DeKalb County School District/Elementary Schools

Shadow Rock Elementary/Shadow Rock Center

Final

School Assessment Report

May 20, 2016

PARSONS

Table of Contents

School Executive Summary

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

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

Gross Area (SF):	118,576
Year Built:	1991
Last Renovation:	
Replacement Value:	$28,858,873
Repair Cost:	$11,490,925.71
Total FCI:	39.82 %
Total RSLI:	29.45 %
FCA Score:	60.18

Description:

The Shadow Rock Elementary School / Shadow Rock Center campus consists of two buildings located at 1040 Kingway Drive in Lithonia, Georgia. The main school building was constructed in 1991 and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains covered walkways, storage buildings, playground, and playing field. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 3	Board District:	District 6
DOE Facility:	1616	Geographic Region:	Region 3
HS Attendance Area:	Redan HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	15.2		

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.

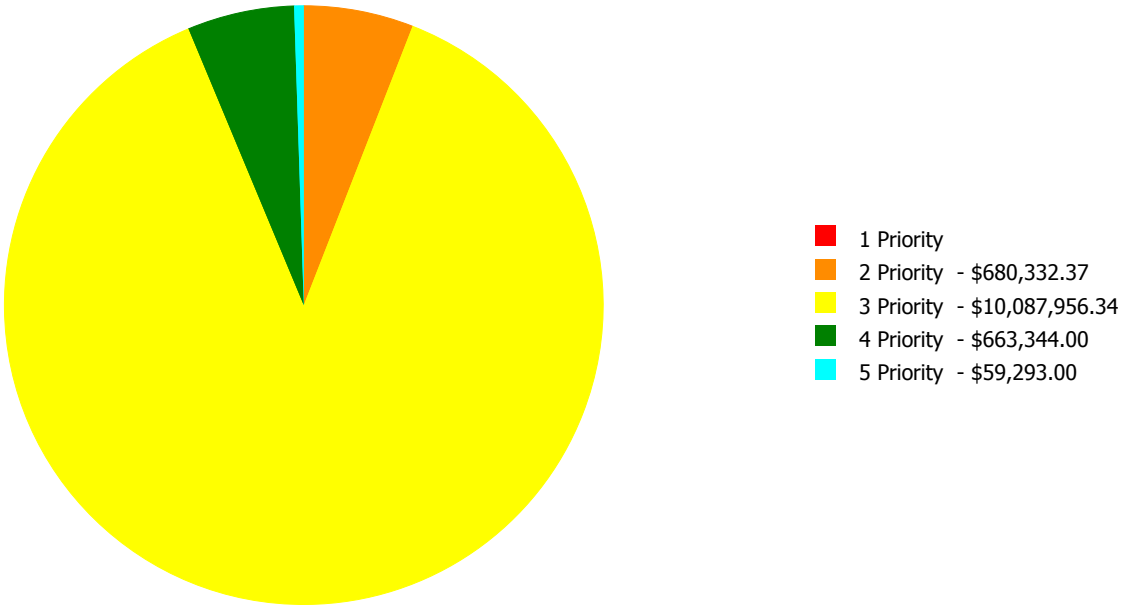
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	76.63 %	0.00 %	$0.00
A20 - Basement Construction	76.00 %	0.00 %	$0.00
B10 - Superstructure	76.57 %	0.00 %	$0.00
B20 - Exterior Enclosure	59.14 %	0.00 %	$0.00
B30 - Roofing	4.20 %	101.04 %	$1,700,997.05
C10 - Interior Construction	49.54 %	23.15 %	$344,643.00
C20 - Stairs	76.00 %	0.00 %	$0.00
C30 - Interior Finishes	17.53 %	69.93 %	$2,388,125.00
D10 - Conveying	20.00 %	0.00 %	$0.00
D20 - Plumbing	21.52 %	0.00 %	$0.00
D30 - HVAC	6.89 %	64.83 %	$2,849,139.65
D40 - Fire Protection	20.00 %	0.00 %	$0.00
D50 - Electrical	9.56 %	69.78 %	$2,077,737.00
E10 - Equipment	3.08 %	112.67 %	$633,272.72
E20 - Furnishings	0.00 %	110.00 %	$663,344.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	6.20 %	54.29 %	$746,276.78
G30 - Site Mechanical Utilities	50.72 %	0.00 %	$0.00
G40 - Site Electrical Utilities	32.53 %	20.03 %	$87,390.51
Totals:	**29.45 %**	**39.82 %**	**$11,490,925.71**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1991 Building	112,298	42.02	$0.00	$491,203.65	$9,349,944.77	$663,344.00	$59,293.00
2003 Gymnasium	5,478	8.29	$0.00	$0.00	$78,697.00	$0.00	$0.00
Site	118,576	31.13	$0.00	$189,128.72	$644,538.57	$0.00	$0.00
Storage Building 1	400	19.18	$0.00	$0.00	$7,388.00	$0.00	$0.00
Storage Building 2	400	13.25	$0.00	$0.00	$7,388.00	$0.00	$0.00
Total:		**39.82**	**$0.00**	**$680,332.37**	**$10,087,956.34**	**$663,344.00**	**$59,293.00**

Deficiencies By Priority



Budget Estimate Total: $11,490,925.71

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	112,298
Year Built:	1991
Last Renovation:	
Replacement Value:	$25,137,719
Repair Cost:	$10,563,785.42
Total FCI:	42.02 %
Total RSLI:	28.58 %
FCA Score:	57.98

Description:

The main building at Shadow Rock Elementary School / Shadow Rock Center is a two-story building located at 1040 Kingway Drive in Lithonia, Georgia. Originally built in 1991, there have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2010	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	76.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	76.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	57.81 %	0.00 %	$0.00
B30 - Roofing	0.88 %	105.26 %	$1,686,221.05
C10 - Interior Construction	47.63 %	25.18 %	$344,643.00
C20 - Stairs	76.00 %	0.00 %	$0.00
C30 - Interior Finishes	17.02 %	71.65 %	$2,379,629.00
D10 - Conveying	20.00 %	0.00 %	$0.00
D20 - Plumbing	20.31 %	0.00 %	$0.00
D30 - HVAC	6.42 %	64.88 %	$2,778,938.65
D40 - Fire Protection	20.00 %	0.00 %	$0.00
D50 - Electrical	8.19 %	72.81 %	$2,077,737.00
E10 - Equipment	0.00 %	122.06 %	$633,272.72
E20 - Furnishings	0.00 %	110.00 %	$663,344.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**28.58 %**	**42.02 %**	**$10,563,785.42**

Photo Album

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

1). South Elevation - Jul 01, 2015

2). West Elevation - Jul 01, 2015

3). West Elevation - Jul 01, 2015

4). North Elevation - Jul 01, 2015

5). East Elevation - Jul 01, 2015

6). North Elevation - Jul 01, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	112,298	100	1991	2091		76.00 %	0.00 %	76			$728,814
A1020	Special Foundations	$0.00	S.F.	0	100	1991	2091		76.00 %	0.00 %	76			$0
A1030	Slab on Grade	$7.09	S.F.	112,298	100	1991	2091		76.00 %	0.00 %	76			$796,193
A2010	Basement Excavation	$0.00	S.F.	0	100	1991	2091		76.00 %	0.00 %	76			$0
A2020	Basement Walls	$0.00	S.F.	0	100	1991	2091		76.00 %	0.00 %	76			$0
B1010	Floor Construction	$15.61	S.F.	112,298	100	1991	2091		76.00 %	0.00 %	76			$1,752,972
B1020	Roof Construction	$5.34	S.F.	112,298	100	1991	2091		76.00 %	0.00 %	76			$599,671
B2010	Exterior Walls	$16.02	S.F.	112,298	100	1991	2091		76.00 %	0.00 %	76			$1,799,014
B2020	Exterior Windows	$6.79	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$762,503
B2030	Exterior Doors	$0.92	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$103,314
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	1991	2001		0.00 %	0.00 %	-14			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	73,214	25	1991	2016	2015	0.00 %	110.00 %	0		$1,667,083.00	$1,515,530
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1991	2006		0.00 %	0.00 %	-9			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1991	2021		20.00 %	0.00 %	6			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	570	75	1991	2066	2015	0.00 %	110.00 %	0		$17,211.00	$15,647
B3020	Roof Openings	$0.63	S.F.	112,298	30	1991	2021		20.00 %	2.72 %	6		$1,927.05	$70,748
C1010	Partitions	$7.01	S.F.	112,298	100	1991	2091		76.00 %	0.00 %	76			$787,209
C1020	Interior Doors	$2.39	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$268,392
C1030	Fittings	$2.79	S.F.	112,298	20	1991	2011		0.00 %	110.00 %	-4		$344,643.00	$313,311
C2010	Stair Construction	$2.21	S.F.	112,298	100	1991	2091		76.00 %	0.00 %	76			$248,179
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	11,230	30	1991	2021		20.00 %	0.00 %	6			$115,332
C3010	Wall Finishes - Paint	$1.93	S.F.	101,068	10	1991	2001		0.00 %	110.00 %	-14		$214,567.00	$195,061
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	10	1991	2001		0.00 %	0.00 %	-14			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	14,209	8	1991	1999		0.00 %	110.00 %	-16		$132,854.00	$120,777
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	3,220	50	1991	2041		52.00 %	0.00 %	26			$46,658
C3020	Floor Finishes - Epoxy	$4.46	S.F.	3,342	20	1991	2011		0.00 %	110.00 %	-4		$16,396.00	$14,905
C3020	Floor Finishes - Neoprene	$14.46	S.F.	3,629	20	1991	2011		0.00 %	110.00 %	-4		$57,723.00	$52,475
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	18,784	50	1991	2041		52.00 %	0.00 %	26			$995,740
C3020	Floor Finishes - VCT	$9.54	S.F.	69,114	20	1991	2011		0.00 %	110.00 %	-4		$725,282.00	$659,348
C3030	Ceiling Finishes	$9.98	S.F.	112,298	20	1991	2011		0.00 %	110.00 %	-4		$1,232,807.00	$1,120,734
D1010	Elevators and Lifts	$2.10	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$235,826
D2010	Plumbing Fixtures	$17.66	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$1,983,183
D2020	Domestic Water Distribution	$3.99	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$448,069
D2030	Sanitary Waste	$3.41	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$382,936

School Assessment Report - 1991 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 $
D2040	Rain Water Drainage	$0.98	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$110,052
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	112,298	40	1991	2031		40.00 %	0.00 %	16			$46,042
D3020	Heat Generating Systems	$4.55	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$510,956
D3030	Cooling Generating Systems	$4.73	S.F.	112,298	25	1991	2016		4.00 %	0.00 %	1			$531,170
D3040	Distribution & Exhaust Systems	$5.51	S.F.	112,298	30	1991	2021		20.00 %	7.52 %	6		$46,503.65	$618,762
D3050	Terminal & Package Units	$18.52	S.F.	112,298	20	1991	2011		0.00 %	110.00 %	-4		$2,287,735.00	$2,079,759
D3060	Controls & Instrumentation	$3.60	S.F.	112,298	20	1991	2011		0.00 %	110.00 %	-4		$444,700.00	$404,273
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$138,127
D4010	Sprinklers	$4.75	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$533,416
D4020	Standpipes	$0.51	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$57,272
D5010	Electrical Service/Distribution	$1.81	S.F.	112,298	40	1991	2031		40.00 %	0.00 %	16			$203,259
D5020	Branch Wiring	$6.78	S.F.	112,298	30	1991	2021		20.00 %	0.00 %	6			$761,380
D5020	Lighting	$8.90	S.F.	112,298	20	1991	2011		0.00 %	110.00 %	-4		$1,099,397.00	$999,452
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	112,298	15	1991	2006		0.00 %	110.00 %	-9		$691,756.00	$628,869
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	112,298	15	1991	2006		0.00 %	110.00 %	-9		$151,939.00	$138,127
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	112,298	15	1991	2006		0.00 %	110.00 %	-9		$75,352.00	$68,502
D5090	Other Electrical Systems - Emergency Generator	$0.48	S.F.	112,298	20	1991	2011		0.00 %	110.00 %	-4		$59,293.00	$53,903
E1010	Commercial Equipment	$0.00	S.F.	0	20	1991	2011		0.00 %	0.00 %	-4			$0
E1020	Institutional Equipment	$0.40	S.F.	112,298	20	1991	2011		0.00 %	110.00 %	-4		$49,411.00	$44,919
E1090	Other Equipment - Kitchen Equipment	$4.22	S.F.	112,298	20	1991	2011		0.00 %	123.20 %	-4		$583,861.72	$473,898
E2010	Fixed Furnishings	$5.37	S.F.	112,298	20	1991	2011		0.00 %	110.00 %	-4		$663,344.00	$603,040
F1010	Special Structures - Canopies	$0.00	S.F.	0	25	1991	2016		4.00 %	0.00 %	1			$0
								Total	**28.58 %**	**42.02 %**			**$10,563,785.42**	**$25,137,719**

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:	**$10,563,785**	**$601,815**	**$0**	**$0**	**$0**	**$0**	**$9,229,757**	**$0**	**$168,295**	**$0**	**$288,360**	**$20,852,012**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$1,001,516	$0	$0	$0	$0	**$1,001,516**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$135,699	$0	$0	$0	$0	**$135,699**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$1,667,083	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,667,083**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$17,211	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,211**
B3020 - Roof Openings	$1,927	$0	$0	$0	$0	$0	$92,925	$0	$0	$0	$0	**$94,852**
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**

