

DeKalb County School District/Elementary Schools

Stoneview Elementary

Final

School Assessment Report

May 20, 2016



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School Executive Summary

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

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

Gross Area (SF):	76,229
Year Built:	1963
Last Renovation:	
Replacement Value:	\$16,328,777
Repair Cost:	\$9,748,372.73
Total FCI:	59.70 %
Total RSLI:	20.95 %
FCA Score:	40.30



Description:

The Stoneview Elementary School campus consists of two buildings located at 2629 Huber Street, Georgia. The original campus was constructed in 1963, additions to the main school building were constructed in 1965, 1969, and 1998, and a gymnasium building was constructed in 1998. In addition to these buildings, the campus contains a storage building and a covered walkway. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 4	Board District:	District 5
DOE Facility:	4068	Geographic Region:	Region 4
HS Attendance Area:	Lithonia HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	11.1		

School Condition Summary

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

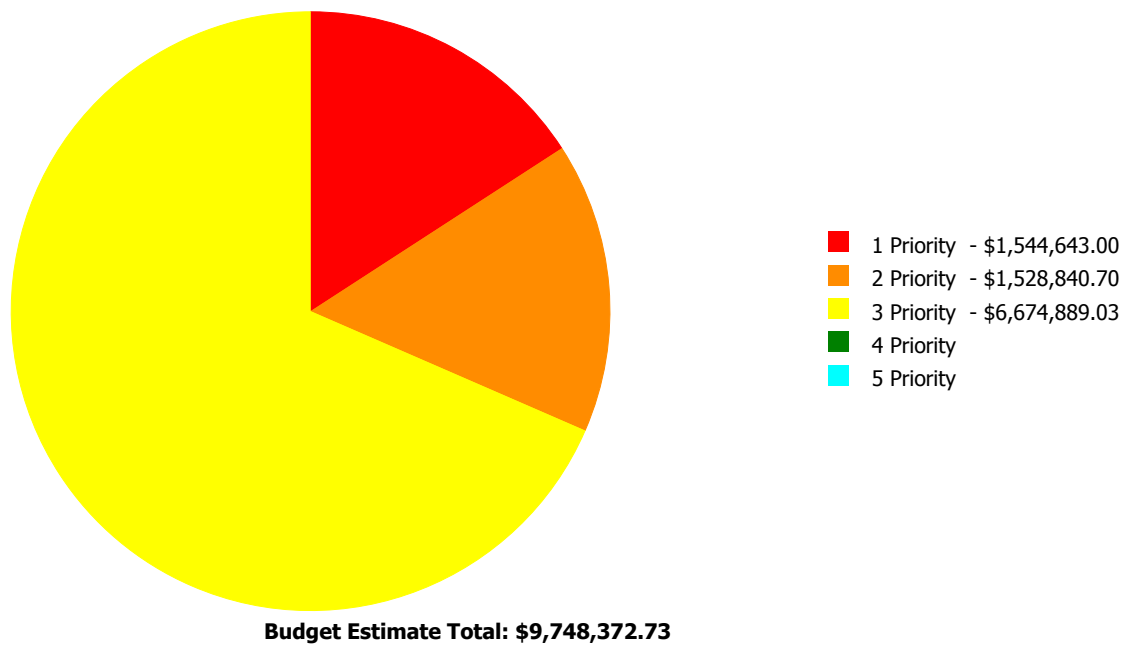
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	57.59 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	62.34 %	0.14 %	\$641.20
B20 - Exterior Enclosure	43.22 %	29.56 %	\$441,569.12
B30 - Roofing	9.51 %	83.98 %	\$1,317,008.00
C10 - Interior Construction	38.24 %	28.39 %	\$244,225.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	9.26 %	57.30 %	\$1,259,854.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	35.64 %	24.98 %	\$424,111.99
D30 - HVAC	10.28 %	94.69 %	\$2,492,959.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	4.75 %	96.98 %	\$1,615,093.00
E10 - Equipment	19.08 %	4.74 %	\$24,749.00
E20 - Furnishings	3.05 %	87.60 %	\$327,301.00
F10 - Special Construction	20.00 %	0.00 %	\$0.00
G20 - Site Improvements	3.47 %	98.07 %	\$956,878.81
G30 - Site Mechanical Utilities	8.00 %	98.26 %	\$547,552.92
G40 - Site Electrical Utilities	34.38 %	34.38 %	\$96,429.69
Totals:	20.95 %	59.70 %	\$9,748,372.73

