.44

Deficiency By Priority Investment Table

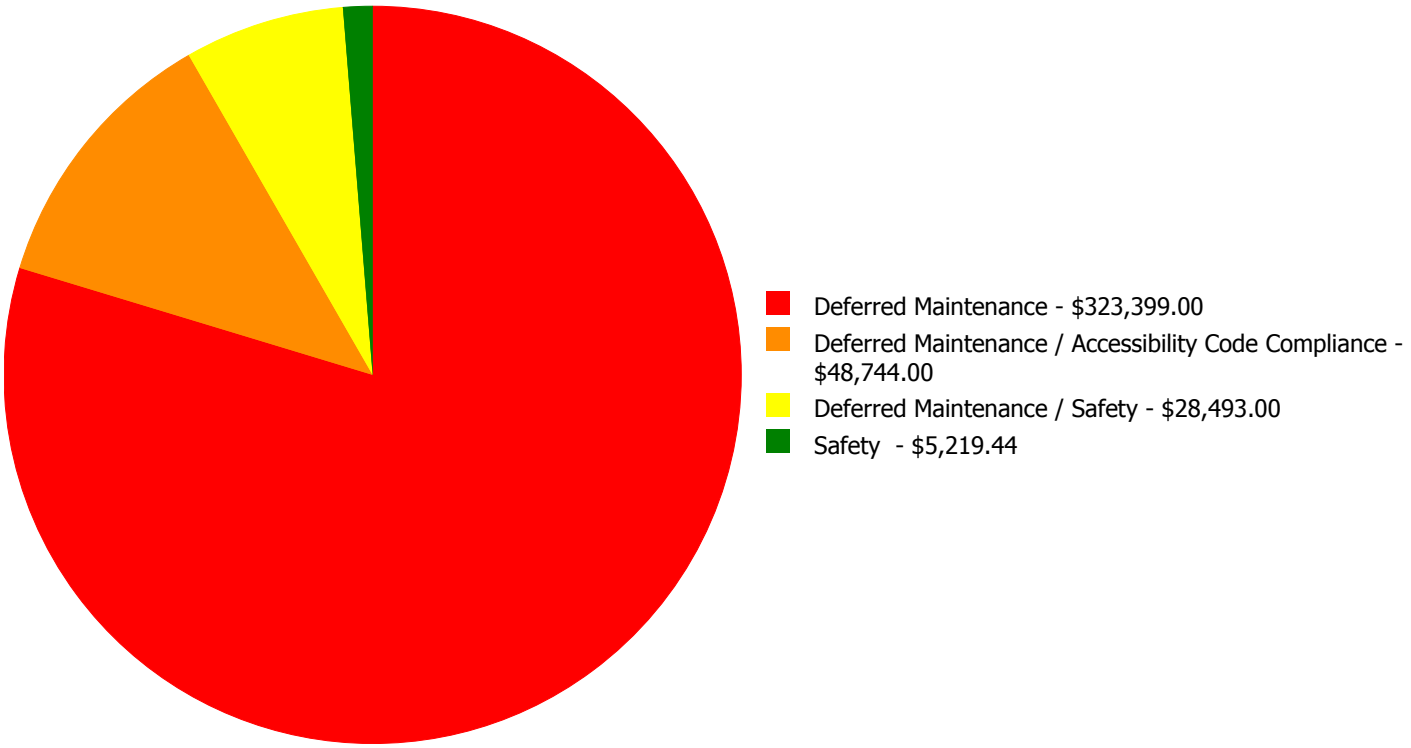
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C1030	Fittings	$0.00	$0.00	$48,744.00	$0.00	$0.00	$48,744.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$45,447.00	$0.00	$0.00	$45,447.00
D2030	Sanitary Waste	$0.00	$101,962.00	$0.00	$0.00	$0.00	$101,962.00
D3050	Terminal & Package Units	$0.00	$0.00	$63,667.00	$0.00	$0.00	$63,667.00
D5010	Electrical Service/Distribution	$5,219.44	$0.00	$0.00	$0.00	$0.00	$5,219.44
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$33,909.00	$0.00	$0.00	$33,909.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$78,414.00	$0.00	$0.00	$78,414.00
D5030	Communications and Security - Security & CCTV	$0.00	$28,493.00	$0.00	$0.00	$0.00	$28,493.00
	Total:	$5,219.44	$130,455.00	$270,181.00	$0.00	$0.00	$405,855.44