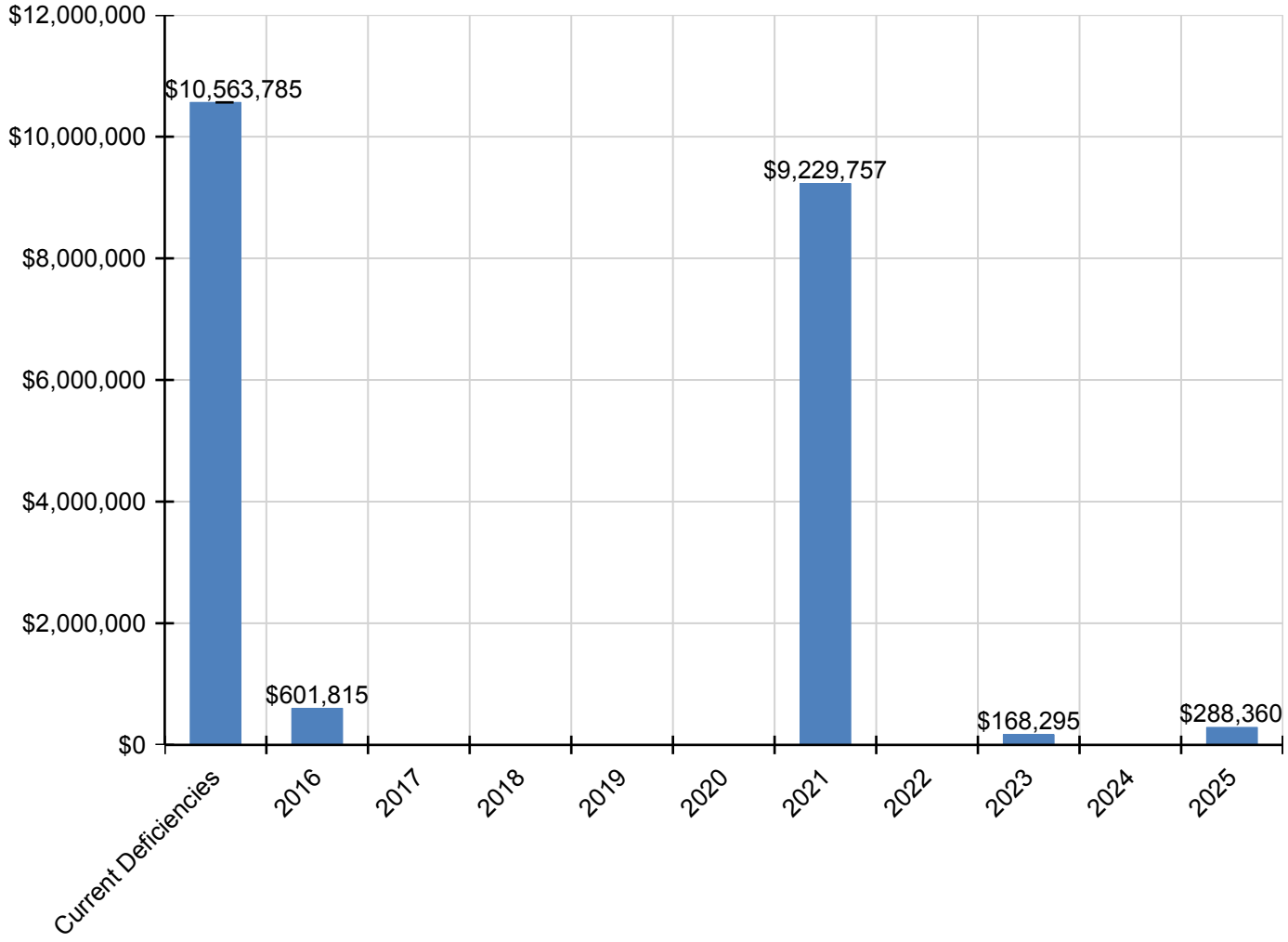
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$256,380	$0	$0	$0	$0	**$256,380**
C1030 - Fittings	$344,643	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$344,643**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$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	$151,483	$0	$0	$0	$0	**$151,483**
C3010 - Wall Finishes - Paint	$214,567	$0	$0	$0	$0	$0	$0	$0	$0	$0	$288,360	**$502,927**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$132,854	$0	$0	$0	$0	$0	$0	$0	$168,295	$0	$0	**$301,149**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Epoxy	$16,396	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,396**
C3020 - Floor Finishes - Neoprene	$57,723	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,723**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$725,282	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$725,282**
C3030 - Ceiling Finishes	$1,232,807	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,232,807**
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	$309,747	$0	$0	$0	$0	**$309,747**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$2,604,826	$0	$0	$0	$0	**$2,604,826**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$588,520	$0	$0	$0	$0	**$588,520**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$502,971	$0	$0	$0	$0	**$502,971**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$144,548	$0	$0	$0	$0	**$144,548**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$671,118	$0	$0	$0	$0	**$671,118**
D3030 - Cooling Generating Systems	$0	$601,815	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$601,815**
D3040 - Distribution & Exhaust Systems	$46,504	$0	$0	$0	$0	$0	$812,717	$0	$0	$0	$0	**$859,221**
D3050 - Terminal & Package Units	$2,287,735	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,287,735**
D3060 - Controls & Instrumentation	$444,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$444,700**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$181,423	$0	$0	$0	$0	**$181,423**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$700,619	$0	$0	$0	$0	**$700,619**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$75,224	$0	$0	$0	$0	**$75,224**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$1,000,040	$0	$0	$0	$0	**$1,000,040**
D5020 - Lighting	$1,099,397	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,099,397**
D5030 - Communications and Security - Clock & PA Systems	$691,756	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$691,756**
D5030 - Communications and Security - Fire Alarm	$151,939	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$151,939**
D5030 - Communications and Security - Security & CCTV	$75,352	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,352**
D5090 - Other Electrical Systems - Emergency Generator	$59,293	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,293**
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	$49,411	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,411**
E1090 - Other Equipment - Kitchen Equipment	$583,862	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$583,862**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$663,344	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$663,344**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



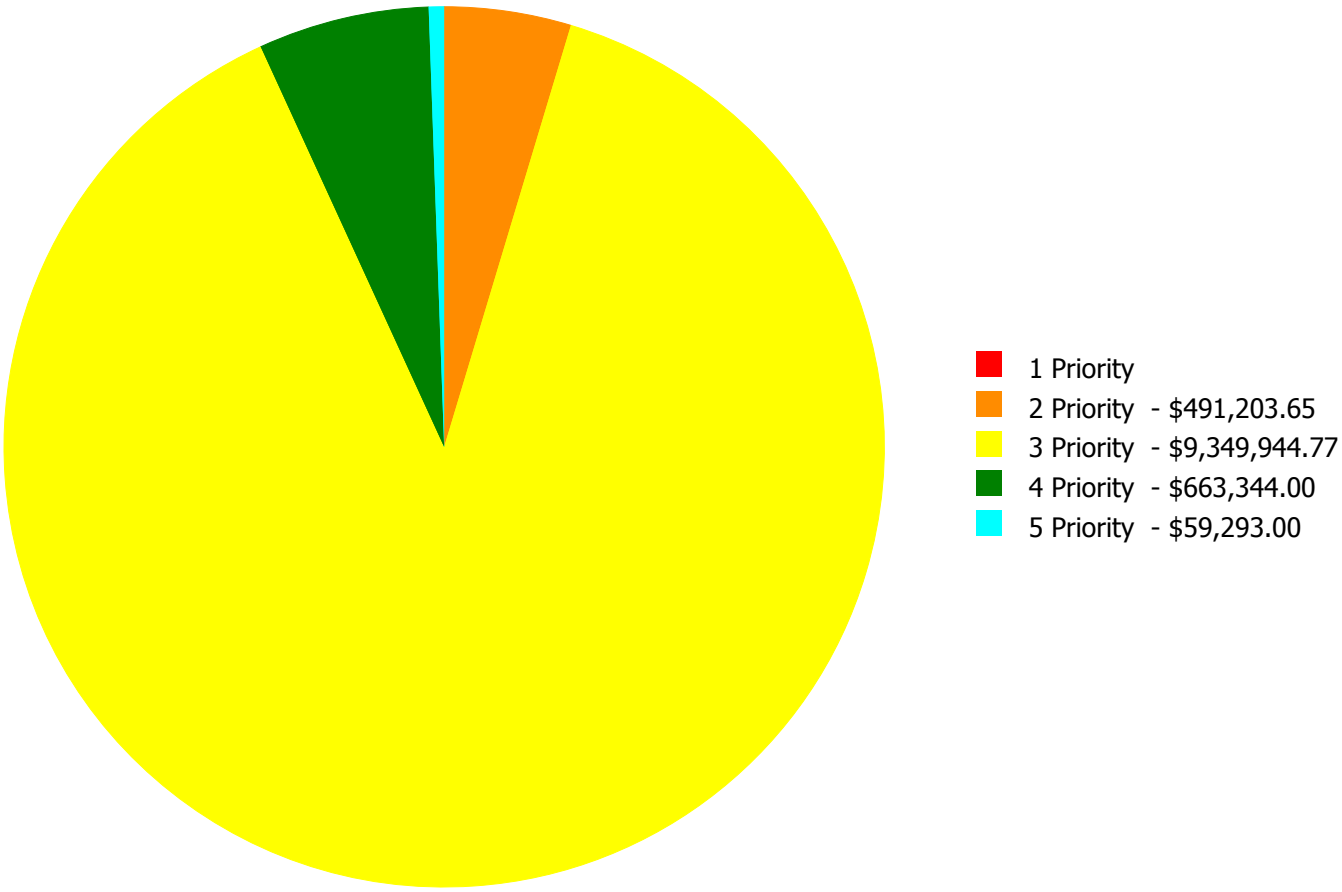
Deficiency Summary by System

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

Budget Estimate Total: $10,563,785.42

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: $10,563,785.42

Deficiency By Priority Investment Table

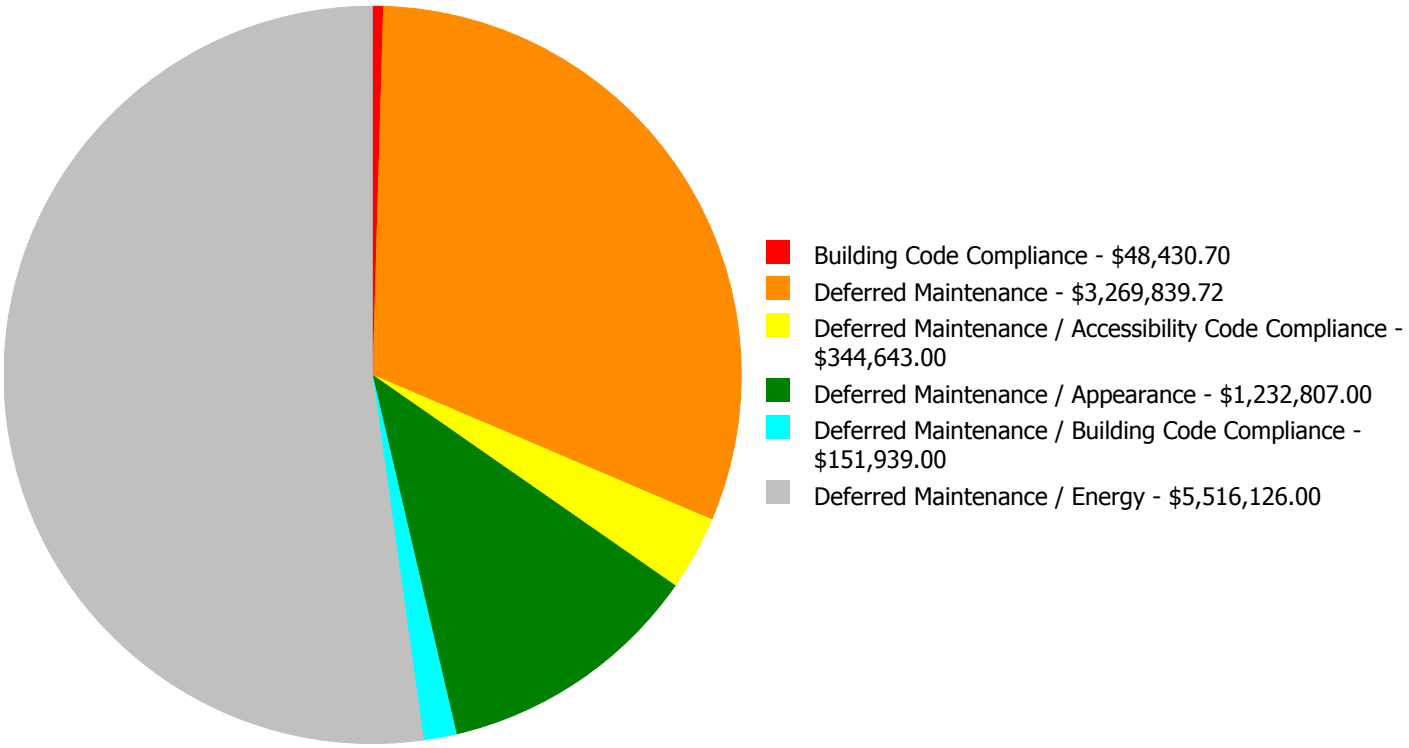
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$1,667,083.00	$0.00	$0.00	$1,667,083.00
B3010	Roof Coverings - Standing Seam Metal	$0.00	$0.00	$17,211.00	$0.00	$0.00	$17,211.00
B3020	Roof Openings	$0.00	$0.00	$1,927.05	$0.00	$0.00	$1,927.05
C1030	Fittings	$0.00	$0.00	$344,643.00	$0.00	$0.00	$344,643.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$214,567.00	$0.00	$0.00	$214,567.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$132,854.00	$0.00	$0.00	$132,854.00
C3020	Floor Finishes - Epoxy	$0.00	$0.00	$16,396.00	$0.00	$0.00	$16,396.00
C3020	Floor Finishes - Neoprene	$0.00	$0.00	$57,723.00	$0.00	$0.00	$57,723.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$725,282.00	$0.00	$0.00	$725,282.00
C3030	Ceiling Finishes	$0.00	$0.00	$1,232,807.00	$0.00	$0.00	$1,232,807.00
D3040	Distribution & Exhaust Systems	$0.00	$46,503.65	$0.00	$0.00	$0.00	$46,503.65
D3050	Terminal & Package Units	$0.00	$0.00	$2,287,735.00	$0.00	$0.00	$2,287,735.00
D3060	Controls & Instrumentation	$0.00	$444,700.00	$0.00	$0.00	$0.00	$444,700.00
D5020	Lighting	$0.00	$0.00	$1,099,397.00	$0.00	$0.00	$1,099,397.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$691,756.00	$0.00	$0.00	$691,756.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$151,939.00	$0.00	$0.00	$151,939.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$75,352.00	$0.00	$0.00	$75,352.00
D5090	Other Electrical Systems - Emergency Generator	$0.00	$0.00	$0.00	$0.00	$59,293.00	$59,293.00
E1020	Institutional Equipment	$0.00	$0.00	$49,411.00	$0.00	$0.00	$49,411.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$583,861.72	$0.00	$0.00	$583,861.72
E2010	Fixed Furnishings	$0.00	$0.00	$0.00	$663,344.00	$0.00	$663,344.00
	Total:	$0.00	$491,203.65	$9,349,944.77	$663,344.00	$59,293.00	$10,563,785.42

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: $10,563,785.42

Deficiency Details by Priority

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

Priority 2 Priority:

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Lower Level

Distress: Inadequate

Category: Building Code Compliance

Priority: 2 Priority

Correction: Add restroom exhaust fan

Qty: 10.00

Unit of Measure: Ea.

