DeKalb County School District/Admin/Support

Sam A. Moss Service Center

Final

School Assessment Report

May 19, 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):	204,833
Year Built:	1970
Last Renovation:	
Replacement Value:	$24,630,822
Repair Cost:	$13,834,222.76
Total FCI:	56.17 %
Total RSLI:	21.12 %
FCA Score:	43.83

Description:

The Sam A. Moss Service Center campus consists of seven buildings located at 1780 Montreal Road in Tucker, Georgia. The original campus, consisting of the fleet service center and warehouse building, was constructed in 1970; the fleet maintenance garage was constructed in 1976 with an addition in 1986; the small equipment center constructed in 1977; the equipment distribution center was constructed in 1978; and the welding shop was constructed in 1986. In addition to these buildings, the campus contains a storage building and guard shack. Some of the buildings are scheduled for a roof covering replacement or repair under a current SPLOST project by 2015. 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 2	Board District:	District 4
DOE Facility:	8018	Geographic Region:	Region 2
HS Attendance Area:	Lakeside HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	26.1		

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.

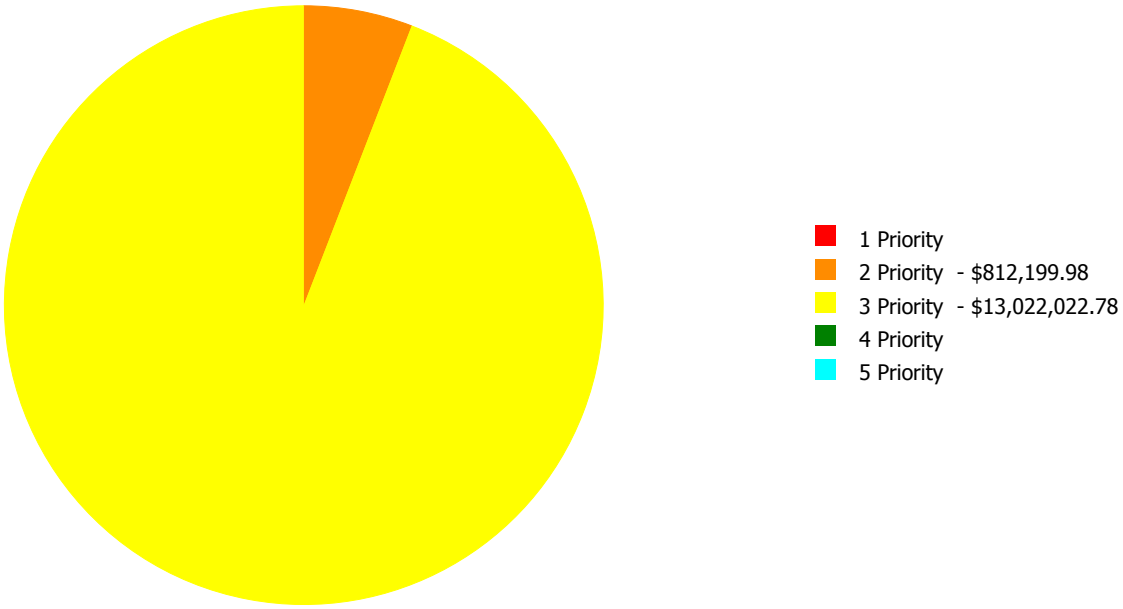
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	59.93 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	59.71 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.60 %	18.44 %	$444,336.49
B30 - Roofing	12.80 %	85.67 %	$3,121,053.00
C10 - Interior Construction	41.75 %	26.19 %	$300,521.11
C20 - Stairs	47.11 %	0.00 %	$0.00
C30 - Interior Finishes	9.10 %	66.95 %	$1,385,000.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	2.79 %	89.07 %	$772,051.00
D30 - HVAC	26.19 %	53.36 %	$774,466.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	12.83 %	70.39 %	$1,933,445.00
E10 - Equipment	8.30 %	3.17 %	$23,465.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
F10 - Special Construction	38.98 %	0.00 %	$0.00
G20 - Site Improvements	0.00 %	110.00 %	$3,694,189.91
G30 - Site Mechanical Utilities	4.08 %	65.16 %	$975,619.58
G40 - Site Electrical Utilities	5.05 %	54.40 %	$410,075.67
Totals:	**21.12 %**	**56.17 %**	**$13,834,222.76**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1970 Fleet Service Center Building	5,000	51.73	$0.00	$4,235.00	$375,245.69	$0.00	$0.00
1970 Storage Building	150	32.84	$0.00	$0.00	$3,968.86	$0.00	$0.00
1970 Warehouse Building	125,483	58.41	$0.00	$8,092.11	$6,111,963.72	$0.00	$0.00
1976, 1986 Fleet Maintenance Garage	31,800	22.79	$0.00	$0.00	$967,542.00	$0.00	$0.00
1977 Small Equipment Center	6,000	49.52	$0.00	$0.00	$213,180.00	$0.00	$0.00
1978 Equipment Distribution Center	30,000	36.85	$0.00	$0.00	$931,357.22	$0.00	$0.00
1986 Guard Shack	100	28.07	$0.00	$0.00	$3,548.00	$0.00	$0.00
1986 Welding Shop	6,300	23.23	$0.00	$0.00	$135,205.00	$0.00	$0.00
Site	204,833	90.56	$0.00	$799,872.87	$4,280,012.29	$0.00	$0.00
Total:		**56.17**	**$0.00**	**$812,199.98**	**$13,022,022.78**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $13,834,222.76

Executive Summary

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Function:	Admin/Support
Gross Area (SF):	5,000
Year Built:	1970
Last Renovation:	
Replacement Value:	$733,528
Repair Cost:	$379,480.69
Total FCI:	51.73 %
Total RSLI:	23.95 %
FCA Score:	48.27

Description:

The fleet service center at Sam A. Moss Service Center is a one-story building located at 1780 Montreal Road in Tucker, Georgia. Originally built in 1970, there have 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:	8030	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	55.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	20.89 %	52.98 %	$40,478.69
B30 - Roofing	0.00 %	110.00 %	$113,850.00
C10 - Interior Construction	0.00 %	74.75 %	$15,585.00
C30 - Interior Finishes	0.83 %	100.86 %	$43,962.00
D20 - Plumbing	24.48 %	47.87 %	$22,330.00
D30 - HVAC	0.00 %	110.00 %	$32,780.00
D50 - Electrical	0.00 %	110.00 %	$110,495.00
F10 - Special Construction	38.98 %	0.00 %	$0.00
Totals:	**23.95 %**	**51.73 %**	**$379,480.69**

Photo Album

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

1). East Elevation - May 04, 2015

2). North Elevation - May 04, 2015

3). West Elevation - May 04, 2015

4). South Elevation - May 04, 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

School Assessment Report - 1970 Fleet Service Center Building

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	$5.31	S.F.	5,000	100	1970	2070		55.00 %	0.00 %	55			$26,550
A1030	Slab on Grade	$17.90	S.F.	5,000	100	1970	2070		55.00 %	0.00 %	55			$89,500
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$9.48	S.F.	5,000	100	1970	2070		55.00 %	0.00 %	55			$47,400
B2010	Exterior Walls	$12.77	S.F.	5,000	60	1970	2030		25.00 %	41.78 %	15		$26,673.69	$63,850
B2020	Exterior Windows	$0.98	S.F.	5,000	30	1970	2000		0.00 %	110.00 %	-15		$5,390.00	$4,900
B2030	Exterior Doors	$1.53	S.F.	5,000	30	1970	2000		0.00 %	110.00 %	-15		$8,415.00	$7,650
B3010	Roof Coverings - BUR	$20.70	S.F.	5,000	25	1970	1995		0.00 %	110.00 %	-20		$113,850.00	$103,500
C1010	Partitions	$1.05	S.F.	5,000	40	1970	2010		0.00 %	0.00 %	-5			$5,250
C1020	Interior Doors	$1.05	S.F.	5,000	30	1970	2000		0.00 %	80.00 %	-15		$4,200.00	$5,250
C1030	Fittings	$2.07	S.F.	5,000	20	1970	1990		0.00 %	110.00 %	-25		$11,385.00	$10,350
C3010	Wall Finishes	$1.15	S.F.	5,000	20	1970	1990		0.00 %	110.00 %	-25		$6,325.00	$5,750
C3020	Floor Finishes - Finished Concrete	$5.26	S.F.	3,750	15	1970	1985		0.00 %	110.00 %	-30		$21,698.00	$19,725
C3020	Floor Finishes - Tiles	$14.49	S.F.	250	50	1970	2020		10.00 %	0.00 %	5			$3,623
C3020	Floor Finishes - VCT	$9.54	S.F.	1,000	15	1970	1985		0.00 %	110.00 %	-30		$10,494.00	$9,540
C3030	Ceiling Finishes	$0.99	S.F.	5,000	20	1970	1990		0.00 %	110.00 %	-25		$5,445.00	$4,950
D2010	Plumbing Fixtures	$1.99	S.F.	5,000	30	1970	2000		0.00 %	110.00 %	-15		$10,945.00	$9,950
D2020	Domestic Water Distribution	$0.26	S.F.	5,000	30	1970	2000		0.00 %	110.00 %	-15		$1,430.00	$1,300
D2030	Sanitary Waste	$1.02	S.F.	5,000	30	1970	2000		0.00 %	110.00 %	-15		$5,610.00	$5,100
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems -Fuel Dispenser	$5.27	S.F.	5,000	30	1998	2028		43.33 %	0.00 %	13			$26,350
D2090	Other Plumbing Systems -Natural Gas	$0.79	S.F.	5,000	40	1970	2010		0.00 %	110.00 %	-5		$4,345.00	$3,950
D3040	Distribution Systems	$1.21	S.F.	5,000	30	1970	2000		0.00 %	110.00 %	-15		$6,655.00	$6,050
D3050	Terminal & Package Units	$4.14	S.F.	5,000	15	1970	1985		0.00 %	110.00 %	-30		$22,770.00	$20,700
D3060	Controls & Instrumentation	$0.61	S.F.	5,000	15	1970	1985		0.00 %	110.00 %	-30		$3,355.00	$3,050
D5010	Electrical Service/Distribution	$6.03	S.F.	5,000	40	1970	2010		0.00 %	110.00 %	-5		$33,165.00	$30,150
D5020	Lighting and Branch Wiring	$8.47	S.F.	5,000	30	1970	2000		0.00 %	110.00 %	-15		$46,585.00	$42,350
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	5,000	15	1970	1985		0.00 %	110.00 %	-30		$4,235.00	$3,850
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	5,000	15	1970	1985		0.00 %	110.00 %	-30		$26,510.00	$24,100
D5030	Communications and Security - Security & CCTV	$0.00	S.F.		0				0.00 %	0.00 %				$0
F1010	Special Structures - Canopies	$29.45	S.F.	1,200	60	1970	2030		25.00 %	0.00 %	15			$35,340
F1040	Special Facilities - Underground Fuel Tanks	$22.70	S.F.	5,000	30	1998	2028		43.33 %	0.00 %	13			$113,500
								Total	**23.95 %**	**51.73 %**			**$379,480.69**	**$733,528**

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%

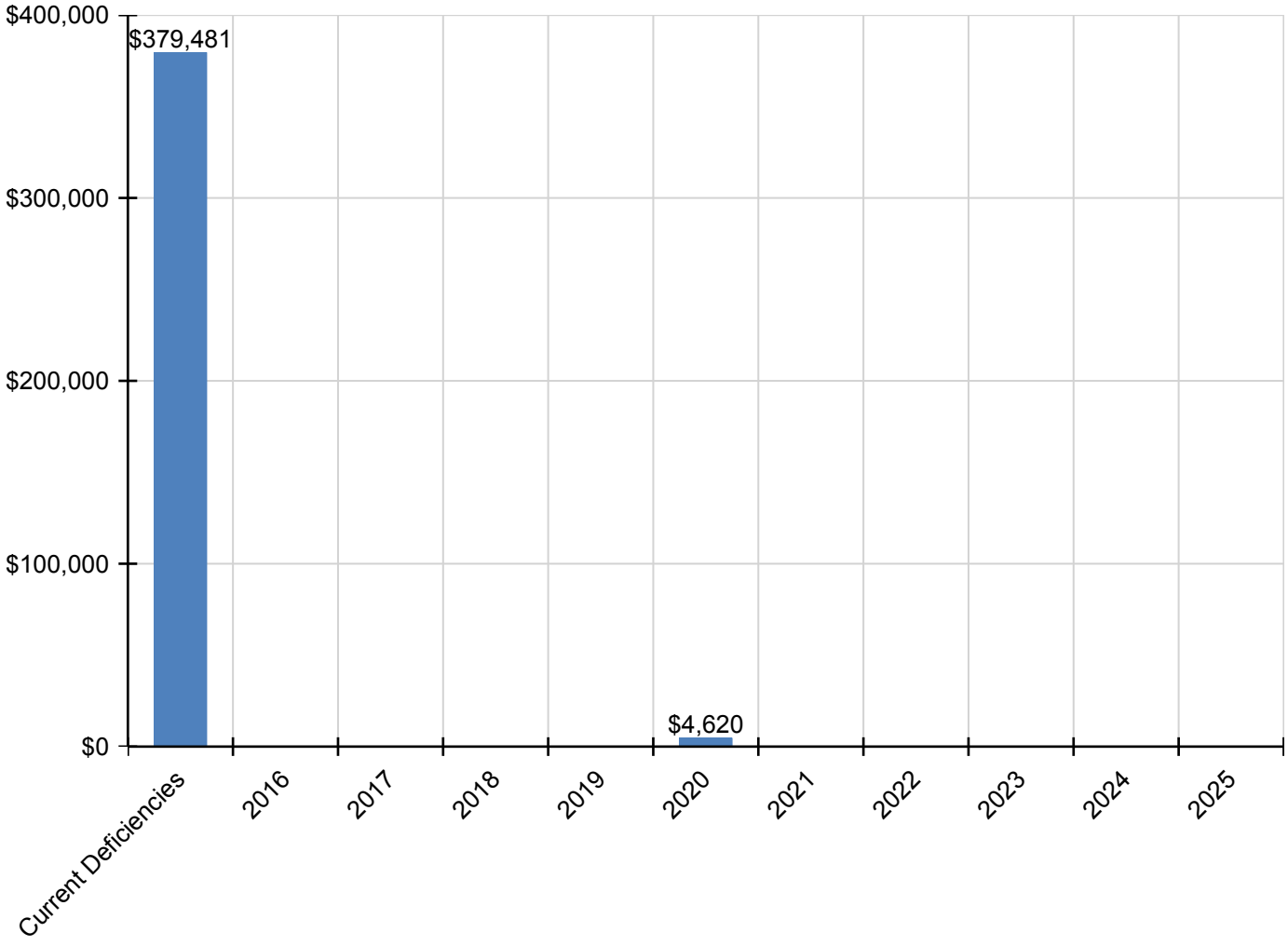
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$379,481**	**$0**	**$0**	**$0**	**$0**	**$4,620**	**$0**	**$0**	**$0**	**$0**	**$0**	**$384,100**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$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**	$26,674	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,674**
B2020 - Exterior Windows	$5,390	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,390**
B2030 - Exterior Doors	$8,415	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,415**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$113,850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$113,850**
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	$4,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,200**
C1030 - Fittings	$11,385	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,385**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$6,325	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,325**
C3020 - Floor Finishes - Finished Concrete	$21,698	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,698**
C3020 - Floor Finishes - Tiles	$0	$0	$0	$0	$0	$4,620	$0	$0	$0	$0	$0	**$4,620**

C3020 - Floor Finishes - VCT	$10,494	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,494**
C3030 - Ceiling Finishes	$5,445	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,445**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$10,945	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,945**
D2020 - Domestic Water Distribution	$1,430	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,430**
D2030 - Sanitary Waste	$5,610	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,610**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems -Fuel Dispenser	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$4,345	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,345**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$6,655	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,655**
D3050 - Terminal & Package Units	$22,770	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,770**
D3060 - Controls & Instrumentation	$3,355	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,355**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$33,165	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,165**
D5020 - Lighting and Branch Wiring	$46,585	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,585**
D5030 - Communications and Security - Fire Alarm	$4,235	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,235**
D5030 - Communications and Security - PA & Clock Systems	$26,510	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,510**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1040 - Special Facilities - Underground Fuel Tanks	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

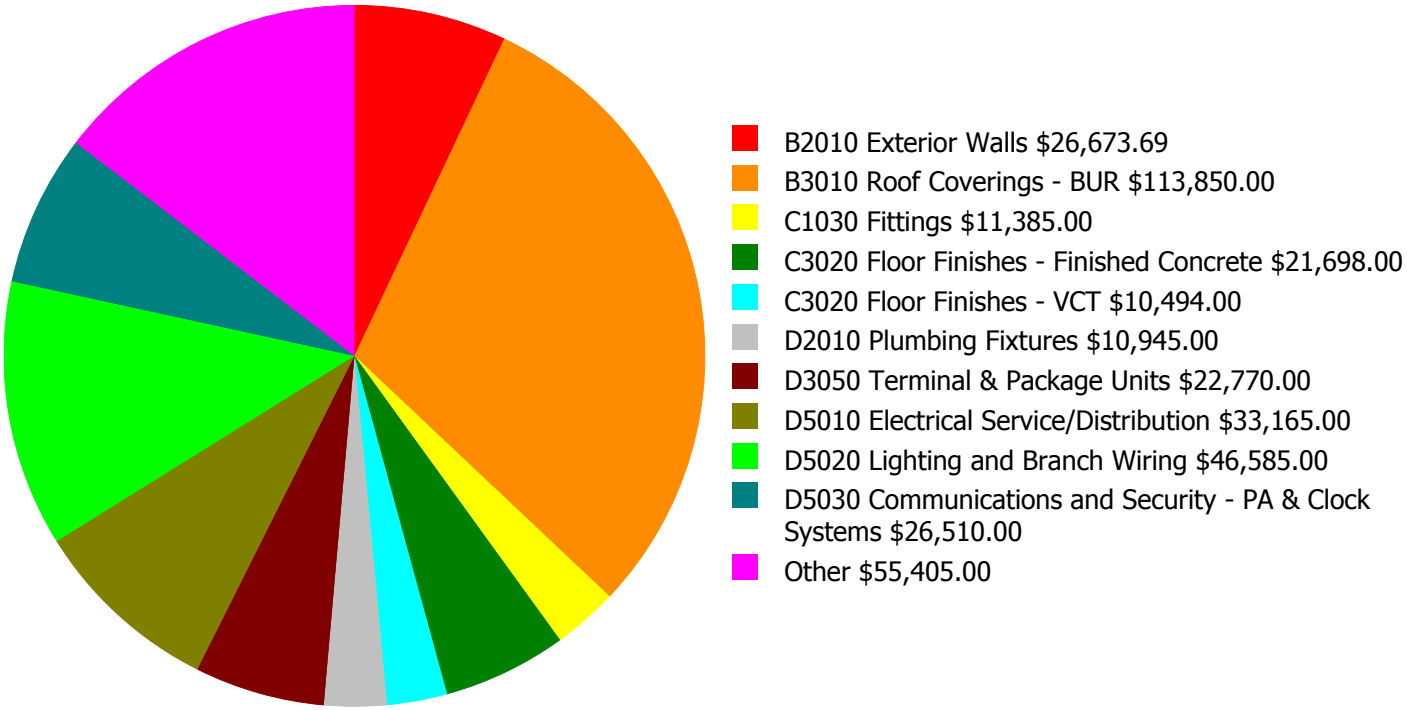
Forecasted Capital Renewal Requirement

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

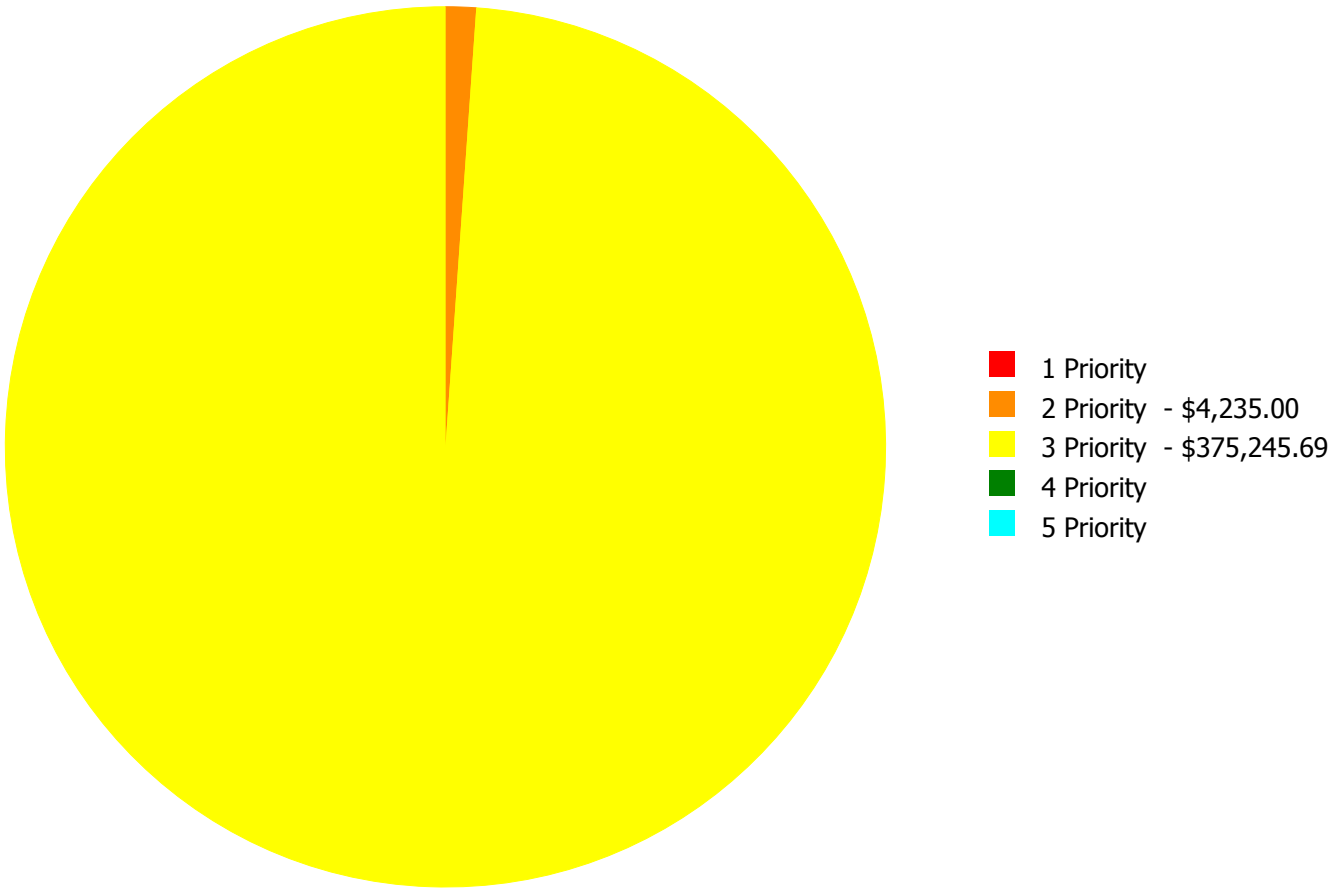
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $379,480.69

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: $379,480.69

Deficiency By Priority Investment Table

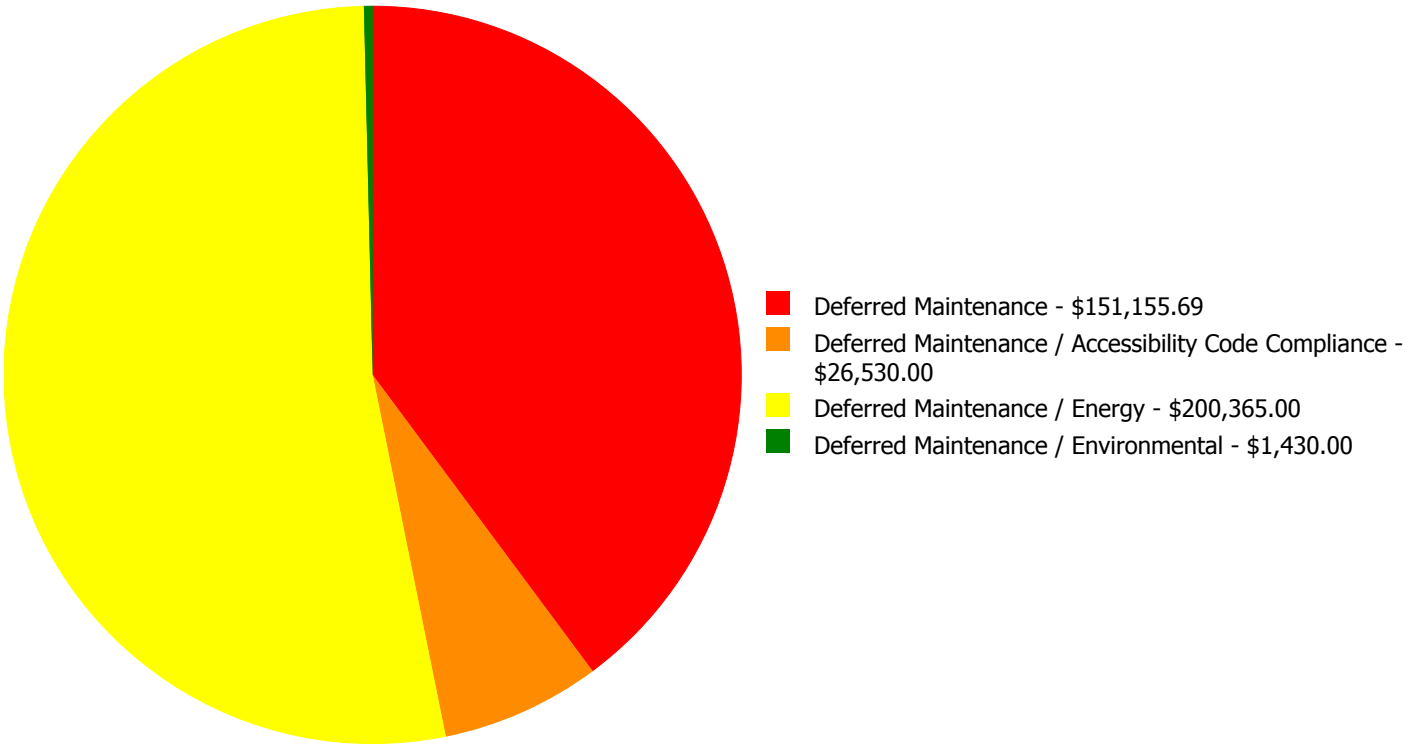
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$26,673.69	$0.00	$0.00	$26,673.69
B2020	Exterior Windows	$0.00	$0.00	$5,390.00	$0.00	$0.00	$5,390.00
B2030	Exterior Doors	$0.00	$0.00	$8,415.00	$0.00	$0.00	$8,415.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$113,850.00	$0.00	$0.00	$113,850.00
C1020	Interior Doors	$0.00	$0.00	$4,200.00	$0.00	$0.00	$4,200.00
C1030	Fittings	$0.00	$0.00	$11,385.00	$0.00	$0.00	$11,385.00
C3010	Wall Finishes	$0.00	$0.00	$6,325.00	$0.00	$0.00	$6,325.00
C3020	Floor Finishes - Finished Concrete	$0.00	$0.00	$21,698.00	$0.00	$0.00	$21,698.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$10,494.00	$0.00	$0.00	$10,494.00
C3030	Ceiling Finishes	$0.00	$0.00	$5,445.00	$0.00	$0.00	$5,445.00
D2010	Plumbing Fixtures	$0.00	$0.00	$10,945.00	$0.00	$0.00	$10,945.00
D2020	Domestic Water Distribution	$0.00	$0.00	$1,430.00	$0.00	$0.00	$1,430.00
D2030	Sanitary Waste	$0.00	$0.00	$5,610.00	$0.00	$0.00	$5,610.00
D2090	Other Plumbing Systems -Natural Gas	$0.00	$0.00	$4,345.00	$0.00	$0.00	$4,345.00
D3040	Distribution Systems	$0.00	$0.00	$6,655.00	$0.00	$0.00	$6,655.00
D3050	Terminal & Package Units	$0.00	$0.00	$22,770.00	$0.00	$0.00	$22,770.00
D3060	Controls & Instrumentation	$0.00	$0.00	$3,355.00	$0.00	$0.00	$3,355.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$33,165.00	$0.00	$0.00	$33,165.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$46,585.00	$0.00	$0.00	$46,585.00
D5030	Communications and Security - Fire Alarm	$0.00	$4,235.00	$0.00	$0.00	$0.00	$4,235.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$26,510.00	$0.00	$0.00	$26,510.00
	Total:	$0.00	$4,235.00	$375,245.69	$0.00	$0.00	$379,480.69

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: $379,480.69

Deficiency Details by Priority

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

Priority 2 Priority:

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Renew System

Qty: 5,000.00

Unit of Measure: S.F.