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: $405,855.44

Deficiency Details by Priority

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

Priority 1 Priority:

System: D5010 - Electrical Service/Distribution

Location: Panel Boards

Distress: Inadequate

Category: Safety

Priority: 1 Priority

Correction: Maintenance and repair - (5% of total fuses) switchgear, indoor, 600 V

Qty: 10.00

Unit of Measure: Ea.

Estimate: $5,219.44

Assessor Name: Ben Nixon

Date Created: 07/16/2015

Notes: Panel boards in main areas are unlocked. This safety issue needs to be addressed. Panels must be locked at all times to prevent student access.

Priority 2 Priority:

System: D2030 - Sanitary Waste

Location: Restrooms
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 21,407.00
Unit of Measure: S.F.
Estimate: $101,962.00
Assessor Name: Ben Nixon
Date Created: 07/15/2015

Notes: Staff reports constant odor in restrooms. To eliminate pungent smell of waste, maintenance has poured water down traps, which did not correct the problem. The sanitary waste system is damaged and failing, and should be scheduled for replacement.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 21,407.00
Unit of Measure: S.F.
Estimate: $28,493.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Security and CCTV systems are beyond their expected service life and should be scheduled for replacement. Cameras do not reach all areas of the building, resulting in blind spots where students are not monitored. Office monitors are blurry and sometimes hard to see.

Priority 3 Priority:

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 21,407.00

Unit of Measure: S.F.

Estimate: $48,744.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3010 - Wall Finishes - Paint

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 21,407.00

Unit of Measure: S.F.

Estimate: $45,447.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 21,047.00
Unit of Measure: S.F.
Estimate: $63,667.00
Assessor Name: Ben Nixon
Date Created: 09/18/2015

Notes: The terminal and package units are their beyond 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: 21,407.00
Unit of Measure: S.F.
Estimate: $33,909.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Fire alarm system is beyond its expected service life and should be scheduled for replacement. Ensure entire system is tied into the main building.

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: 21,407.00

Unit of Measure: S.F.

Estimate: $78,414.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

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):	138,869
Year Built:	1989
Last Renovation:	
Replacement Value:	$4,769,438
Repair Cost:	$1,856,895.80
Total FCI:	38.93 %
Total RSLI:	21.14 %
FCA Score:	61.07

Description:

The Salem Middle School site was originally constructed in 1989, has a total area of 30.1 acres, and is occupied by approximately 138,869 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, landscaping, football field, softball field, track, tennis courts, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1580

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	12.02 %	54.10 %	$1,754,549.35
G30 - Site Mechanical Utilities	46.61 %	0.00 %	$0.00
G40 - Site Electrical Utilities	28.43 %	20.03 %	$102,346.45
Totals:	**21.14 %**	**38.93 %**	**$1,856,895.80**