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1963 Storage Building	121	34.67	\$0.00	\$641.20	\$2,927.00	\$0.00	\$0.00
1963, 1965, 1969 Building	56,247	66.15	\$1,145,864.00	\$859,398.80	\$5,267,449.31	\$0.00	\$0.00
1998 Addition	14,383	29.20	\$398,779.00	\$86,543.00	\$271,019.00	\$0.00	\$0.00
1998 Gym	5,478	12.49	\$0.00	\$5,303.00	\$109,587.00	\$0.00	\$0.00
Site	76,229	88.28	\$0.00	\$576,954.70	\$1,023,906.72	\$0.00	\$0.00
Total:		59.70	\$1,544,643.00	\$1,528,840.70	\$6,674,889.03	\$0.00	\$0.00

Deficiencies By Priority



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):	121
Year Built:	1963
Last Renovation:	
Replacement Value:	\$10,293
Repair Cost:	\$3,568.20
Total FCI:	34.67 %
Total RSLI:	35.59 %
FCA Score:	65.33



Description:

The storage building at Stoneview Elementary School is located at 2629 Huber Street in Lithonia, Georgia. Originally built in 1963, 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:	Fire Sprinkler System:	No
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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	48.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	48.00 %	32.45 %	\$641.20
B20 - Exterior Enclosure	42.31 %	13.04 %	\$692.00
B30 - Roofing	0.00 %	109.99 %	\$2,235.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	0.00 %	\$0.00
Totals:	35.59 %	34.67 %	\$3,568.20

Photo Album

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

1). West Elevation - Jan 24, 2011



2). South Elevation - Jan 24, 2011



3). East Elevation - Jan 24, 2011



4). North Elevation - Jan 24, 2011



Condition Detail

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

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

School Assessment Report - 1963 Storage Building

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.	121	100	1963	2063		48.00 %	0.00 %	48			\$543
A1030	Slab on Grade	\$3.60	S.F.	121	100	1963	2063		48.00 %	0.00 %	48			\$436
A2010	Basement Excavation	\$0.22	S.F.	0	100	1963	2063		48.00 %	0.00 %	48			\$0
A2020	Basement Walls	\$3.52	S.F.	0	100	1963	2063		48.00 %	0.00 %	48			\$0
B1020	Roof Construction	\$16.33	S.F.	121	100	1963	2063		48.00 %	32.45 %	48		\$641.20	\$1,976
B2010	Exterior Walls	\$38.65	S.F.	121	100	1963	2063		48.00 %	0.00 %	48			\$4,677
B2020	Exterior Windows	\$4.87	S.F.	0	30	1963	1993		0.00 %	0.00 %	-22			\$0
B2030	Exterior Doors	\$5.20	S.F.	121	30	1963	1993		0.00 %	110.02 %	-22		\$692.00	\$629
B3010	Roof Coverings	\$16.79	S.F.	121	20	1963	1983		0.00 %	109.99 %	-32		\$2,235.00	\$2,032
C1010	Partitions	\$13.04	S.F.	0	40	1963	2003		0.00 %	0.00 %	-12			\$0
C1020	Interior Doors	\$2.61	S.F.	0	30	1963	1993		0.00 %	0.00 %	-22			\$0
C1030	Fittings	\$3.04	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			\$0
C3010	Wall Finishes	\$1.61	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			\$0
C3020	Floor Finishes	\$6.58	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			\$0
C3030	Ceiling Finishes	\$6.06	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			\$0
D2040	Rain Water Drainage	\$1.55	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$3.06	S.F.	0	0				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$12.57	S.F.	0	0				0.00 %	0.00 %				\$0
Total									35.59 %	34.67 %			\$3,568.20	\$10,293