Estimate: $4,235.00

Assessor Name: Ben Nixon

Date Created: 08/26/2015

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

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Repaint exterior wall
Qty: 5,400.00
Unit of Measure: S.F.
Estimate: $26,673.69
Assessor Name: Ben Nixon
Date Created: 08/26/2015

Notes: The exterior walls are aged, faded, and stained, and should be cleaned and repainted.

System: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $5,390.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The windows are aged, rusted and not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $8,415.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, 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: 5,000.00
Unit of Measure: S.F.
Estimate: $113,850.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, has ponding water, and should be scheduled for replacement. SPLOST project 325-422 to replace the roof on the 1970 fleet services center building.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,000.00

Unit of Measure: S.F.

Estimate: $4,200.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, (hardware is) not ADA compliant, and should be replaced.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,000.00

Unit of Measure: S.F.

Estimate: $11,385.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

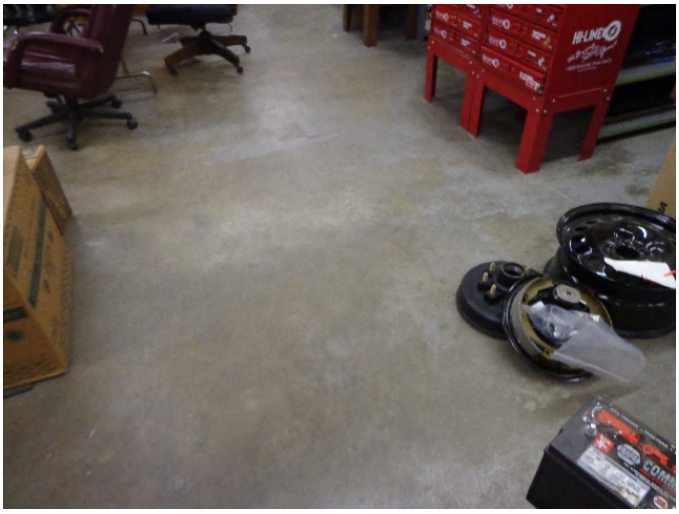
Notes: Fittings, such as toilet partitions, handrails and signage, are in marginal condition, not ADA compliant, and should be replaced.

System: C3010 - Wall Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $6,325.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The painted wall finish is aged, scuffed and stained, and should be replaced.

System: C3020 - Floor Finishes - Finished Concrete



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 3,750.00
Unit of Measure: S.F.
Estimate: $21,698.00
Assessor Name: Ben Nixon
Date Created: 08/26/2015

Notes: Floor finish is beyond its expected service life and should be re-applied.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $10,494.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

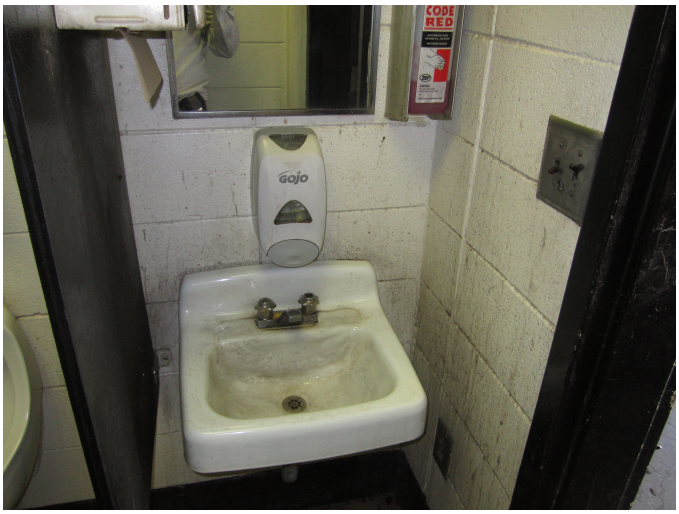
Notes: The VCT flooring is aged, cracked and worn, and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $5,445.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The acoustical ceiling tiles have been replaced as needed. However, the grid shows signs of aging and most tiles are saging or damaged, and the entire system should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,000.00

Unit of Measure: S.F.

Estimate: $10,945.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The plumbing fixtures are beyond their expected service life, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 5,000.00

Unit of Measure: S.F.

Estimate: $1,430.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $5,610.00
Assessor Name: Ben Nixon
Date Created: 05/06/2015

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

System: D2090 - Other Plumbing Systems -Natural Gas

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $4,345.00
Assessor Name: Ben Nixon
Date Created: 08/26/2015

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

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $6,655.00
Assessor Name: Ben Nixon
Date Created: 05/06/2015

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $22,770.00
Assessor Name: Ben Nixon
Date Created: 05/06/2015

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

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $3,355.00
Assessor Name: Ben Nixon
Date Created: 05/06/2015

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

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $33,165.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Electrical service/distribution is beyond its expected service life and should be scheduled for replacement.

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $46,585.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Lighting and branch wiring are beyond their expected service life and should be scheduled for replacement. Some of the lighting in the vehicle maintenance bays is newer and in good condition.

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: 5,000.00
Unit of Measure: S.F.
Estimate: $26,510.00
Assessor Name: Ben Nixon
Date Created: 08/26/2015

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:	Admin/Support
Gross Area (SF):	150
Year Built:	1970
Last Renovation:	
Replacement Value:	$12,087
Repair Cost:	$3,968.86
Total FCI:	32.84 %
Total RSLI:	25.59 %
FCA Score:	67.16

Description:

The 1970 storage building at Sam A. Moss Service Center is located at 1780 Montreal Road in Tucker, Georgia. There have 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	55.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	22.04 %	18.23 %	$1,198.86
B30 - Roofing	0.00 %	109.96 %	$2,770.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**25.60 %**	**32.84 %**	**$3,968.86**

Photo Album

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

1). South Elevation - Apr 28, 2015

2). West Elevation - Apr 28, 2015

3). North Elevation - Apr 28, 2015

4). East Elevation - Apr 28, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	150	100	1970	2070		55.00 %	0.00 %	55			$540
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$16.33	S.F.	150	100	1970	2070		55.00 %	0.00 %	55			$2,450
B2010	Exterior Walls	$38.65	S.F.	150	60	1970	2030		25.00 %	5.88 %	15		$340.86	$5,798
B2020	Exterior Windows	$0.00	S.F.		0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$5.20	S.F.	150	30	1970	2000		0.00 %	110.00 %	-15		$858.00	$780
B3010	Roof Coverings	$16.79	S.F.	150	20	1970	1990		0.00 %	109.96 %	-25		$2,770.00	$2,519
C1010	Partitions	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1020	Interior Doors	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**25.60 %**	**32.84 %**			**$3,968.86**	**$12,087**

Renewal Schedule

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

Inflation Rate: 3%

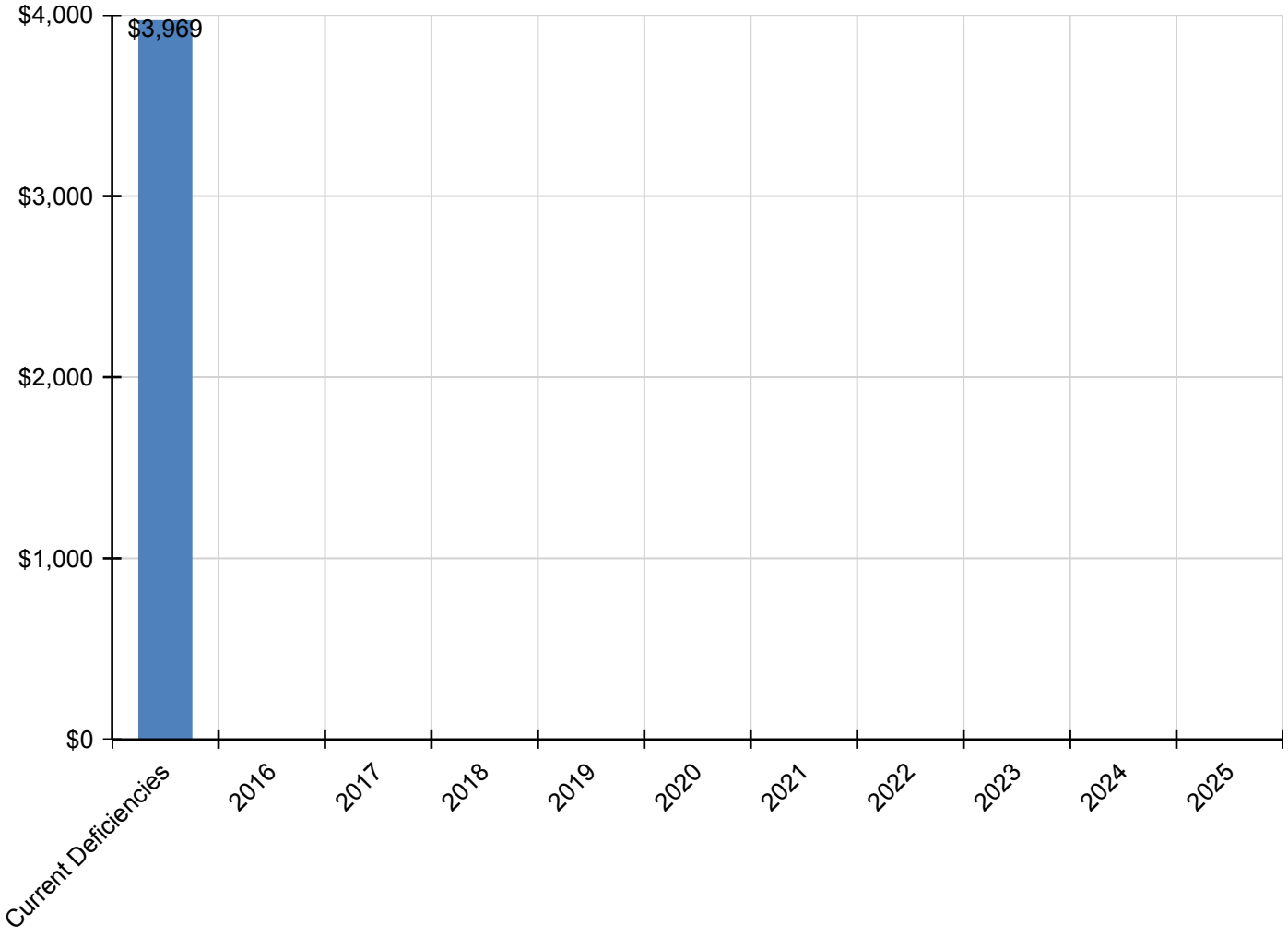
School Assessment Report - 1970 Storage Building

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,969**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,969**
* 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	$341	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$341**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$858	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$858**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$2,770	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,770**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

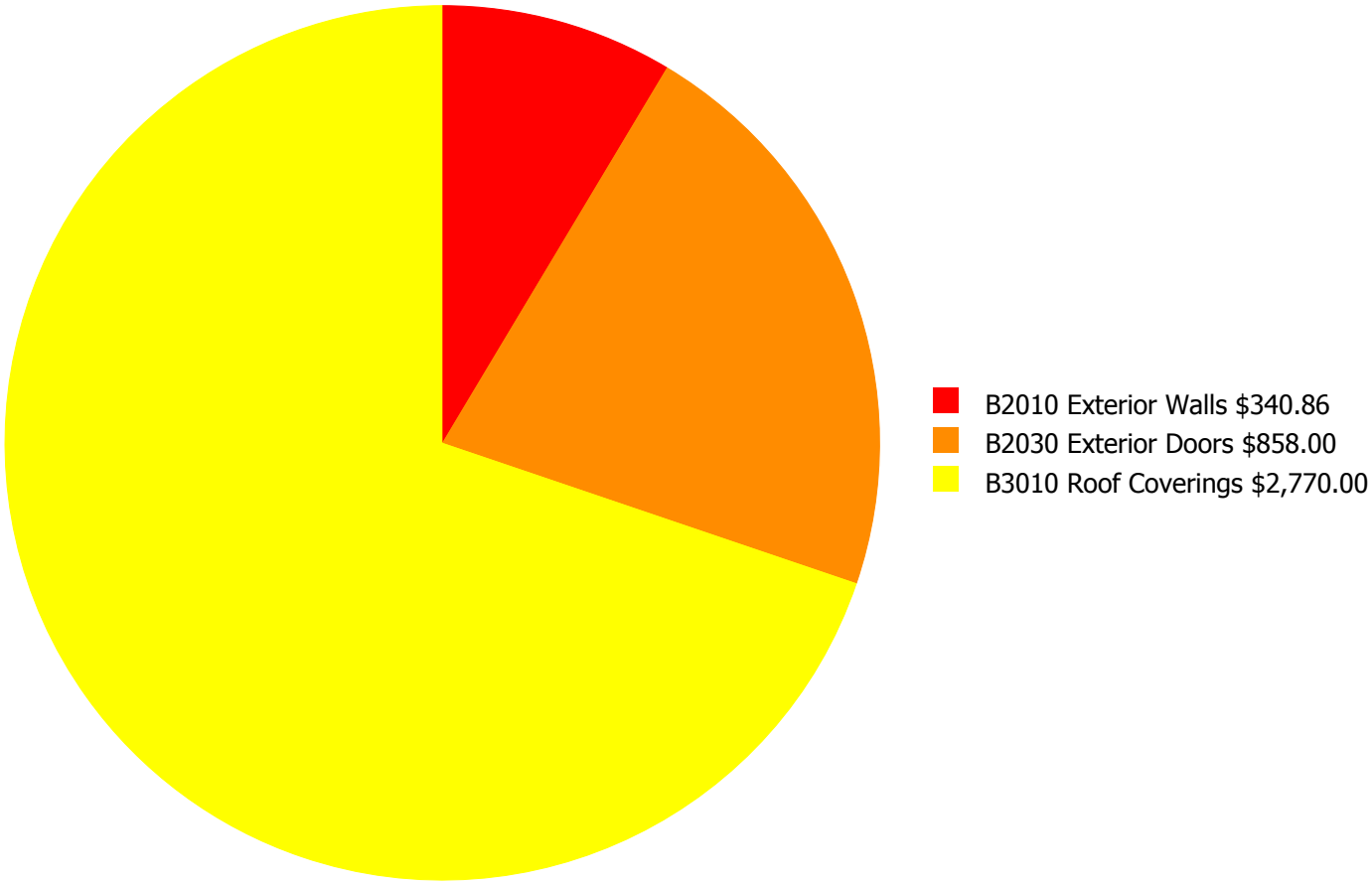
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

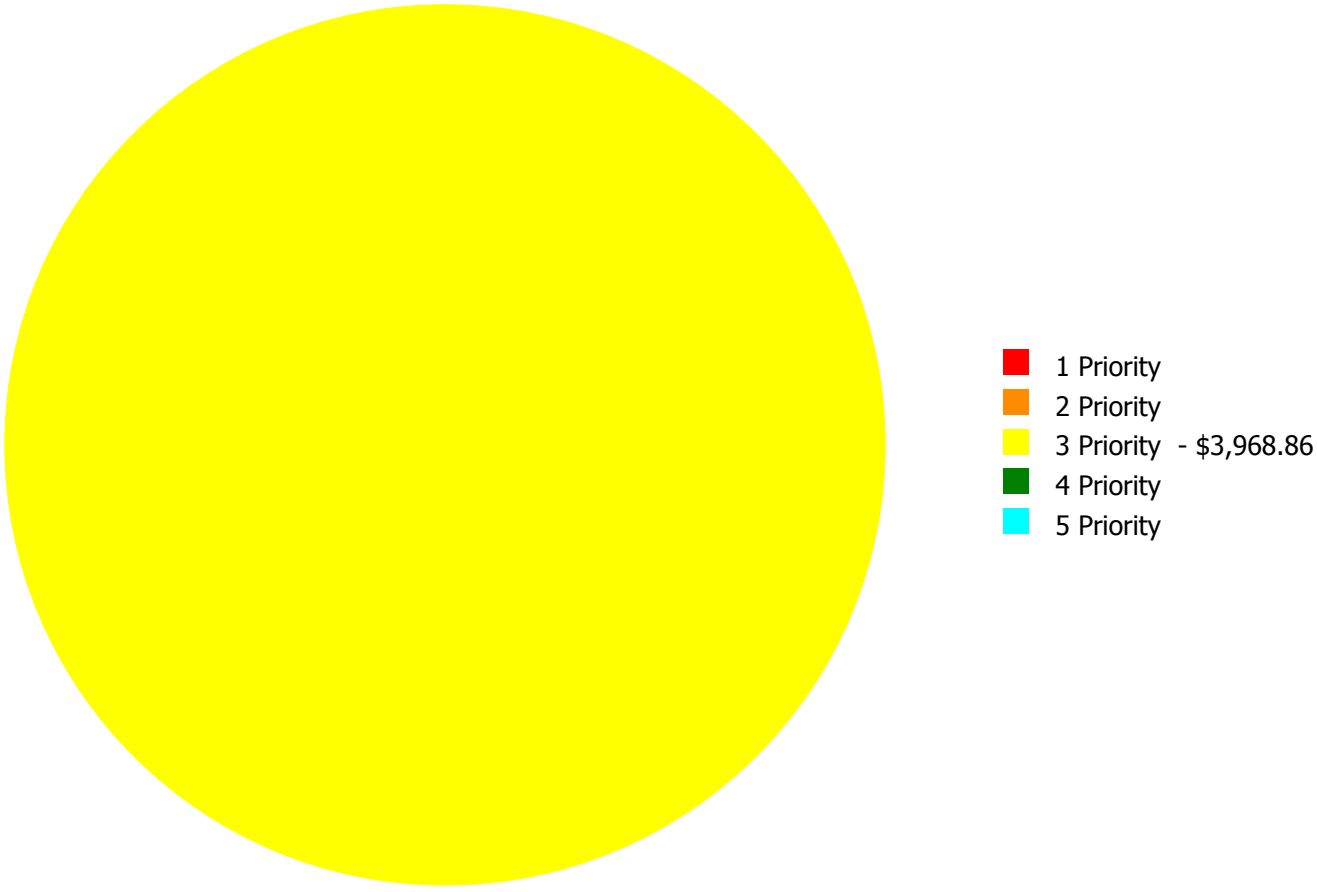
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,968.86

Deficiency Summary by Priority

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



Budget Estimate Total: $3,968.86

Deficiency By Priority Investment Table

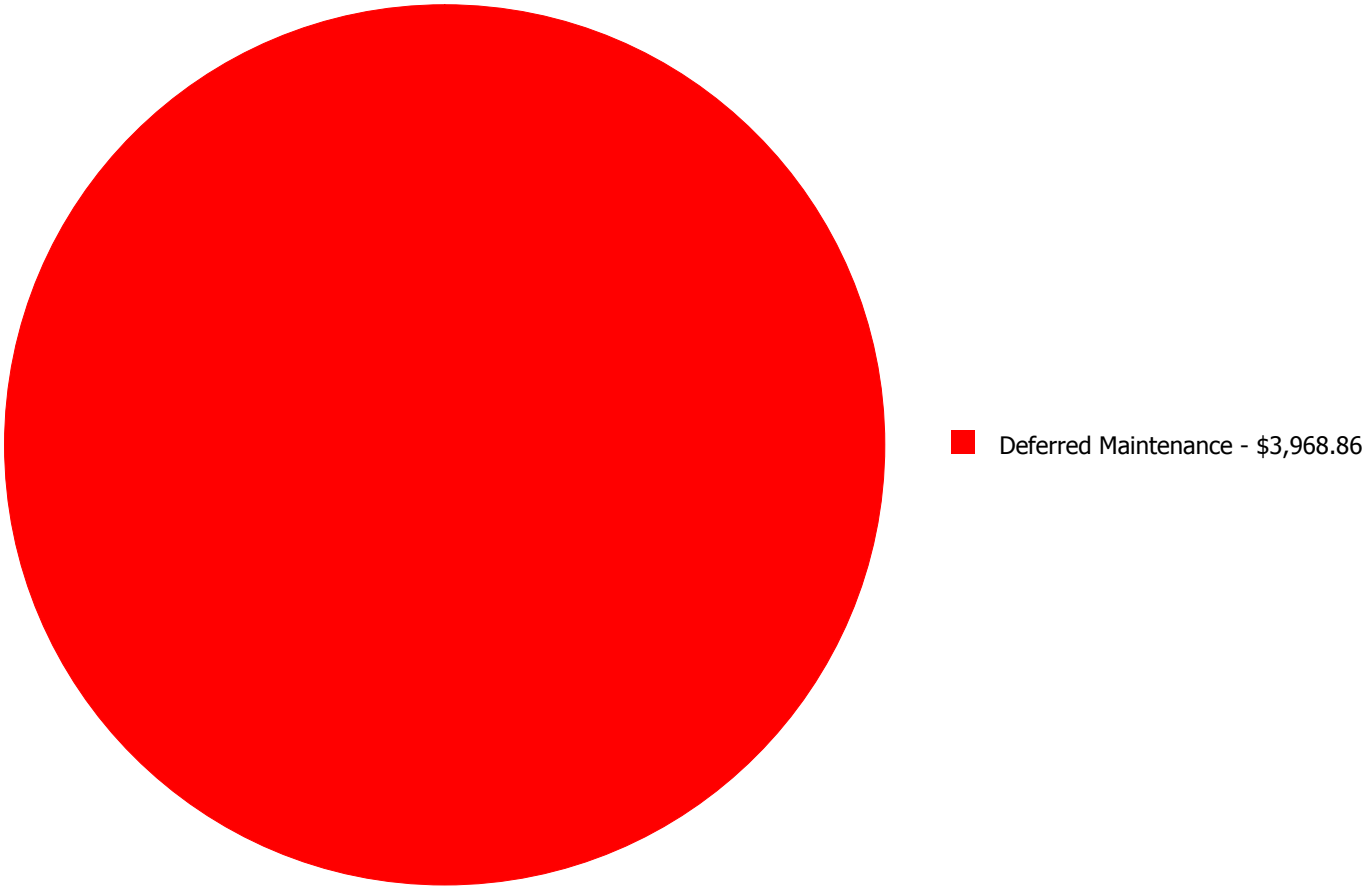
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$340.86	$0.00	$0.00	$340.86
B2030	Exterior Doors	$0.00	$0.00	$858.00	$0.00	$0.00	$858.00
B3010	Roof Coverings	$0.00	$0.00	$2,770.00	$0.00	$0.00	$2,770.00
	Total:	$0.00	$0.00	$3,968.86	$0.00	$0.00	$3,968.86

Deficiency Summary by Category

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



Budget Estimate Total: $3,968.86

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Repaint concrete block walls
Qty: 100.00
Unit of Measure: S.F.
Estimate: $340.86
Assessor Name: Sam Mandola
Date Created: 04/28/2015

Notes: The exterior wall finish is aged, stained and peeling, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 150.00
Unit of Measure: S.F.
Estimate: $858.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, and should be replaced.

System: B3010 - Roof Coverings

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 150.00

Unit of Measure: S.F.