Estimate: $46,503.65

Assessor Name: Eduardo Lopez

Date Created: 07/02/2015

Notes: The exhaust systems on the lower level are non-functional or missing, and should be repaired or installed.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 2 Priority

Correction: Renew System

Qty: 112,298.00

Unit of Measure: S.F.

Estimate: $444,700.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

Priority 3 Priority:

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Needs Remediation

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 73,214.00

Unit of Measure: S.F.

Estimate: $1,667,083.00

Assessor Name: Sam Mandola

Date Created: 10/20/2015

Notes: The built up roof covering is nearing the end of its expected service life, damaged, and should be replaced. SPLOST project 426-422 to replace the built up roofing.

System: B3010 - Roof Coverings - Standing Seam Metal

Location: Roof

Distress: Needs Remediation

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 570.00

Unit of Measure: S.F.

Estimate: $17,211.00

Assessor Name: Sam Mandola

Date Created: 10/20/2015

Notes: SPLOST project 426-422 to replace the standing seam metal roof on the ornamental tower of the 1991 building in conjunction with the built up roof.

System: B3020 - Roof Openings

Location: Roof

Distress: Inadequate

Category: Building Code Compliance

Priority: 3 Priority

Correction: Replace roof hatch and structure single unit

Qty: 1.00

Unit of Measure: Ea.

Estimate: $1,927.05

Assessor Name: Sam Mandola

Date Created: 07/02/2015

Notes: The roof opening does not meet OSHA guidelines for access and egress.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 112,298.00

Unit of Measure: S.F.

Estimate: $344,643.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: C3010 - Wall Finishes - Paint

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 101,068.00

Unit of Measure: S.F.

Estimate: $214,567.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Carpet

Location: Media Center, Conference Room, and Offices

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 14,209.00

Unit of Measure: S.F.

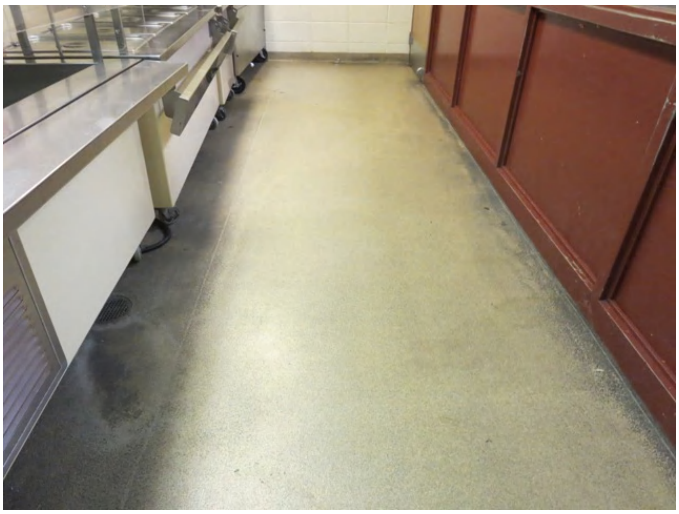
Estimate: $132,854.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Epoxy



Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 3,342.00

Unit of Measure: S.F.

Estimate: $16,396.00

Assessor Name: Eduardo Lopez

Date Created: 12/08/2015

Notes: The epoxy finish is aged, worn, and should be replaced.

System: C3020 - Floor Finishes - Neoprene

Location: Small Gym

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 3,629.00

Unit of Measure: S.F.

Estimate: $57,723.00

Assessor Name: Eduardo Lopez

Date Created: 12/08/2015

Notes: The original rubber tile is in poor conditions, worn and with different areas separating from the substrate, and should be replaced.

System: C3020 - Floor Finishes - VCT

Location: Classrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 69,114.00

Unit of Measure: S.F.

Estimate: $725,282.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: C3030 - Ceiling Finishes

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Appearance

Priority: 3 Priority

Correction: Renew System

Qty: 112,298.00

Unit of Measure: S.F.

Estimate: $1,232,807.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The acoustical ceiling system is damaged due to roof leaks and the environment, and should be replaced after the roof covering is replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 112,298.00

Unit of Measure: S.F.

Estimate: $2,287,735.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The primary water source heat pumps, rooftop air conditioners, and factory-integrated controls are beyond their expected service life, inadequate, and should be scheduled for replacement. An engineering study is recommended in order to determine the required cooling capacity of repurposed classrooms prior to system replacement.

System: D5020 - Lighting

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 112,298.00

Unit of Measure: S.F.

Estimate: $1,099,397.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The lighting system is beyond its expected service life, inadequate, and should be scheduled for replacement in conjunction with the deficient ceiling system.

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 112,298.00

Unit of Measure: S.F.

Estimate: $691,756.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 112,298.00

Unit of Measure: S.F.

Estimate: $151,939.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement. Visible alarms (strobes) are missing in multiple occupancy, common use areas, such as restrooms.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 112,298.00

Unit of Measure: S.F.

Estimate: $75,352.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: E1020 - Institutional Equipment

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 112,298.00

Unit of Measure: S.F.

Estimate: $49,411.00

Assessor Name: Eduardo Lopez

Date Created: 12/29/2015

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

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 112,298.00

Unit of Measure: S.F.

Estimate: $521,287.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen

Distress: Needs Remediation

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Remove/replace grease trap

Qty: 1.00

Unit of Measure: Ea.

Estimate: $62,574.72

Assessor Name: Sam Mandola

Date Created: 07/02/2015

Notes: The grease trap is beyond its expected service life and will be replaced under the SPLOST project 426-422.

Priority 4 Priority:

System: E2010 - Fixed Furnishings

Location:	Throughout Building
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	4 Priority
Correction:	Renew System
Qty:	112,298.00
Unit of Measure:	S.F.
Estimate:	$663,344.00
Assessor Name:	Eduardo Lopez
Date Created:	04/11/2015

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

Priority 5 Priority:

System: D5090 - Other Electrical Systems - Emergency Generator

Location:	Mechanical Room
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	5 Priority
Correction:	Renew System
Qty:	112,298.00
Unit of Measure:	S.F.
Estimate:	$59,293.00
Assessor Name:	Eduardo Lopez
Date Created:	07/02/2015

Notes: The emergency generator is beyond its expected service life, but is sheltered and well maintained. Emergency generator to be replaced under SPLOST project 421-321-015G, Bulk Purchase Program Emergency Generator Installation.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	2003
Last Renovation:	
Replacement Value:	$949,207
Repair Cost:	$78,697.00
Total FCI:	8.29 %
Total RSLI:	63.52 %
FCA Score:	91.71

Description:

The 2003 gymnasium at Shadow Rock Elementary School / Shadow Rock Center is a one-story building located at 1040 Kingway Drive in Lithonia, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	85.42 %	0.00 %	$0.00
B30 - Roofing	82.96 %	0.00 %	$0.00
C10 - Interior Construction	74.09 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	38.15 %	9.64 %	$8,496.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	60.19 %	0.00 %	$0.00
D30 - HVAC	24.97 %	62.82 %	$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	43.67 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**63.52 %**	**8.29 %**	**$78,697.00**

Photo Album

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

1). Southwest Elevation - Jul 01, 2015

2). Northwest Elevation - Jul 01, 2015

3). Northeast Elevation - Jul 01, 2015

4). Southeast Elevation - Jul 01, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.34	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$51,165
A1020	Special Foundations	$4.46	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
A1030	Slab on Grade	$6.21	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$34,018
A2010	Basement Excavation	$0.18	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
A2020	Basement Walls	$2.47	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
B1010	Floor Construction	$2.65	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
B1020	Roof Construction	$21.36	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$117,010
B2010	Exterior Walls	$19.80	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$108,464
B2020	Exterior Windows	$9.36	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
B2030	Exterior Doors	$2.01	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$11,011
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	2003	2013		0.00 %	0.00 %	-2			$0
B3010	Roof Coverings - BUR	$6.49	S.F.	0	25	2003	2028		52.00 %	0.00 %	13			$0
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	2003	2018		20.00 %	0.00 %	3			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	5,478	75	2003	2078		84.00 %	0.00 %	63			$65,243
B3020	Roof Openings	$0.54	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$2,958
C1010	Partitions	$12.78	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$70,009
C1020	Interior Doors	$4.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$18,954
C2010	Stair Construction	$0.00	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
C3010	Wall Finishes - Paint	$1.41	S.F.	5,478	10	2003	2013		0.00 %	109.99 %	-2		$8,496.00	$7,724
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	2003	2013		0.00 %	0.00 %	-2			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	0	8	2003	2011		0.00 %	0.00 %	-4			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	280	50	2003	2053		76.00 %	0.00 %	38			$4,057
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	2003	2053		76.00 %	0.00 %	38			$0
C3020	Floor Finishes - VCT	$5.01	S.F.	492	20	2003	2023		40.00 %	0.00 %	8			$2,465
C3020	Floor Finishes - Wood	$10.68	S.F.	4,706	20	2003	2023		40.00 %	0.00 %	8			$50,260
C3030	Ceiling Finishes	$4.31	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$23,610
D1010	Elevators and Lifts	$0.00	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D2010	Plumbing Fixtures	$9.66	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$52,917
D2020	Domestic Water Distribution	$5.85	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$32,046
D2030	Sanitary Waste	$0.87	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$4,766
D2040	Rain Water Drainage	$0.22	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$1,205

School Assessment Report - 2003 Gymnasium

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$1,753
D3020	Heat Generating Systems	$4.02	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$22,022
D3030	Cooling Generating Systems	$4.17	S.F.	0	25	2003	2028		52.00 %	0.00 %	13			$0
D3040	Distribution & Exhaust Systems	$4.47	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$24,487
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	2003	2018	2015	0.00 %	110.00 %	0		$70,201.00	$63,819
D3060	Controls & Instrumentation	$0.26	S.F.	5,487	20	2003	2023	2015	0.00 %	0.00 %	0			$1,427
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D4010	Sprinklers	$3.84	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D4020	Standpipes	$0.51	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$28,705
D5020	Lighting	$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$28,705
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$30,677
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$11,668
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$4,821
D5090	Other Electrical Systems - Emergency Generator	$0.32	S.F.	0	15	2003	2018		20.00 %	0.00 %	3			$0
E1010	Commercial Equipment	$6.54	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
E1020	Institutional Equipment	$7.89	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$43,221
E1090	Other Equipment	$0.88	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
E2010	Fixed Furnishings	$2.00	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			$0
F1010	Special Structures - Canopies	$1.61	S.F.	0	25	2003	2028		52.00 %	0.00 %	13			$0
								Total	**63.52 %**	**8.29 %**			**$78,697.00**	**$949,207**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$78,697**	**$0**	**$0**	**$56,693**	**$0**	**$0**	**$0**	**$0**	**$193,006**	**$0**	**$11,418**	**$339,814**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

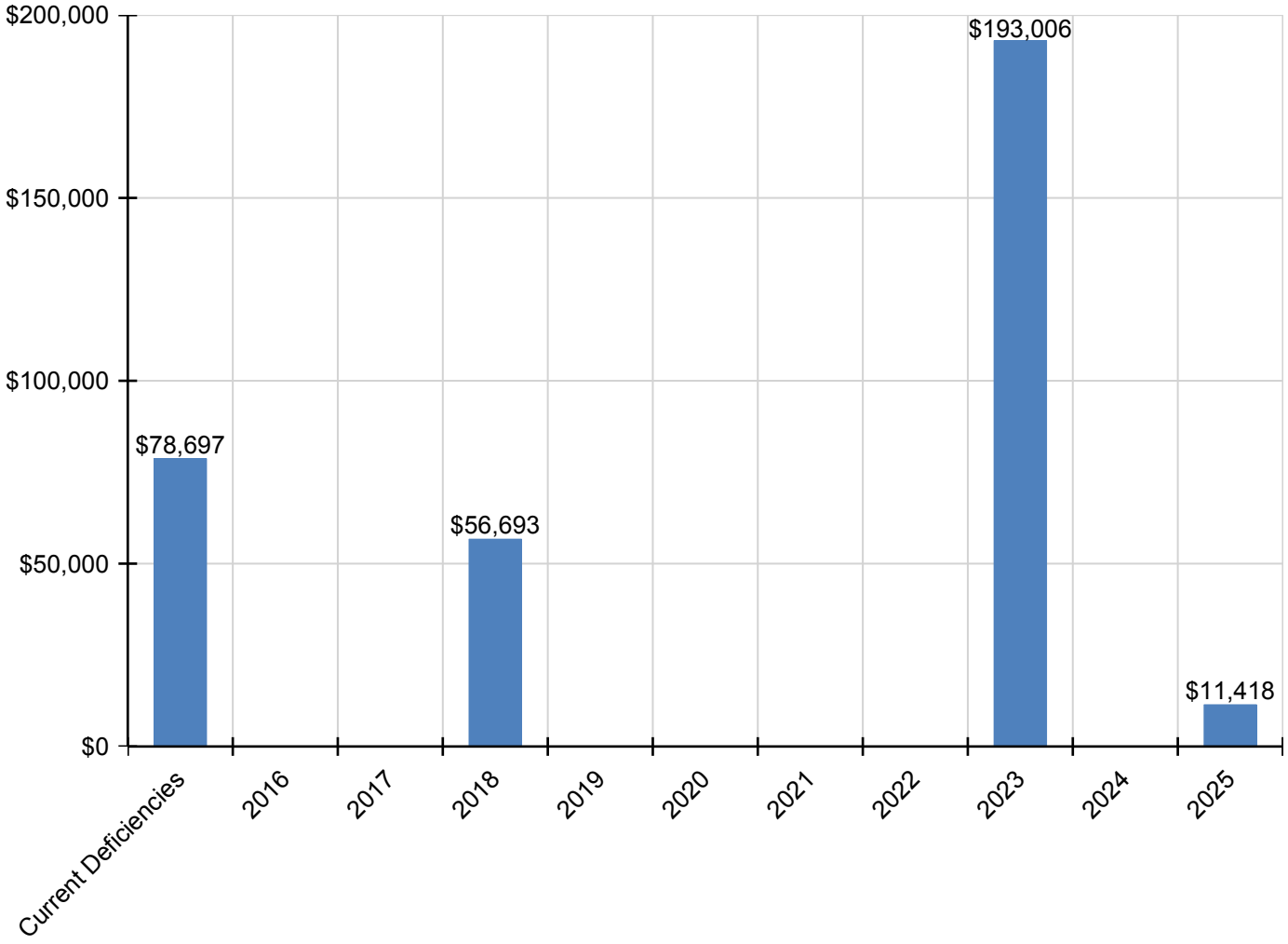
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$26,411	$0	$0	**$26,411**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$8,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,418	**$19,914**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$3,434	$0	$0	**$3,434**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$70,035	$0	$0	**$70,035**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$32,899	$0	$0	**$32,899**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$70,201	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,201**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$0	$0	$0	$36,873	$0	$0	$0	$0	$0	$0	$0	**$36,873**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$14,025	$0	$0	$0	$0	$0	$0	$0	**$14,025**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$5,795	$0	$0	$0	$0	$0	$0	$0	**$5,795**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$60,227	$0	$0	**$60,227**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