Renewal Schedule

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

Inflation Rate: 3%

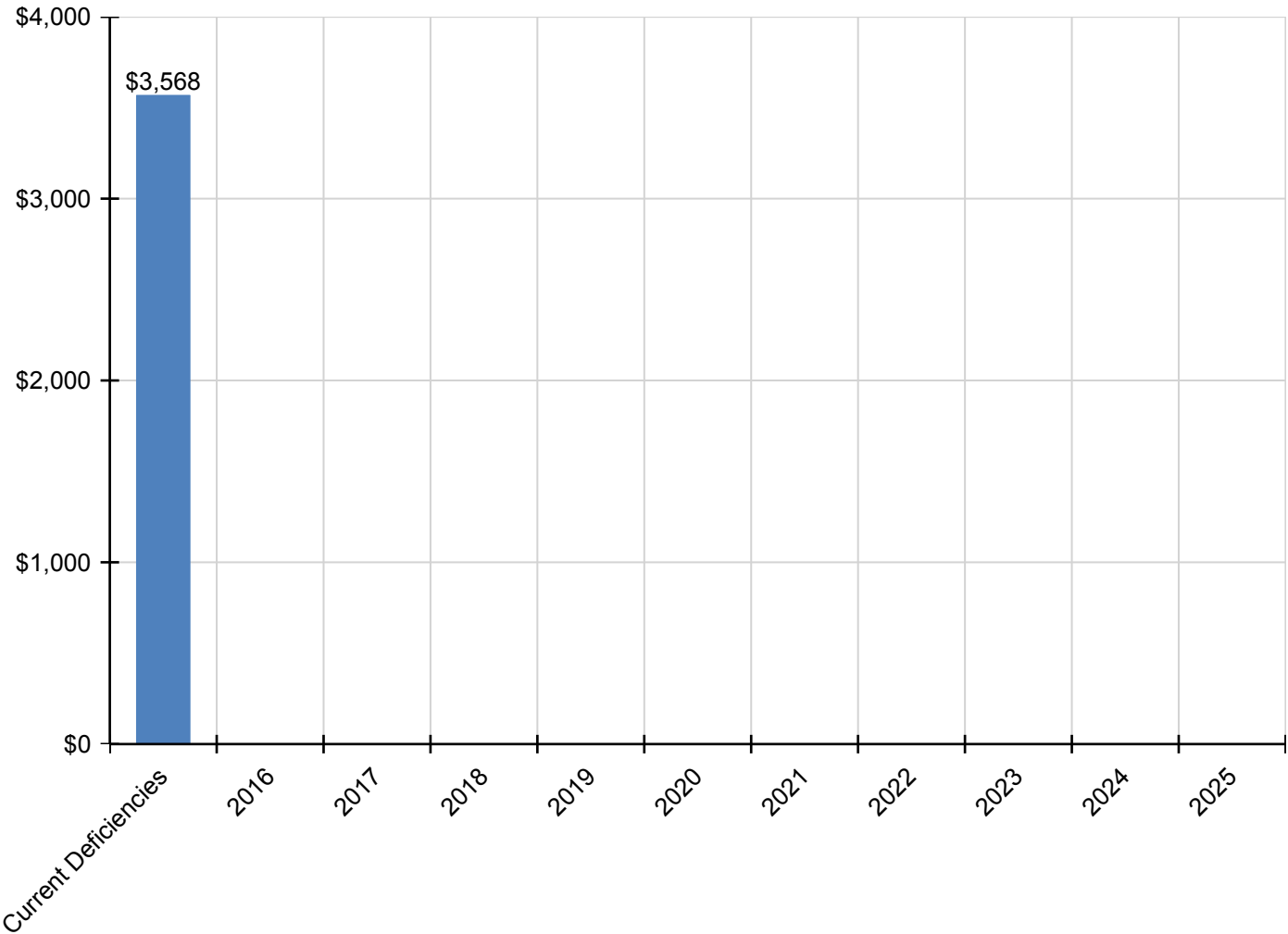
School Assessment Report - 1963 Storage Building

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$3,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,568
* 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	\$641	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$641
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	\$692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$692
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$2,235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,235
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting and Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