Estimate: $2,770.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Admin/Support
Gross Area (SF):	125,483
Year Built:	1970
Last Renovation:	2010
Replacement Value:	$10,477,707
Repair Cost:	$6,120,055.83
Total FCI:	58.41 %
Total RSLI:	22.91 %
FCA Score:	41.59

Description:

The warehouse building at Sam A. Moss Service Center is a one-story building with mezzanine located at 1780 Montreal Road in Tucker, Georgia. Originally built in 1970, there have been no additions and a major renovation in 2010. 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:	8010	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	55.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	28.99 %	18.83 %	$278,596.72
B30 - Roofing	0.00 %	110.00 %	$2,944,208.00
C10 - Interior Construction	41.34 %	28.17 %	$267,591.11
C20 - Stairs	55.00 %	0.00 %	$0.00
C30 - Interior Finishes	5.97 %	66.37 %	$878,291.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$545,223.00
D30 - HVAC	57.69 %	18.75 %	$121,220.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	20.93 %	75.46 %	$1,061,461.00
E10 - Equipment	47.28 %	40.65 %	$23,465.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
Totals:	**22.91 %**	**58.41 %**	**$6,120,055.83**

Photo Album

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

1). Main Entrance - May 04, 2015

2). East Elevation - May 04, 2015

3). North Elevation - May 04, 2015

4). West Elevation - May 04, 2015

5). South Elevation - May 04, 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	$3.26	S.F.	125,483	100	1970	2070		55.00 %	0.00 %	55			$409,075
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$2.36	S.F.	125,483	100	1970	2070		55.00 %	0.00 %	55			$296,140
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$1.37	S.F.	125,483	100	1970	2070		55.00 %	0.00 %	55			$171,912
B1020	Roof Construction	$3.15	S.F.	125,483	100	1970	2070		55.00 %	0.00 %	55			$395,271
B2010	Exterior Walls	$8.97	S.F.	125,483	60	1970	2030		25.00 %	7.46 %	15		$83,972.72	$1,125,583
B2020	Exterior Windows	$1.41	S.F.	125,483	30	2010	2040		83.33 %	0.00 %	25			$176,931
B2030	Exterior Doors	$1.41	S.F.	125,483	30	1970	2000		0.00 %	110.00 %	-15		$194,624.00	$176,931
B3010	Roof Coverings - BUR	$20.70	S.F.	125,483	25	1970	1995		0.00 %	110.00 %	-20		$2,857,248.00	$2,597,498
B3020	Roof Openings	$0.63	S.F.	125,483	30	1970	2000		0.00 %	110.00 %	-15		$86,960.00	$79,054
C1010	Partitions	$5.69	S.F.	125,483	100	1970	2070		55.00 %	1.13 %	55		$8,092.11	$713,998
C1020	Interior Doors	$0.33	S.F.	125,483	30	1970	2000		0.00 %	110.00 %	-15		$45,550.00	$41,409
C1030	Fittings	$1.55	S.F.	125,483	20	1970	1990		0.00 %	110.00 %	-25		$213,949.00	$194,499
C2010	Stair Construction	$0.87	S.F.	125,483	100	1970	2070		55.00 %	0.00 %	55			$109,170
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.93	S.F.	112,935	10	1970	1980		0.00 %	110.00 %	-35		$239,761.00	$217,965
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	11,348	8	2010	2018		37.50 %	0.00 %	3			$96,458
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	1,200	50	1970	2020		10.00 %	0.00 %	5			$17,388
C3020	Floor Finishes - Finished Concrete	$6.58	S.F.	62,472	50	1970	2020		10.00 %	0.00 %	5			$411,066
C3020	Floor Finishes - VCT	$9.54	S.F.	50,193	20	1970	1990		0.00 %	110.00 %	-25		$526,725.00	$478,841
C3020	Floor Finishes - Wood	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$0.81	S.F.	125,483	20	1970	1990		0.00 %	110.00 %	-25		$111,805.00	$101,641
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$1.60	S.F.	125,483	20	1970	1990		0.00 %	110.00 %	-25		$220,850.00	$200,773
D2020	Domestic Water Distribution	$0.35	S.F.	125,483	30	1970	2000		0.00 %	110.00 %	-15		$48,311.00	$43,919
D2030	Sanitary Waste	$0.36	S.F.	125,483	30	1970	2000		0.00 %	110.00 %	-15		$49,691.00	$45,174
D2040	Rain Water Drainage	$0.87	S.F.	125,483	30	1970	2000		0.00 %	110.00 %	-15		$120,087.00	$109,170
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	125,483	30	1970	2000		0.00 %	110.00 %	-15		$106,284.00	$96,622
D3020	Heat Generating Systems	$3.04	S.F.		0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$4.73	S.F.	20,000	30	2008	2038		76.67 %	0.00 %	23			$94,600
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	20,000	30	1970	2000		0.00 %	110.00 %	-15		$121,220.00	$110,200

School Assessment Report - 1970 Warehouse Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D3050	Terminal & Package Units	$18.52	S.F.	20,000	15	2010	2025		66.67 %	0.00 %	10			$370,400
D3060	Controls & Instrumentation	$3.57	S.F.	20,000	20	2010	2030		75.00 %	0.00 %	15			$71,400
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4010	Sprinklers	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.61	S.F.	125,483	40	1970	2010		0.00 %	110.00 %	-5		$84,199.00	$76,545
D5020	Branch Wiring	$4.72	S.F.	125,483	30	1970	2000		0.00 %	110.00 %	-15		$651,508.00	$592,280
D5020	Lighting	$2.36	S.F.	125,483	30	1970	2000		0.00 %	110.00 %	-15		$325,754.00	$296,140
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	125,483	15	2010	2025		66.67 %	0.00 %	10			$180,696
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	125,483	15	2010	2025		66.67 %	0.00 %	10			$151,834
D5090	Other Electrical Systems - Emergency Generator	$0.87	S.F.	125,483	15	2010	2025		66.67 %	0.00 %	10			$109,170
E1010	Commercial Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment - Audio-Visual Equip.	$0.29	S.F.	125,483	20	2010	2030		75.00 %	0.00 %	15			$36,390
E1030	Vehicular Equipment - Loading Dock Equip.	$0.17	S.F.	125,483	30	1970	2000		0.00 %	110.00 %	-15		$23,465.00	$21,332
E2010	Fixed Furnishings	$0.48	S.F.	125,483	20	2010	2030		75.00 %	0.00 %	15			$60,232
								Total	**22.91 %**	**58.41 %**			**$6,120,055.83**	**$10,477,707**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$6,120,056**	**$0**	**$0**	**$115,943**	**$0**	**$546,365**	**$0**	**$0**	**$0**	**$0**	**$1,522,753**	**$8,305,116**
*** 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**	$83,973	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$83,973**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$194,624	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$194,624**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$2,857,248	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,857,248**
B3020 - Roof Openings	$86,960	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$86,960**
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	$8,092	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,092**
C1020 - Interior Doors	$45,550	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,550**
C1030 - Fittings	$213,949	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$213,949**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

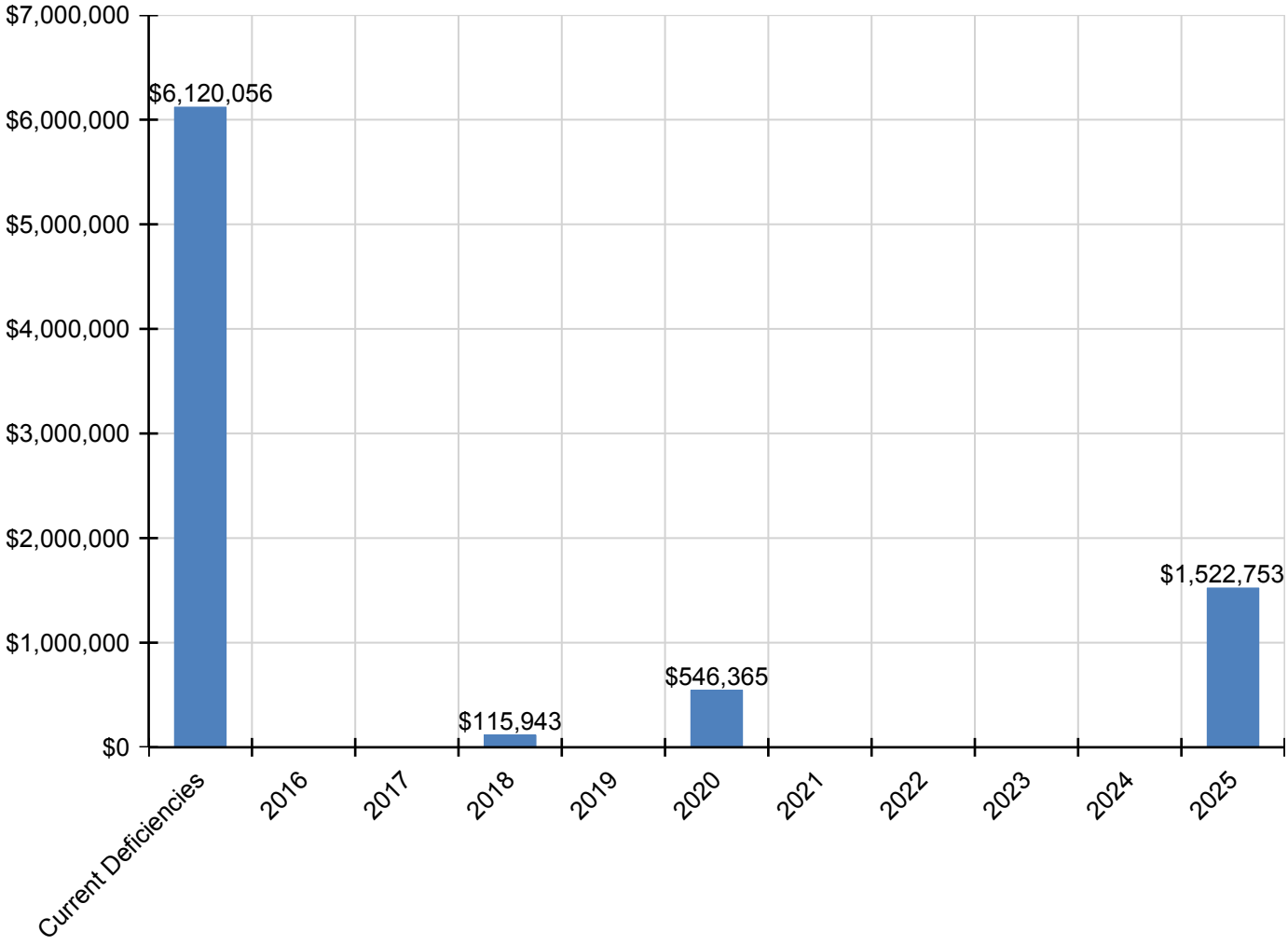
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$239,761	$0	$0	$0	$0	$0	$0	$0	$0	$0	$322,219	**$561,980**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$115,943	$0	$0	$0	$0	$0	$0	$0	**$115,943**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$22,173	$0	$0	$0	$0	$0	**$22,173**
C3020 - Floor Finishes - Finished Concrete	$0	$0	$0	$0	$0	$524,191	$0	$0	$0	$0	$0	**$524,191**
C3020 - Floor Finishes - VCT	$526,725	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$526,725**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$111,805	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$111,805**
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	$220,850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$220,850**
D2020 - Domestic Water Distribution	$48,311	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,311**
D2030 - Sanitary Waste	$49,691	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,691**
D2040 - Rain Water Drainage	$120,087	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$120,087**
D2090 - Other Plumbing Systems - Natural Gas	$106,284	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,284**
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	$121,220	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$121,220**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$547,565	**$547,565**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$84,199	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,199**

D5020 - Branch Wiring	$651,508	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$651,508**
D5020 - Lighting	$325,754	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$325,754**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$267,124	**$267,124**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$224,458	**$224,458**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$161,387	**$161,387**
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 - Audio -Visual Equip.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1030 - Vehicular Equipment - Loading Dock Equip.	$23,465	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,465**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

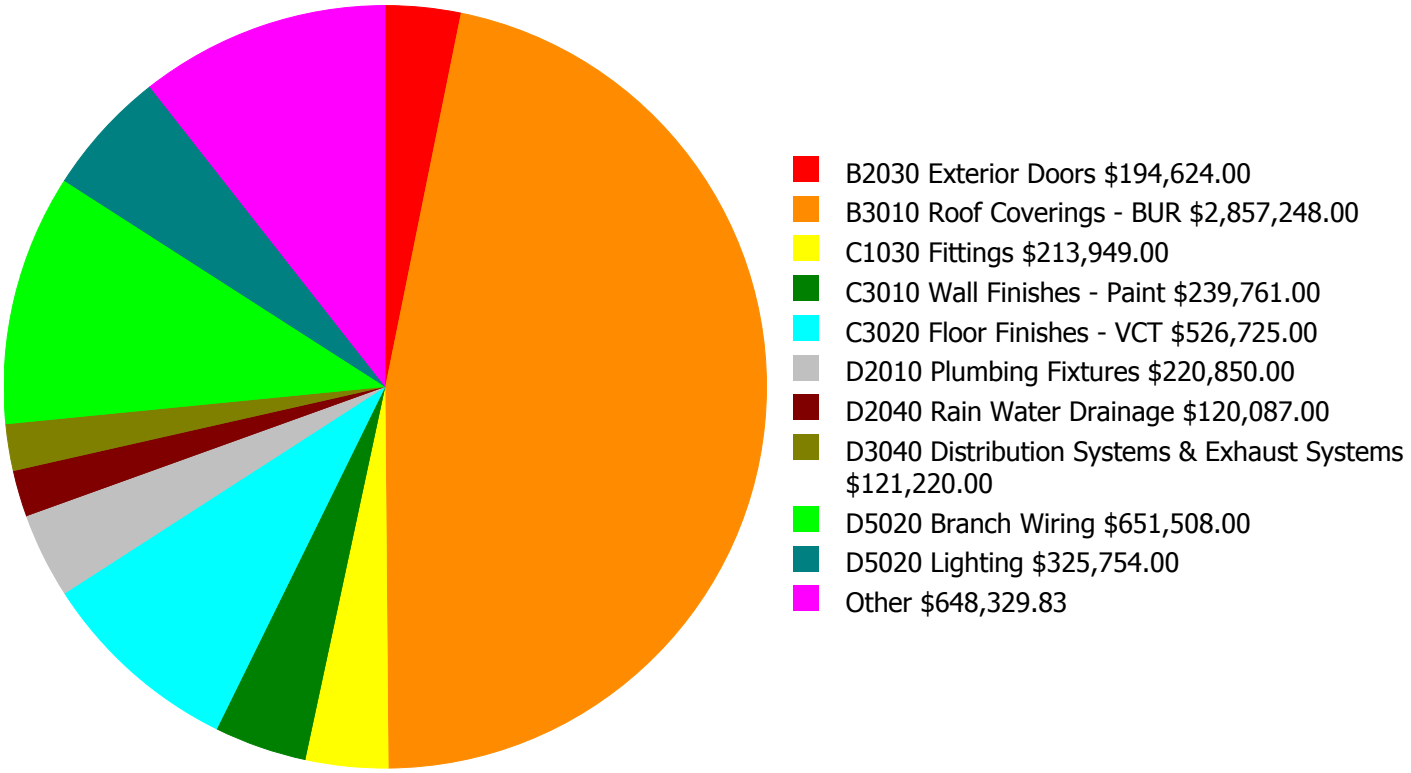
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

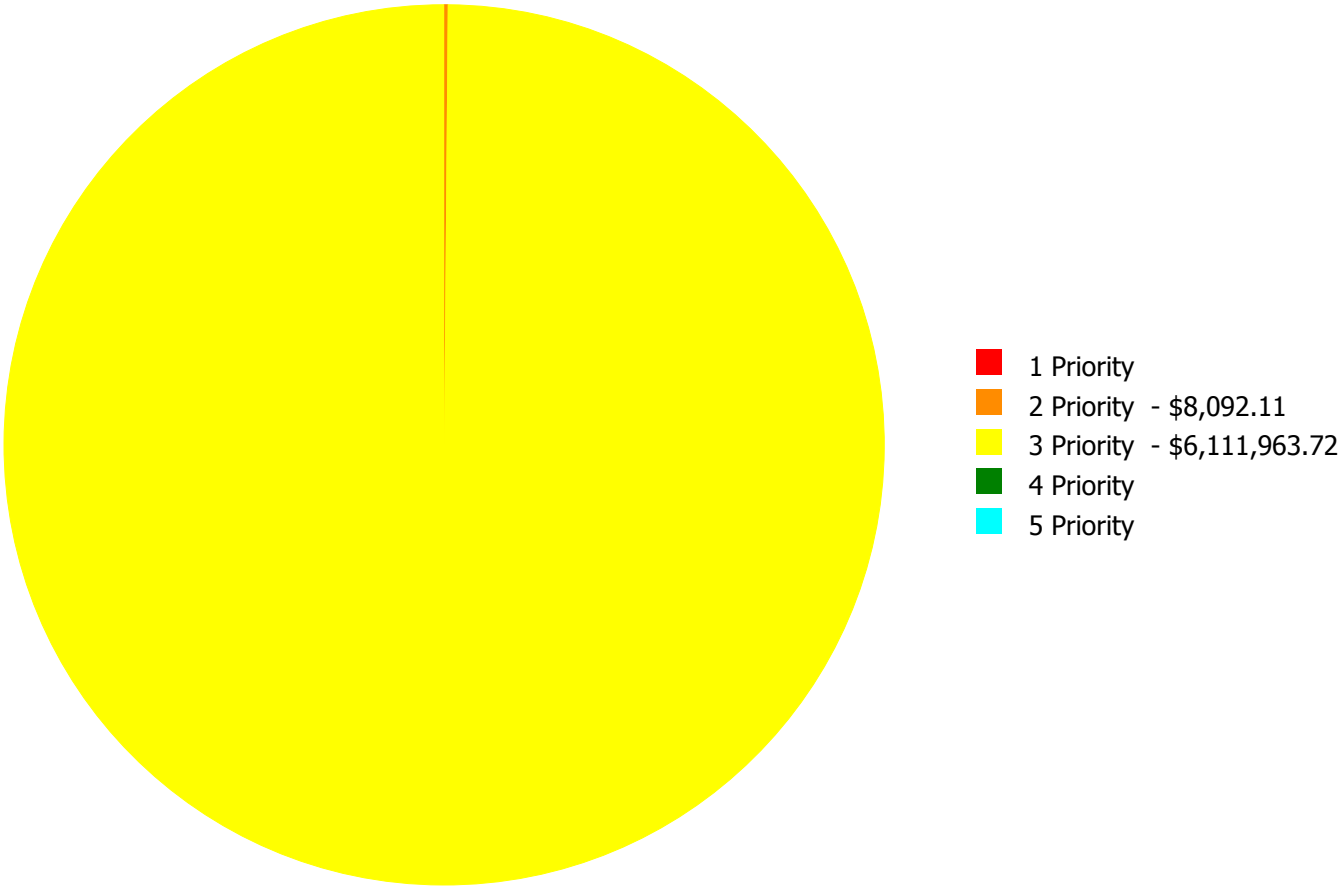
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $6,120,055.83

Deficiency Summary by Priority

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



Budget Estimate Total: $6,120,055.83

Deficiency By Priority Investment Table

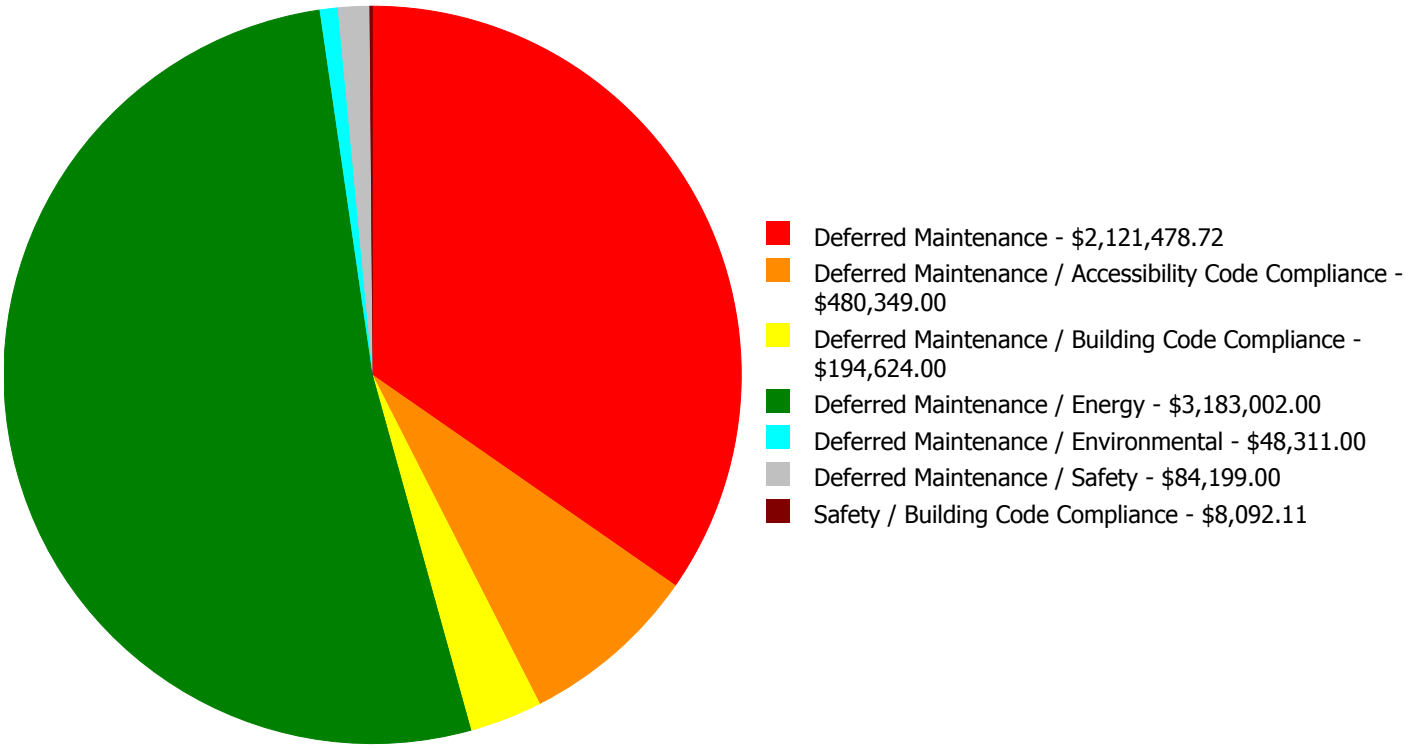
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$83,972.72	$0.00	$0.00	$83,972.72
B2030	Exterior Doors	$0.00	$0.00	$194,624.00	$0.00	$0.00	$194,624.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$2,857,248.00	$0.00	$0.00	$2,857,248.00
B3020	Roof Openings	$0.00	$0.00	$86,960.00	$0.00	$0.00	$86,960.00
C1010	Partitions	$0.00	$8,092.11	$0.00	$0.00	$0.00	$8,092.11
C1020	Interior Doors	$0.00	$0.00	$45,550.00	$0.00	$0.00	$45,550.00
C1030	Fittings	$0.00	$0.00	$213,949.00	$0.00	$0.00	$213,949.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$239,761.00	$0.00	$0.00	$239,761.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$526,725.00	$0.00	$0.00	$526,725.00
C3030	Ceiling Finishes	$0.00	$0.00	$111,805.00	$0.00	$0.00	$111,805.00
D2010	Plumbing Fixtures	$0.00	$0.00	$220,850.00	$0.00	$0.00	$220,850.00
D2020	Domestic Water Distribution	$0.00	$0.00	$48,311.00	$0.00	$0.00	$48,311.00
D2030	Sanitary Waste	$0.00	$0.00	$49,691.00	$0.00	$0.00	$49,691.00
D2040	Rain Water Drainage	$0.00	$0.00	$120,087.00	$0.00	$0.00	$120,087.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$106,284.00	$0.00	$0.00	$106,284.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$121,220.00	$0.00	$0.00	$121,220.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$84,199.00	$0.00	$0.00	$84,199.00
D5020	Branch Wiring	$0.00	$0.00	$651,508.00	$0.00	$0.00	$651,508.00
D5020	Lighting	$0.00	$0.00	$325,754.00	$0.00	$0.00	$325,754.00
E1030	Vehicular Equipment - Loading Dock Equip.	$0.00	$0.00	$23,465.00	$0.00	$0.00	$23,465.00
	Total:	$0.00	$8,092.11	$6,111,963.72	$0.00	$0.00	$6,120,055.83

Deficiency Summary by Category

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



Budget Estimate Total: $6,120,055.83

Deficiency Details by Priority

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

Priority 2 Priority:

System: C1010 - Partitions

Location: Electrical Room

Distress: Needs Remediation

Category: Safety / Building Code Compliance

Priority: 2 Priority

Correction: Add/replace partitions to meet 1-hr rating

Qty: 500.00

Unit of Measure: S.F.

Estimate: $8,092.11

Assessor Name: Sam Mandola

Date Created: 08/31/2015

Notes: The electrical panels in the main electrical room are not provided with the minimum clearance required in front of them; the door swings in opposite direction of egress and does not have panic hardware installed; the room does not have a lighted emergency exit sign; walls and doors are not fire rated; and the electrical room does not have a designated light fixture. Also, there are two wall through a/c units where the evaporator side is installed towards the electrical room releasing more heat into room.

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: East and West Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Repaint exterior wall

Qty: 17,000.00

Unit of Measure: S.F.

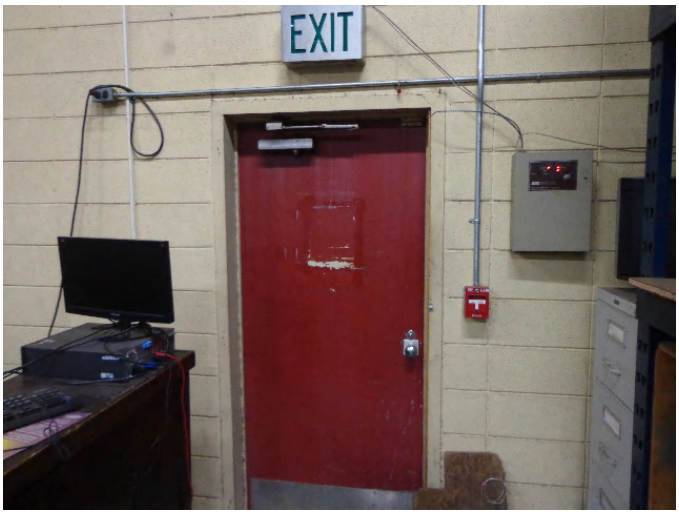
Estimate: $83,972.72

Assessor Name: Ben Nixon

Date Created: 09/02/2015

Notes: Exterior wall finish is stained, fading and peeling, and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 125,483.00

Unit of Measure: S.F.

Estimate: $194,624.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original exterior doors are aged, not code compliant, and should be scheduled for replacement. The emergency exit doors in the warehouse do not have a panic hardware installed on them.

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 125,483.00
Unit of Measure: S.F.
Estimate: $2,857,248.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and has ponding water and leaks. SPLOST project 325-422 to replace the low roof, repair the high roof, and replace roof openings on the 1970 warehouse building.

System: B3020 - Roof Openings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 125,483.00
Unit of Measure: S.F.
Estimate: $86,960.00
Assessor Name: Ben Nixon
Date Created: 09/01/2015

Notes: Roof openings, including roof hatch, are beyond their expected service life and should be replaced in conjunction with the roof. SPLOST project 325-422 to replace roof openings.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 125,483.00

Unit of Measure: S.F.

Estimate: $45,550.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, (hardware is) not ADA compliant, and should be replaced.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 125,483.00

Unit of Measure: S.F.

Estimate: $213,949.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are in marginal condition, 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: 112,935.00
Unit of Measure: S.F.
Estimate: $239,761.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The painted wall finish is aged, scuffed and stained, 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: 50,193.00
Unit of Measure: S.F.
Estimate: $526,725.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The VCT flooring is aged, cracked and worn, 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: 125,483.00

Unit of Measure: S.F.

Estimate: $111,805.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The acoustical ceiling tiles have been replaced as needed. However, many are damaged and the entire system should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 125,483.00

Unit of Measure: S.F.

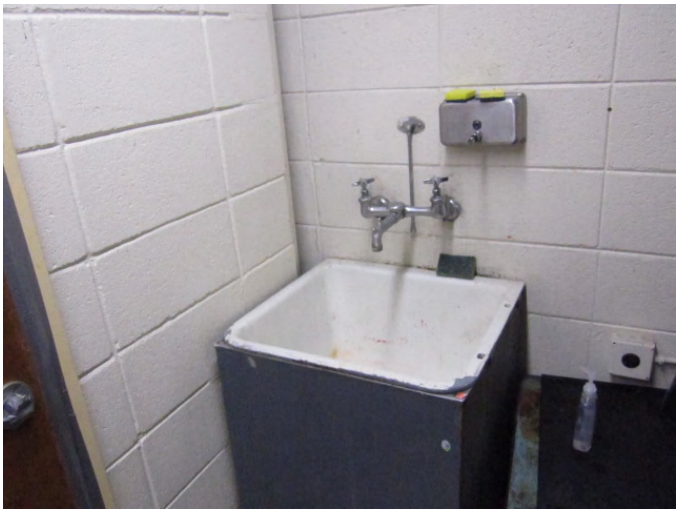
Estimate: $220,850.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Plumbing fixtures are beyond their expected service life, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 125,483.00

Unit of Measure: S.F.

Estimate: $48,311.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 125,483.00

Unit of Measure: S.F.

Estimate: $49,691.00

Assessor Name: Ben Nixon

Date Created: 05/06/2015

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

System: D2040 - Rain Water Drainage

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 125,483.00

Unit of Measure: S.F.

Estimate: $120,087.00

Assessor Name: Ben Nixon

Date Created: 05/06/2015

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

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 125,483.00

Unit of Measure: S.F.

Estimate: $106,284.00

Assessor Name: Ben Nixon

Date Created: 05/06/2015

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

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 20,000.00
Unit of Measure: S.F.
Estimate: $121,220.00
Assessor Name: Ben Nixon
Date Created: 05/06/2015

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

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 Priority
Correction: Renew System
Qty: 125,483.00
Unit of Measure: S.F.
Estimate: $84,199.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Electrical service/distribution is beyond its expected service life and should be scheduled for replacement. One panel (G-480/277 V) was observed with missing blanking plates, posing risk of exposure to energized bus and conductors. Some electrical rooms also have stored materials that need to be removed.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 125,483.00
Unit of Measure: S.F.
Estimate: $651,508.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 125,483.00
Unit of Measure: S.F.
Estimate: $325,754.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The lighting system is beyond its expected service life and should be scheduled for replacement. There is a lack of exit signs near main service electric switchgear and inadequate lighting in that area.

System: E1030 - Vehicular Equipment - Loading Dock Equip.

Location: Loading Dock

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 125,483.00

Unit of Measure: S.F.