Photo Album

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

1). Aerial Image of Salem Middle School - Sep 29, 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.	92,597	25	1989	2014		0.00 %	110.00 %	-1		$526,599.14	$478,726
G2020	Parking Lots	$4.56	S.F.	25,998	25	1989	2014		0.00 %	110.00 %	-1		$130,405.97	$118,551
G2030	Pedestrian Paving	$1.50	S.F.	138,869	30	1989	2019		13.33 %	0.00 %	4			$208,304
G2040	Baseball Field	$8.35	S.F.		0				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.		0				0.00 %	0.00 %				$0
G2040	Fencing & Guardrails	$0.91	S.F.	138,869	30	1989	2019		13.33 %	0.00 %	4			$126,371
G2040	Football Field	$5.85	S.F.	97,064	20	1989	2009	2020	25.00 %	0.00 %	5			$567,824
G2040	Hard Surface Play Area	$6.26	S.F.		0				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	138,869	20	1989	2009	2020	25.00 %	0.00 %	5			$544,366
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.	54,490	20	1989	2009		0.00 %	110.00 %	-6		$531,059.54	$482,781
G2040	Tennis Courts	$18.47	S.F.	13,335	20	1989	2009		0.00 %	110.00 %	-6		$270,927.20	$246,297
G2040	Track	$7.04	S.F.	38,166	10	1989	1999		0.00 %	110.00 %	-16		$295,557.50	$268,689
G2050	Landscaping	$1.45	S.F.	138,869	15	1989	2004	2020	33.33 %	0.00 %	5			$201,360
G3010	Water Supply	$1.83	S.F.	138,869	50	1989	2039		48.00 %	0.00 %	24			$254,130
G3020	Sanitary Sewer	$1.15	S.F.	138,869	50	1989	2039		48.00 %	0.00 %	24			$159,699
G3030	Storm Sewer	$3.55	S.F.	138,869	50	1989	2039		48.00 %	0.00 %	24			$492,985
G3060	Fuel Distribution	$0.78	S.F.	138,869	40	1989	2029		35.00 %	0.00 %	14			$108,318
G4010	Electrical Distribution	$1.86	S.F.	138,869	50	1989	2039		48.00 %	0.00 %	24			$258,296
G4020	Site Lighting	$1.15	S.F.	138,869	30	1989	2019		13.33 %	0.00 %	4			$159,699
G4030	Site Communications & Security	$0.67	S.F.	138,869	10	1989	1999		0.00 %	110.00 %	-16		$102,346.45	$93,042
								Total	**21.14 %**	**38.93 %**			**$1,856,895.80**	**$4,769,438**