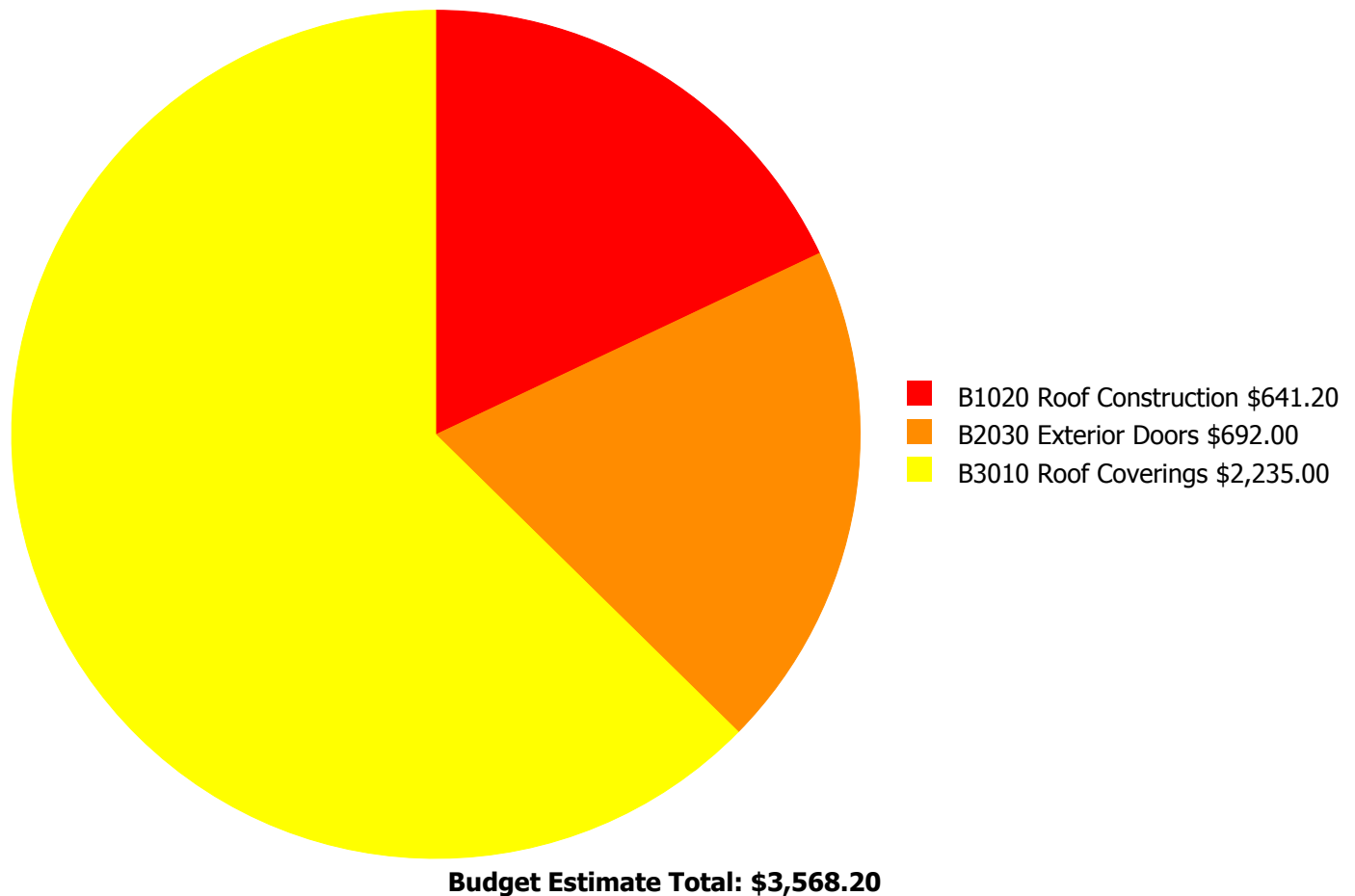
Forecasted Capital Renewal Requirement

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



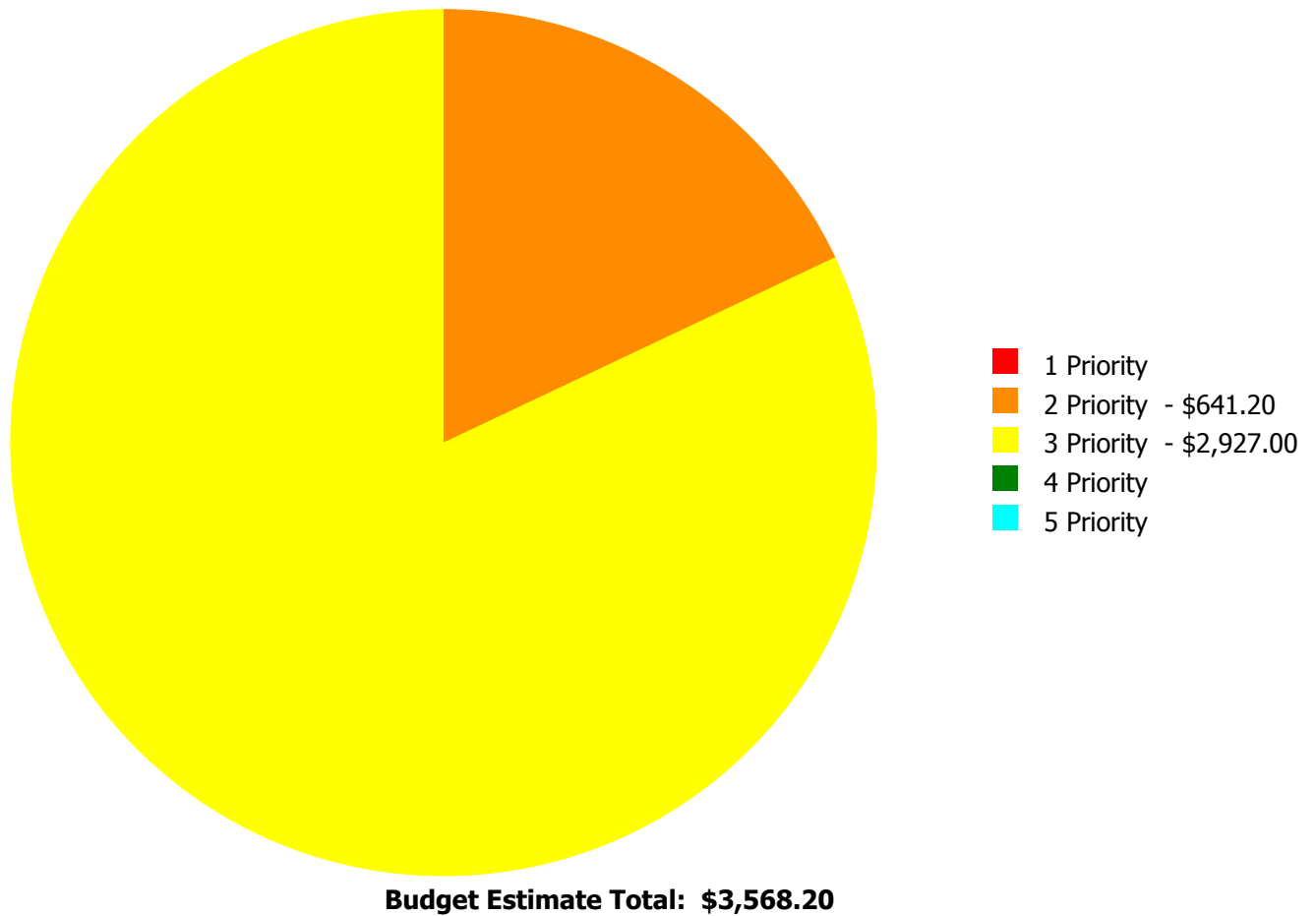
Deficiency Summary by System

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



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:



Deficiency By Priority Investment Table