Estimate: $23,465.00

Assessor Name: Ben Nixon

Date Created: 09/01/2015

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

Executive Summary

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

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

Function:	Admin/Support
Gross Area (SF):	31,800
Year Built:	1976
Last Renovation:	1986
Replacement Value:	$4,245,822
Repair Cost:	$967,542.00
Total FCI:	22.79 %
Total RSLI:	28.57 %
FCA Score:	77.21

Description:

The fleet maintenance garage at Sam A. Moss Service Center is a one-story building with mezzanine located at 1780 Montreal Road in Tucker, Georgia. Originally built in 1976, there has been one addition and a major renovation in 1986. The building contains a spray paint booth, and there is an automated bus wash facility immediately adjacent to the building. There is a SPLOST project to replace the roof on the administration wing of the this building by 2015. 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:	8040	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	61.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	61.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	57.16 %	2.98 %	$11,194.00
B30 - Roofing	61.33 %	0.00 %	$0.00
C10 - Interior Construction	45.65 %	9.70 %	$9,095.00
C20 - Stairs	22.00 %	0.00 %	$0.00
C30 - Interior Finishes	18.70 %	60.90 %	$249,751.00
D20 - Plumbing	5.98 %	39.86 %	$61,215.00
D30 - HVAC	1.15 %	72.07 %	$440,748.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	7.22 %	32.24 %	$195,539.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	0.00 %	$0.00
Totals:	**28.57 %**	**22.79 %**	**$967,542.00**

Photo Album

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

1). West Elevation - May 04, 2015

2). South Elevation - May 04, 2015

3). East Elevation - May 04, 2015

4). North Elevation - May 04, 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	$3.02	S.F.	31,800	100	1976	2076		61.00 %	0.00 %	61			$96,036
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$11.23	S.F.	31,800	100	1976	2076		61.00 %	0.00 %	61			$357,114
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$1.49	S.F.	31,800	100	1976	2076		61.00 %	0.00 %	61			$47,382
B1020	Roof Construction	$8.78	S.F.	31,800	100	1976	2076		61.00 %	0.00 %	61			$279,204
B2010	Exterior Walls	$9.41	S.F.	31,800	100	1986	2086		71.00 %	0.00 %	71			$299,238
B2020	Exterior Windows	$0.32	S.F.	31,800	30	1976	2006		0.00 %	110.00 %	-9		$11,194.00	$10,176
B2030	Exterior Doors	$2.08	S.F.	31,800	30	1986	2016		3.33 %	0.00 %	1			$66,144
B3010	Roof Coverings - BUR	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - EPDM	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$15.32	S.F.	31,800	75	1986	2061		61.33 %	0.00 %	46			$487,176
B3020	Roof Openings	$0.70	S.F.		0				0.00 %	0.00 %				$0
C1010	Partitions	$2.18	S.F.	31,800	100	1976	2076		61.00 %	0.00 %	61			$69,324
C1020	Interior Doors	$0.51	S.F.	31,800	30	1986	2016		3.33 %	0.00 %	1			$16,218
C1030	Fittings	$0.26	S.F.	31,800	20	1986	2006		0.00 %	110.00 %	-9		$9,095.00	$8,268
C2010	Stair Construction	$1.46	S.F.	31,800	50	1976	2026		22.00 %	0.00 %	11			$46,428
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$4.28	S.F.	31,600	10	1986	1996		0.00 %	110.00 %	-19		$148,773.00	$135,248
C3010	Wall Finishes - Wood Paneling	$4.28	S.F.	200	15	1986	2001	2018	20.00 %	0.00 %	3			$856
C3020	Floor Finishes - Carpet	$4.98	S.F.	0	8	1986	1994		0.00 %	0.00 %	-21			$0
C3020	Floor Finishes - Ceramic Tile	$5.38	S.F.	600	50	1986	2036		42.00 %	0.00 %	21			$3,228
C3020	Floor Finishes - Finished Concrete	$6.58	S.F.	27,200	50	1986	2036		42.00 %	0.00 %	21			$178,976
C3020	Floor Finishes - VCT	$8.56	S.F.	4,000	15	1986	2001		0.00 %	110.00 %	-14		$37,664.00	$34,240
C3030	Ceiling Finishes	$1.81	S.F.	31,800	20	1986	2006		0.00 %	110.00 %	-9		$63,314.00	$57,558
D2010	Plumbing Fixtures	$1.75	S.F.	31,800	30	1986	2016	2015	0.00 %	110.00 %	0		$61,215.00	$55,650
D2020	Domestic Water Distribution	$0.57	S.F.	31,800	30	1986	2016		3.33 %	0.00 %	1			$18,126
D2030	Sanitary Waste	$1.74	S.F.	31,800	30	1986	2016		3.33 %	0.00 %	1			$55,332
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	31,800	40	1986	2026		27.50 %	0.00 %	11			$24,486
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	31,800	30	1986	2016		3.33 %	0.00 %	1			$186,984
D3050	Terminal & Package Units	$9.41	S.F.	31,800	15	1986	2001		0.00 %	110.00 %	-14		$329,162.00	$299,238
D3060	Controls & Instrumentation	$3.19	S.F.	31,800	20	1986	2006		0.00 %	110.00 %	-9		$111,586.00	$101,442

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 $
D3090	Other HVAC Systems/Equip - Vehicle Exhaust	$0.75	S.F.	31,800	30	1986	2016		3.33 %	0.00 %	1			$23,850
D4010	Sprinklers	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.84	S.F.	31,800	40	1986	2026		27.50 %	0.00 %	11			$122,112
D5020	Branch Wiring	$6.44	S.F.	31,800	30	1986	2016		3.33 %	0.00 %	1			$204,792
D5020	Lighting	$3.20	S.F.	31,800	30	1986	2016		3.33 %	0.00 %	1			$101,760
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	31,800	15	1986	2001		0.00 %	110.00 %	-14		$26,935.00	$24,486
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	31,800	15	1986	2001		0.00 %	110.00 %	-14		$168,604.00	$153,276
D5030	Communications and Security - Security & CCTV	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1030	Vehicular Equipment	$21.43	S.F.	31,800	20	1996	2016		5.00 %	0.00 %	1			$681,474
E2010	Fixed Furnishings	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**28.57 %**	**22.79 %**			**$967,542.00**	**$4,245,822**

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:	**$967,542**	**$1,529,839**	**$0**	**$1,029**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$199,938**	**$2,698,349**
*** 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	$11,194	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,194**
B2030 - Exterior Doors	$0	$74,941	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,941**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$13,363	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,363**

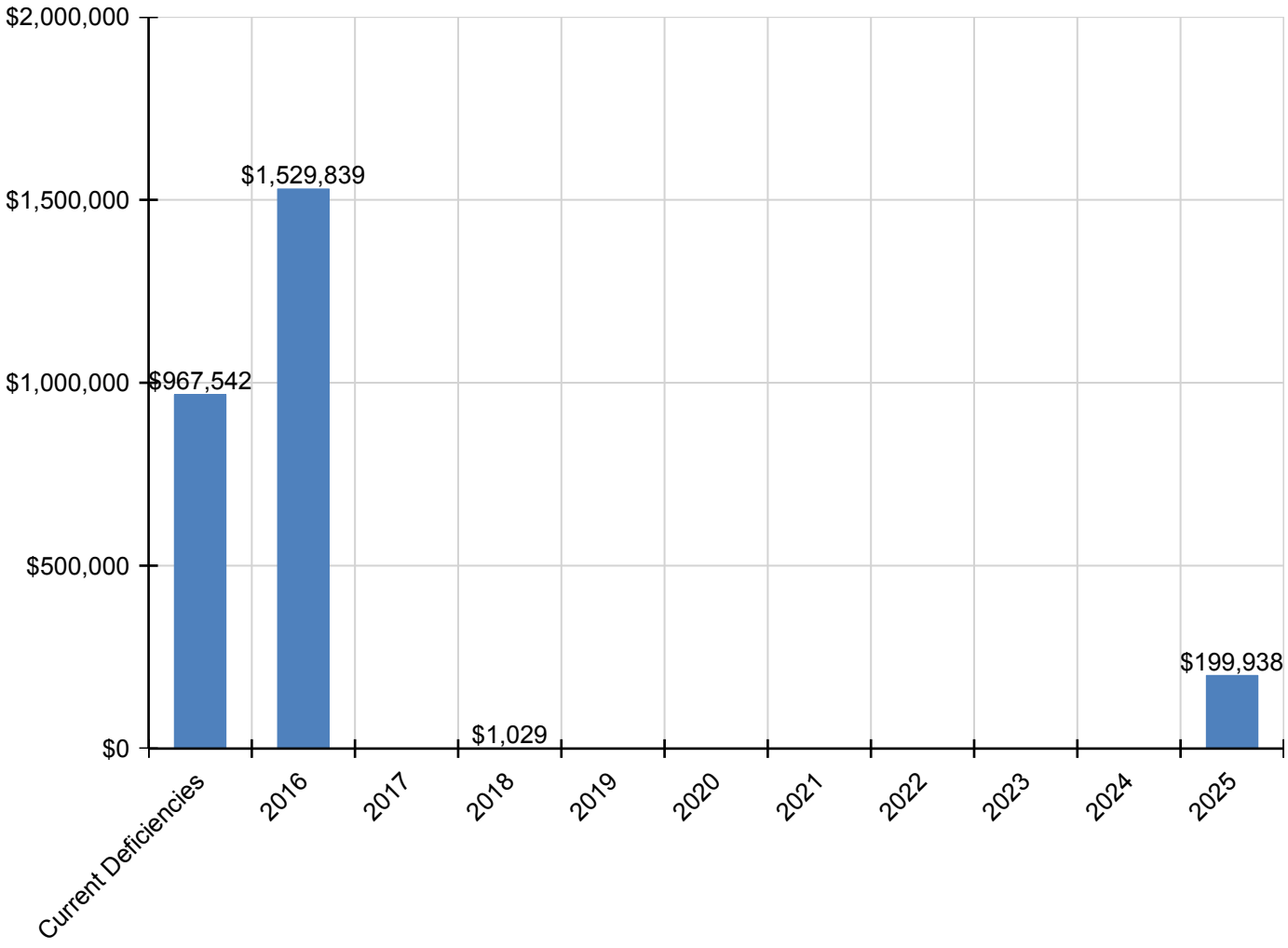
C1030 - Fittings	$9,095	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,095**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$148,773	$0	$0	$0	$0	$0	$0	$0	$0	$0	$199,938	**$348,711**
C3010 - Wall Finishes - Wood Paneling	$0	$0	$0	$1,029	$0	$0	$0	$0	$0	$0	$0	**$1,029**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Finished Concrete	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$37,664	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,664**
C3030 - Ceiling Finishes	$63,314	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,314**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$61,215	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,215**
D2020 - Domestic Water Distribution	$0	$20,537	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,537**
D2030 - Sanitary Waste	$0	$62,691	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,691**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$211,852	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$211,852**
D3050 - Terminal & Package Units	$329,162	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$329,162**
D3060 - Controls & Instrumentation	$111,586	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$111,586**
D3090 - Other HVAC Systems/Equip - Vehicle Exhaust	$0	$27,022	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,022**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$232,029	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$232,029**
D5020 - Lighting	$0	$115,294	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$115,294**
D5030 - Communications and Security - Fire Alarm	$26,935	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,935**

D5030 - Communications and Security - PA & Clock Systems	$168,604	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$168,604**
D5030 - Communications and Security - Security & CCTV	$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**
E1030 - Vehicular Equipment	$0	$772,110	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$772,110**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

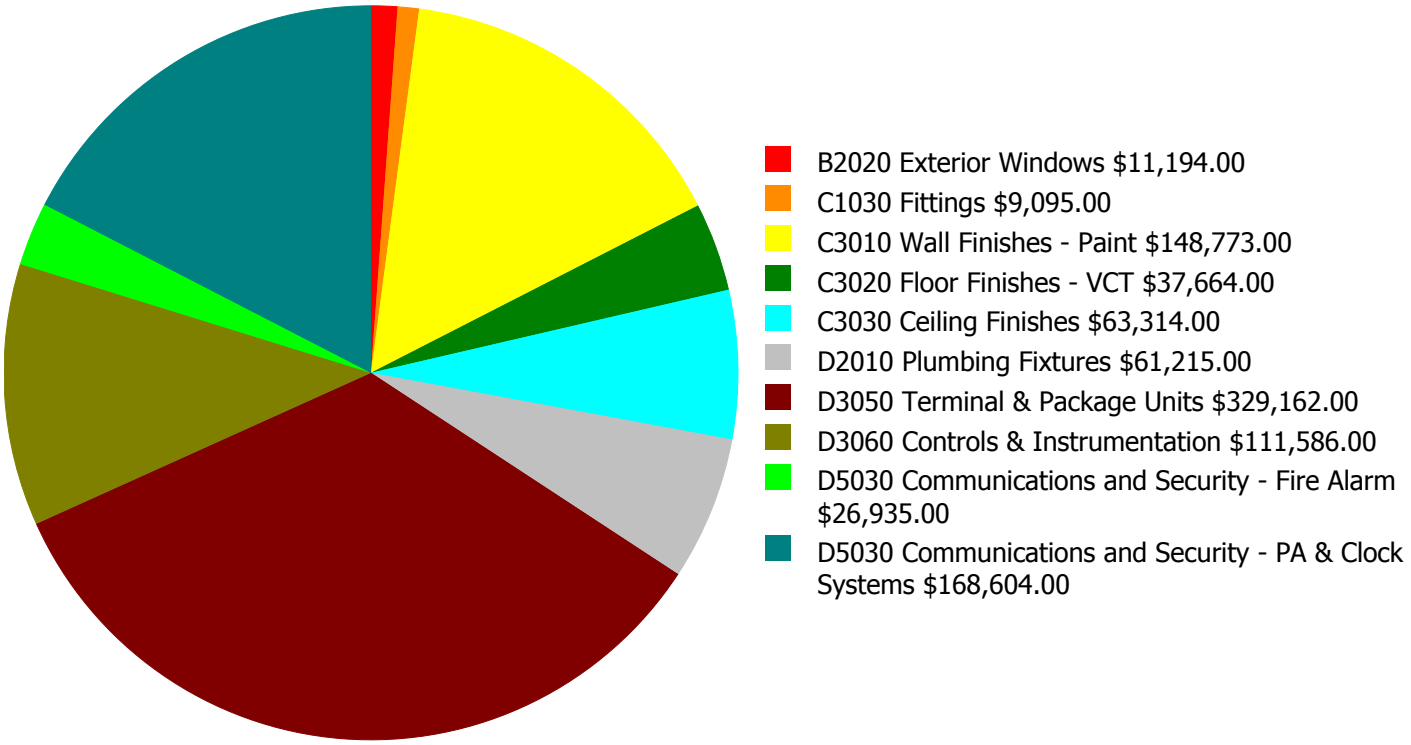
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

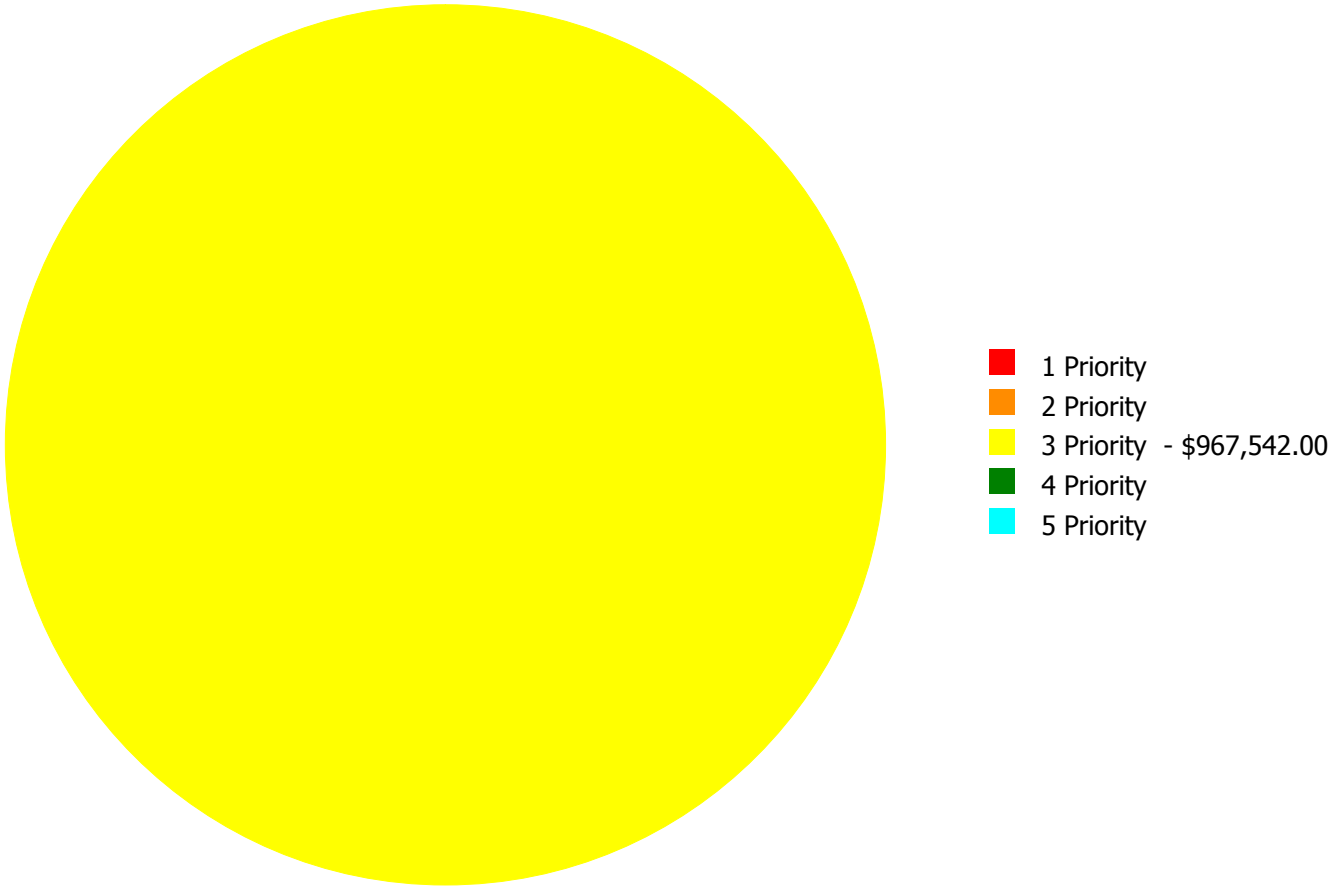
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $967,542.00

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: $967,542.00

Deficiency By Priority Investment Table

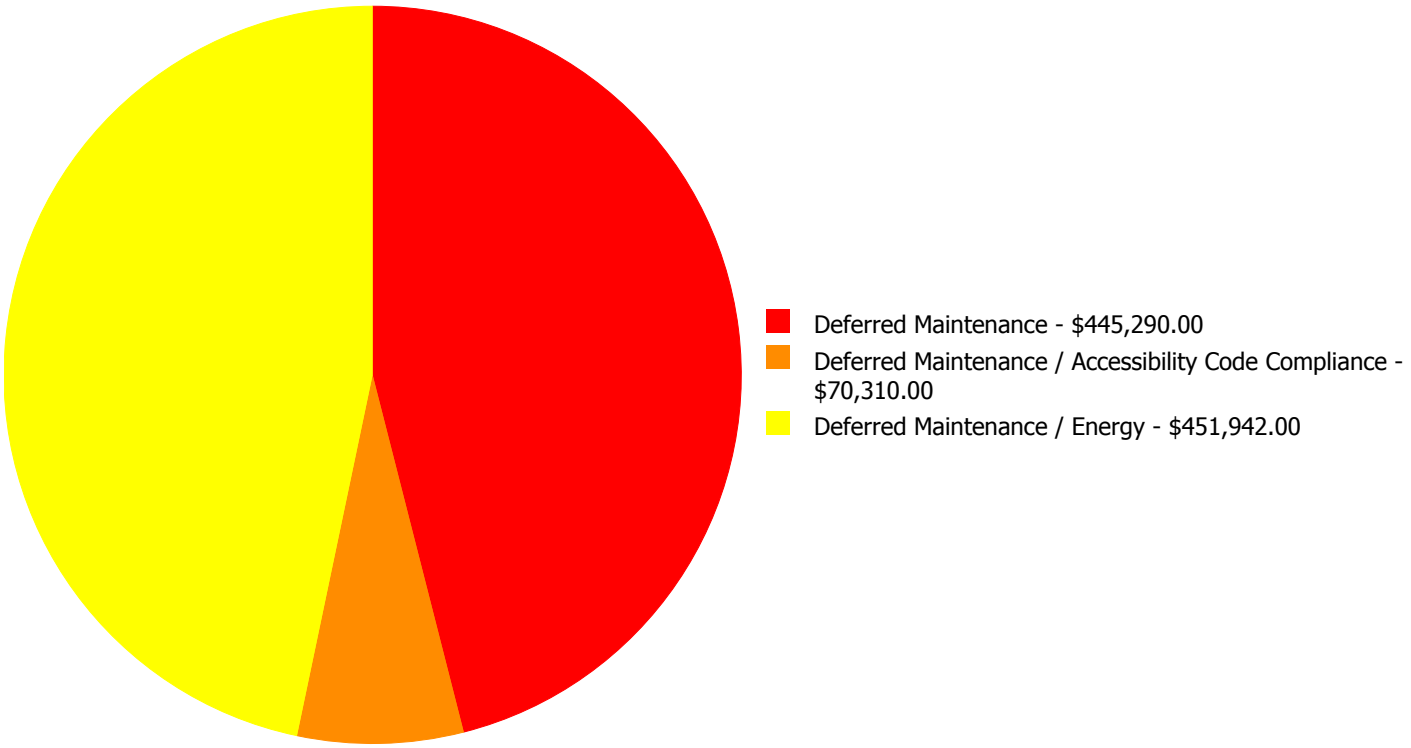
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$11,194.00	$0.00	$0.00	$11,194.00
C1030	Fittings	$0.00	$0.00	$9,095.00	$0.00	$0.00	$9,095.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$148,773.00	$0.00	$0.00	$148,773.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$37,664.00	$0.00	$0.00	$37,664.00
C3030	Ceiling Finishes	$0.00	$0.00	$63,314.00	$0.00	$0.00	$63,314.00
D2010	Plumbing Fixtures	$0.00	$0.00	$61,215.00	$0.00	$0.00	$61,215.00
D3050	Terminal & Package Units	$0.00	$0.00	$329,162.00	$0.00	$0.00	$329,162.00
D3060	Controls & Instrumentation	$0.00	$0.00	$111,586.00	$0.00	$0.00	$111,586.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$26,935.00	$0.00	$0.00	$26,935.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$168,604.00	$0.00	$0.00	$168,604.00
	Total:	$0.00	$0.00	$967,542.00	$0.00	$0.00	$967,542.00

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: $967,542.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 31,800.00
Unit of Measure: S.F.
Estimate: $11,194.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 31,800.00
Unit of Measure: S.F.
Estimate: $9,095.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are in marginal condition, not ADA compliant, and should be scheduled for replacement.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 31,600.00
Unit of Measure: S.F.
Estimate: $148,773.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The painted wall finish is aged, scuffed and stained, 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: 4,000.00
Unit of Measure: S.F.
Estimate: $37,664.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The VCT flooring is aged, cracked and worn, 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: 31,800.00

Unit of Measure: S.F.

Estimate: $63,314.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The acoustical ceiling tiles have been replaced as needed. However, the grid shows signs of aging and most tiles are saging or damaged, and the entire system should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 31,800.00

Unit of Measure: S.F.

Estimate: $61,215.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

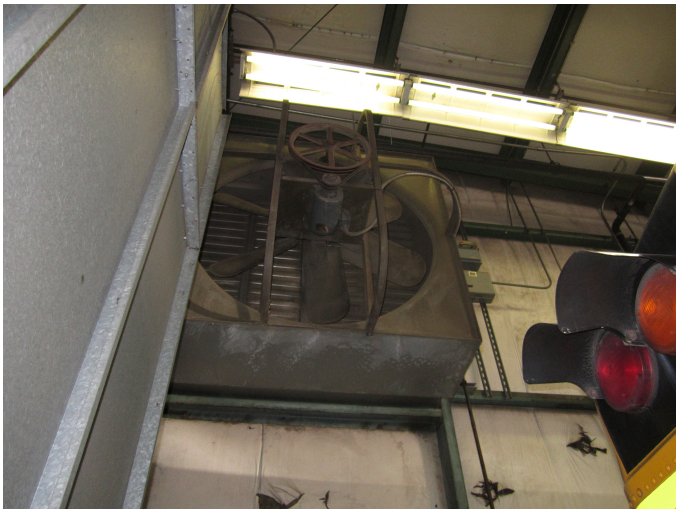
Notes: The plumbing fixtures are beyond their expected service life, not ADA compliant, and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 31,800.00
Unit of Measure: S.F.
Estimate: $329,162.00
Assessor Name: Eduardo Lopez
Date Created: 05/06/2015

Notes: Terminal and package unites are beyond their expected service life, inadequate, and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 31,800.00
Unit of Measure: S.F.
Estimate: $111,586.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Controls and instrumentation are beyond their 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: 31,800.00
Unit of Measure: S.F.
Estimate: $26,935.00
Assessor Name: Eduardo Lopez
Date Created: 08/27/2015

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

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

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 31,800.00
Unit of Measure: S.F.
Estimate: $168,604.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Admin/Support
Gross Area (SF):	6,000
Year Built:	1977
Last Renovation:	
Replacement Value:	$430,500
Repair Cost:	$213,180.00
Total FCI:	49.52 %
Total RSLI:	30.66 %
FCA Score:	50.48

Description:

The small equipment center at Sam A. Moss Service Center is a one-story building located at 1780 Montreal Road in Tucker, Georgia. Originally built in 1977, there have 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:	8020	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	62.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	62.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	52.48 %	16.90 %	$10,098.00
B30 - Roofing	0.00 %	110.00 %	$57,948.00
C10 - Interior Construction	6.05 %	0.00 %	$0.00
C20 - Stairs	24.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	110.00 %	$27,786.00
D20 - Plumbing	0.95 %	89.03 %	$21,582.00
D30 - HVAC	0.00 %	110.00 %	$32,076.00
D50 - Electrical	0.61 %	96.50 %	$63,690.00
Totals:	**30.66 %**	**49.52 %**	**$213,180.00**