Renewal Schedule

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

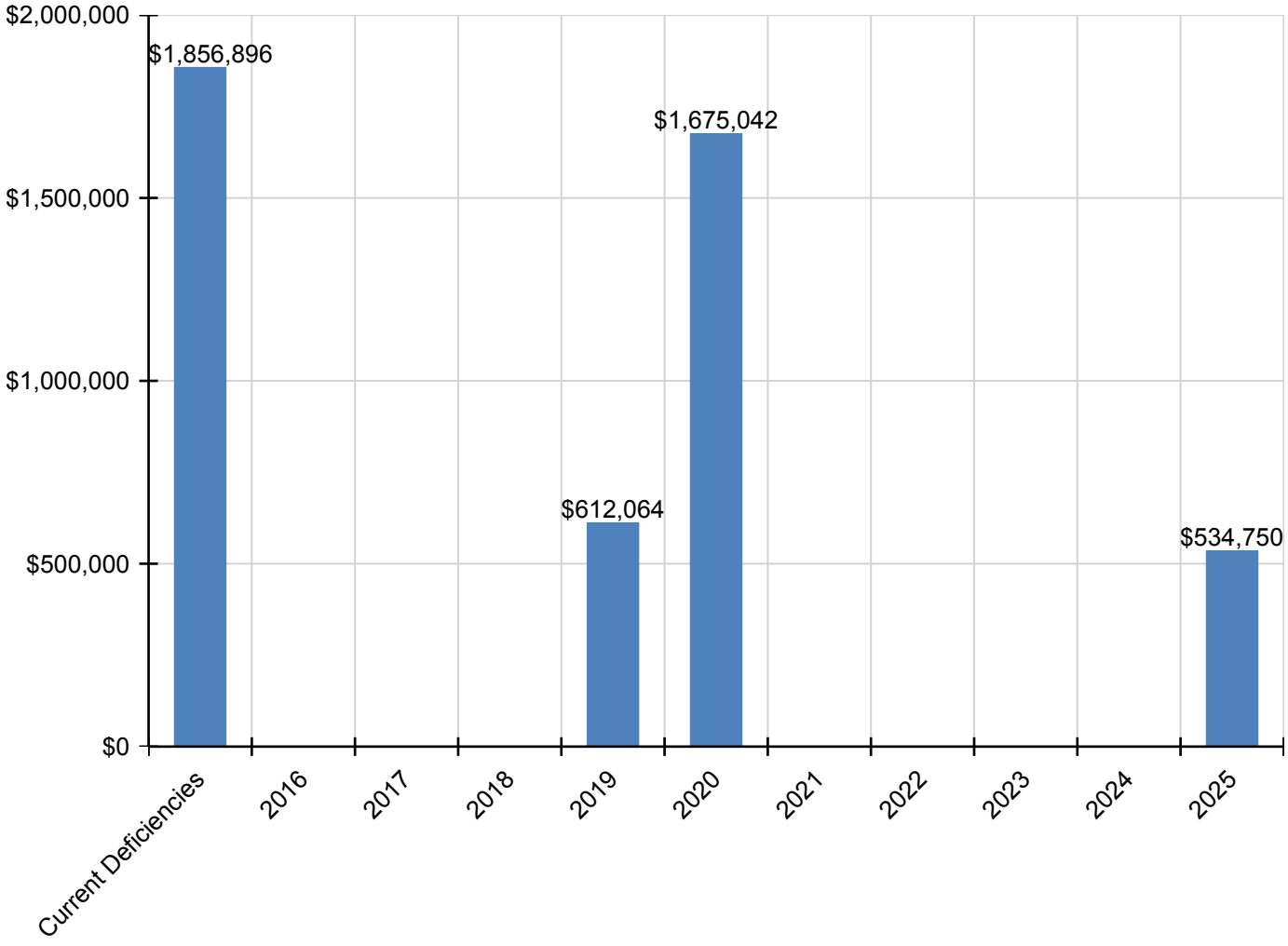
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,856,896**	**$0**	**$0**	**$0**	**$612,064**	**$1,675,042**	**$0**	**$0**	**$0**	**$0**	**$534,750**	**$4,678,752**
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	$526,599	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$526,599**
G2020 - Parking Lots	$130,406	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$130,406**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$257,892	$0	$0	$0	$0	$0	$0	**$257,892**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$156,455	$0	$0	$0	$0	$0	$0	**$156,455**
G2040 - Football Field	$0	$0	$0	$0	$0	$724,091	$0	$0	$0	$0	$0	**$724,091**
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	$694,177	$0	$0	$0	$0	$0	**$694,177**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$531,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$531,060**
G2040 - Tennis Courts	$270,927	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$270,927**
G2040 - Track	$295,558	$0	$0	$0	$0	$0	$0	$0	$0	$0	$397,205	**$692,763**
G2050 - Landscaping	$0	$0	$0	$0	$0	$256,775	$0	$0	$0	$0	$0	**$256,775**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$197,717	$0	$0	$0	$0	$0	$0	**$197,717**
G4030 - Site Communications & Security	$102,346	$0	$0	$0	$0	$0	$0	$0	$0	$0	$137,544	**$239,891**