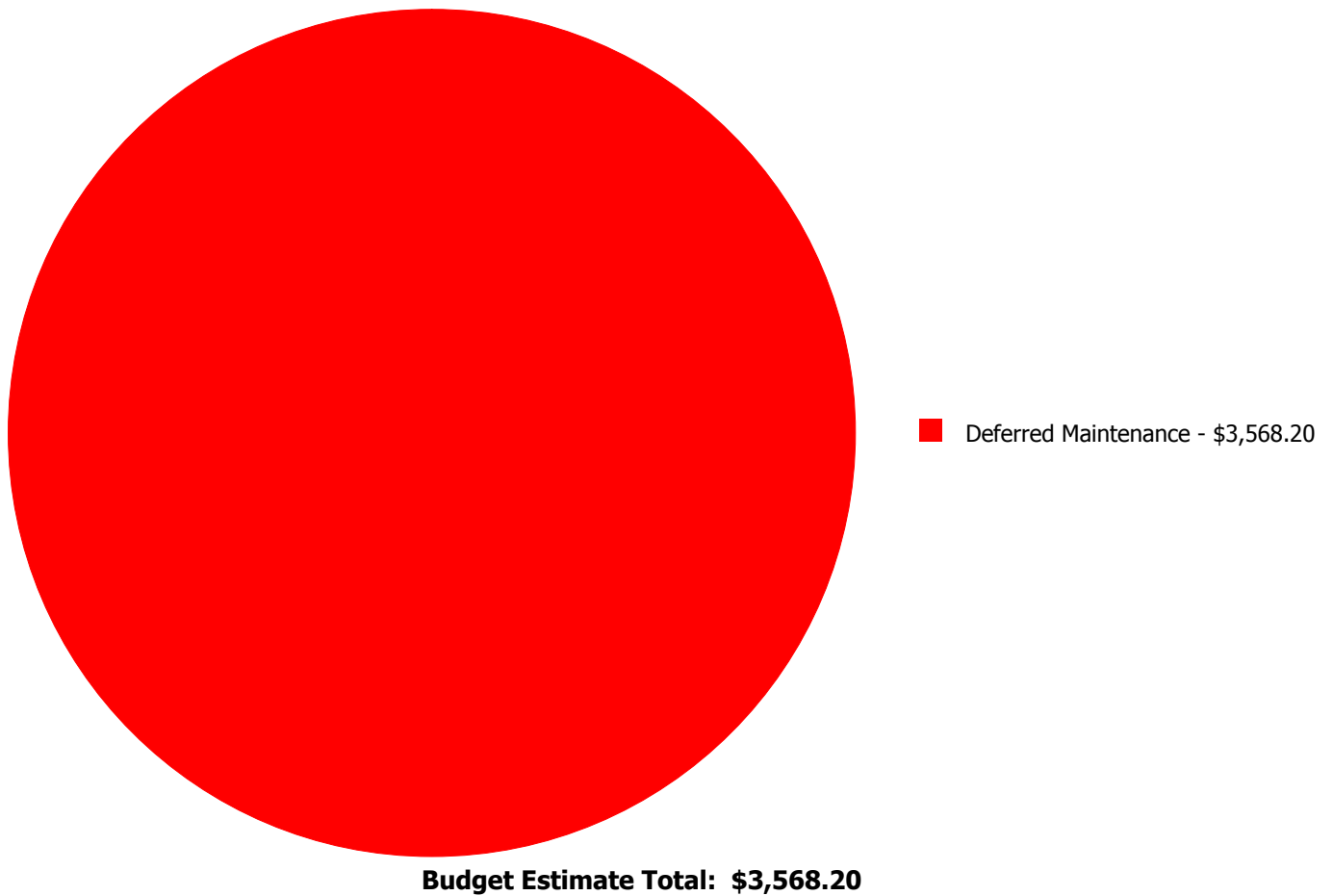
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B1020	Roof Construction	\$0.00	\$641.20	\$0.00	\$0.00	\$0.00	\$641.20
B2030	Exterior Doors	\$0.00	\$0.00	\$692.00	\$0.00	\$0.00	\$692.00
B3010	Roof Coverings	\$0.00	\$0.00	\$2,235.00	\$0.00	\$0.00	\$2,235.00
	Total:	\$0.00	\$641.20	\$2,927.00	\$0.00	\$0.00	\$3,568.20