Photo Album

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

1). South Elevation - May 04, 2015

2). East Elevation - May 04, 2015

3). North Elevation - May 04, 2015

4). West Elevation - May 04, 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	$5.27	S.F.	6,000	100	1977	2077		62.00 %	0.00 %	62			$31,620
A1030	Slab on Grade	$10.07	S.F.	6,000	100	1977	2077		62.00 %	0.00 %	62			$60,420
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$3.02	S.F.	6,000	100	1977	2077		62.00 %	0.00 %	62			$18,120
B1020	Roof Construction	$7.87	S.F.	6,000	100	1977	2077		62.00 %	0.00 %	62			$47,220
B2010	Exterior Walls	$8.43	S.F.	6,000	100	1977	2077		62.00 %	0.00 %	62			$50,580
B2020	Exterior Windows	$0.00	S.F.		0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$1.53	S.F.	6,000	30	1977	2007		0.00 %	110.00 %	-8		$10,098.00	$9,180
B3010	Roof Coverings	$8.78	S.F.	6,000	20	1977	1997		0.00 %	110.00 %	-18		$57,948.00	$52,680
C1010	Partitions	$1.05	S.F.	6,000	40	1977	2017		5.00 %	0.00 %	2			$6,300
C1020	Interior Doors	$0.28	S.F.	6,000	30	1977	2007	2018	10.00 %	0.00 %	3			$1,680
C1030	Fittings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C2010	Stair Construction	$1.34	S.F.	6,000	50	1977	2027		24.00 %	0.00 %	12			$8,040
C3010	Wall Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Finished Concrete	$4.21	S.F.	6,000	15	1977	1992		0.00 %	110.00 %	-23		$27,786.00	$25,260
C3030	Ceiling Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$1.99	S.F.	6,000	30	1977	2007		0.00 %	110.00 %	-8		$13,134.00	$11,940
D2020	Domestic Water Distribution	$0.26	S.F.	6,000	30	1977	2007		0.00 %	110.00 %	-8		$1,716.00	$1,560
D2030	Sanitary Waste	$1.02	S.F.	6,000	30	1977	2007		0.00 %	110.00 %	-8		$6,732.00	$6,120
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems -Natural Gas	$0.77	S.F.	6,000	40	1977	2017		5.00 %	0.00 %	2			$4,620
D3040	Distribution Systems	$1.82	S.F.	6,000	30	1977	2007		0.00 %	110.00 %	-8		$12,012.00	$10,920
D3050	Terminal & Package Units	$2.43	S.F.	6,000	15	1977	1992		0.00 %	110.00 %	-23		$16,038.00	$14,580
D3060	Controls & Instrumentation	$0.61	S.F.	6,000	15	1977	1992		0.00 %	110.00 %	-23		$4,026.00	$3,660
D5010	Electrical Service/Distribution	$1.35	S.F.	6,000	40	1977	2017		5.00 %	0.00 %	2			$8,100
D5020	Lighting and Branch Wiring	$9.65	S.F.	6,000	30	1977	2007		0.00 %	110.00 %	-8		$63,690.00	$57,900
								Total	**30.66 %**	**49.52 %**			**$213,180.00**	**$430,500**

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%

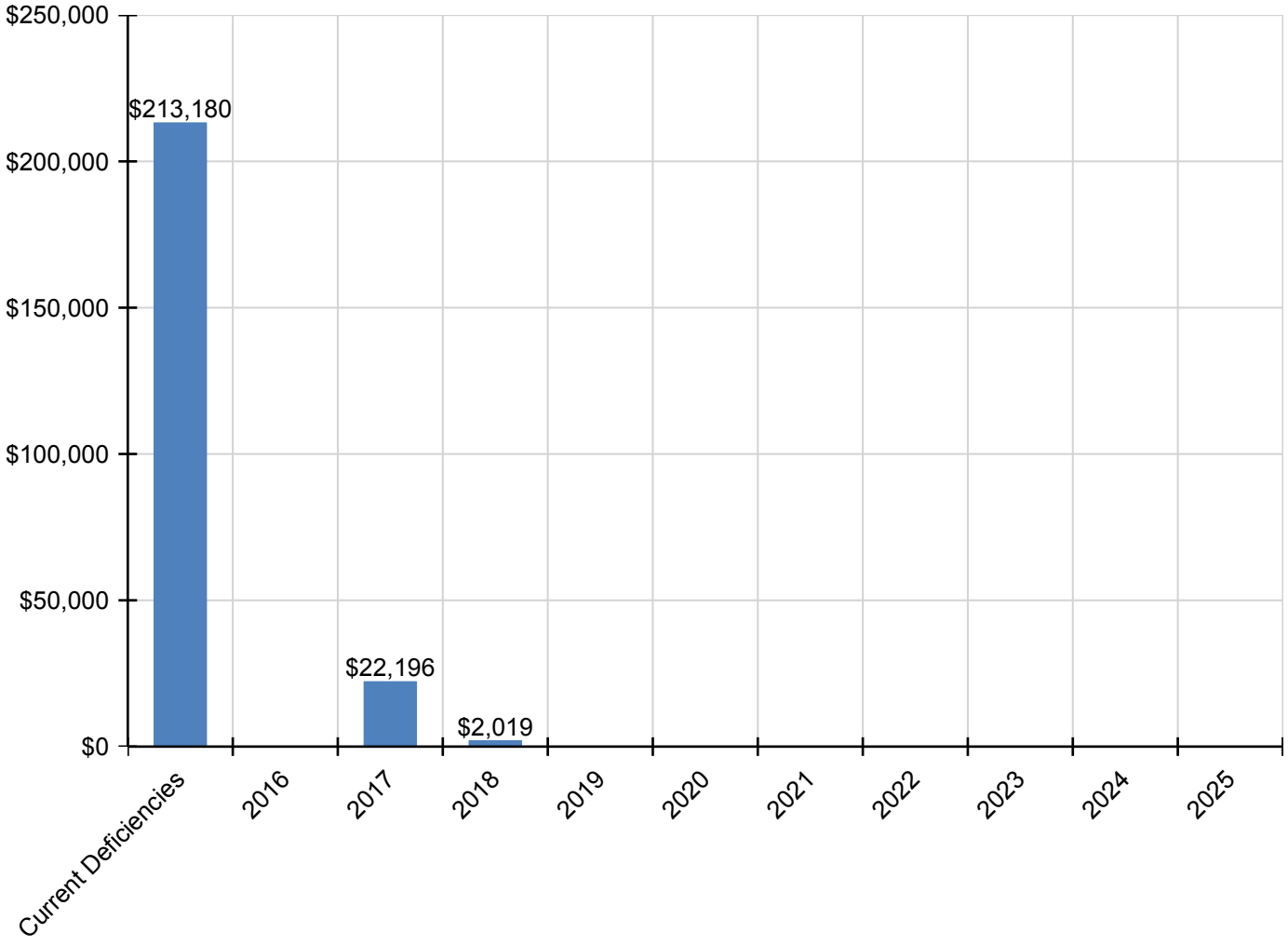
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$213,180**	**$0**	**$22,196**	**$2,019**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$237,396**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$10,098	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,098**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$57,948	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,948**
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	$7,352	$0	$0	$0	$0	$0	$0	$0	$0	**$7,352**
C1020 - Interior Doors	$0	$0	$0	$2,019	$0	$0	$0	$0	$0	$0	$0	**$2,019**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Finished Concrete	$27,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,786**
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**
D2010 - Plumbing Fixtures	$13,134	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,134**
D2020 - Domestic Water Distribution	$1,716	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,716**
D2030 - Sanitary Waste	$6,732	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,732**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$5,391	$0	$0	$0	$0	$0	$0	$0	$0	**$5,391**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$12,012	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,012**
D3050 - Terminal & Package Units	$16,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,038**
D3060 - Controls & Instrumentation	$4,026	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,026**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$9,453	$0	$0	$0	$0	$0	$0	$0	$0	**$9,453**
D5020 - Lighting and Branch Wiring	$63,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,690**

** Indicates non-renewable system*

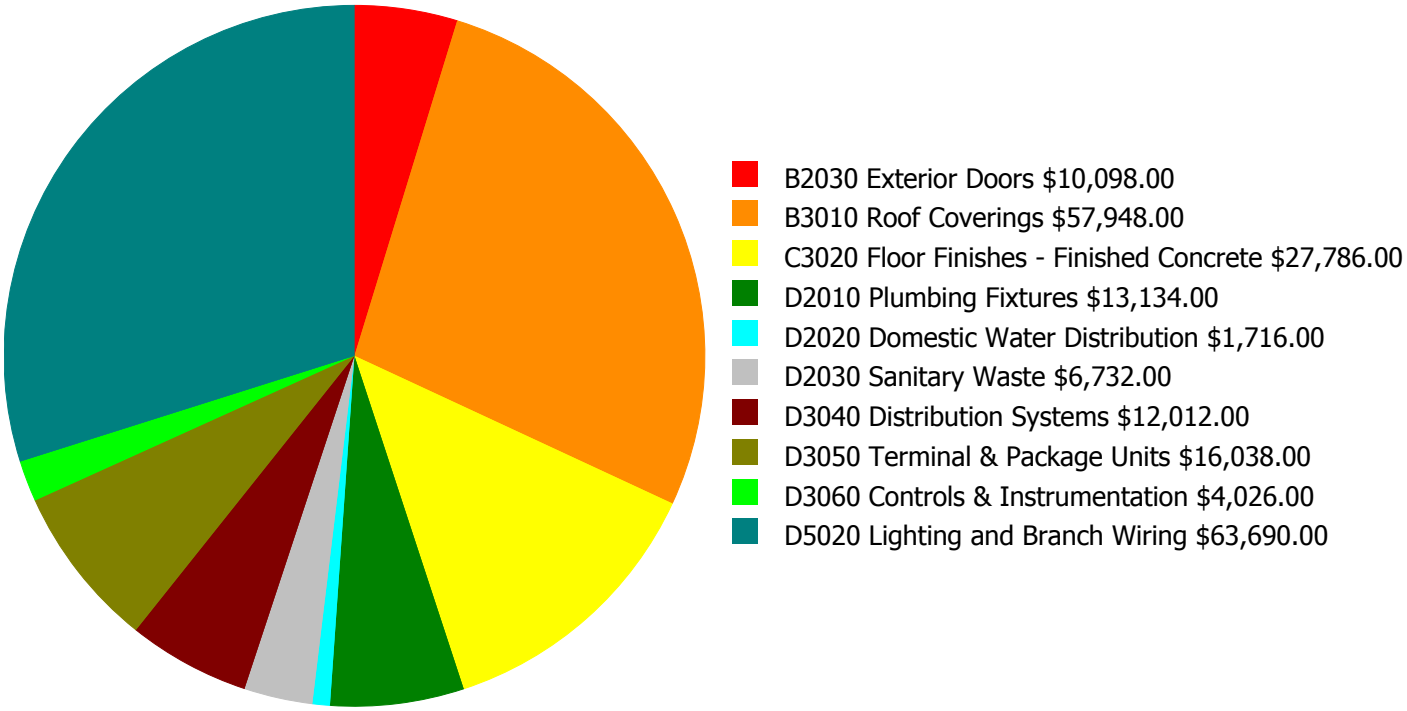
Forecasted Capital Renewal Requirement

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

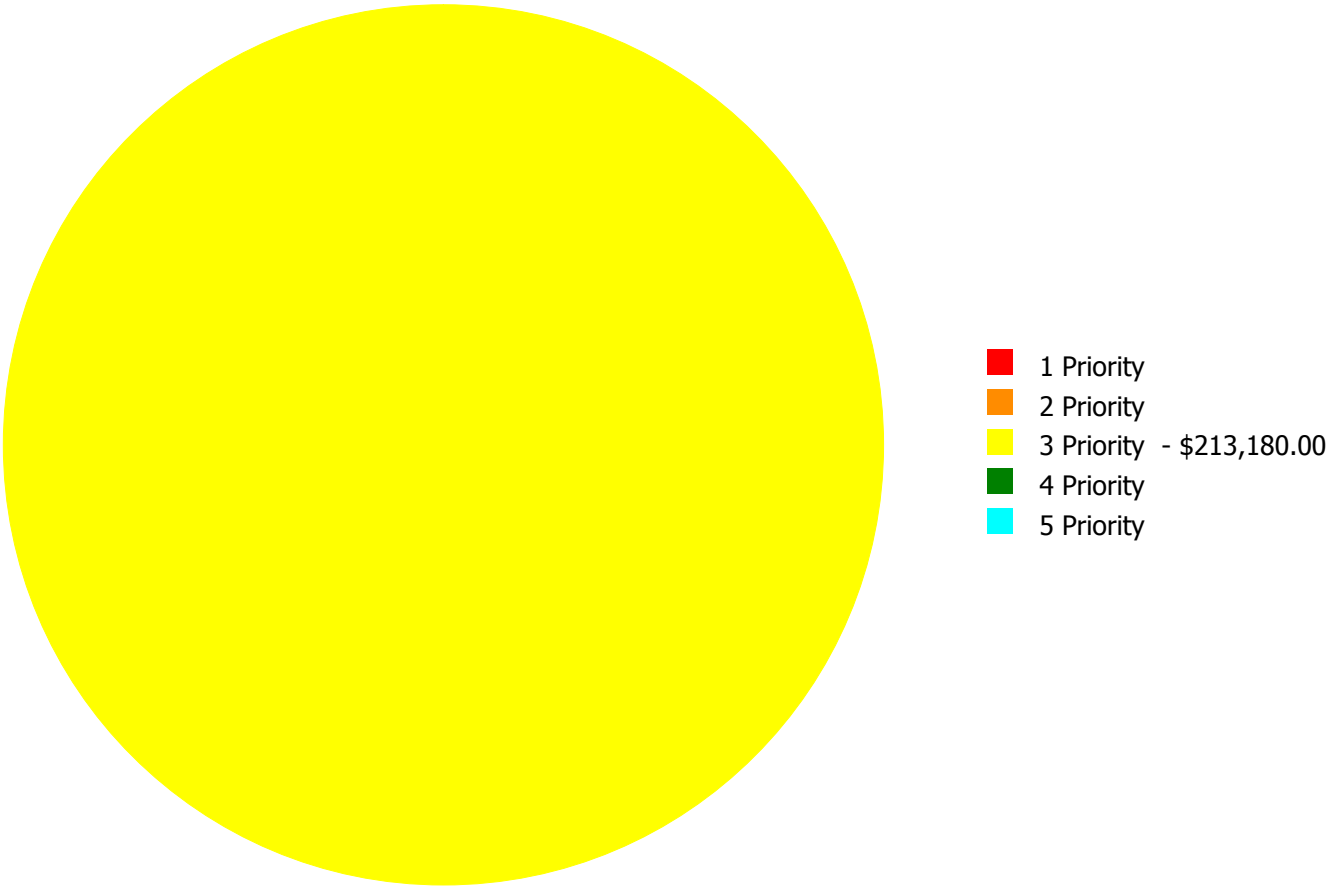
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $213,180.00

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: $213,180.00

Deficiency By Priority Investment Table

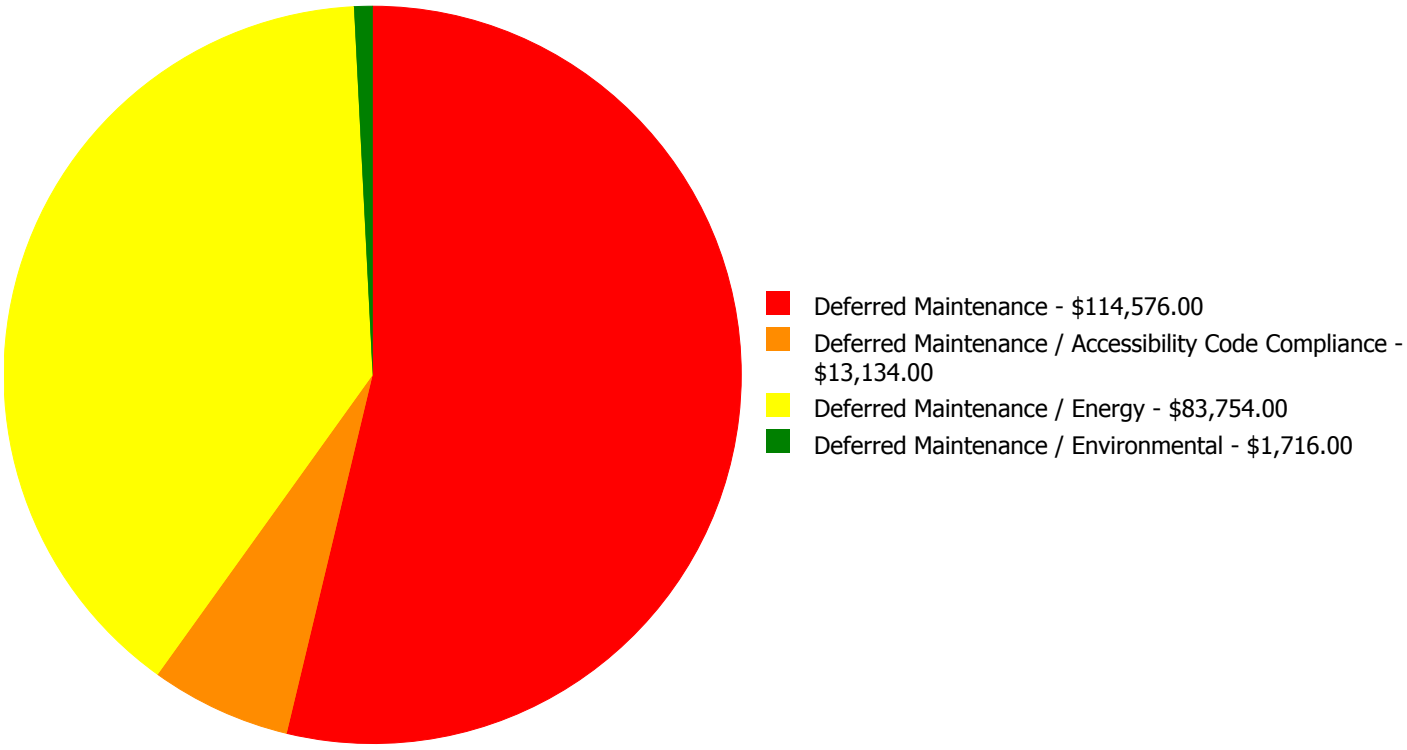
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$10,098.00	$0.00	$0.00	$10,098.00
B3010	Roof Coverings	$0.00	$0.00	$57,948.00	$0.00	$0.00	$57,948.00
C3020	Floor Finishes - Finished Concrete	$0.00	$0.00	$27,786.00	$0.00	$0.00	$27,786.00
D2010	Plumbing Fixtures	$0.00	$0.00	$13,134.00	$0.00	$0.00	$13,134.00
D2020	Domestic Water Distribution	$0.00	$0.00	$1,716.00	$0.00	$0.00	$1,716.00
D2030	Sanitary Waste	$0.00	$0.00	$6,732.00	$0.00	$0.00	$6,732.00
D3040	Distribution Systems	$0.00	$0.00	$12,012.00	$0.00	$0.00	$12,012.00
D3050	Terminal & Package Units	$0.00	$0.00	$16,038.00	$0.00	$0.00	$16,038.00
D3060	Controls & Instrumentation	$0.00	$0.00	$4,026.00	$0.00	$0.00	$4,026.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$63,690.00	$0.00	$0.00	$63,690.00
	Total:	$0.00	$0.00	$213,180.00	$0.00	$0.00	$213,180.00

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: $213,180.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,000.00
Unit of Measure: S.F.
Estimate: $10,098.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The original exterior doors, including roll-up doors, are aged, rusted, and should be replaced.

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,000.00
Unit of Measure: S.F.
Estimate: $57,948.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The metal roof is aged, showing signs of failure, and should be scheduled for replacement. SPLOST project 325-422 to repair the metal roof on the 1977 small equipment center building.

System: C3020 - Floor Finishes - Finished Concrete

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 6,000.00

Unit of Measure: S.F.

Estimate: $27,786.00

Assessor Name: Eduardo Lopez

Date Created: 08/26/2015

Notes: The original floor finish is in poor condition, is worn in areas, and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 6,000.00

Unit of Measure: S.F.

Estimate: $13,134.00

Assessor Name: Eduardo Lopez

Date Created: 08/26/2015

Notes: Plumbing fixtures are beyond their expected service life, not ADA compliant, and should be replaced.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 6,000.00

Unit of Measure: S.F.

Estimate: $1,716.00

Assessor Name: Sam Mandola

Date Created: 08/26/2015

Notes: The domestic water distribution system is beyond its expected service life, has water quality issues, and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 6,000.00

Unit of Measure: S.F.

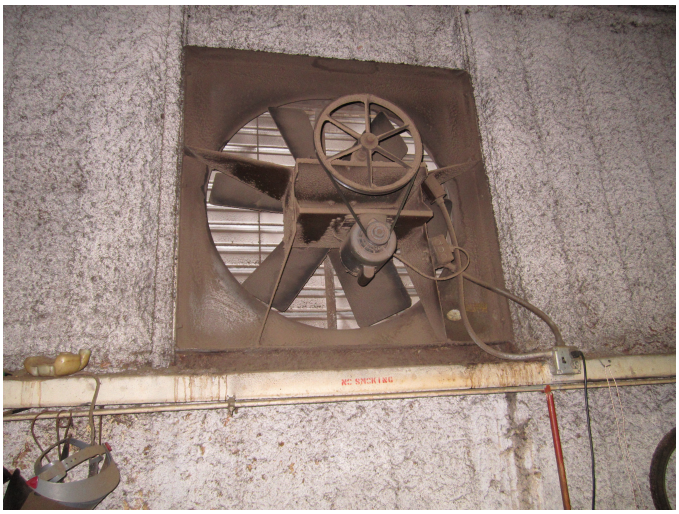
Estimate: $6,732.00

Assessor Name: Eduardo Lopez

Date Created: 08/26/2015

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

System: D3040 - Distribution Systems



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 6,000.00

Unit of Measure: S.F.

Estimate: $12,012.00

Assessor Name: Eduardo Lopez

Date Created: 05/06/2015

Notes: Distribution systems are beyond their expected service life, in poor condition, and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 6,000.00

Unit of Measure: S.F.

Estimate: $16,038.00

Assessor Name: Eduardo Lopez

Date Created: 05/06/2015

Notes: Terminal and package units are beyond their expected service life, in poor condition, and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 6,000.00
Unit of Measure: S.F.
Estimate: $4,026.00
Assessor Name: Eduardo Lopez
Date Created: 05/06/2015

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

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 6,000.00
Unit of Measure: S.F.
Estimate: $63,690.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Lighting and branch wiring are beyond their expected service life, inadequate, and should be scheduled for replacement. Lighting is severely lacking at front (South) of building.

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:	Admin/Support
Gross Area (SF):	30,000
Year Built:	1978
Last Renovation:	
Replacement Value:	$2,527,140
Repair Cost:	$931,357.22
Total FCI:	36.85 %
Total RSLI:	37.19 %
FCA Score:	63.15

Description:

The equipment distribution center at Sam A. Moss Service Center is a one-story building with mezzanine located at 1780 Montreal Road in Tucker, Georgia. Originally built in 1978, there have 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:	8050	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	63.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	65.25 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.15 %	27.21 %	$92,167.22
B30 - Roofing	50.67 %	0.00 %	$0.00
C10 - Interior Construction	50.38 %	16.87 %	$8,250.00
C20 - Stairs	85.00 %	0.00 %	$0.00
C30 - Interior Finishes	8.12 %	75.64 %	$133,650.00
D20 - Plumbing	1.43 %	89.03 %	$107,910.00
D30 - HVAC	0.00 %	110.00 %	$87,120.00
D50 - Electrical	0.28 %	105.90 %	$502,260.00
Totals:	**37.19 %**	**36.85 %**	**$931,357.22**

Photo Album

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

1). Southeast Elevation - May 04, 2015

2). Northeast Elevation - May 04, 2015

3). Northeast Elevation - May 04, 2015

4). Northwest Elevation - May 04, 2015

5). Southwest Elevation - May 04, 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 $
A1020	Special Foundations	$5.27	S.F.	30,000	100	1978	2078		63.00 %	0.00 %	63			$158,100
A1030	Slab on Grade	$17.90	S.F.	30,000	100	1978	2078		63.00 %	0.00 %	63			$537,000
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$16.16	S.F.	2,000	100	2000	2100		85.00 %	0.00 %	85			$32,320
B1020	Roof Construction	$9.48	S.F.	30,000	100	1978	2078		63.00 %	0.00 %	63			$284,400
B2010	Exterior Walls	$9.47	S.F.	30,000	60	1978	2038		38.33 %	11.30 %	23		$32,107.22	$284,100
B2020	Exterior Windows	$0.29	S.F.	30,000	30	1978	2008		0.00 %	110.00 %	-7		$9,570.00	$8,700
B2030	Exterior Doors	$1.53	S.F.	30,000	30	1978	2008		0.00 %	110.00 %	-7		$50,490.00	$45,900
B3010	Roof Coverings - Preformed Metal	$8.78	S.F.	30,000	75	1978	2053		50.67 %	0.00 %	38			$263,400
C1010	Partitions	$1.05	S.F.	30,000	40	2000	2040		62.50 %	0.00 %	25			$31,500
C1020	Interior Doors	$0.33	S.F.	30,000	30	2000	2030		50.00 %	0.00 %	15			$9,900
C1030	Fittings	$0.25	S.F.	30,000	20	1978	1998		0.00 %	110.00 %	-17		$8,250.00	$7,500
C2010	Stair Construction	$6.46	S.F.	2,000	100	2000	2100		85.00 %	0.00 %	85			$12,920
C3010	Wall Finishes	$1.15	S.F.	30,000	20	1978	1998		0.00 %	110.00 %	-17		$37,950.00	$34,500
C3020	Floor Finishes - Finished Concrete	$1.84	S.F.	30,000	50	1978	2028		26.00 %	0.00 %	13			$55,200
C3030	Ceiling Finishes	$2.90	S.F.	30,000	20	1978	1998		0.00 %	110.00 %	-17		$95,700.00	$87,000
D2010	Plumbing Fixtures	$1.99	S.F.	30,000	30	1978	2008		0.00 %	110.00 %	-7		$65,670.00	$59,700
D2020	Domestic Water Distribution	$0.26	S.F.	30,000	30	1978	2008		0.00 %	110.00 %	-7		$8,580.00	$7,800
D2030	Sanitary Waste	$1.02	S.F.	30,000	30	1978	2008		0.00 %	110.00 %	-7		$33,660.00	$30,600
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems	$0.77	S.F.	30,000	40	1978	2018		7.50 %	0.00 %	3			$23,100
D3020	Heat Generating Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution System	$0.77	S.F.	30,000	20	1978	1998		0.00 %	110.00 %	-17		$25,410.00	$23,100
D3050	Terminal & Package Units	$1.26	S.F.	30,000	15	1978	1993		0.00 %	110.00 %	-22		$41,580.00	$37,800
D3060	Controls & Instrumentation	$0.61	S.F.	30,000	15	1978	1993		0.00 %	110.00 %	-22		$20,130.00	$18,300
D5010	Electrical Service/Distribution	$0.59	S.F.	30,000	40	1978	2018		7.50 %	0.00 %	3			$17,700
D5020	Lighting and Branch Wiring	$8.47	S.F.	30,000	30	1978	2008		0.00 %	110.00 %	-7		$279,510.00	$254,100
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	30,000	15	1978	1993		0.00 %	110.00 %	-22		$25,410.00	$23,100
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	30,000	15	1978	1993		0.00 %	110.00 %	-22		$159,060.00	$144,600
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	30,000	15	2000	2015		0.00 %	110.00 %	0		$38,280.00	$34,800
								Total	**37.19 %**	**36.85 %**			**$931,357.22**	**$2,527,140**