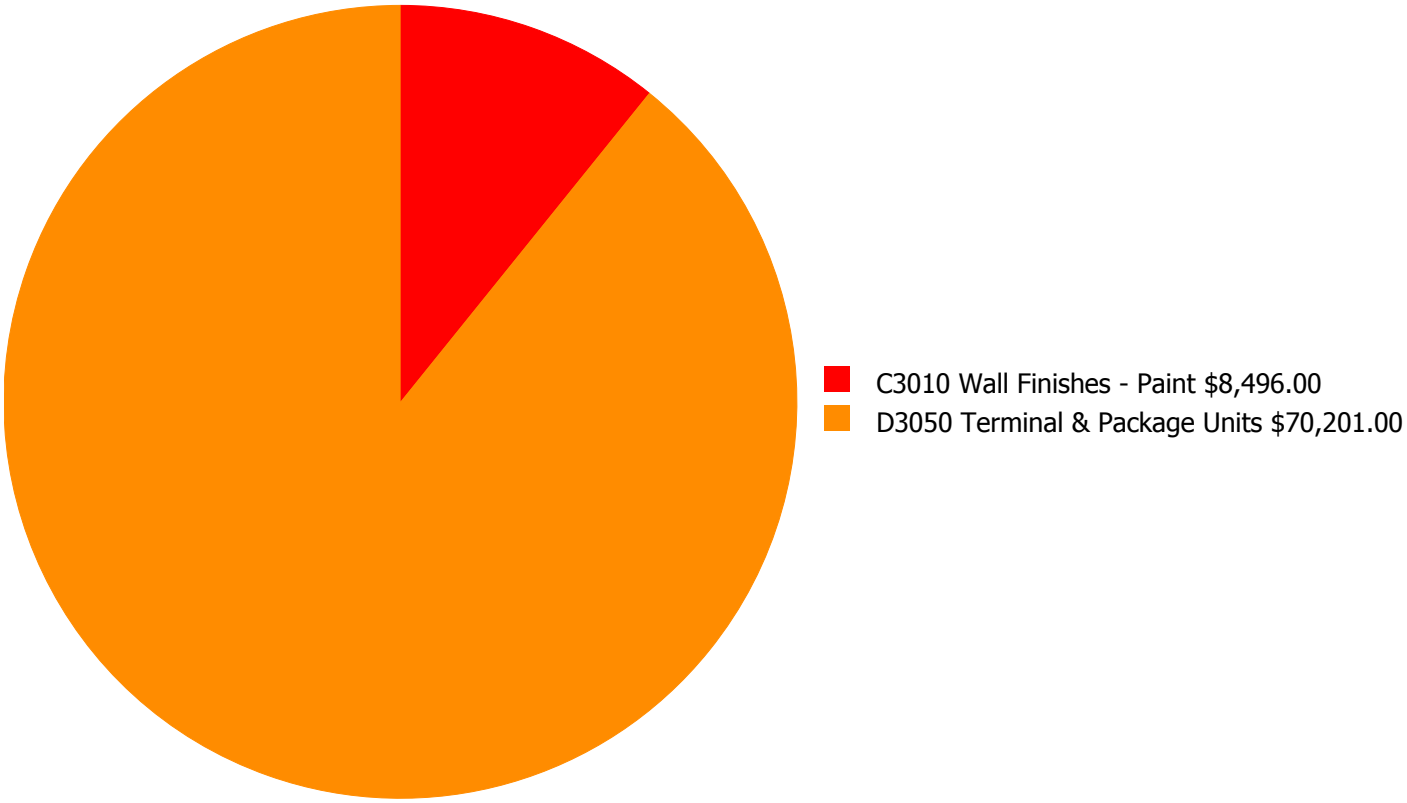
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

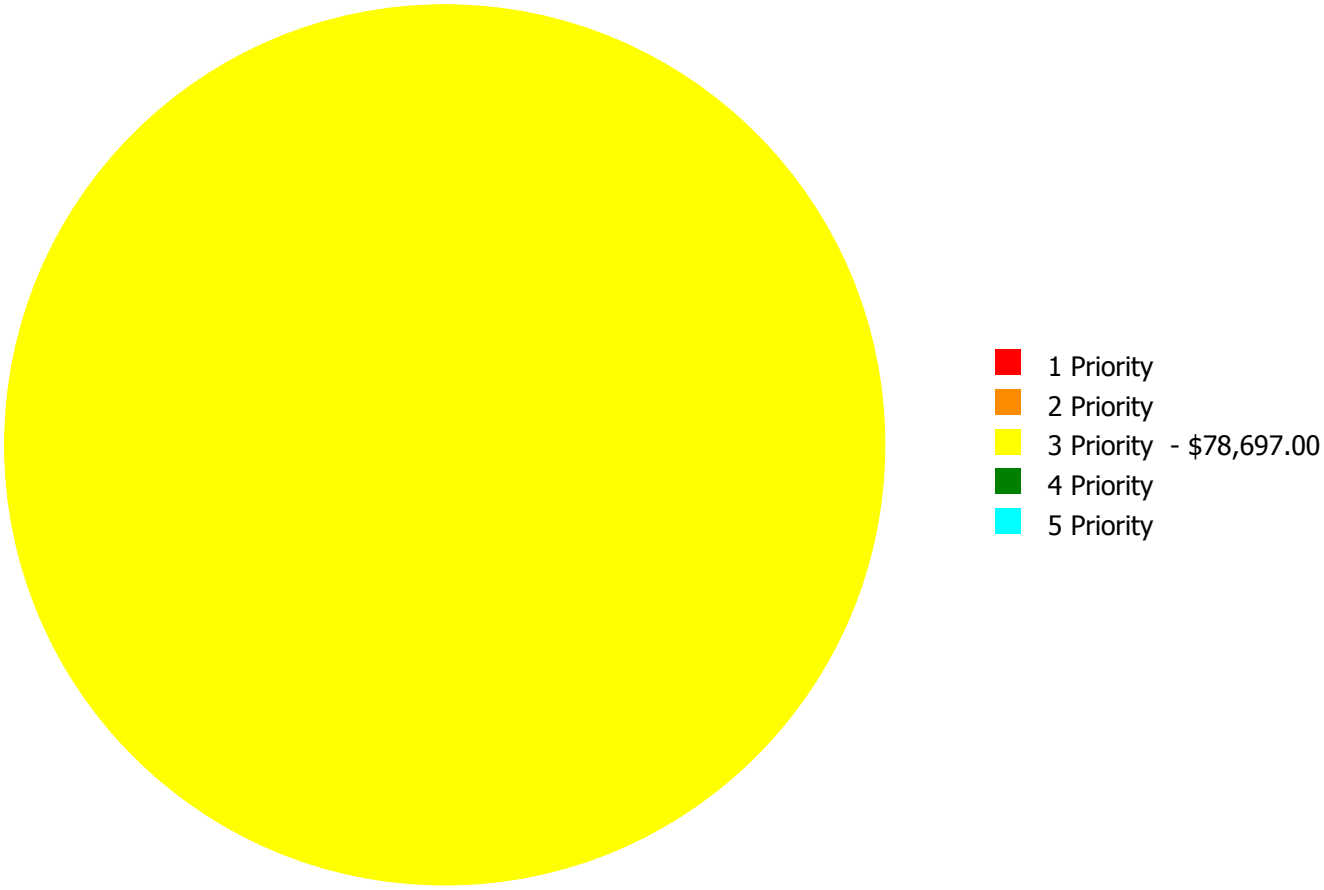
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $78,697.00

Deficiency Summary by Priority

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



Budget Estimate Total: $78,697.00

Deficiency By Priority Investment Table

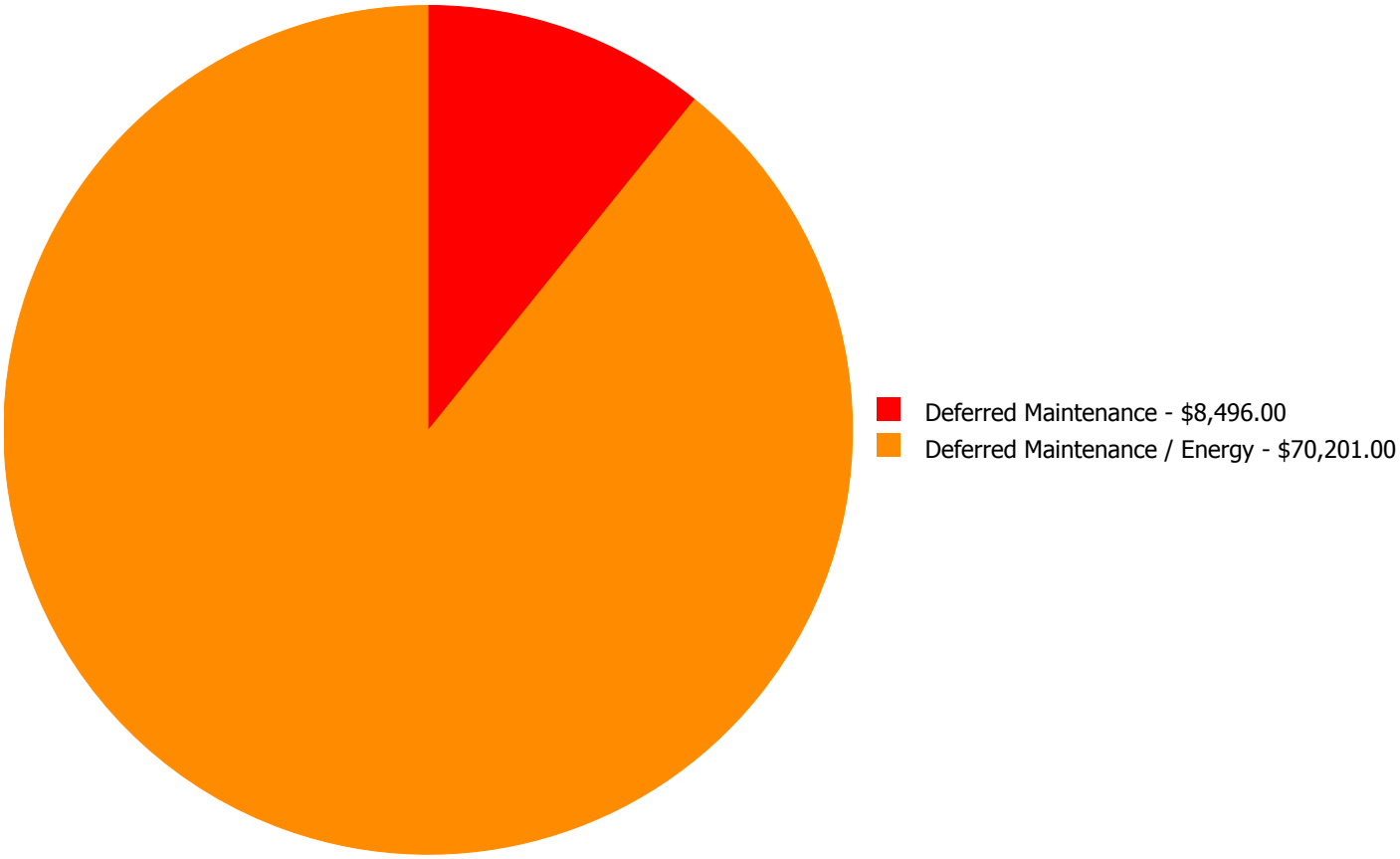
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C3010	Wall Finishes - Paint	$0.00	$0.00	$8,496.00	$0.00	$0.00	$8,496.00
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
	Total:	$0.00	$0.00	$78,697.00	$0.00	$0.00	$78,697.00

Deficiency Summary by Category

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



Budget Estimate Total: $78,697.00

Deficiency Details by Priority

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

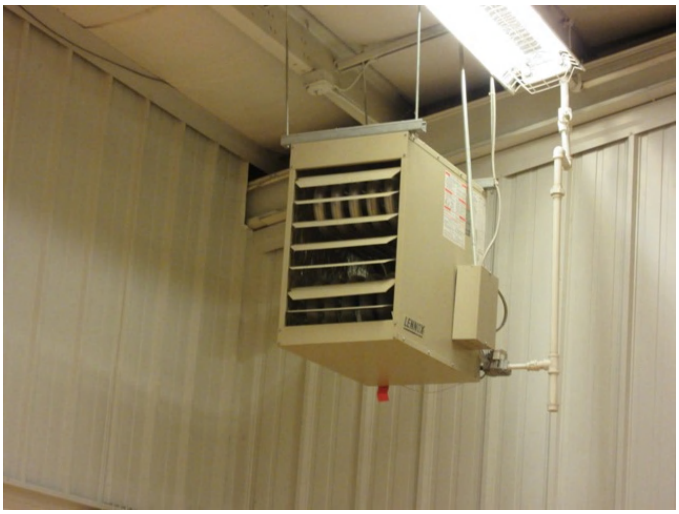
Priority 3 Priority:

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,478.00
Unit of Measure: S.F.
Estimate: $8,496.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units



Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 5,478.00
Unit of Measure: S.F.
Estimate: $70,201.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The primary heating and cooling system consists of gas fire units heater, ventilation fans, and single PTAC unit in the office, which are inadequate and nearing the end of their expected life. These units should be replaced with a packaged system. SPLOST project 426-422 to install a 20 ton HVAC package in the gym.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	118,576
Year Built:	1991
Last Renovation:	
Replacement Value:	$2,677,675
Repair Cost:	$833,667.29
Total FCI:	31.13 %
Total RSLI:	24.90 %
FCA Score:	68.87

Description:

The Shadow Rock Elementary School / Shadow Rock Center site was originally constructed in 1991, has a total area of 15.2 acres, and is occupied by approximately 118,576 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, playing fields, playgrounds and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1775

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	6.20 %	54.29 %	$746,276.78
G30 - Site Mechanical Utilities	50.72 %	0.00 %	$0.00
G40 - Site Electrical Utilities	32.53 %	20.03 %	$87,390.51
Totals:	**24.90 %**	**31.13 %**	**$833,667.29**