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:



Deficiency Details by Priority

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

Priority 2 Priority:

System: B1020 - Roof Construction



Location: Roof

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Replace steel decking

Qty: 121.00

Unit of Measure: S.F.

Estimate: \$641.20

Assessor Name: Sam Mandola

Date Created: 08/14/2015

Notes: The metal roof decking is rusted and should be replaced.

Priority 3 Priority:

System: B2030 - Exterior Doors



Location: West Elevation

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 121.00

Unit of Measure: S.F.

Estimate: \$692.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The original exterior door is aged, rusted, and should be replaced.

System: B3010 - Roof Coverings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 121.00

Unit of Measure: S.F.

Estimate: \$2,235.00

Assessor Name: David Organiscak

Date Created: 04/11/2015

Notes: The built-up roof covering is aged, failing, 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):	56,247
Year Built:	1963
Last Renovation:	
Replacement Value:	\$10,994,658
Repair Cost:	\$7,272,712.11
Total FCI:	66.15 %
Total RSLI:	16.07 %
FCA Score:	33.85



Description:

The main building at Stoneview Elementary School is a one-story building located at 2629 Huber Street in Lithonia, Georgia. Originally built in 1963, there have been three additions in 1965, 1969, and 1998, and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2010, 2011, 2012	Fire Sprinkler System:	No
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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	48.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	48.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	32.40 %	40.44 %	\$440,877.12
B30 - Roofing	0.00 %	110.00 %	\$1,314,773.00
C10 - Interior Construction	27.51 %	41.00 %	\$244,225.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	73.21 %	\$1,231,705.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	33.12 %	33.17 %	\$424,111.99
D30 - HVAC	11.90 %	93.77 %	\$1,901,936.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	0.52 %	108.28 %	\$1,363,034.00
E10 - Equipment	19.13 %	4.79 %	\$24,749.00
E20 - Furnishings	0.00 %	110.00 %	\$327,301.00
F10 - Special Construction	20.00 %	0.00 %	\$0.00
Totals:	16.07 %	66.15 %	\$7,272,712.11