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%

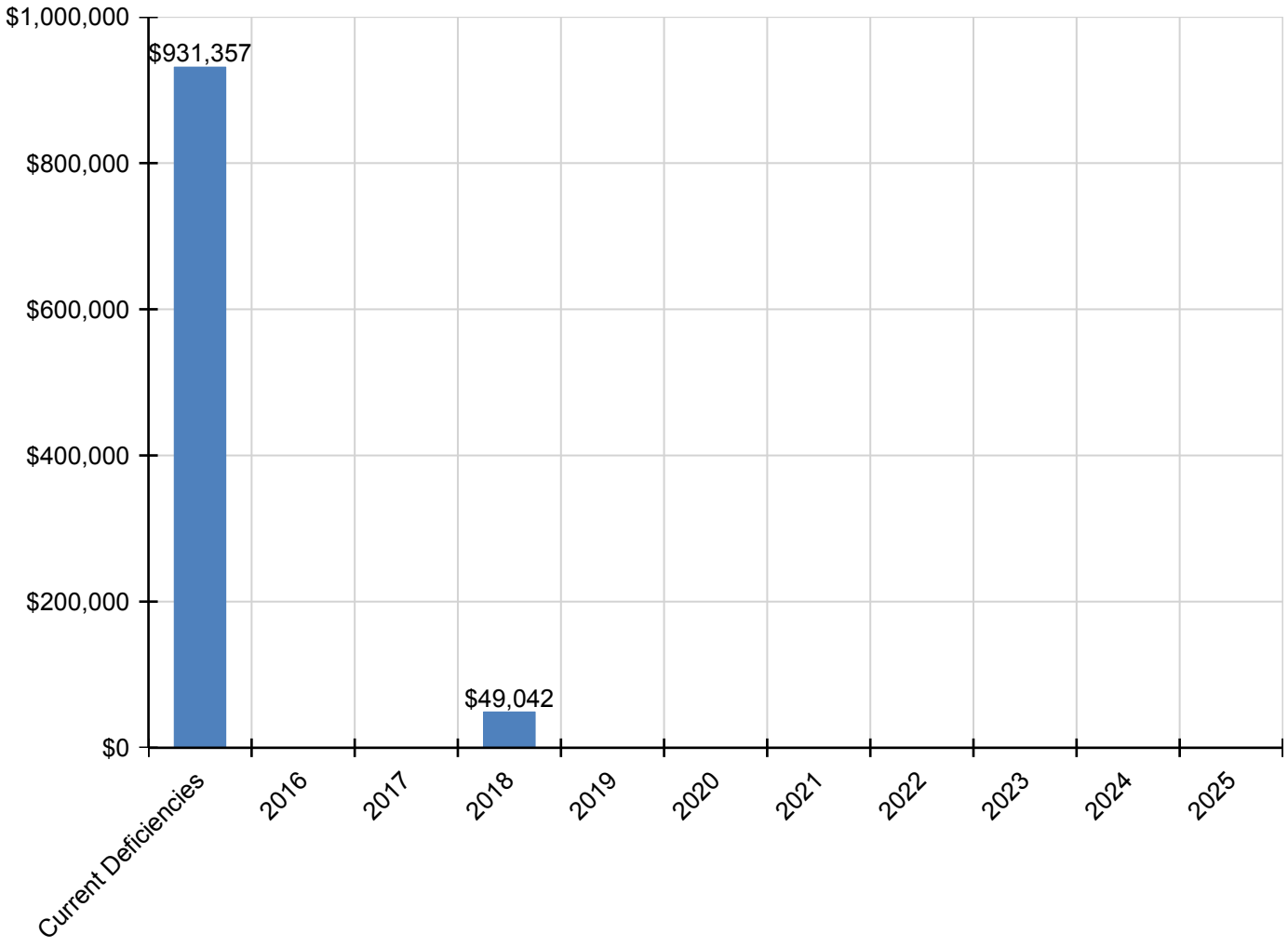
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$931,357**	**$0**	**$0**	**$49,042**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$980,399**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** 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**	$32,107	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,107**
B2020 - Exterior Windows	$9,570	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,570**
B2030 - Exterior Doors	$50,490	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,490**
B30 - Roofing	$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**
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	$8,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,250**
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	$37,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,950**
C3020 - Floor Finishes - Finished Concrete	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$95,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$95,700**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$65,670	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,670**
D2020 - Domestic Water Distribution	$8,580	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,580**
D2030 - Sanitary Waste	$33,660	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,660**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems	$0	$0	$0	$27,766	$0	$0	$0	$0	$0	$0	$0	**$27,766**
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**
D3040 - Distribution System	$25,410	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,410**
D3050 - Terminal & Package Units	$41,580	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,580**
D3060 - Controls & Instrumentation	$20,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,130**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$21,275	$0	$0	$0	$0	$0	$0	$0	**$21,275**
D5020 - Lighting and Branch Wiring	$279,510	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$279,510**
D5030 - Communications and Security - Fire Alarm	$25,410	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,410**
D5030 - Communications and Security - PA & Clock Systems	$159,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$159,060**
D5030 - Communications and Security - Security & CCTV	$38,280	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,280**

** Indicates non-renewable system*

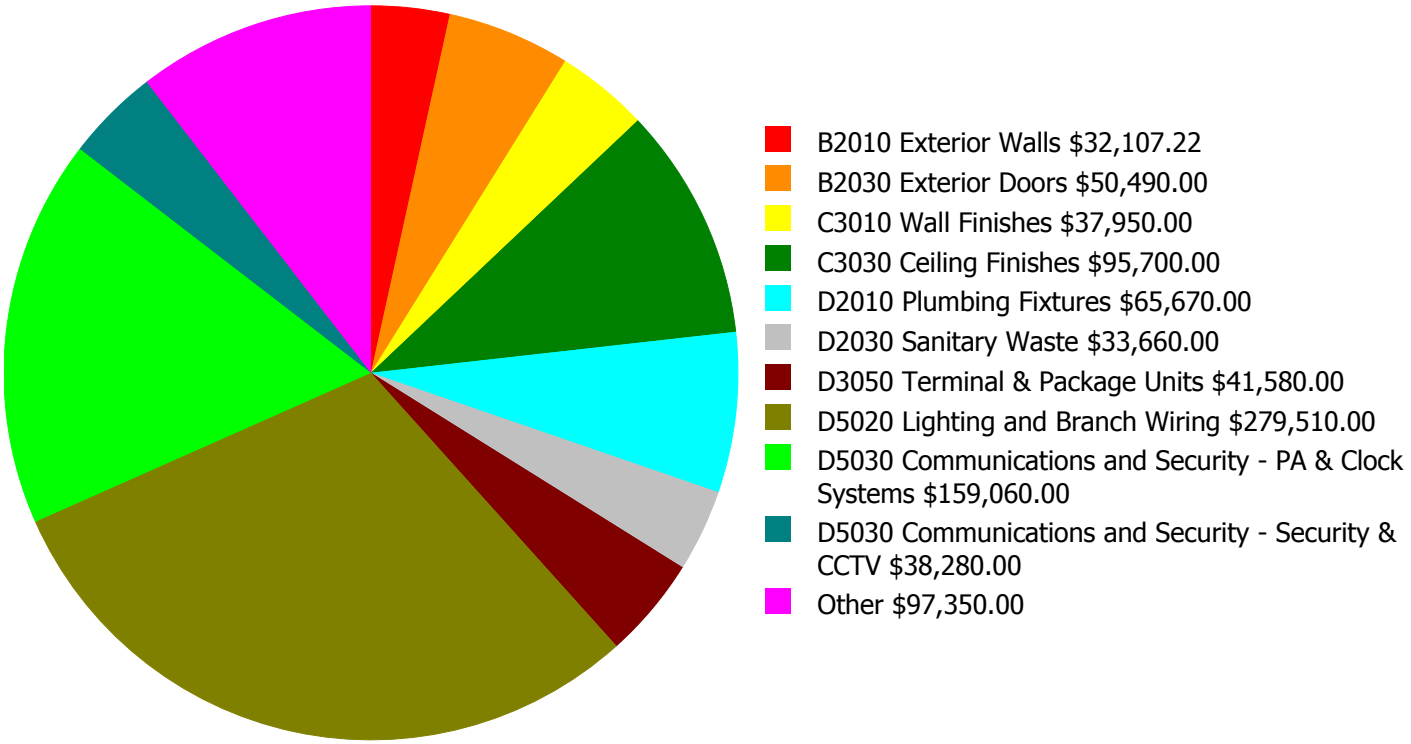
Forecasted Capital Renewal Requirement

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

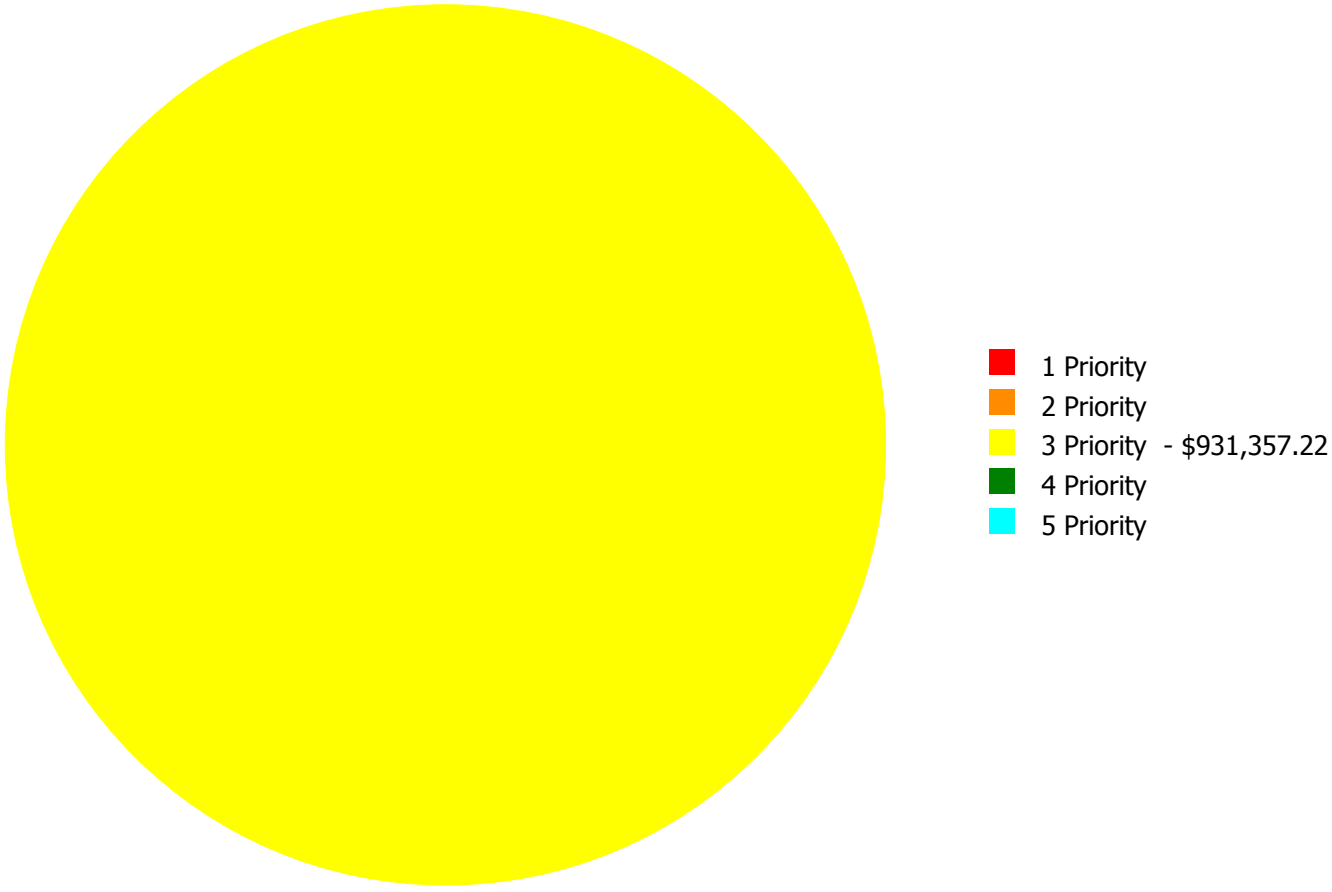
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $931,357.22

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: $931,357.22

Deficiency By Priority Investment Table

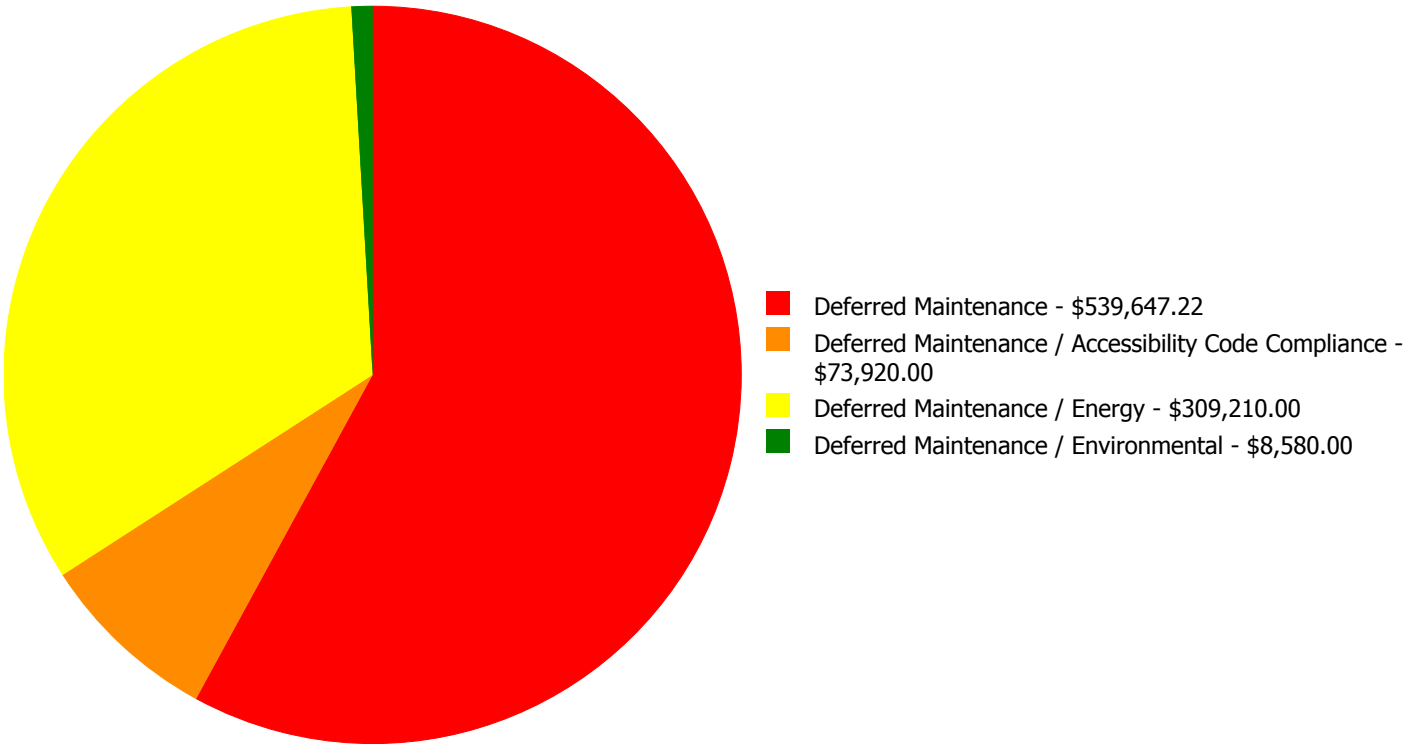
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$32,107.22	$0.00	$0.00	$32,107.22
B2020	Exterior Windows	$0.00	$0.00	$9,570.00	$0.00	$0.00	$9,570.00
B2030	Exterior Doors	$0.00	$0.00	$50,490.00	$0.00	$0.00	$50,490.00
C1030	Fittings	$0.00	$0.00	$8,250.00	$0.00	$0.00	$8,250.00
C3010	Wall Finishes	$0.00	$0.00	$37,950.00	$0.00	$0.00	$37,950.00
C3030	Ceiling Finishes	$0.00	$0.00	$95,700.00	$0.00	$0.00	$95,700.00
D2010	Plumbing Fixtures	$0.00	$0.00	$65,670.00	$0.00	$0.00	$65,670.00
D2020	Domestic Water Distribution	$0.00	$0.00	$8,580.00	$0.00	$0.00	$8,580.00
D2030	Sanitary Waste	$0.00	$0.00	$33,660.00	$0.00	$0.00	$33,660.00
D3040	Distribution System	$0.00	$0.00	$25,410.00	$0.00	$0.00	$25,410.00
D3050	Terminal & Package Units	$0.00	$0.00	$41,580.00	$0.00	$0.00	$41,580.00
D3060	Controls & Instrumentation	$0.00	$0.00	$20,130.00	$0.00	$0.00	$20,130.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$279,510.00	$0.00	$0.00	$279,510.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$25,410.00	$0.00	$0.00	$25,410.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$159,060.00	$0.00	$0.00	$159,060.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$38,280.00	$0.00	$0.00	$38,280.00
	Total:	$0.00	$0.00	$931,357.22	$0.00	$0.00	$931,357.22

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: $931,357.22

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Repaint exterior wall
Qty: 6,500.00
Unit of Measure: S.F.
Estimate: $32,107.22
Assessor Name: Ben Nixon
Date Created: 09/01/2015

Notes: Exterior CMU wall finish is stained, faded, and should be re-painted.

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $9,570.00
Assessor Name: Sam Mandola
Date Created: 08/24/2015

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

System: B2030 - Exterior Doors

Location: Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 30,000.00

Unit of Measure: S.F.

Estimate: $50,490.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, and should be replaced.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 30,000.00

Unit of Measure: S.F.

Estimate: $8,250.00

Assessor Name: Sam Mandola

Date Created: 08/24/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are aged, in marginal condition, not ADA compliant, and system should be replaced.

System: C3010 - Wall Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $37,950.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The painted wall finish is aged, scuffed, fading and stained, 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: 30,000.00
Unit of Measure: S.F.
Estimate: $95,700.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The acoustical ceiling tiles have been replaced as needed. However, the grid shows signs of aging and most tiles are aging or damaged. The insulation peeling off from the exposed ceilings as well. The entire system should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 30,000.00

Unit of Measure: S.F.

Estimate: $65,670.00

Assessor Name: Sam Mandola

Date Created: 05/06/2015

Notes: Plumbing fixtures are beyond their expected service life, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 30,000.00

Unit of Measure: S.F.

Estimate: $8,580.00

Assessor Name: Sam Mandola

Date Created: 05/06/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $33,660.00
Assessor Name: Sam Mandola
Date Created: 05/06/2015

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

System: D3040 - Distribution System

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $25,410.00
Assessor Name: Sam Mandola
Date Created: 05/06/2015

Notes: Distribution systems are beyond their expected service life, in fair to poor condition, and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $41,580.00
Assessor Name: Sam Mandola
Date Created: 05/06/2015

Notes: Terminal and package units are beyond their expected service life, in fair to poor condition, and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $20,130.00
Assessor Name: Sam Mandola
Date Created: 05/06/2015

Notes: Controls and instrumentation are beyond their expected service life, in fair to poor condition, and should be scheduled for replacement.

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $279,510.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

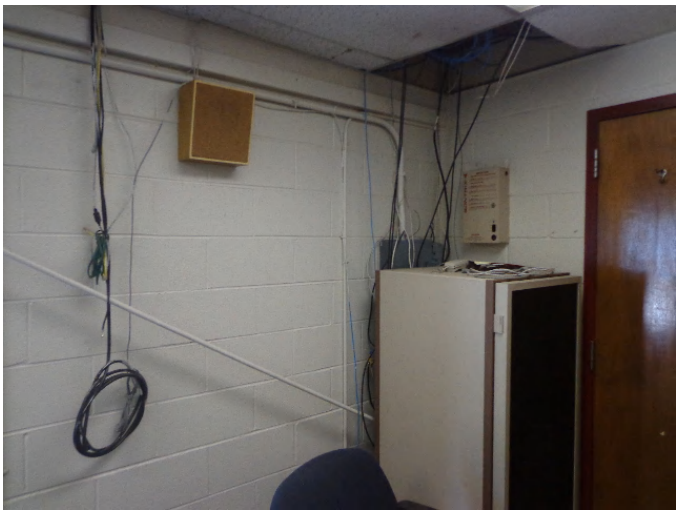
Notes: Lighting and branch wiring is beyond its expected service life and should be scheduled for replacement.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $25,410.00
Assessor Name: Sam Mandola
Date Created: 08/26/2015

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

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



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $159,060.00
Assessor Name: Sam Mandola
Date Created: 08/26/2015

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

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $38,280.00
Assessor Name: Sam Mandola
Date Created: 08/26/2015

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

Executive Summary

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

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

Function:	Admin/Support
Gross Area (SF):	100
Year Built:	1986
Last Renovation:	
Replacement Value:	$12,638
Repair Cost:	$3,548.00
Total FCI:	28.07 %
Total RSLI:	22.22 %
FCA Score:	71.93

Description:

The guard shack at Sam A. Moss Service Center is located at 1780 Montreal Road in Tucker, Georgia. Originally built in 1986, there have 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	71.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	3.33 %	0.00 %	$0.00
B20 - Exterior Enclosure	45.48 %	0.00 %	$0.00
B30 - Roofing	0.00 %	110.00 %	$2,277.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	25.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D30 - HVAC	0.00 %	110.04 %	$1,271.00
D50 - Electrical	8.06 %	0.00 %	$0.00
Totals:	**22.22 %**	**28.07 %**	**$3,548.00**

Photo Album

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

1). South Elevation - May 04, 2015

2). East Elevation - May 04, 2015

3). North Elevation - May 04, 2015

4). West Elevation - May 04, 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.	100	100	1986	2086		71.00 %	0.00 %	71			$360
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$16.33	S.F.	100	30	1986	2016		3.33 %	0.00 %	1			$1,633
B2010	Exterior Walls	$38.65	S.F.	100	60	1986	2046		51.67 %	0.00 %	31			$3,865
B2020	Exterior Windows	$4.87	S.F.	100	30	1986	2016		3.33 %	0.00 %	1			$487
B2030	Exterior Doors	$0.80	S.F.	100	30	1986	2016		3.33 %	0.00 %	1			$80
B3010	Roof Coverings - BUR	$20.70	S.F.	100	25	1986	2011		0.00 %	110.00 %	-4		$2,277.00	$2,070
C1010	Partitions	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1020	Interior Doors	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes	$1.61	S.F.	100	20	1986	2006	2020	25.00 %	0.00 %	5			$161
C3020	Floor Finishes	$6.58	S.F.	100	20	1986	2006	2020	25.00 %	0.00 %	5			$658
C3030	Ceiling Finishes	$6.06	S.F.	100	20	1986	2006	2020	25.00 %	0.00 %	5			$606
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3050	Terminal & Package Units	$11.55	S.F.	100	15	1986	2001		0.00 %	110.04 %	-14		$1,271.00	$1,155
D5010	Electrical Service/Distribution	$3.06	S.F.	100	40	1986	2026		27.50 %	0.00 %	11			$306
D5020	Lighting and Branch Wiring	$12.57	S.F.	100	30	1986	2016		3.33 %	0.00 %	1			$1,257
								Total	**22.22 %**	**28.07 %**			**$3,548.00**	**$12,638**

Renewal Schedule

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

Inflation Rate: 3%

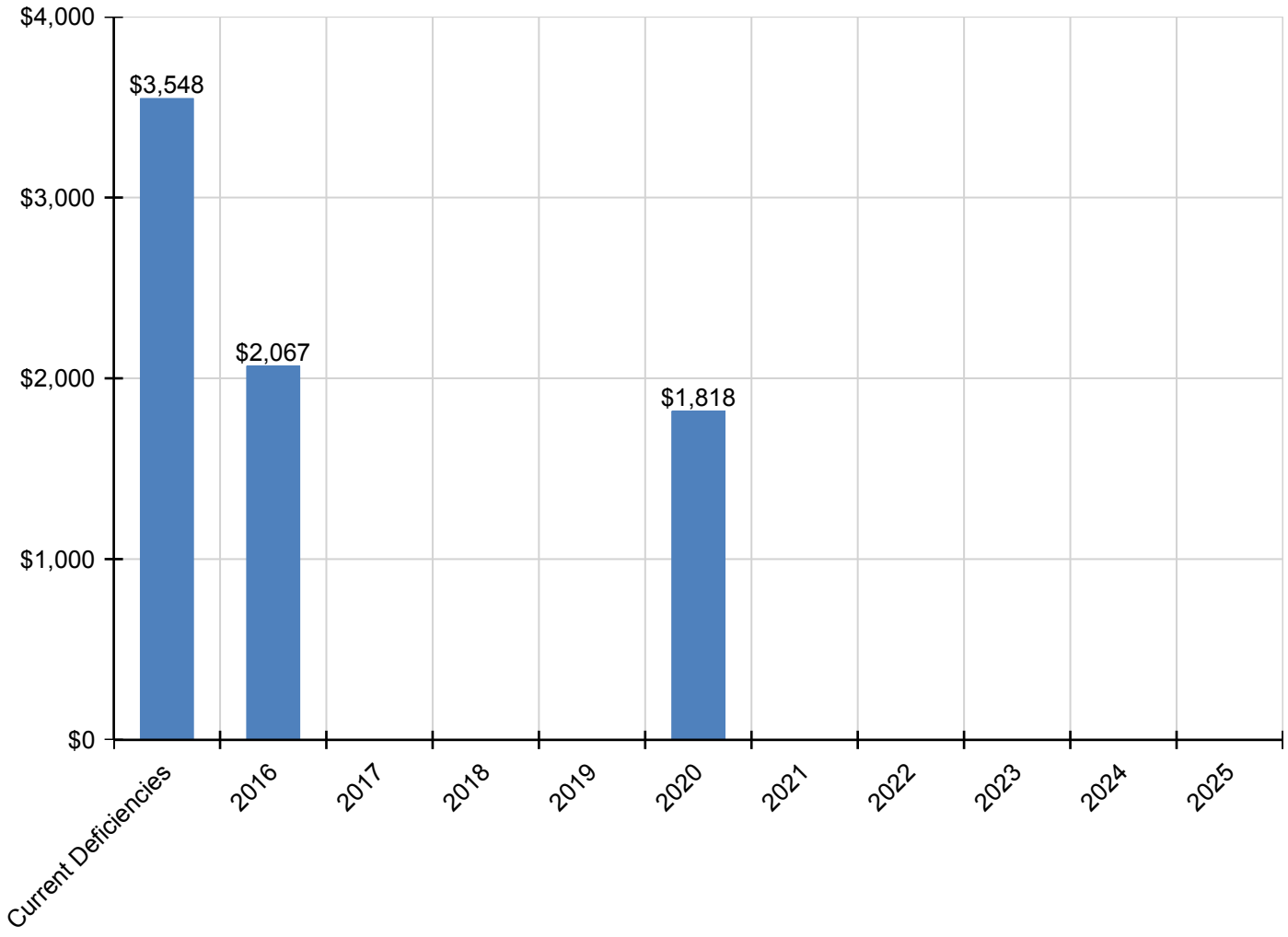
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,548**	**$2,067**	**$0**	**$0**	**$0**	**$1,818**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,433**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$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	$552	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$552**
B2030 - Exterior Doors	$0	$91	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$2,277	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,277**
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	$205	$0	$0	$0	$0	$0	**$205**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$839	$0	$0	$0	$0	$0	**$839**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$773	$0	$0	$0	$0	$0	**$773**

D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$1,271	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,271**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$1,424	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,424**