** Indicates non-renewable system*

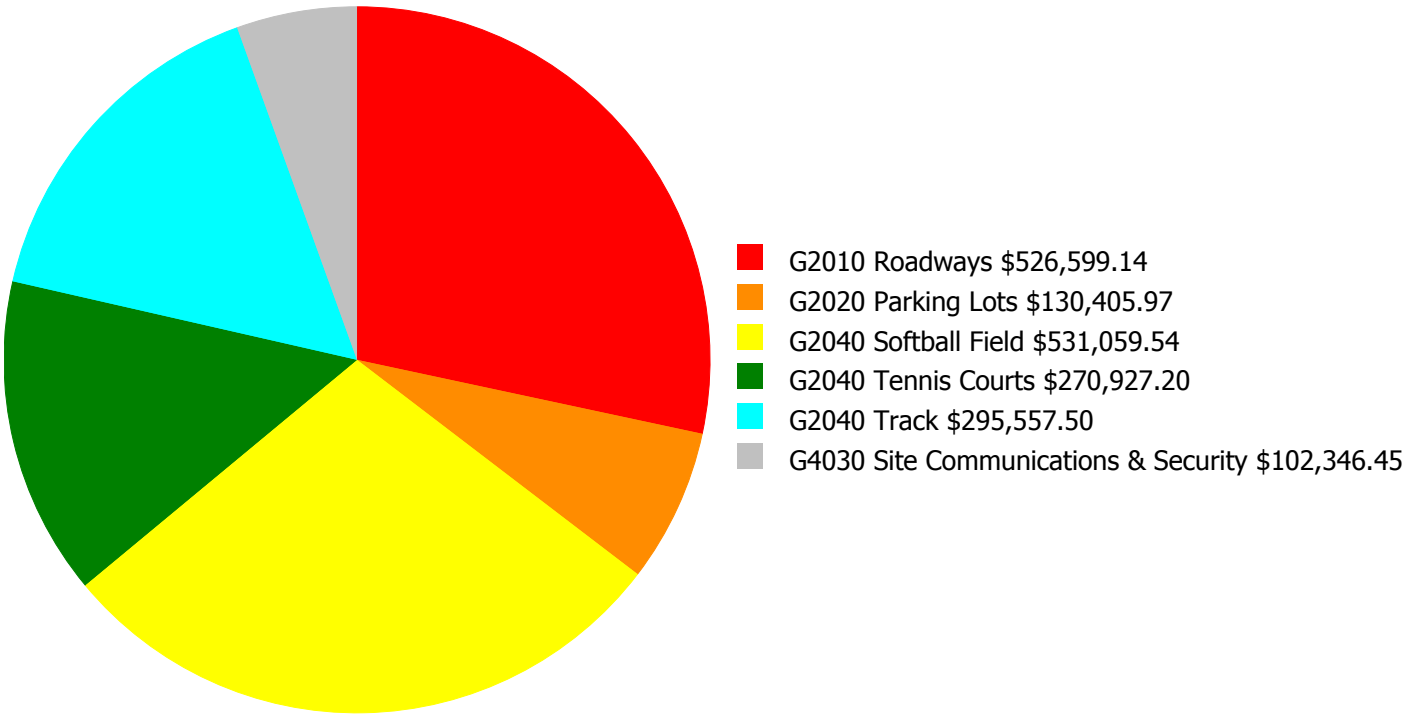
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