Photo Album

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

1). North Elevation 1963 - Aug 14, 2015



2). South Elevation 1969 - Aug 14, 2015



3). West Elevation 1969 - Aug 14, 2015



4). North Elevation 1969 - Aug 14, 2015



5). South Elevation 1963 - Aug 14, 2015



6). West Elevation 1963 - Aug 14, 2015



7). East Elevation 1963 - Aug 14, 2015



Condition Detail

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

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

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System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$5.93	S.F.	56,247	100	1963	2063		48.00 %	0.00 %	48			\$333,545
A1020	Special Foundations	\$0.00	S.F.	0	100	1963	2063		48.00 %	0.00 %	48			\$0
A1030	Slab on Grade	\$6.47	S.F.	56,247	100	1963	2063		48.00 %	0.00 %	48			\$363,918
A2010	Basement Excavation	\$0.00	S.F.	0	100	1963	2063		48.00 %	0.00 %	48			\$0
A2020	Basement Walls	\$0.00	S.F.	0	100	1963	2063		48.00 %	0.00 %	48			\$0
B1010	Floor Construction	\$0.00	S.F.	0	100	1963	2063		48.00 %	0.00 %	48			\$0
B1020	Roof Construction	\$4.69	S.F.	56,247	100	1963	2063		48.00 %	0.00 %	48			\$263,798
B2010	Exterior Walls	\$13.08	S.F.	56,247	100	1963	2063		48.00 %	6.94 %	48		\$51,085.12	\$735,711
B2020	Exterior Windows	\$5.53	S.F.	56,247	30	1963	1993		0.00 %	110.00 %	-22		\$342,151.00	\$311,046
B2030	Exterior Doors	\$0.77	S.F.	56,247	30	1963	1993		0.00 %	110.00 %	-22		\$47,641.00	\$43,310
B3010	Roof Coverings - Asphal Shingles	\$0.00	S.F.	0	10	1963	1973		0.00 %	0.00 %	-42			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	56,247	25	1963	1988		0.00 %	110.00 %	-27		\$1,280,744.00	\$1,164,313
B3010	Roof Coverings - EPDM	\$0.00	S.F.	0	15	1963	1978		0.00 %	0.00 %	-37			\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.	0	30	1963	1993		0.00 %	0.00 %	-22			\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.	0	75	1963	2038		30.67 %	0.00 %	23			\$0
B3020	Roof Openings	\$0.55	S.F.	56,247	30	1963	1993		0.00 %	110.00 %	-22		\$34,029.00	\$30,936
C1010	Partitions	\$6.07	S.F.	56,247	100	1963	2063		48.00 %	0.00 %	48			\$341,419
C1020	Interior Doors	\$2.10	S.F.	56,247	30	1963	1993		0.00 %	80.00 %	-22		\$94,495.00	\$118,119
C1030	Fittings	\$2.42	S.F.	56,247	20	1963	1983		0.00 %	110.00 %	-32		\$149,730.00	\$136,118
C2010	Stair Construction	\$0.00	S.F.	0	100	1963	2063		48.00 %	0.00 %	48			\$0
C3010	Wall Finishes - Ceramic & Glazed	\$8.89	S.F.	22,499	30	1963	1993		0.00 %	110.00 %	-22		\$220,018.00	\$200,016
C3010	Wall Finishes - Paint	\$1.68	S.F.	33,748	10	2005	2015		0.00 %	110.00 %	0		\$62,366.00	\$56,697
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.	0	10	1963	1973		0.00 %	0.00 %	-42			\$0
C3020	Floor Finishes - Carpet	\$7.36	S.F.	2,448	8	1990	1998		0.00 %	110.00 %	-17		\$19,819.00	\$18,017
C3020	Floor Finishes - Ceramic & Quarry Tile	\$12.57	S.F.	3,730	50	1963	2013		0.00 %	110.00 %	-2		\$51,575.00	\$46,886
C3020	Floor Finishes - Finished Concrete	\$6.36	S.F.	0	50	1963	2013		0.00 %	0.00 %	-2			\$0
C3020	Floor Finishes - Terrazzo	\$45.91	S.F.	12,256	50	1963	2013		0.00 %	0.00 %	-2			\$562,673
C3020	Floor Finishes - VCT	\$8.24	S.F.	37,813	20	1963	1983		0.00 %	110.00 %	-32		\$342,737.00	\$311,579
C3020	Floor Finishes - Wood	\$0.00	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			\$0
C3030	Ceiling Finishes	\$8.65	S.F.	56,247	20	1963	1983		0.00 %	110.00 %	-32		\$535,190.00	\$486,537
D1010	Elevators and Lifts	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$15.76	S.F.	56,247	30	1999	2029		46.67 %	1.78 %	14		\$15,758.99	\$886,453
D2020	Domestic Water Distribution	\$3.56	S.F.	56,247	30	1963	1993		0.00 %	110.00 %	-22		\$220,263.00	\$200,239
D2030	Sanitary Waste	\$3.04	S.F.	56,247	30	1963	1993		0.00 %	110.00 %	-22		\$188,090.00	\$170,991