** Indicates non-renewable system*

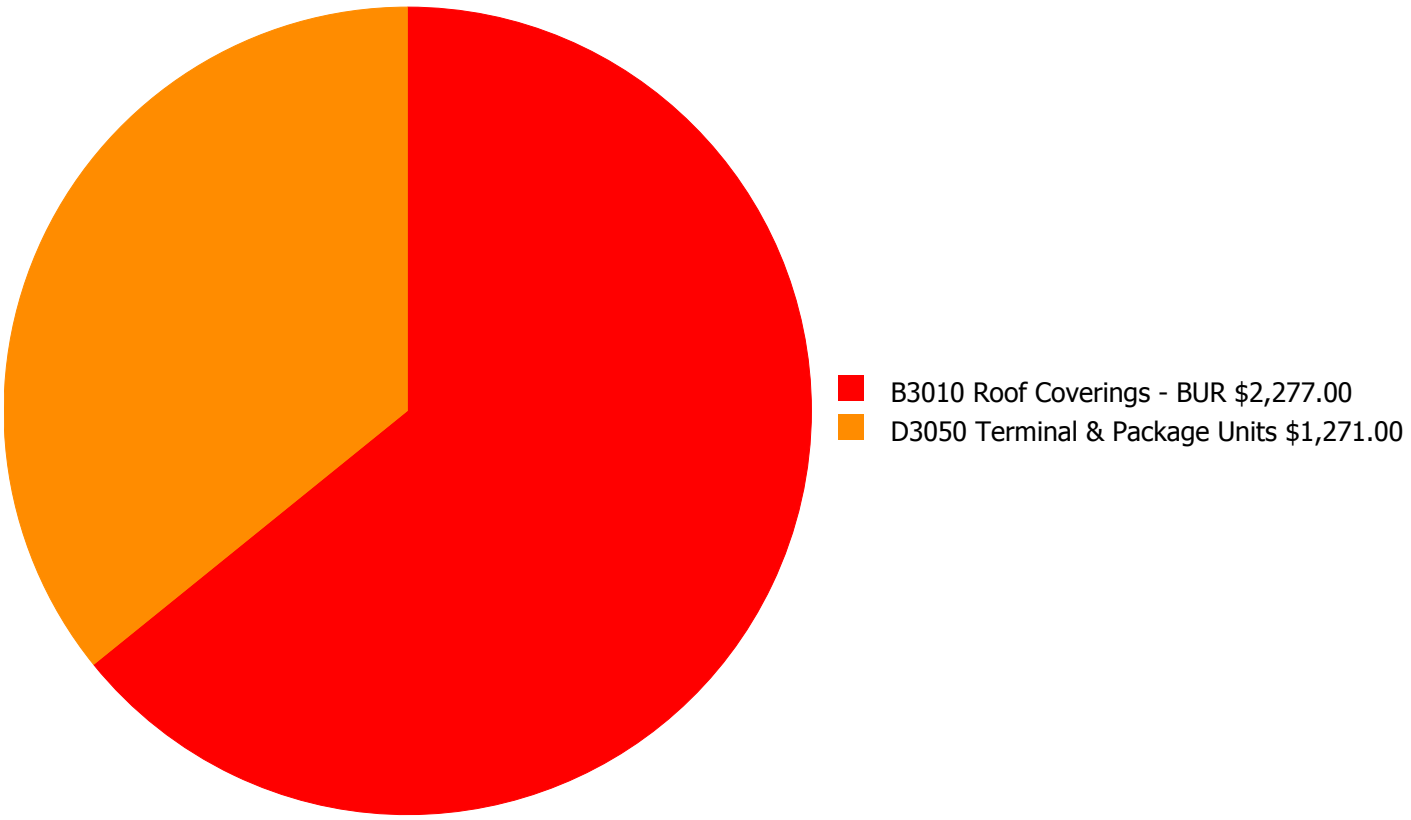
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

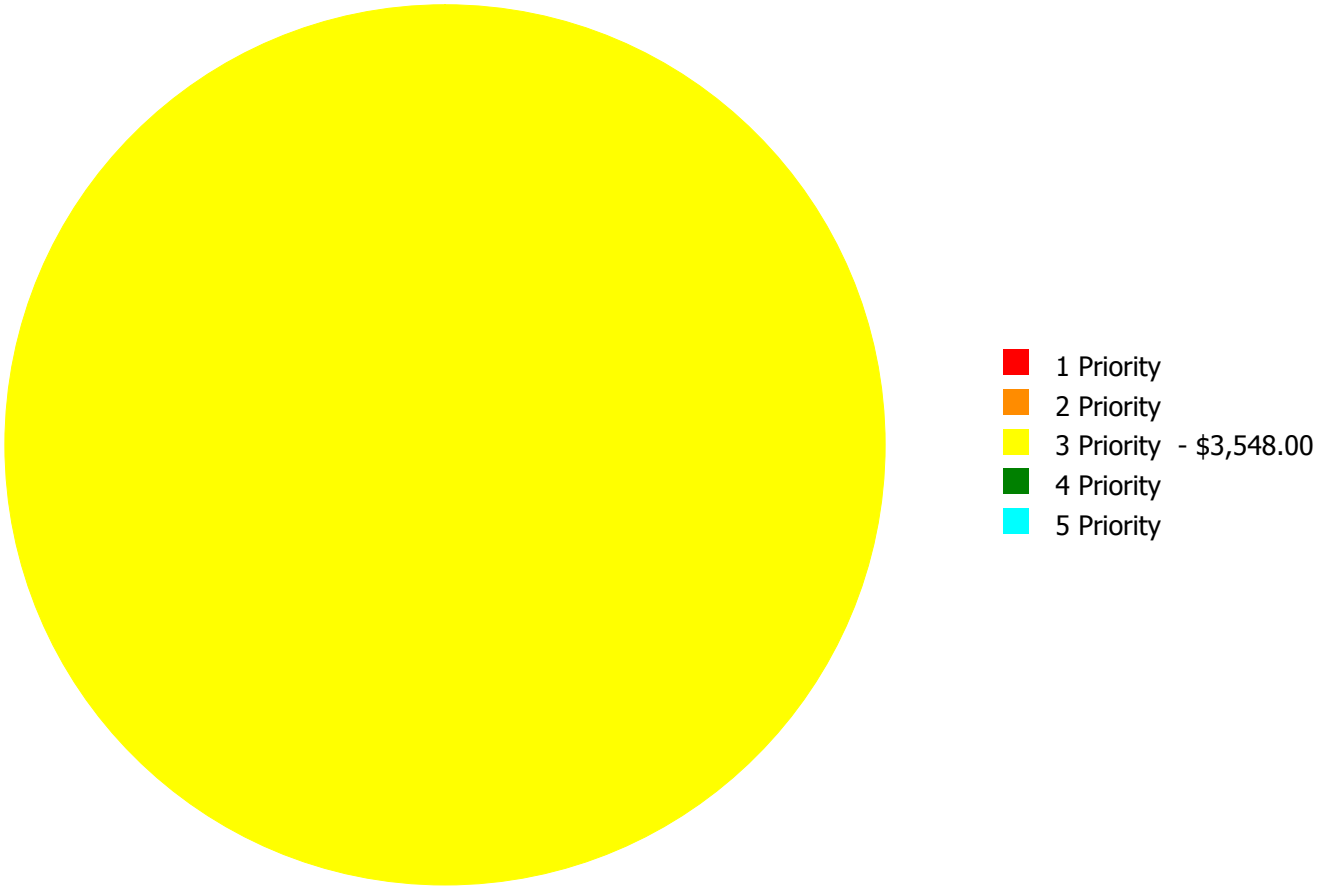
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,548.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,548.00

Deficiency By Priority Investment Table

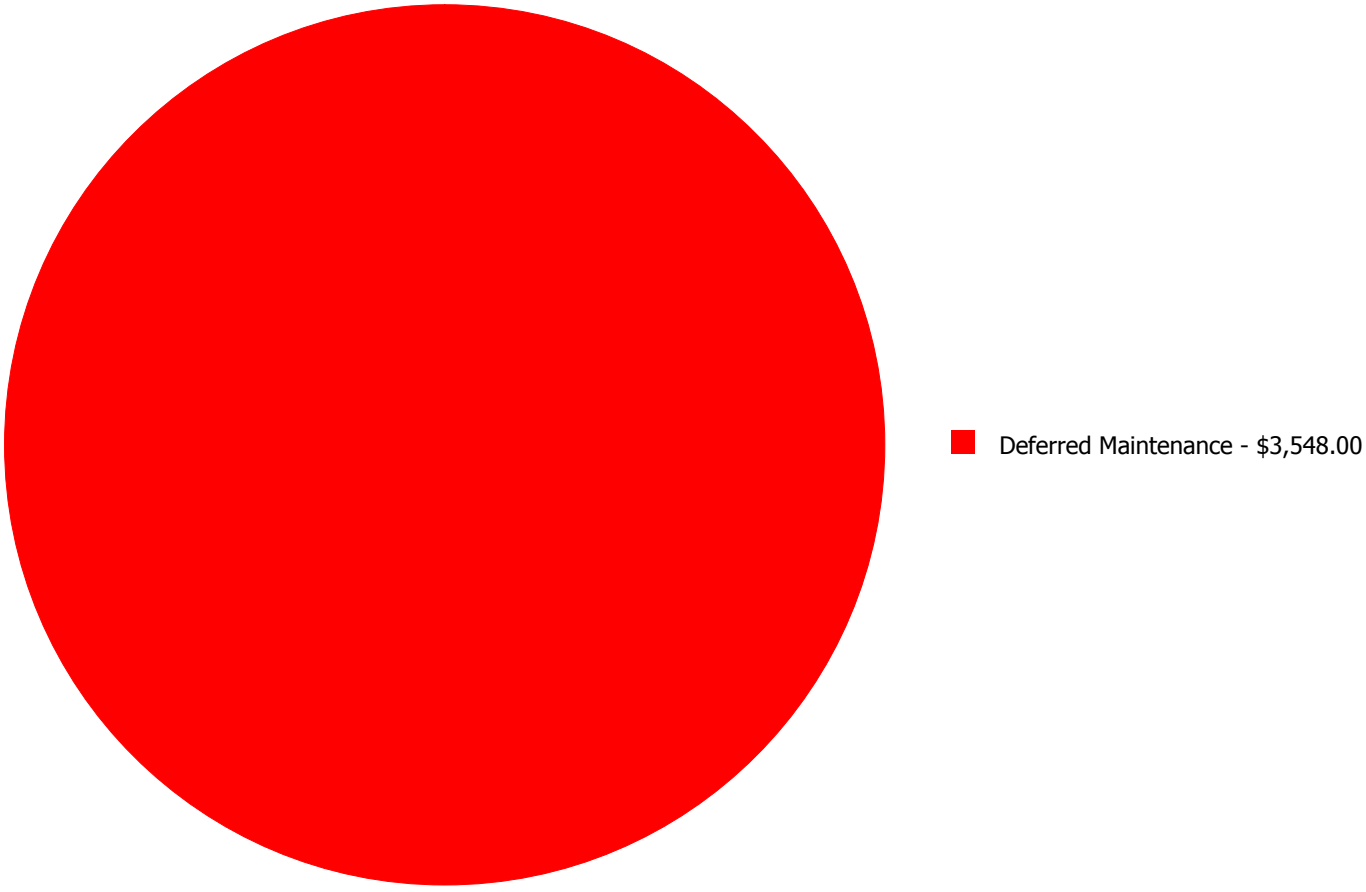
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - BUR	$0.00	$0.00	$2,277.00	$0.00	$0.00	$2,277.00
D3050	Terminal & Package Units	$0.00	$0.00	$1,271.00	$0.00	$0.00	$1,271.00
	Total:	$0.00	$0.00	$3,548.00	$0.00	$0.00	$3,548.00

Deficiency Summary by Category

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



Budget Estimate Total: $3,548.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 100.00
Unit of Measure: S.F.
Estimate: $2,277.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 100.00
Unit of Measure: S.F.
Estimate: $1,271.00
Assessor Name: Ben Nixon
Date Created: 09/01/2015

Notes: Through-the-wall air conditioner is beyond it 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:	Admin/Support
Gross Area (SF):	6,300
Year Built:	1986
Last Renovation:	
Replacement Value:	$581,931
Repair Cost:	$135,205.00
Total FCI:	23.23 %
Total RSLI:	40.69 %
FCA Score:	76.77

Description:

The welding shop at Sam A. Moss Service Center is a one-story building located at 1780 Montreal Road in Tucker, Georgia. Originally built in 1986, there have 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:	8060	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	71.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	71.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	44.48 %	15.30 %	$10,603.00
B30 - Roofing	61.33 %	0.00 %	$0.00
C10 - Interior Construction	71.00 %	0.00 %	$0.00
C30 - Interior Finishes	19.71 %	58.37 %	$51,560.00
D20 - Plumbing	6.30 %	54.18 %	$13,791.00
D30 - HVAC	0.00 %	110.00 %	$59,251.00
D50 - Electrical	13.38 %	0.00 %	$0.00
Totals:	**40.69 %**	**23.23 %**	**$135,205.00**

Photo Album

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

1). Norteast Elevation - May 04, 2015

2). Northwest Elevation - May 04, 2015

3). Southwest Elevation - May 04, 2015

4). Southeast Elevation - May 04, 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	$17.90	S.F.	6,300	100	1986	2086		71.00 %	0.00 %	71			$112,770
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$9.48	S.F.	6,300	100	1986	2086		71.00 %	0.00 %	71			$59,724
B2010	Exterior Walls	$9.47	S.F.	6,300	60	1986	2046		51.67 %	0.00 %	31			$59,661
B2020	Exterior Windows	$0.00	S.F.		0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$1.53	S.F.	6,300	30	1986	2016	2015	0.00 %	110.00 %	0		$10,603.00	$9,639
B3010	Roof Coverings - Preformed Metal	$8.78	S.F.	6,300	75	1986	2061		61.33 %	0.00 %	46			$55,314
C1010	Partitions	$4.10	S.F.	6,300	100	1986	2086		71.00 %	0.00 %	71			$25,830
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	$3.12	S.F.	6,300	20	1986	2006		0.00 %	110.00 %	-9		$21,622.00	$19,656
C3020	Floor Finishes - Finished Concrete	$6.58	S.F.	6,300	50	1986	2036		42.00 %	0.00 %	21			$41,454
C3030	Ceiling Finishes	$4.32	S.F.	6,300	20	1986	2006		0.00 %	110.00 %	-9		$29,938.00	$27,216
D2010	Plumbing Fixtures	$1.99	S.F.	6,300	30	1986	2016	2015	0.00 %	110.00 %	0		$13,791.00	$12,537
D2020	Domestic Water Distribution	$0.26	S.F.	6,300	30	1986	2016		3.33 %	0.00 %	1			$1,638
D2030	Sanitary Waste	$1.02	S.F.	6,300	30	1986	2016		3.33 %	0.00 %	1			$6,426
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems -Natural Gas	$0.77	S.F.	6,300	40	1986	2026		27.50 %	0.00 %	11			$4,851
D3040	Distribution System	$0.97	S.F.	6,300	30	1986	2016	2015	0.00 %	110.00 %	0		$6,722.00	$6,111
D3050	Terminal & Package Units	$7.58	S.F.	6,300	15	1998	2013		0.00 %	110.00 %	-2		$52,529.00	$47,754
D5010	Electrical Service/Distribution	$6.03	S.F.	6,300	40	1986	2026		27.50 %	0.00 %	11			$37,989
D5020	Lighting and Branch Wiring	$8.47	S.F.	6,300	30	1986	2016		3.33 %	0.00 %	1			$53,361
								Total	**40.69 %**	**23.23 %**			**$135,205.00**	**$581,931**

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%

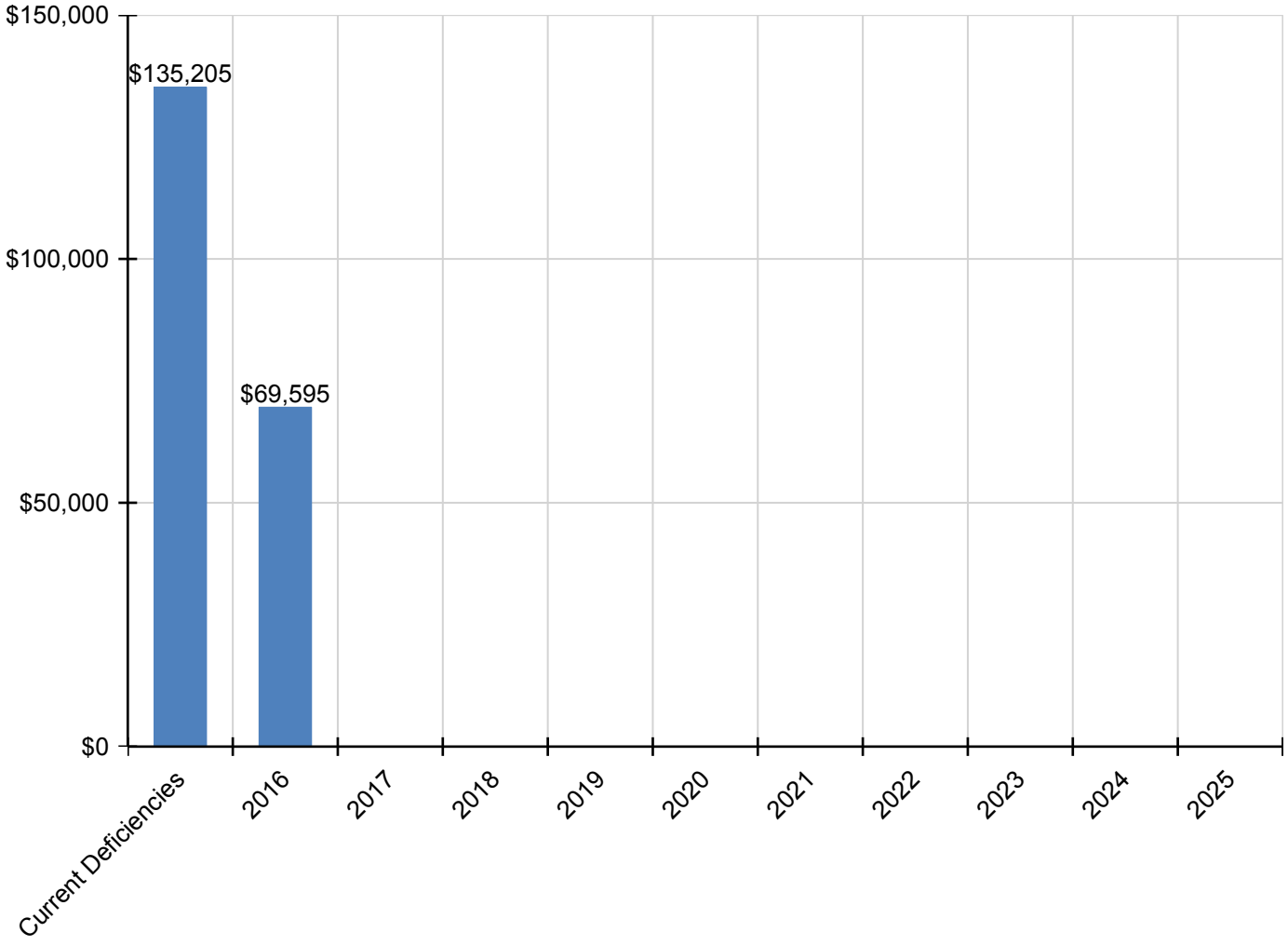
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$135,205**	**$69,595**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$204,800**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$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	$10,603	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,603**
B30 - Roofing	$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**
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	$21,622	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,622**
C3020 - Floor Finishes - Finished Concrete	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$29,938	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,938**

D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$13,791	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,791**
D2020 - Domestic Water Distribution	$0	$1,856	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,856**
D2030 - Sanitary Waste	$0	$7,281	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,281**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution System	$6,722	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,722**
D3050 - Terminal & Package Units	$52,529	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,529**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$60,458	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,458**

** Indicates non-renewable system*

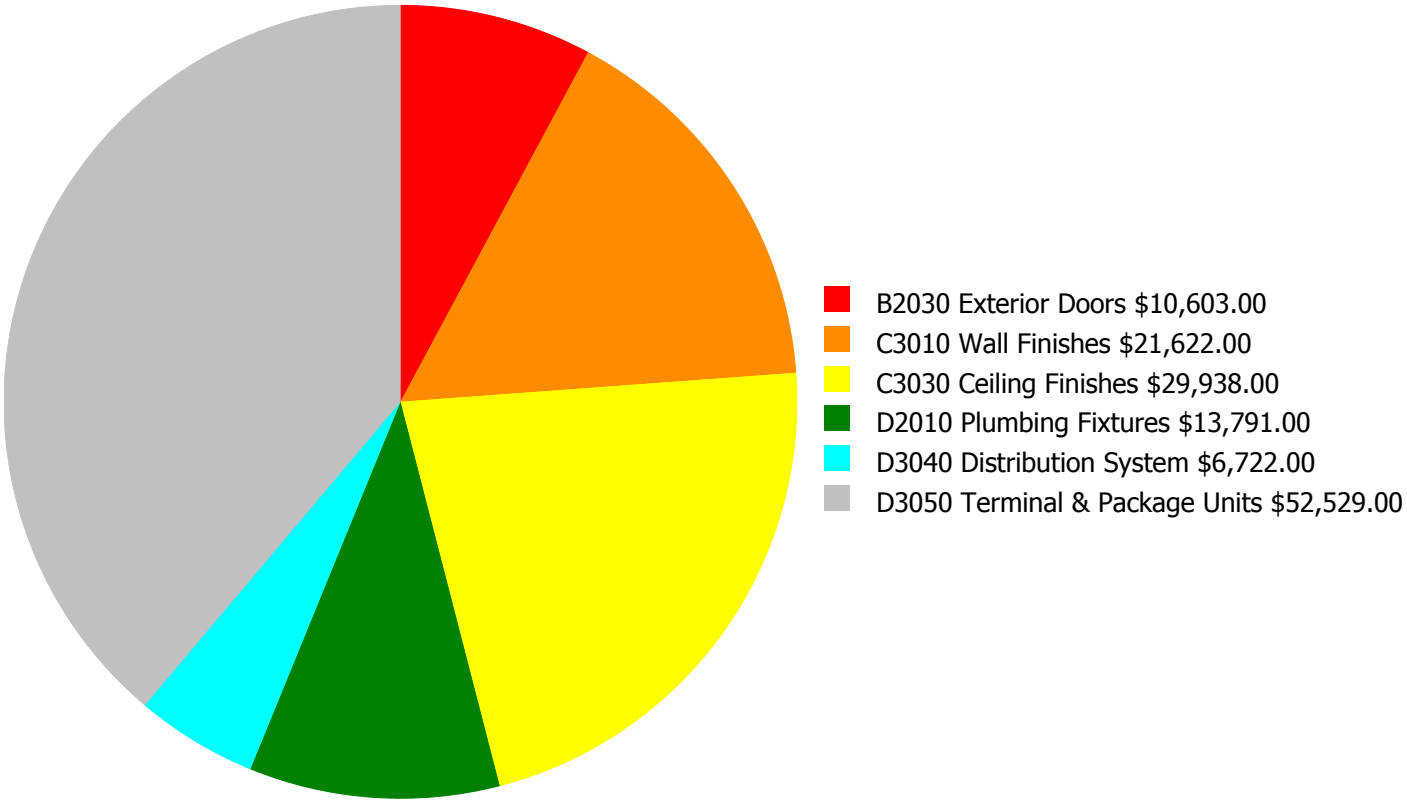
Forecasted Capital Renewal Requirement

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

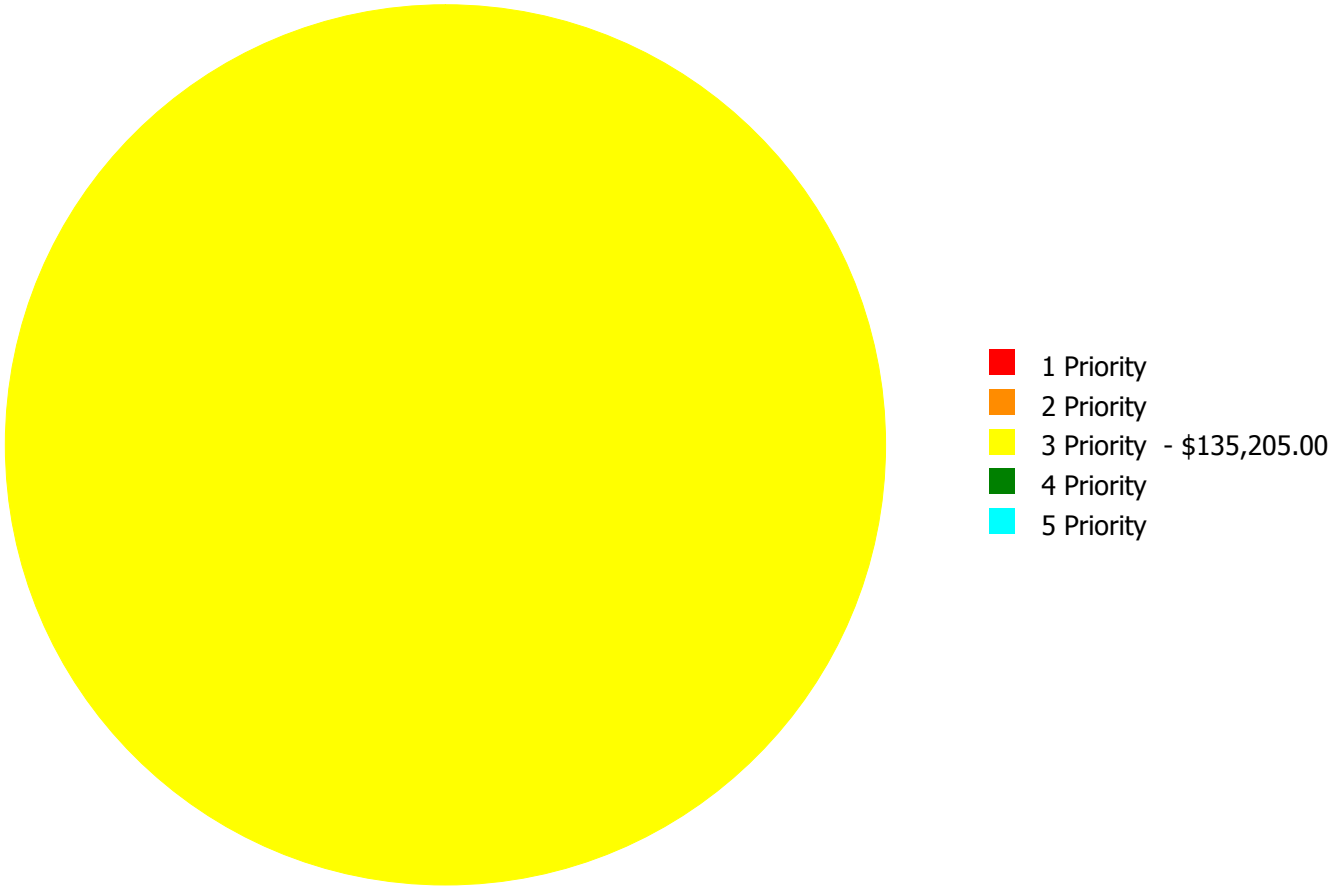
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $135,205.00

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: $135,205.00

Deficiency By Priority Investment Table

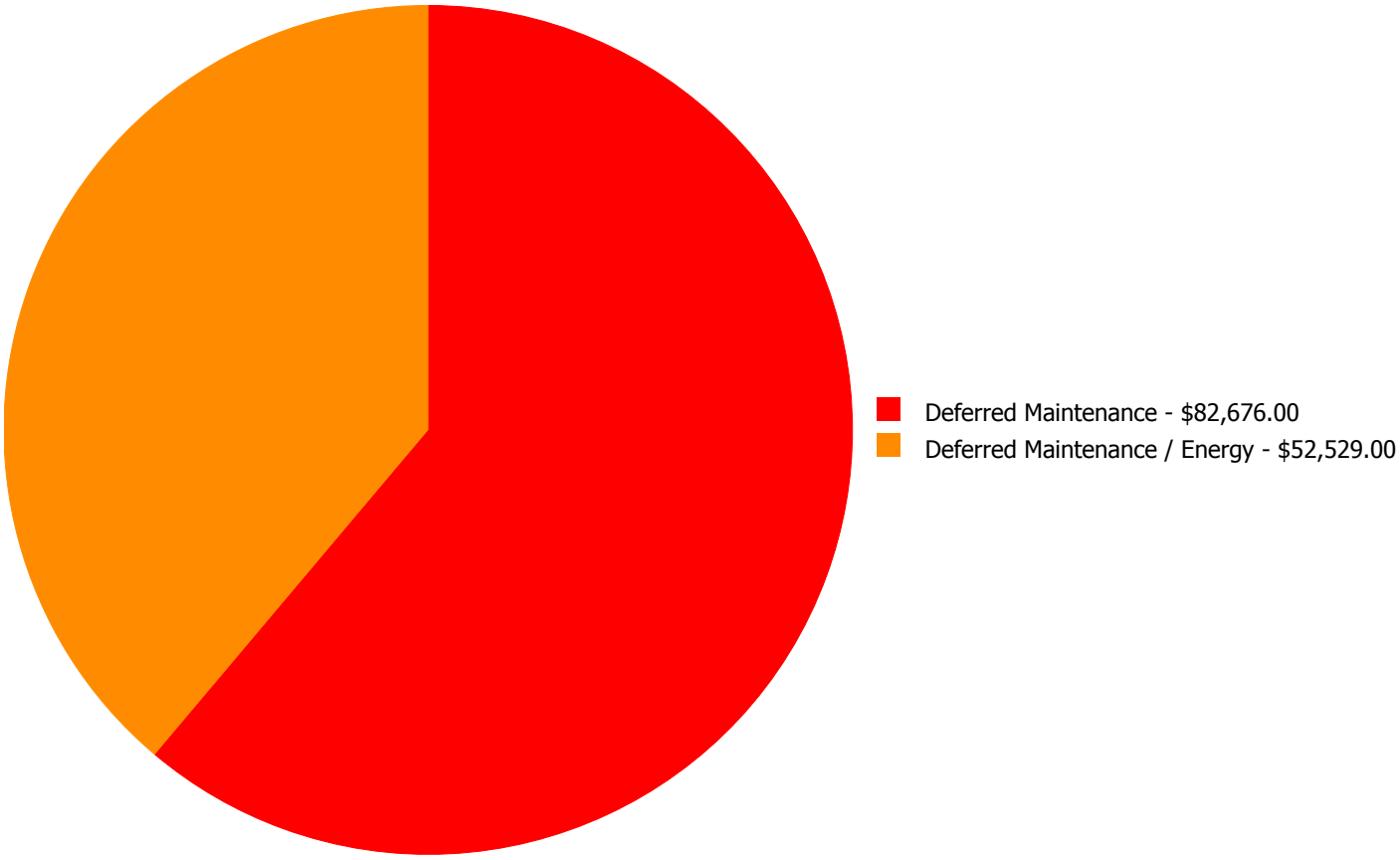
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$10,603.00	$0.00	$0.00	$10,603.00
C3010	Wall Finishes	$0.00	$0.00	$21,622.00	$0.00	$0.00	$21,622.00
C3030	Ceiling Finishes	$0.00	$0.00	$29,938.00	$0.00	$0.00	$29,938.00
D2010	Plumbing Fixtures	$0.00	$0.00	$13,791.00	$0.00	$0.00	$13,791.00
D3040	Distribution System	$0.00	$0.00	$6,722.00	$0.00	$0.00	$6,722.00
D3050	Terminal & Package Units	$0.00	$0.00	$52,529.00	$0.00	$0.00	$52,529.00
	Total:	$0.00	$0.00	$135,205.00	$0.00	$0.00	$135,205.00

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: $135,205.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,300.00
Unit of Measure: S.F.
Estimate: $10,603.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, and should be replaced.