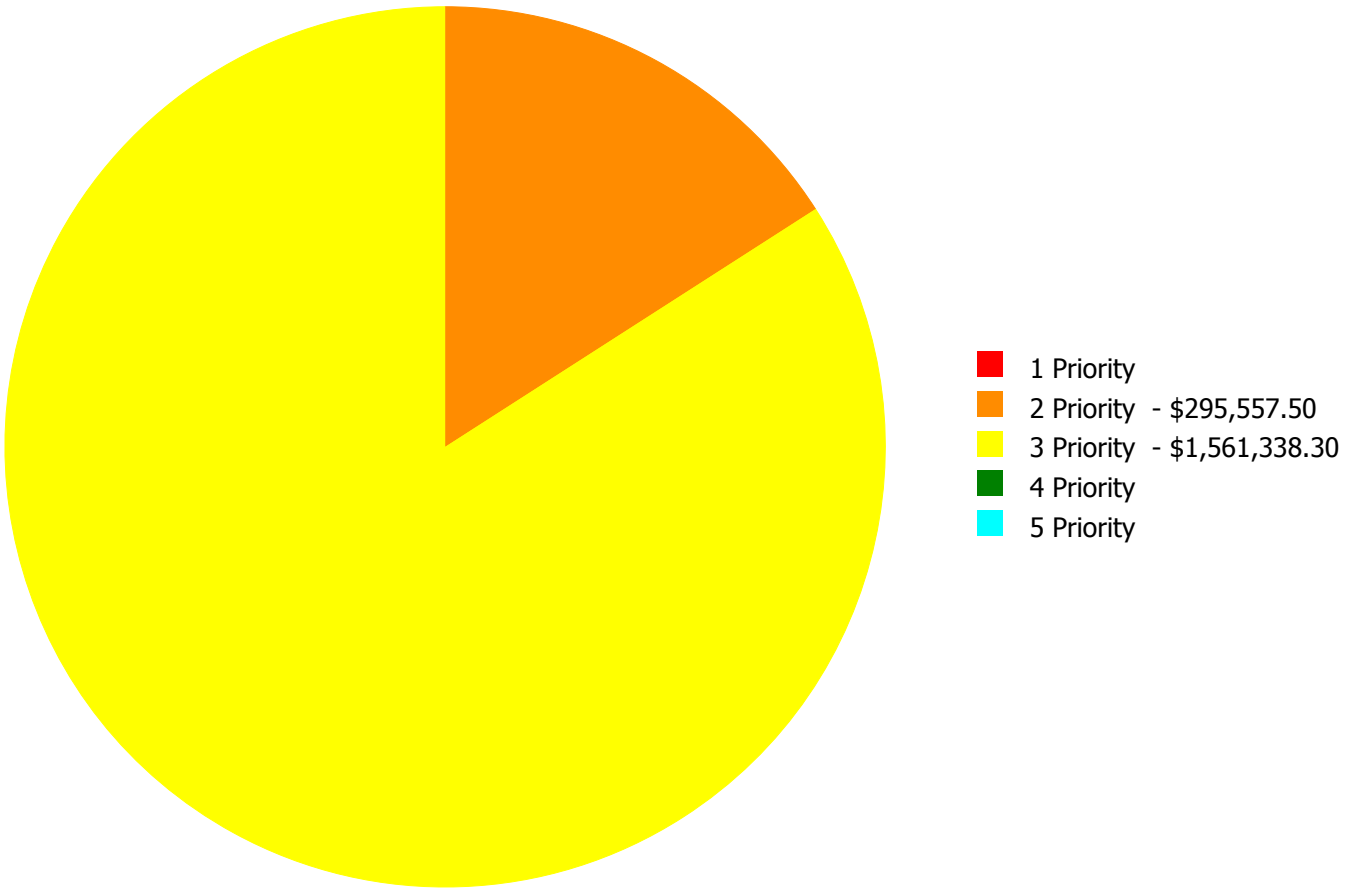
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,856,895.80