Photo Album

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

1). Aerial Image of Shadow Rock Elementary School / Shadow Rock Center - Oct 22, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	72,296	25	1991	2016	2015	0.00 %	110.00 %	0		$411,147.35	$373,770
G2020	Parking Lots	$4.56	S.F.	29,107	25	1991	2016	2015	0.00 %	110.00 %	0		$146,000.71	$132,728
G2030	Pedestrian Paving	$1.50	S.F.	118,576	30	1991	2021		20.00 %	0.00 %	6			$177,864
G2040	Baseball Field	$8.35	S.F.		20				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.		25				0.00 %	0.00 %				$0
G2040	Covered Walkways (1991)	$48.72	S.F.	1,715	25	1991	2016		4.00 %	0.00 %	1			$83,555
G2040	Covered Walkways (2003)	$48.72	S.F.	1,826	25	2003	2028		52.00 %	0.00 %	13			$88,963
G2040	Fencing & Guardrails	$0.91	S.F.	118,576	30				0.00 %	0.00 %				$107,904
G2040	Football Field	$5.85	S.F.		20				0.00 %	0.00 %				$0
G2040	Hard Surface Play Area	$6.26	S.F.		20				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	60,665	20	1991	2011		0.00 %	0.00 %	-4			$237,807
G2040	Soccer/Lacross Field	$5.00	S.F.		20				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		20				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.		20				0.00 %	0.00 %				$0
G2040	Track	$7.04	S.F.		10				0.00 %	0.00 %				$0
G2050	Landscaping	$1.45	S.F.	118,576	15	1991	2006		0.00 %	110.00 %	-9		$189,128.72	$171,935
G3010	Water Supply	$1.83	S.F.	118,576	50	1991	2041		52.00 %	0.00 %	26			$216,994
G3020	Sanitary Sewer	$1.15	S.F.	118,576	50	1991	2041		52.00 %	0.00 %	26			$136,362
G3030	Storm Sewer	$3.55	S.F.	118,576	50	1991	2041		52.00 %	0.00 %	26			$420,945
G3060	Fuel Distribution	$0.78	S.F.	118,576	40	1991	2031		40.00 %	0.00 %	16			$92,489
G4010	Electrical Distribution	$1.86	S.F.	118,576	50	1991	2041		52.00 %	0.00 %	26			$220,551
G4020	Site Lighting	$1.15	S.F.	118,576	30	1991	2021		20.00 %	0.00 %	6			$136,362
G4030	Site Communications & Security	$0.67	S.F.	118,576	10	1991	2001		0.00 %	110.00 %	-14		$87,390.51	$79,446
								Total	**24.90 %**	**31.13 %**			**$833,667.29**	**$2,677,675**

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.

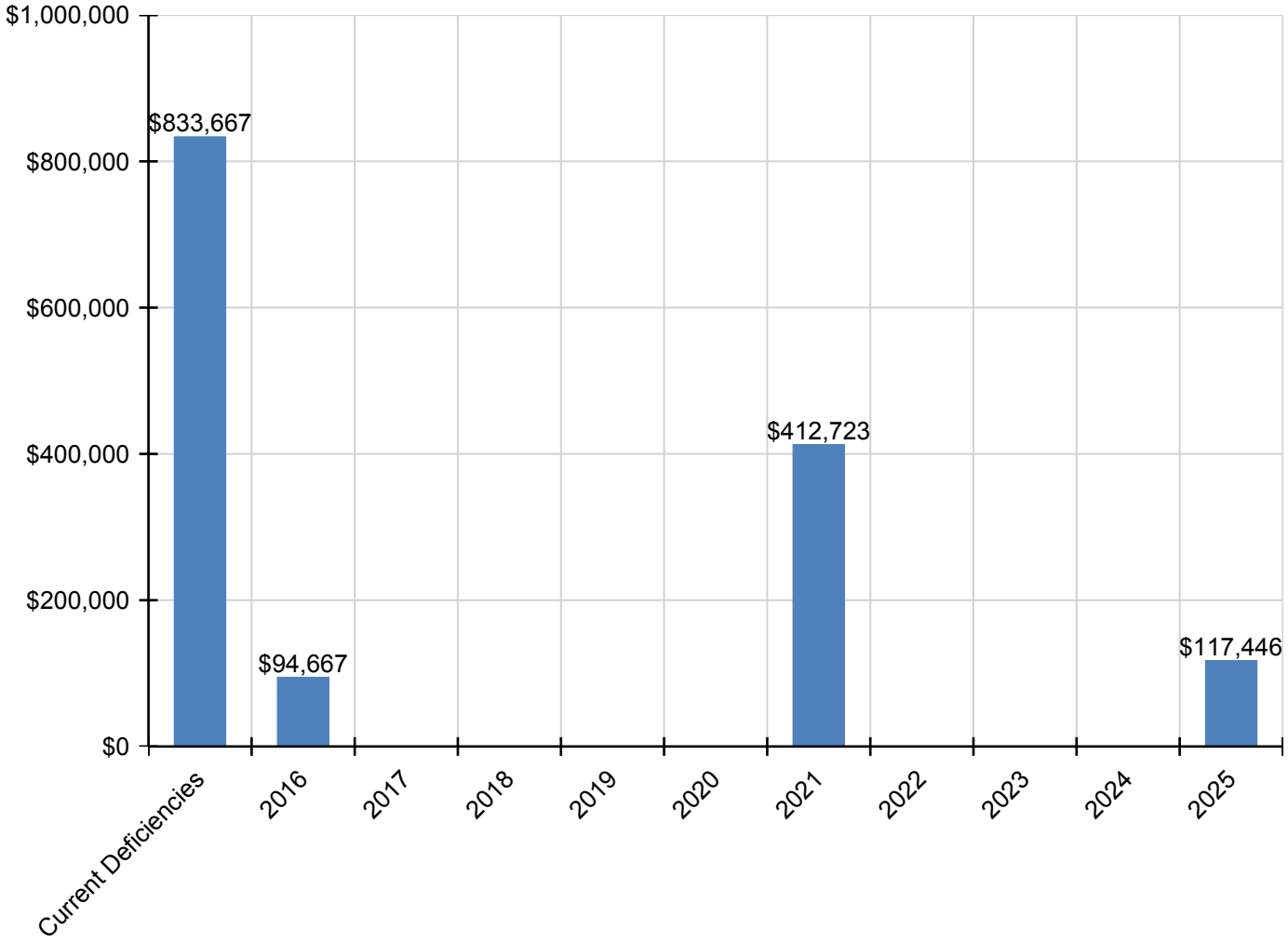
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$833,667**	**$94,667**	**$0**	**$0**	**$0**	**$0**	**$412,723**	**$0**	**$0**	**$0**	**$117,446**	**$1,458,504**
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	$411,147	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$411,147**
G2020 - Parking Lots	$146,001	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$146,001**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$233,616	$0	$0	$0	$0	**$233,616**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways (1991)	$0	$94,667	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$94,667**
G2040 - Covered Walkways (2003)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$189,129	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$189,129**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$179,107	$0	$0	$0	$0	**$179,107**
G4030 - Site Communications & Security	$87,391	$0	$0	$0	$0	$0	$0	$0	$0	$0	$117,446	**$204,837**

** Indicates non-renewable system*

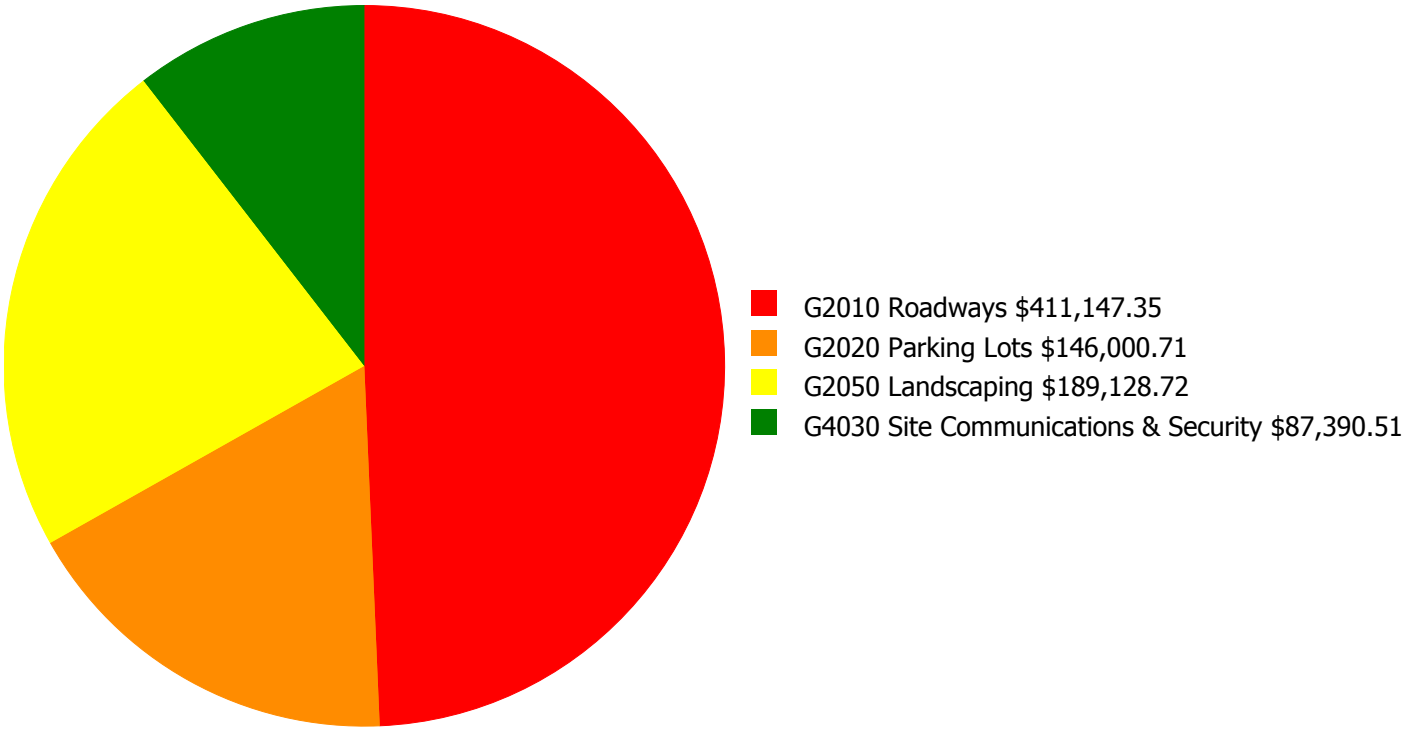
Forecasted Capital Renewal Requirement

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

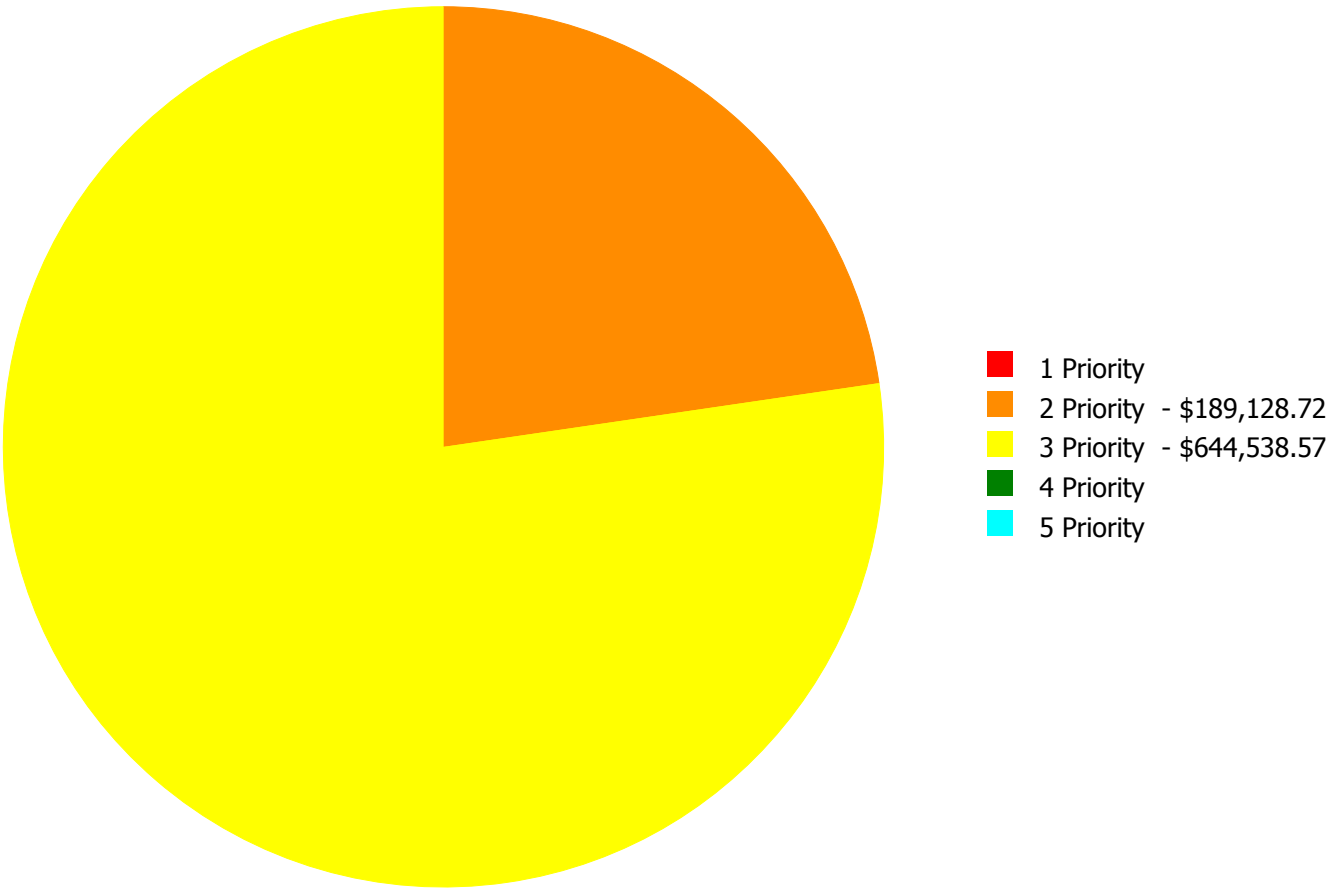
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $833,667.29