System: C3010 - Wall Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,300.00
Unit of Measure: S.F.
Estimate: $21,622.00
Assessor Name: Eduardo Lopez
Date Created: 08/26/2015

Notes: Columns are rusting and should be treated and re-painted.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,300.00
Unit of Measure: S.F.
Estimate: $29,938.00
Assessor Name: Eduardo Lopez
Date Created: 08/26/2015

Notes: Ceiling structure is rusting and should be treated and re-painted.

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,300.00
Unit of Measure: S.F.
Estimate: $13,791.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Plumbing fixtures are beyond their expected service life and should be scheduled for replacement.

System: D3040 - Distribution System

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,300.00
Unit of Measure: S.F.
Estimate: $6,722.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 6,300.00
Unit of Measure: S.F.
Estimate: $52,529.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Terminal and package units are beyond their expected service life, inadequate, 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:	Admin/Support
Gross Area (SF):	204,833
Year Built:	1970
Last Renovation:	
Replacement Value:	$5,609,469
Repair Cost:	$5,079,885.16
Total FCI:	90.56 %
Total RSLI:	1.77 %
FCA Score:	9.44

Description:

The Sam A Moss Service Center site was originally constructed in 1970, has a total area of 26.1 acres, and is occupied by approximately 204,833 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1595

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	0.00 %	110.00 %	$3,694,189.91
G30 - Site Mechanical Utilities	4.08 %	65.16 %	$975,619.58
G40 - Site Electrical Utilities	5.05 %	54.40 %	$410,075.67
Totals:	**1.77 %**	**90.56 %**	**$5,079,885.16**

Photo Album

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

1). Aerial Image of Sam A. Moss Service Center - Jul 10, 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.	313,204	25	1970	1995		0.00 %	110.00 %	-20		$1,781,191.15	$1,619,265
G2020	Parking Lots	$4.56	S.F.	207,990	25	1970	1995		0.00 %	110.00 %	-20		$1,043,277.84	$948,434
G2030	Pedestrian Paving	$1.50	S.F.	204,833	30	1970	2000		0.00 %	110.00 %	-15		$337,974.45	$307,250
G2040	Fencing & Guardrails	$0.91	S.F.	204,833	30	1970	2000		0.00 %	110.00 %	-15		$205,037.83	$186,398
G2050	Landscaping	$1.45	S.F.	204,833	15	1970	1985		0.00 %	110.00 %	-30		$326,708.64	$297,008
G3010	Water Supply	$1.83	S.F.	204,833	50	1970	2020		10.00 %	0.00 %	5			$374,844
G3020	Sanitary Sewer	$1.15	S.F.	204,833	50	1970	2020		10.00 %	0.00 %	5			$235,558
G3030	Storm Sewer	$3.55	S.F.	204,833	50	1970	2020	2015	0.00 %	110.00 %	0		$799,872.87	$727,157
G3060	Fuel Distribution	$0.78	S.F.	204,833	40	1970	2010		0.00 %	110.00 %	-5		$175,746.71	$159,770
G4010	Electrical Distribution	$1.86	S.F.	204,833	50	1970	2020		10.00 %	0.00 %	5			$380,989
G4020	Site Lighting	$1.15	S.F.	204,833	30	1970	2000		0.00 %	110.00 %	-15		$259,113.75	$235,558
G4030	Site Communications & Security	$0.67	S.F.	204,833	10	1970	1980		0.00 %	110.00 %	-35		$150,961.92	$137,238
								Total	**1.77 %**	**90.56 %**			**$5,079,885.16**	**$5,609,469**

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.

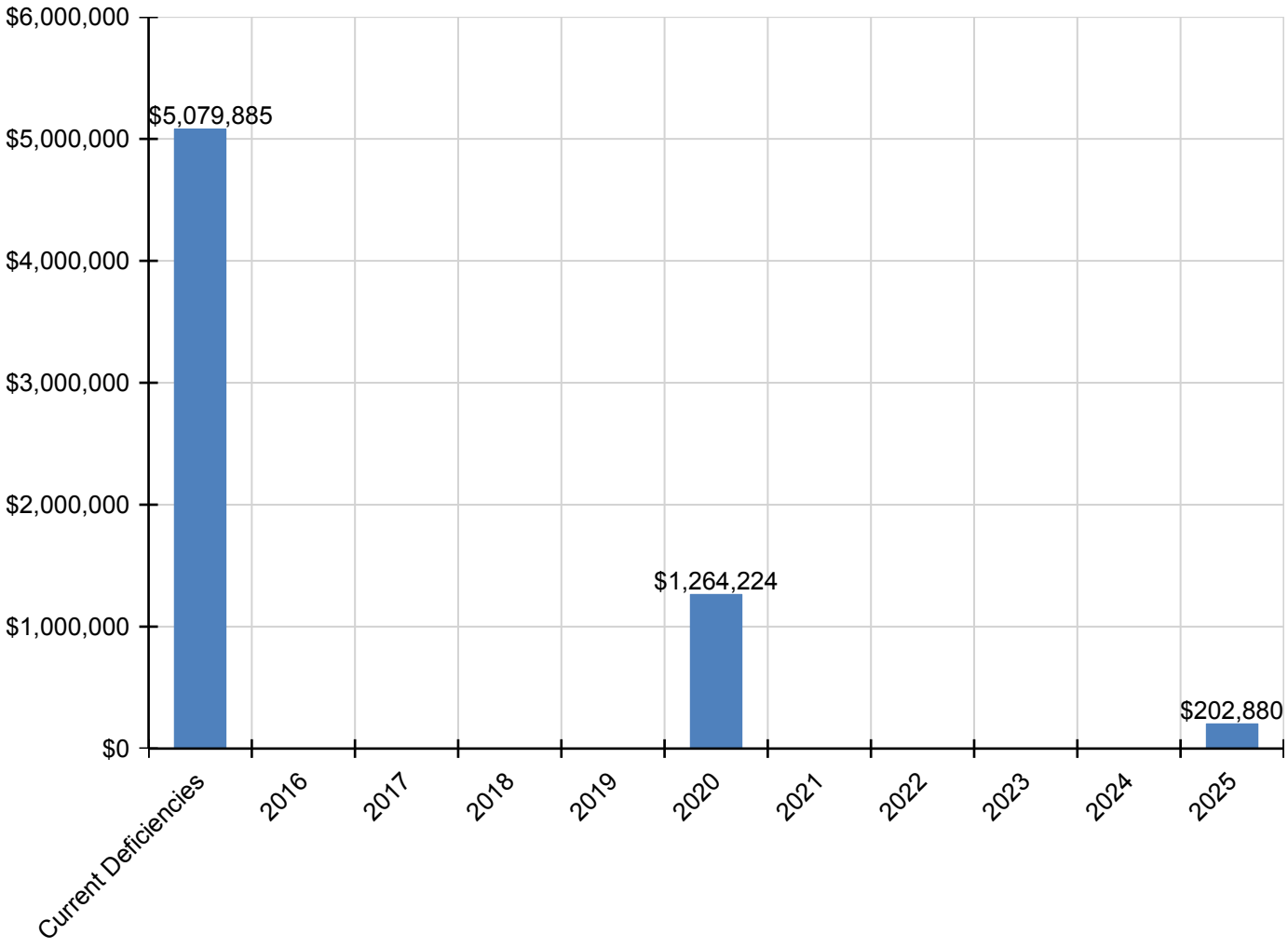
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$5,079,885**	**$0**	**$0**	**$0**	**$0**	**$1,264,224**	**$0**	**$0**	**$0**	**$0**	**$202,880**	**$6,546,990**
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	$1,781,191	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,781,191**
G2020 - Parking Lots	$1,043,278	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,043,278**
G2030 - Pedestrian Paving	$337,974	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$337,974**
G2040 - Fencing & Guardrails	$205,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$205,038**
G2050 - Landscaping	$326,709	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$326,709**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$478,002	$0	$0	$0	$0	$0	**$478,002**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$300,384	$0	$0	$0	$0	$0	**$300,384**
G3030 - Storm Sewer	$799,873	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$799,873**
G3060 - Fuel Distribution	$175,747	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$175,747**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$485,838	$0	$0	$0	$0	$0	**$485,838**
G4020 - Site Lighting	$259,114	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$259,114**
G4030 - Site Communications & Security	$150,962	$0	$0	$0	$0	$0	$0	$0	$0	$0	$202,880	**$353,842**

** Indicates non-renewable system*

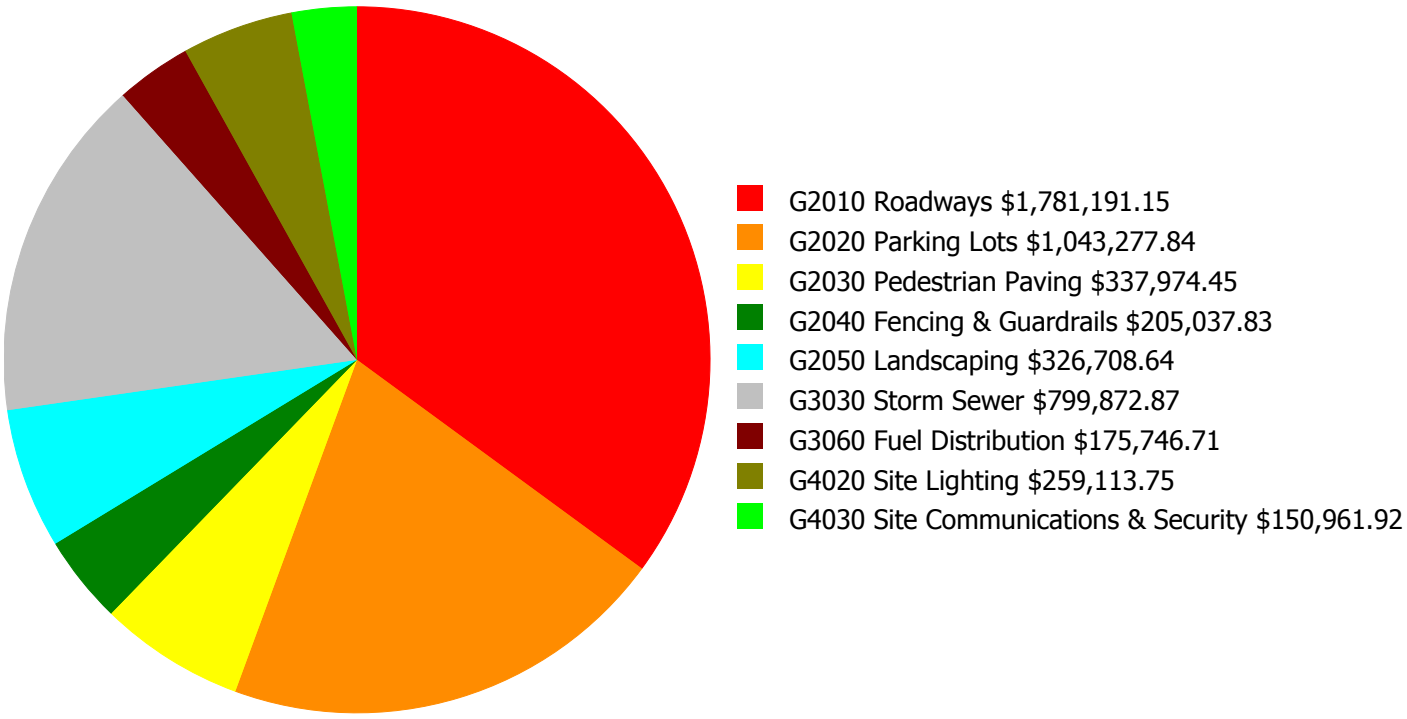
Forecasted Capital Renewal Requirement

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

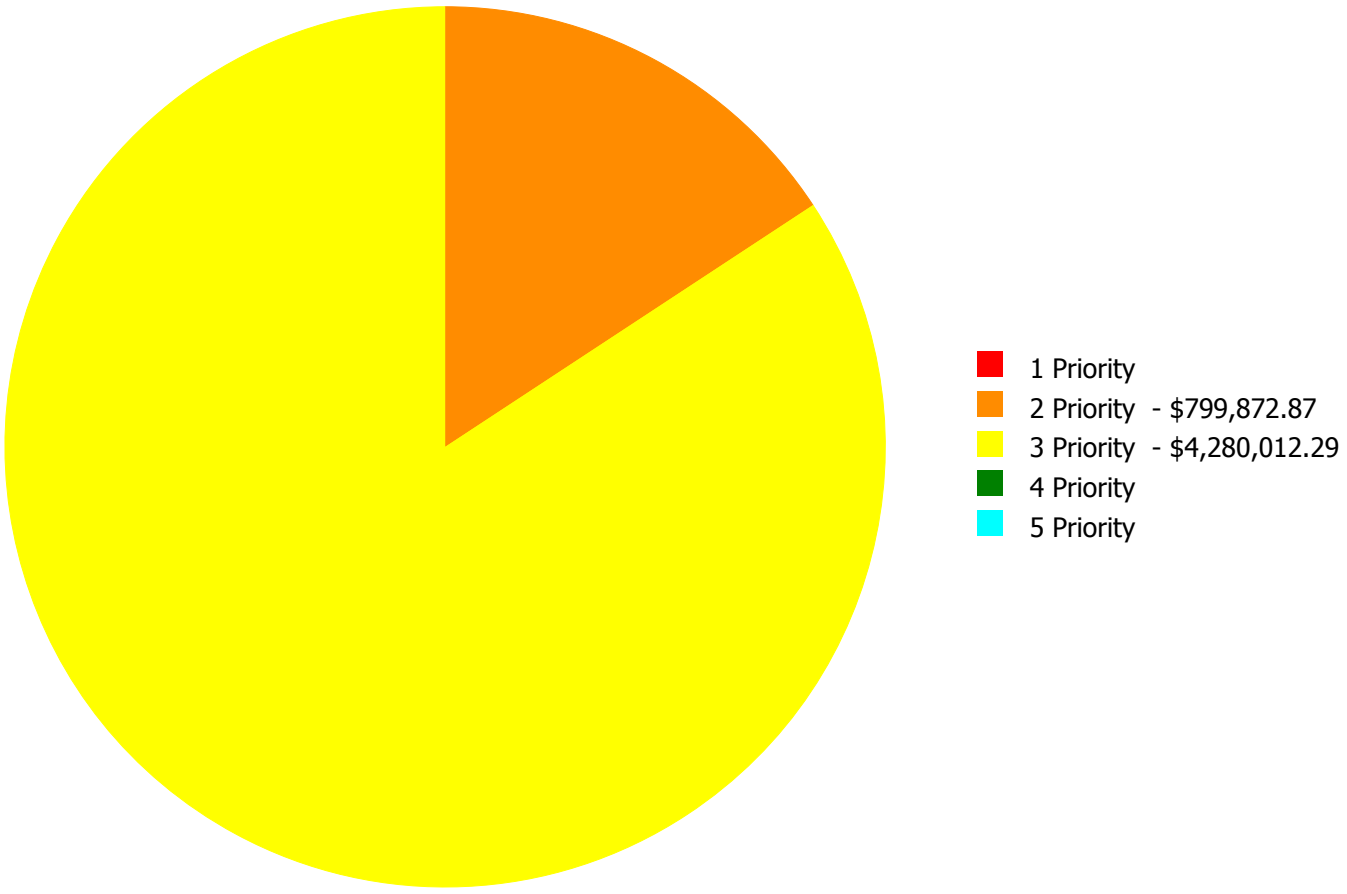
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $5,079,885.16

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: $5,079,885.16

Deficiency By Priority Investment Table

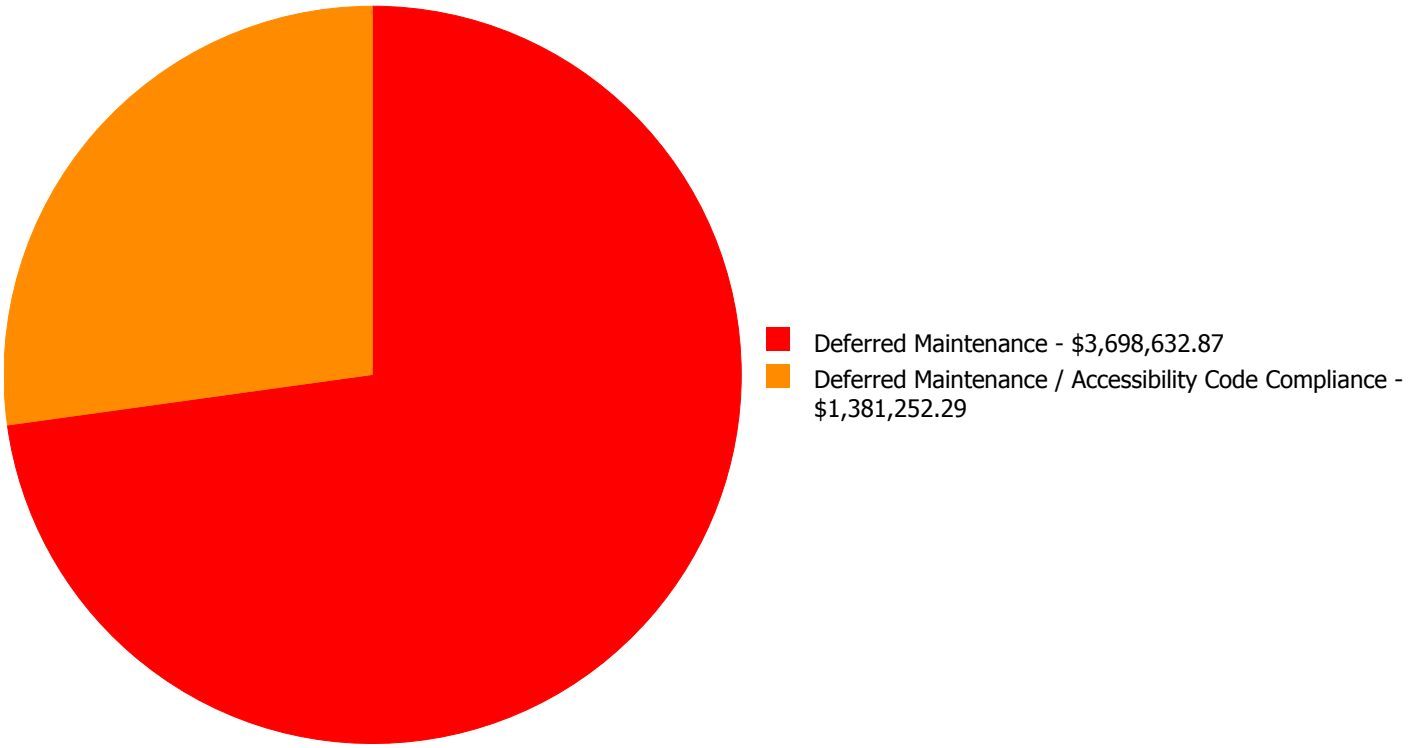
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$1,781,191.15	$0.00	$0.00	$1,781,191.15
G2020	Parking Lots	$0.00	$0.00	$1,043,277.84	$0.00	$0.00	$1,043,277.84
G2030	Pedestrian Paving	$0.00	$0.00	$337,974.45	$0.00	$0.00	$337,974.45
G2040	Fencing & Guardrails	$0.00	$0.00	$205,037.83	$0.00	$0.00	$205,037.83
G2050	Landscaping	$0.00	$0.00	$326,708.64	$0.00	$0.00	$326,708.64
G3030	Storm Sewer	$0.00	$799,872.87	$0.00	$0.00	$0.00	$799,872.87
G3060	Fuel Distribution	$0.00	$0.00	$175,746.71	$0.00	$0.00	$175,746.71
G4020	Site Lighting	$0.00	$0.00	$259,113.75	$0.00	$0.00	$259,113.75
G4030	Site Communications & Security	$0.00	$0.00	$150,961.92	$0.00	$0.00	$150,961.92
	Total:	$0.00	$799,872.87	$4,280,012.29	$0.00	$0.00	$5,079,885.16

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: $5,079,885.16

Deficiency Details by Priority

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

Priority 2 Priority:

System: G3030 - Storm Sewer

Location: Site

Distress: Inadequate

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Renew System

Qty: 204,833.00

Unit of Measure: S.F.

Estimate: $799,872.87

Assessor Name: Eduardo Lopez

Date Created: 09/01/2015

Notes: Storm sewer is inadequate. During large rainfall events, there is severe ponding in areas. There are also not enough inlets and they are incorrectly located which results in water flowing down the road toward the lower elevation parking areas.

Priority 3 Priority:

System: G2010 - Roadways

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 313,204.00

Unit of Measure: S.F.

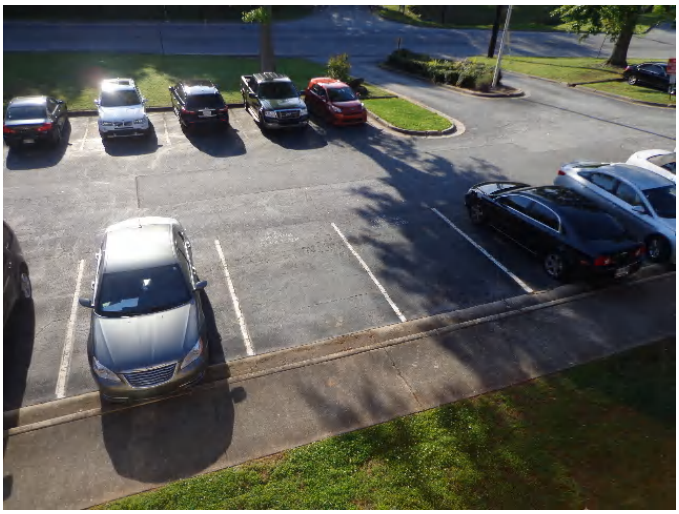
Estimate: $1,781,191.15

Assessor Name: Eduardo Lopez

Date Created: 04/29/2015

Notes: Roadways are aged, have many road cuts, cracks and potholes, have drainage issues, and should be repaved.

System: G2020 - Parking Lots



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 207,990.00

Unit of Measure: S.F.

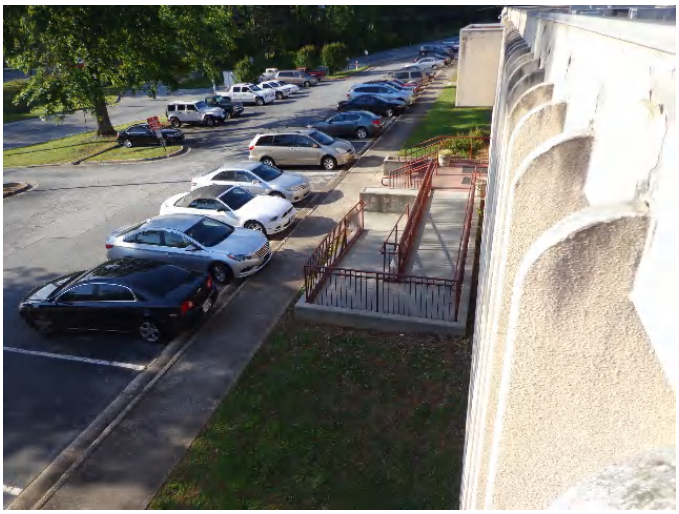
Estimate: $1,043,277.84

Assessor Name: Eduardo Lopez

Date Created: 04/29/2015

Notes: The parking lot is aged, has many repairs and potholes, has drainage issues, is inadequate in areas, and should be repaved and re-striped to comply with ADA standards.

System: G2030 - Pedestrian Paving



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 204,833.00

Unit of Measure: S.F.

Estimate: $337,974.45

Assessor Name: Eduardo Lopez

Date Created: 04/29/2015

Notes: Pedestrian paving is aged and damaged in areas, and should be replaced to include missing accessible routes per ADA standards.

System: G2040 - Fencing & Guardrails

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 204,833.00

Unit of Measure: S.F.

Estimate: $205,037.83

Assessor Name: Eduardo Lopez

Date Created: 04/29/2015

Notes: The fence and gates are beyond their expected service life, rusted and failing, and should be scheduled for replacement.

System: G2050 - Landscaping

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 204,833.00
Unit of Measure: S.F.
Estimate: $326,708.64
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

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

System: G3060 - Fuel Distribution

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 204,833.00
Unit of Measure: S.F.
Estimate: $175,746.71
Assessor Name: Eduardo Lopez
Date Created: 05/28/2015

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

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 204,833.00
Unit of Measure: S.F.
Estimate: $259,113.75
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

Notes: Site lighting is beyond its expected service life, in poor condition, and should be scheduled for replacement. Site lighting along the roadways and parking area near the small equipment center and north of the warehouse building is inadequate.

System: G4030 - Site Communications & Security

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 204,833.00
Unit of Measure: S.F.
Estimate: $150,961.92
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

Notes: The system is beyond its expected service life and should be scheduled for replacement. The systems are aged and should be replaced.

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.