Deficiency Summary by Priority

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



Budget Estimate Total: $1,856,895.80

Deficiency By Priority Investment Table

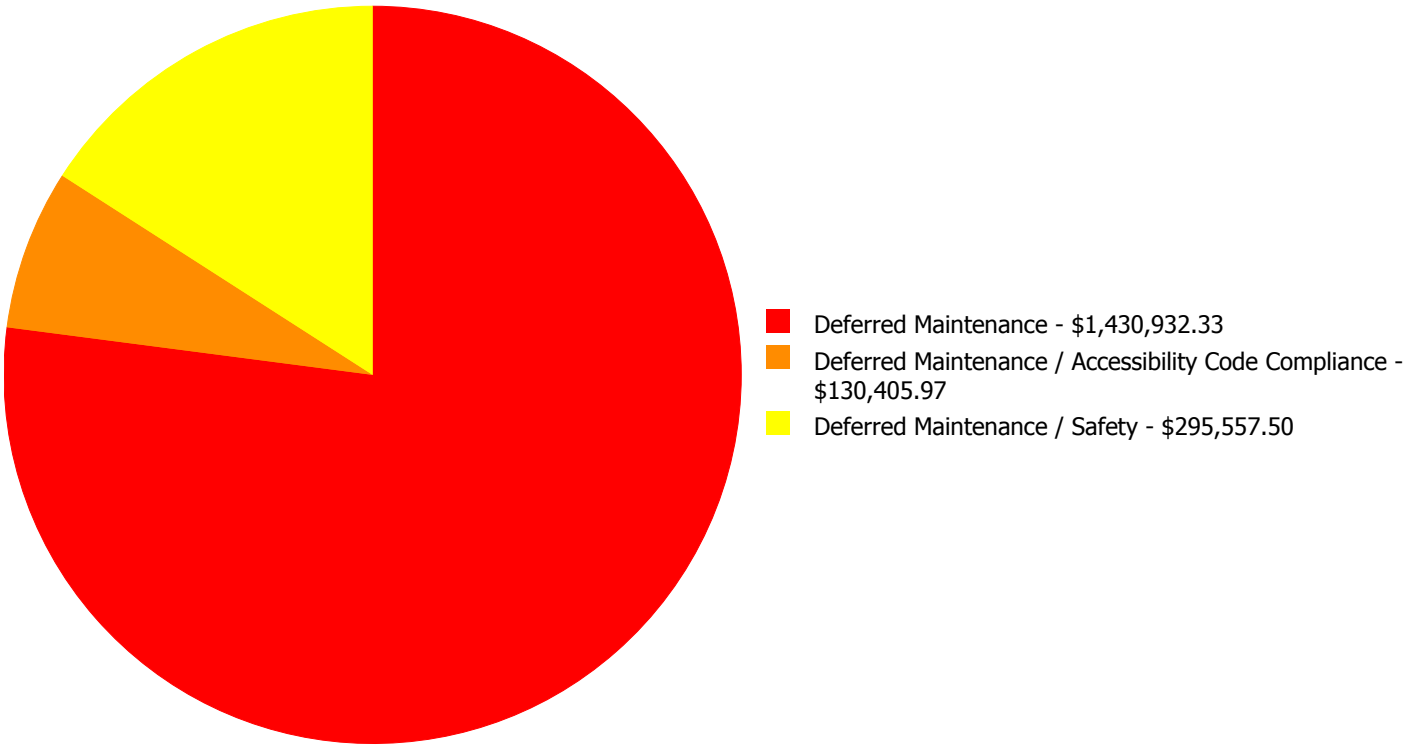
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$526,599.14	$0.00	$0.00	$526,599.14
G2020	Parking Lots	$0.00	$0.00	$130,405.97	$0.00	$0.00	$130,405.97
G2040	Softball Field	$0.00	$0.00	$531,059.54	$0.00	$0.00	$531,059.54
G2040	Tennis Courts	$0.00	$0.00	$270,927.20	$0.00	$0.00	$270,927.20
G2040	Track	$0.00	$295,557.50	$0.00	$0.00	$0.00	$295,557.50
G4030	Site Communications & Security	$0.00	$0.00	$102,346.45	$0.00	$0.00	$102,346.45
	Total:	$0.00	$295,557.50	$1,561,338.30	$0.00	$0.00	$1,856,895.80

Deficiency Summary by Category

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



Budget Estimate Total: $1,856,895.80

Deficiency Details by Priority

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

Priority 2 Priority:

System: G2040 - Track

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 38,166.00
Unit of Measure: S.F.
Estimate: $295,557.50
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

Notes: The track is beyond its expected service life, damaged with cracks, which are trip hazards, and should be replaced.

Priority 3 Priority:

System: G2010 - Roadways

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 92,597.00

Unit of Measure: S.F.

Estimate: $526,599.14

Assessor Name: Eduardo Lopez

Date Created: 07/14/2015

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

System: G2020 - Parking Lots

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 25,998.00

Unit of Measure: S.F.

Estimate: $130,405.97

Assessor Name: Eduardo Lopez

Date Created: 07/14/2015

Notes: The parking lots are beyond their expected service life, damaged with cracks, not ADA compliant, and should be scheduled for replacement.

System: G2040 - Softball Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 54,490.00
Unit of Measure: S.F.
Estimate: $531,059.54
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

Notes: The softball field is beyond its expected service life, worn and bare in areas, and should be renewed.

System: G2040 - Tennis Courts

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 13,335.00
Unit of Measure: S.F.
Estimate: $270,927.20
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

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

System: G4030 - Site Communications & Security

Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 138,869.00

Unit of Measure: S.F.

Estimate: $102,346.45

Assessor Name: Eduardo Lopez

Date Created: 07/14/2015

Notes: The original communication service is beyond its 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.