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: $833,667.29

Deficiency By Priority Investment Table

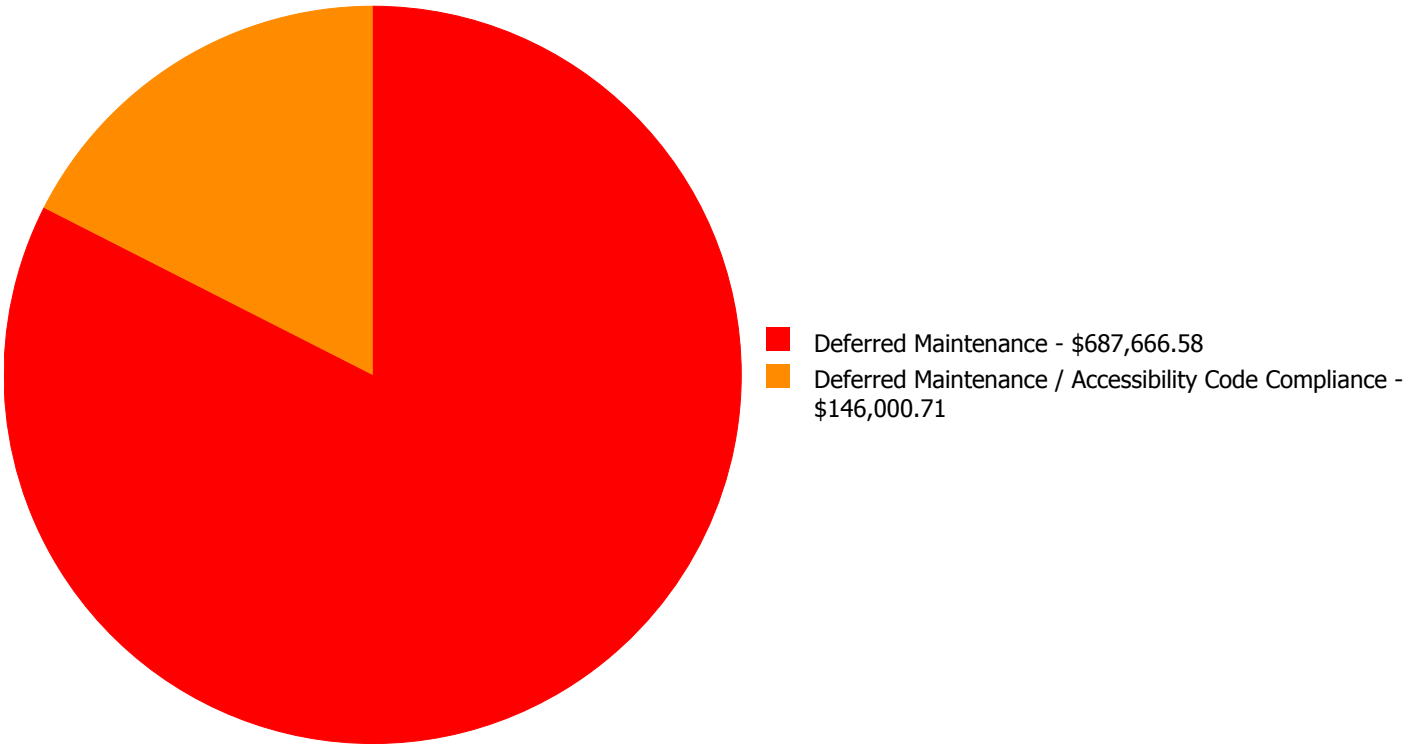
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$411,147.35	$0.00	$0.00	$411,147.35
G2020	Parking Lots	$0.00	$0.00	$146,000.71	$0.00	$0.00	$146,000.71
G2050	Landscaping	$0.00	$189,128.72	$0.00	$0.00	$0.00	$189,128.72
G4030	Site Communications & Security	$0.00	$0.00	$87,390.51	$0.00	$0.00	$87,390.51
	Total:	$0.00	$189,128.72	$644,538.57	$0.00	$0.00	$833,667.29

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: $833,667.29

Deficiency Details by Priority

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

Priority 2 Priority:

System: G2050 - Landscaping

Location:	Northeast Side of Site
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	2 Priority
Correction:	Renew System
Qty:	118,576.00
Unit of Measure:	S.F.
Estimate:	$189,128.72
Assessor Name:	Eduardo Lopez
Date Created:	07/01/2015

Notes: Landscaping is beyond its expected service life, damaged and missing in many areas, and should be replaced to prevent erosion.

Priority 3 Priority:

System: G2010 - Roadways

Location: East Side of Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 72,296.00

Unit of Measure: S.F.

Estimate: $411,147.35

Assessor Name: Eduardo Lopez

Date Created: 07/01/2015

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

System: G2020 - Parking Lots

Location: South Side of Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 29,107.00

Unit of Measure: S.F.

Estimate: $146,000.71

Assessor Name: Eduardo Lopez

Date Created: 07/01/2015

Notes: The parking lot is beyond its expected service life, is not ADA compliant, has many repairs and potholes, and should be replaced and re-striped. A striped accessible route from accessible parking to the sidewalk is missing.

System: G4030 - Site Communications & Security

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 118,576.00

Unit of Measure: S.F.

Estimate: $87,390.51

Assessor Name: Eduardo Lopez

Date Created: 07/02/2015

Notes: The site communications and security 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:	Elementary School
Gross Area (SF):	400
Year Built:	1991
Last Renovation:	
Replacement Value:	$38,516
Repair Cost:	$7,388.00
Total FCI:	19.18 %
Total RSLI:	53.19 %
FCA Score:	80.82

Description:

Storage building 1 at Shadow Rock Elementary School / Shadow Rock Center is a one-story building located at 1040 Kingway Drive in Lithonia, Georgia. Originally built in 1991, there have been no additions and no renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Building Codes:	Fire Sprinkler System:

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	76.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	76.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	74.86 %	0.00 %	$0.00
B30 - Roofing	0.00 %	110.01 %	$7,388.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	20.00 %	0.00 %	$0.00
Totals:	**53.19 %**	**19.18 %**	**$7,388.00**

Photo Album

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

1). West Elevation - Jul 01, 2015

2). South Elevation - Jul 01, 2015

3). North Elevation - Jul 01, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	400	100	1991	2091		76.00 %	0.00 %	76			$1,796
A1030	Slab on Grade	$3.60	S.F.	400	100	1991	2091		76.00 %	0.00 %	76			$1,440
A2010	Basement Excavation	$0.22	S.F.	0	100	1991	2091		76.00 %	0.00 %	76			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1991	2091		76.00 %	0.00 %	76			$0
B1020	Roof Construction	$16.33	S.F.	400	100	1991	2091		76.00 %	0.00 %	76			$6,532
B2010	Exterior Walls	$38.65	S.F.	400	100	1991	2091		76.00 %	0.00 %	76			$15,460
B2020	Exterior Windows	$4.87	S.F.	0	30	1991	2021		20.00 %	0.00 %	6			$0
B2030	Exterior Doors	$0.80	S.F.	400	30	1991	2021		20.00 %	0.00 %	6			$320
B3010	Roof Coverings	$16.79	S.F.	400	20	1991	2011		0.00 %	110.01 %	-4		$7,388.00	$6,716
C1010	Partitions	$13.04	S.F.	0	40	1991	2031		40.00 %	0.00 %	16			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1991	2021		20.00 %	0.00 %	6			$0
C1030	Fittings	$3.04	S.F.	0	20	1991	2011		0.00 %	0.00 %	-4			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1991	2011		0.00 %	0.00 %	-4			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1991	2011		0.00 %	0.00 %	-4			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1991	2011		0.00 %	0.00 %	-4			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1991	2021		20.00 %	0.00 %	6			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	400	30	1991	2021		20.00 %	0.00 %	6			$1,224
D5020	Lighting and Branch Wiring	$12.57	S.F.	400	30	1991	2021		20.00 %	0.00 %	6			$5,028
								Total	**53.19 %**	**19.18 %**			**$7,388.00**	**$38,516**

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.

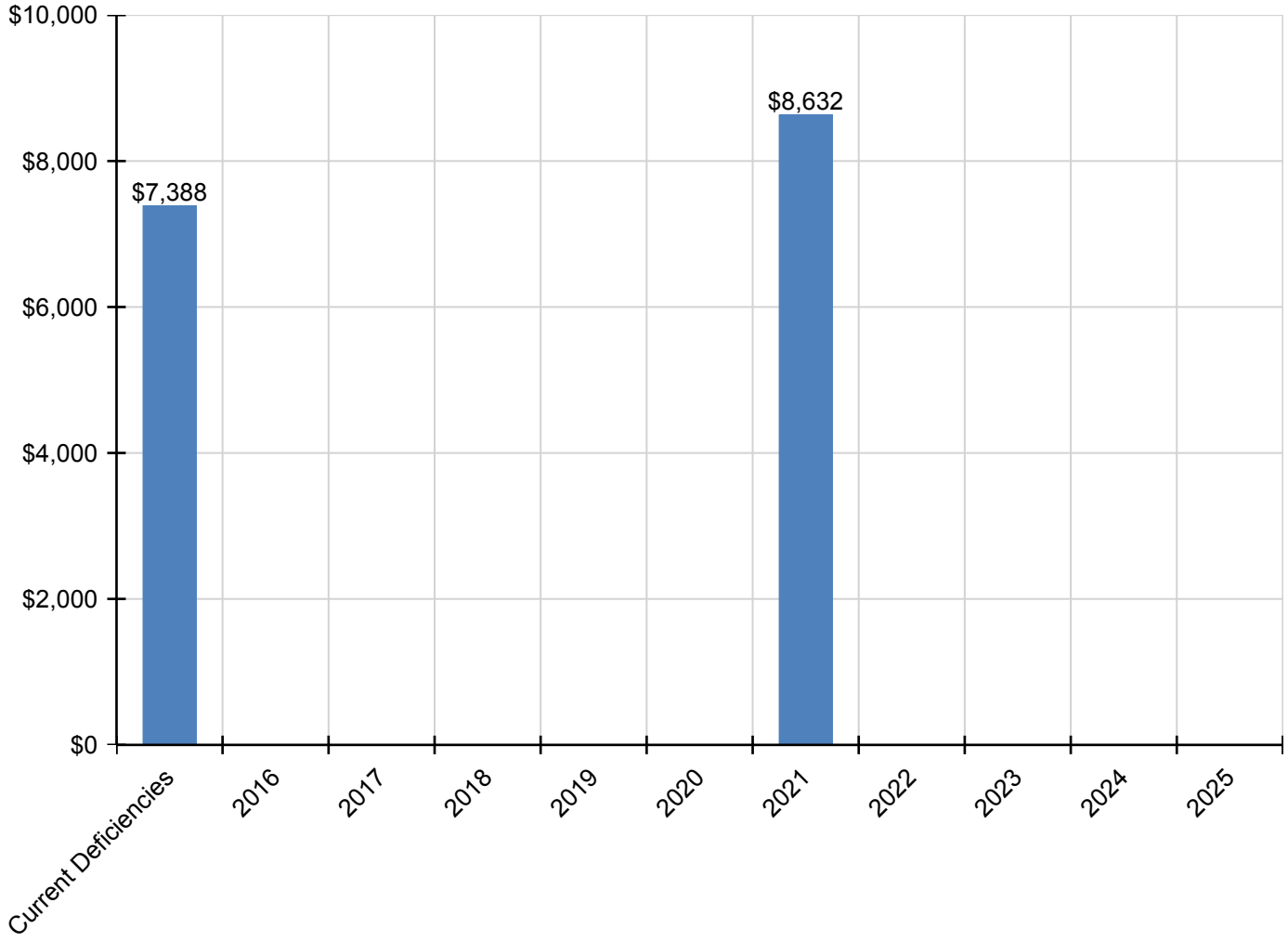
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$7,388**	**$0**	**$0**	**$0**	**$0**	**$0**	**$8,632**	**$0**	**$0**	**$0**	**$0**	**$16,020**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$420	$0	$0	$0	$0	**$420**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$7,388	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,388**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$1,607	$0	$0	$0	$0	**$1,607**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$6,604	$0	$0	$0	$0	**$6,604**

** Indicates non-renewable system*

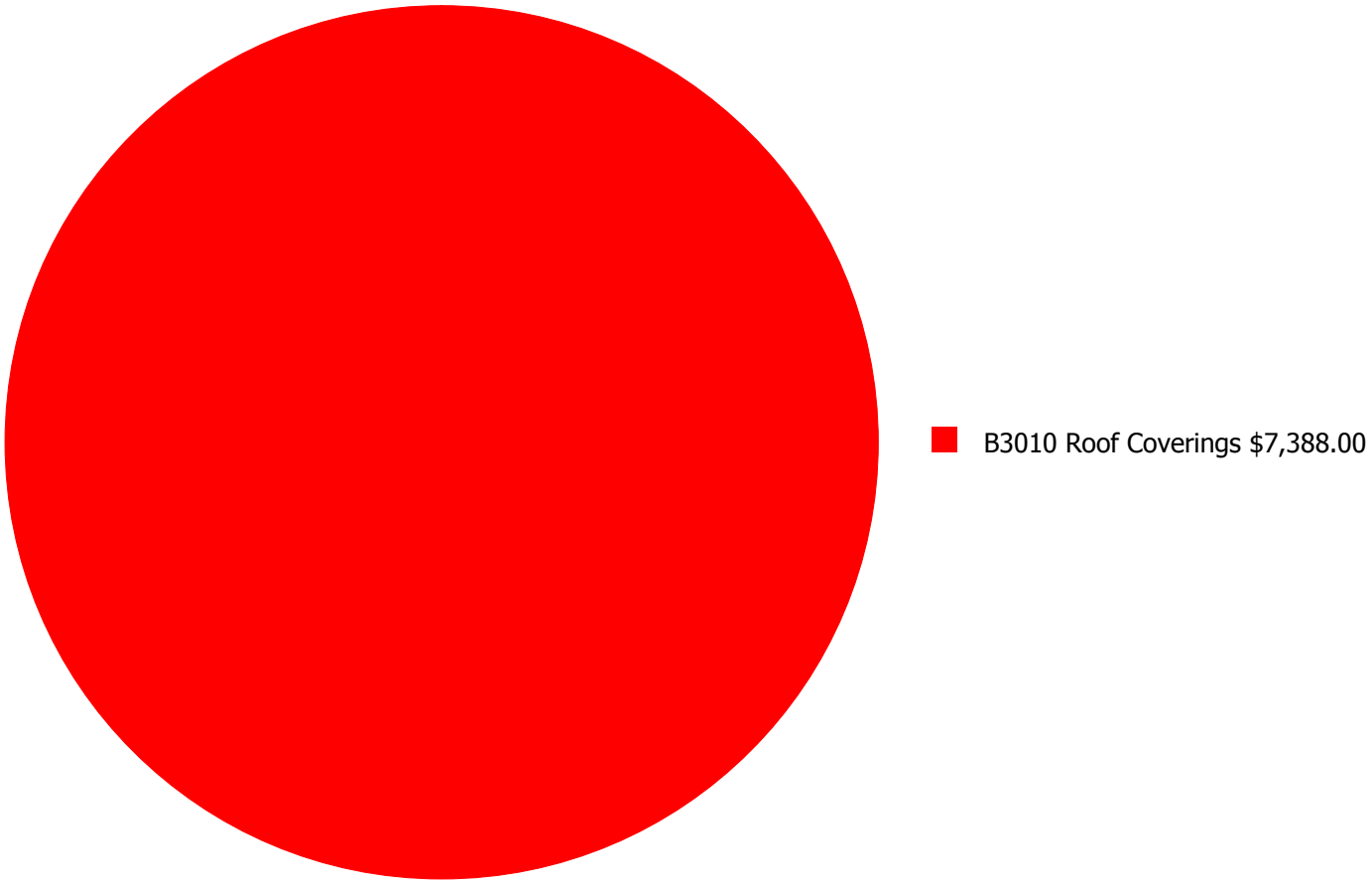
Forecasted Capital Renewal Requirement

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

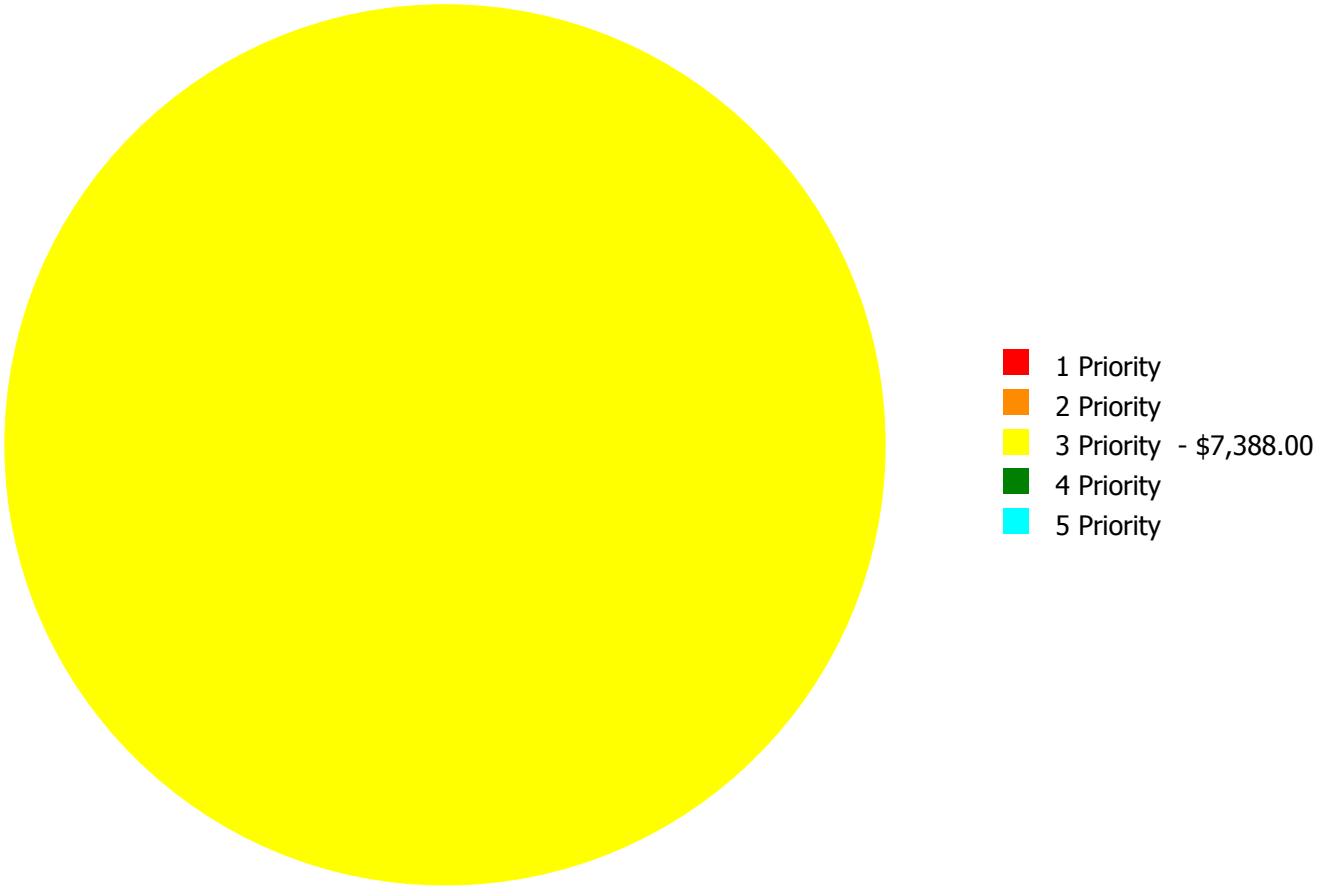
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $7,388.00

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: $7,388.00

Deficiency By Priority Investment Table

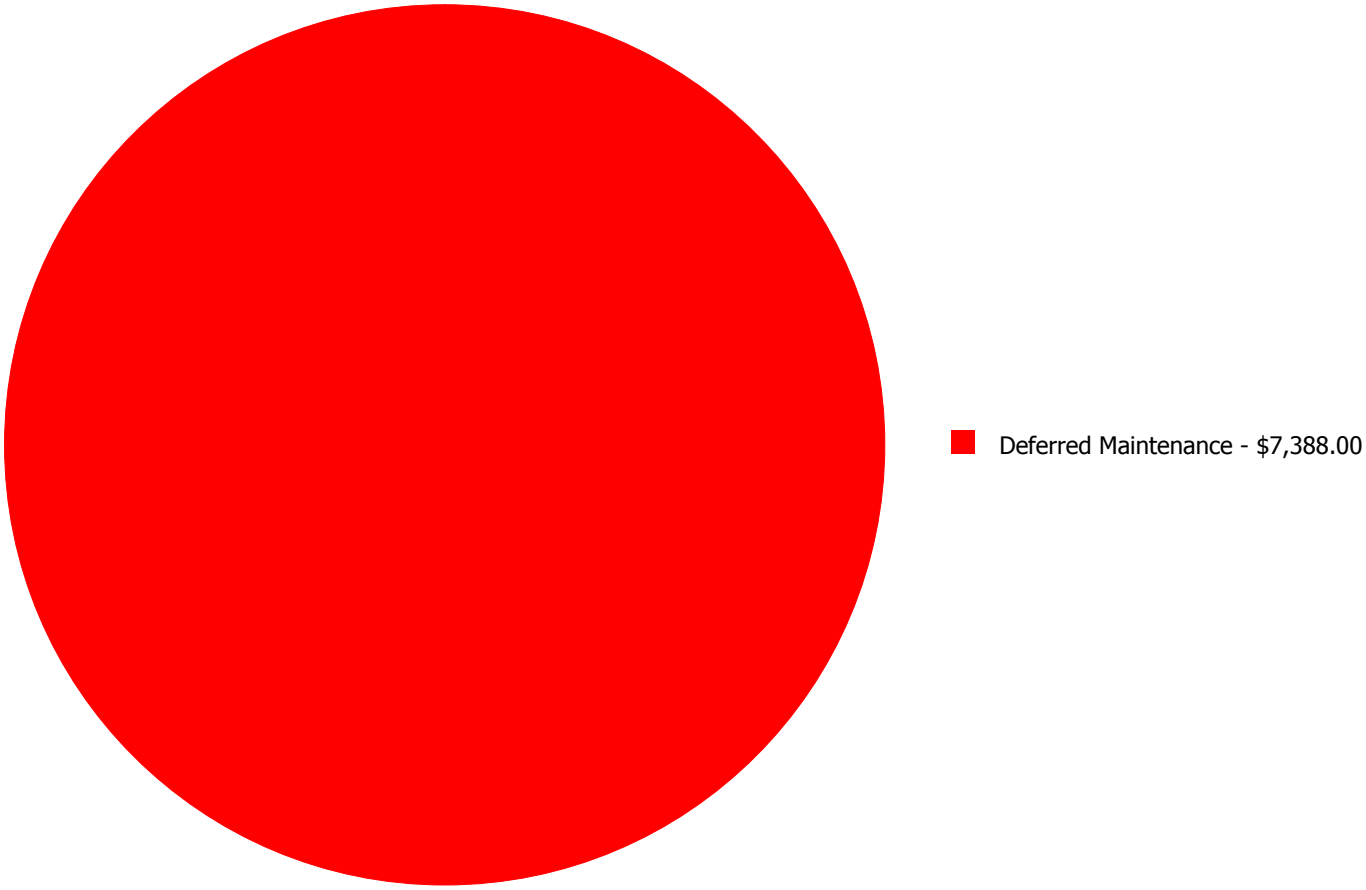
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings	$0.00	$0.00	$7,388.00	$0.00	$0.00	$7,388.00
	Total:	$0.00	$0.00	$7,388.00	$0.00	$0.00	$7,388.00

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: $7,388.00

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

Location:	Roof
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 Priority
Correction:	Renew System
Qty:	400.00
Unit of Measure:	S.F.
Estimate:	$7,388.00
Assessor Name:	Sam Mandola
Date Created:	07/01/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	400
Year Built:	1991
Last Renovation:	
Replacement Value:	$55,756
Repair Cost:	$7,388.00
Total FCI:	13.25 %
Total RSLI:	43.82 %
FCA Score:	86.75

Description:

Storage building 2 at Shadow Rock Elementary School / Shadow Rock Center is a one-story building located at 1040 Kingway Drive in Lithonia, Georgia. Originally built in 1991, there have been no additions and no renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Building Codes:	Fire Sprinkler System:

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	76.00 %	0.00 %	$0.00
A20 - Basement Construction	76.00 %	0.00 %	$0.00
B10 - Superstructure	76.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.84 %	0.00 %	$0.00
B30 - Roofing	0.00 %	110.01 %	$7,388.00
C10 - Interior Construction	30.70 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	20.00 %	0.00 %	$0.00
D50 - Electrical	20.00 %	0.00 %	$0.00
Totals:	**43.82 %**	**13.25 %**	**$7,388.00**

Photo Album

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

1). South Elevation - Nov 19, 2010

2). East Elevation - Nov 19, 2010

3). West Elevation - Nov 19, 2010

4). Northwest Elevation - Nov 19, 2010

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	400	100	1991	2091		76.00 %	0.00 %	76			$1,796
A1030	Slab on Grade	$3.60	S.F.	400	100	1991	2091		76.00 %	0.00 %	76			$1,440
A2010	Basement Excavation	$0.22	S.F.	400	100	1991	2091		76.00 %	0.00 %	76			$88
A2020	Basement Walls	$3.52	S.F.	400	100	1991	2091		76.00 %	0.00 %	76			$1,408
B1020	Roof Construction	$16.33	S.F.	400	100	1991	2091		76.00 %	0.00 %	76			$6,532
B2010	Exterior Walls	$38.65	S.F.	400	100	1991	2091		76.00 %	0.00 %	76			$15,460
B2020	Exterior Windows	$4.87	S.F.	400	30	1991	2021		20.00 %	0.00 %	6			$1,948
B2030	Exterior Doors	$0.80	S.F.	400	30	1991	2021		20.00 %	0.00 %	6			$320
B3010	Roof Coverings	$16.79	S.F.	400	20	1991	2011		0.00 %	110.01 %	-4		$7,388.00	$6,716
C1010	Partitions	$13.04	S.F.	400	40	1991	2031		40.00 %	0.00 %	16			$5,216
C1020	Interior Doors	$2.61	S.F.	400	30	1991	2021		20.00 %	0.00 %	6			$1,044
C1030	Fittings	$3.04	S.F.	400	20	1991	2011		0.00 %	0.00 %	-4			$1,216
C3010	Wall Finishes	$1.61	S.F.	400	20	1991	2011		0.00 %	0.00 %	-4			$644
C3020	Floor Finishes	$6.58	S.F.	400	20	1991	2011		0.00 %	0.00 %	-4			$2,632
C3030	Ceiling Finishes	$6.06	S.F.	400	20	1991	2011		0.00 %	0.00 %	-4			$2,424
D2040	Rain Water Drainage	$1.55	S.F.	400	30	1991	2021		20.00 %	0.00 %	6			$620
D5010	Electrical Service/Distribution	$3.06	S.F.	400	30	1991	2021		20.00 %	0.00 %	6			$1,224
D5020	Lighting and Branch Wiring	$12.57	S.F.	400	30	1991	2021		20.00 %	0.00 %	6			$5,028
								Total	**43.82 %**	**13.25 %**			**$7,388.00**	**$55,756**

Renewal Schedule

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

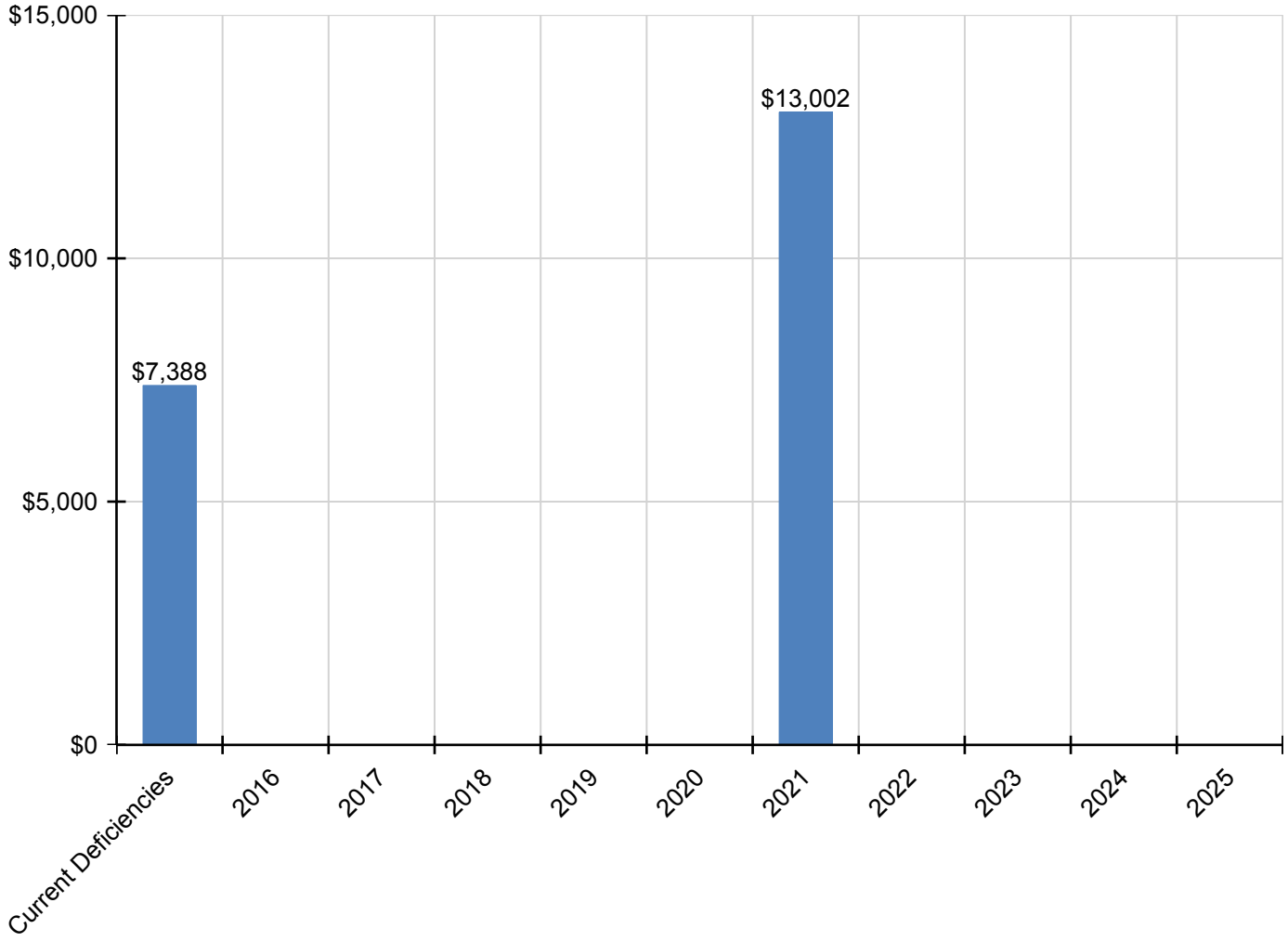
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$7,388**	**$0**	**$0**	**$0**	**$0**	**$0**	**$13,002**	**$0**	**$0**	**$0**	**$0**	**$20,390**
*** 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	$2,559	$0	$0	$0	$0	**$2,559**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$420	$0	$0	$0	$0	**$420**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$7,388	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,388**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$997	$0	$0	$0	$0	**$997**
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	$814	$0	$0	$0	$0	**$814**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$1,607	$0	$0	$0	$0	**$1,607**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$6,604	$0	$0	$0	$0	**$6,604**

** Indicates non-renewable system*

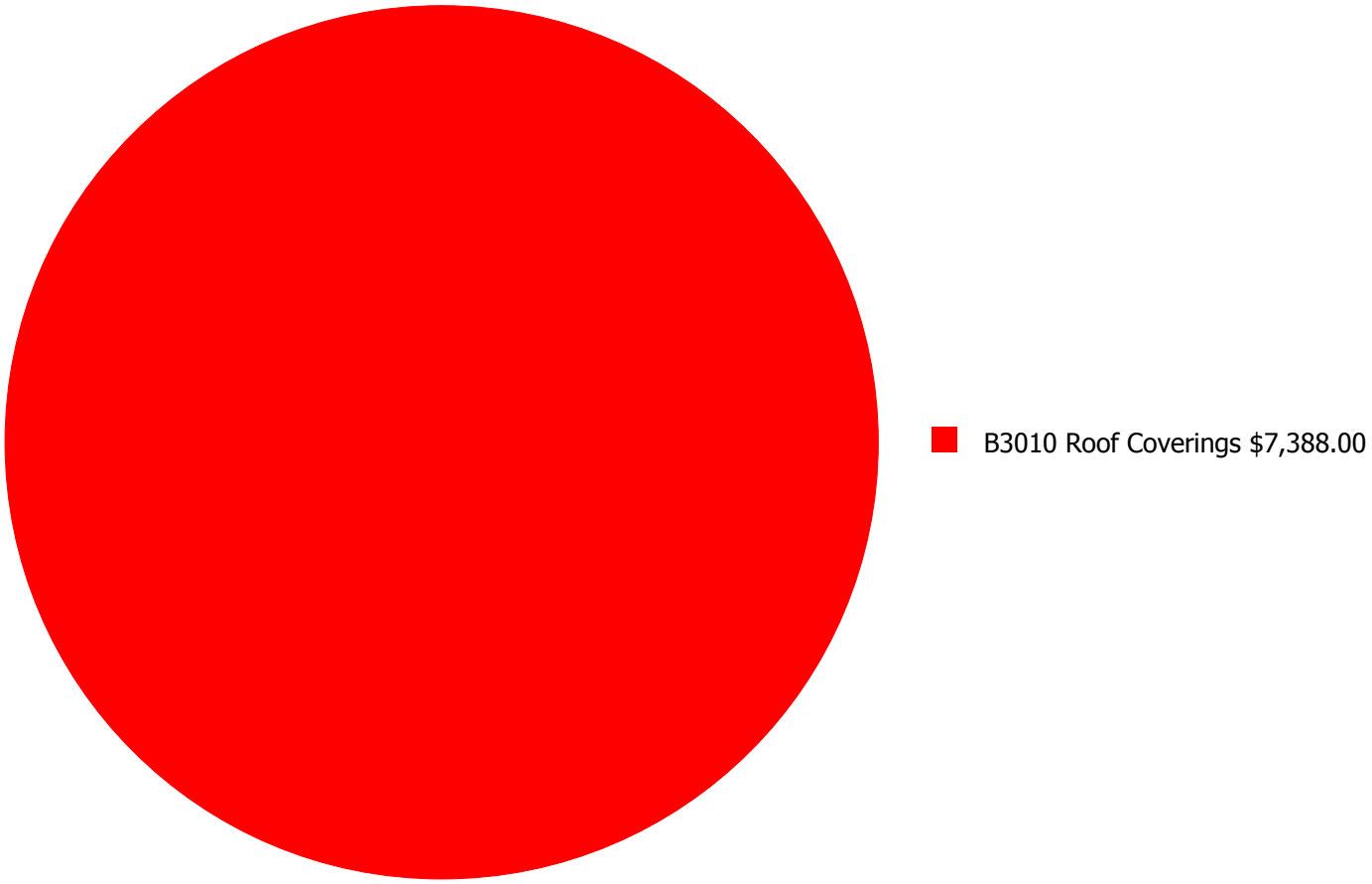
Forecasted Capital Renewal Requirement

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

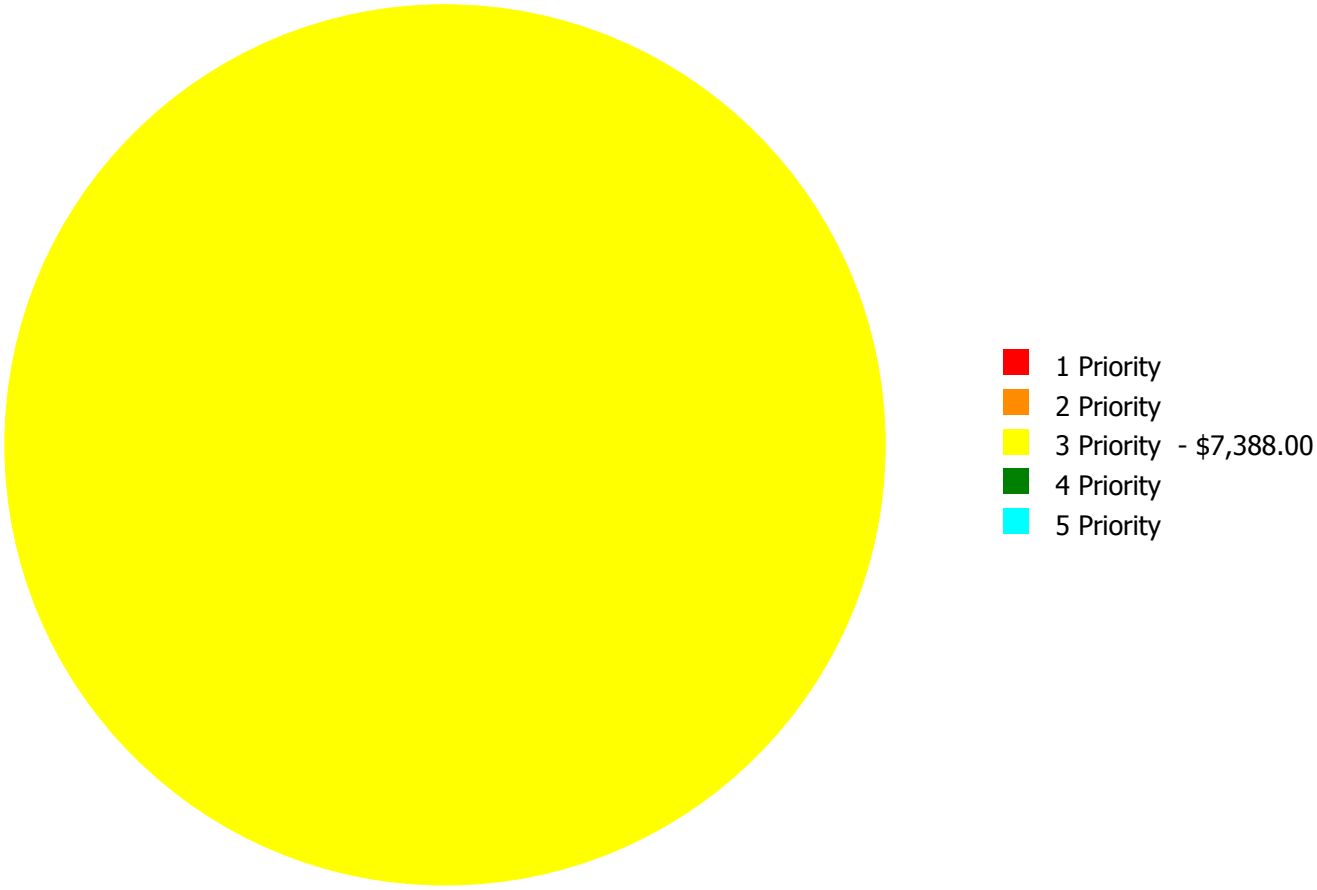
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $7,388.00

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: $7,388.00

Deficiency By Priority Investment Table

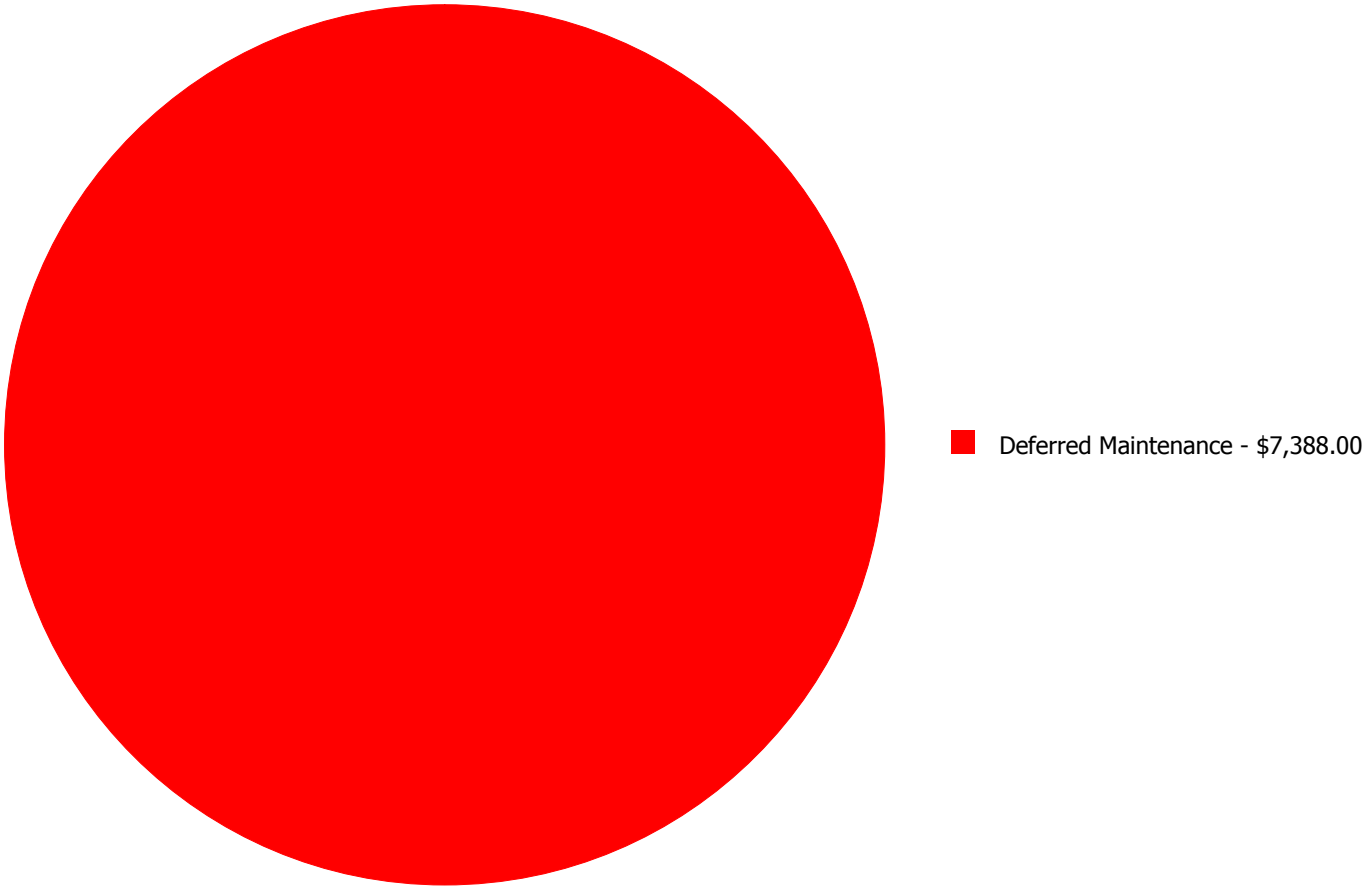
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings	$0.00	$0.00	$7,388.00	$0.00	$0.00	$7,388.00
	Total:	$0.00	$0.00	$7,388.00	$0.00	$0.00	$7,388.00

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: $7,388.00

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

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

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