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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	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.37	S.F.	56,247	30	1999	2029		46.67 %	0.00 %	14			\$20,811
D3020	Heat Generating Systems	\$4.07	S.F.	56,247	30	1963	1993		0.00 %	110.00 %	-22		\$251,818.00	\$228,925
D3030	Cooling Generating Systems	\$4.22	S.F.	56,247	25	2010	2035		80.00 %	0.00 %	20			\$237,362
D3040	Distribution & Exhaust Systems	\$4.93	S.F.	56,247	30	1963	1993		0.00 %	110.00 %	-22		\$305,027.00	\$277,298
D3050	Terminal & Package Units	\$18.52	S.F.	56,247	15	1998	2013		0.00 %	110.00 %	-2		\$1,145,864.00	\$1,041,694
D3060	Controls & Instrumentation	\$3.22	S.F.	56,247	20	1980	2000		0.00 %	110.00 %	-15		\$199,227.00	\$181,115
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.10	S.F.	56,247	30	2010	2040		83.33 %	0.00 %	25			\$61,872
D4010	Sprinklers	\$4.24	S.F.	0	0				0.00 %	0.00 %				\$0
D4020	Standpipes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.60	S.F.	56,247	40	1963	2003		0.00 %	110.00 %	-12		\$98,995.00	\$89,995
D5020	Branch Wiring	\$5.98	S.F.	56,247	30	1963	1993		0.00 %	110.00 %	-22		\$369,993.00	\$336,357
D5020	Lighting	\$7.87	S.F.	56,247	30	1963	1993		0.00 %	110.00 %	-22		\$486,930.00	\$442,664
D5030	Communications and Security - Clock & PA Systems	\$4.95	S.F.	56,247	15	1979	1994		0.00 %	110.00 %	-21		\$306,265.00	\$278,423
D5030	Communications and Security - Fire Alarm	\$1.09	S.F.	56,247	15	1999	2014		0.00 %	110.00 %	-1		\$67,440.00	\$61,309
D5030	Communications and Security - Security & CCTV	\$0.54	S.F.	56,247	15	1999	2014		0.00 %	110.00 %	-1		\$33,411.00	\$30,373
D5090	Other Electrical Systems - Emergency Generator	\$0.35	S.F.	56,247	15	2005	2020		33.33 %	0.00 %	5			\$19,686
E1010	Commercial Equipment	\$0.00	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			\$0
E1020	Institutional Equipment	\$0.40	S.F.	56,247	20	1963	1983		0.00 %	110.00 %	-32		\$24,749.00	\$22,499
E1090	Other Equipment - Kitchen Equipment	\$8.78	S.F.	56,247	20	1999	2019		20.00 %	0.00 %	4			\$493,849
E2010	Fixed Furnishings	\$5.29	S.F.	56,247	20	1963	1983		0.00 %	110.00 %	-32		\$327,301.00	\$297,547
F1010	Special Structures - Canopies	\$1.61	S.F.	56,247	25	1963	1988	2020	20.00 %	0.00 %	5			\$90,558
Total									16.07 %	66.15 %			\$7,272,712.11	\$10,994,658

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:	\$7,272,712	\$0	\$0	\$0	\$611,415	\$130,086	\$0	\$0	\$25,106	\$0	\$83,815	\$8,123,133
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* 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	\$51,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,085
B2020 - Exterior Windows	\$342,151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$342,151
B2030 - Exterior Doors	\$47,641	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,641
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	\$1,280,744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,280,744
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	\$34,029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,029
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

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C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$94,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,495
C1030 - Fittings	\$149,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149,730
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	\$220,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,018
C3010 - Wall Finishes - Paint	\$62,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,815	\$146,181
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$19,819	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,106	\$0	\$44,925
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$51,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,575
C3020 - Floor Finishes - Finished Concrete	\$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	\$342,737	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$342,737
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$535,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$535,190
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	\$15,759	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,759
D2020 - Domestic Water Distribution	\$220,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,263
D2030 - Sanitary Waste	\$188,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,090
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	\$251,818	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$251,818
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$305,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305,027
D3050 - Terminal & Package Units	\$1,145,864	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,145,864
D3060 - Controls & Instrumentation	\$199,227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199,227
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

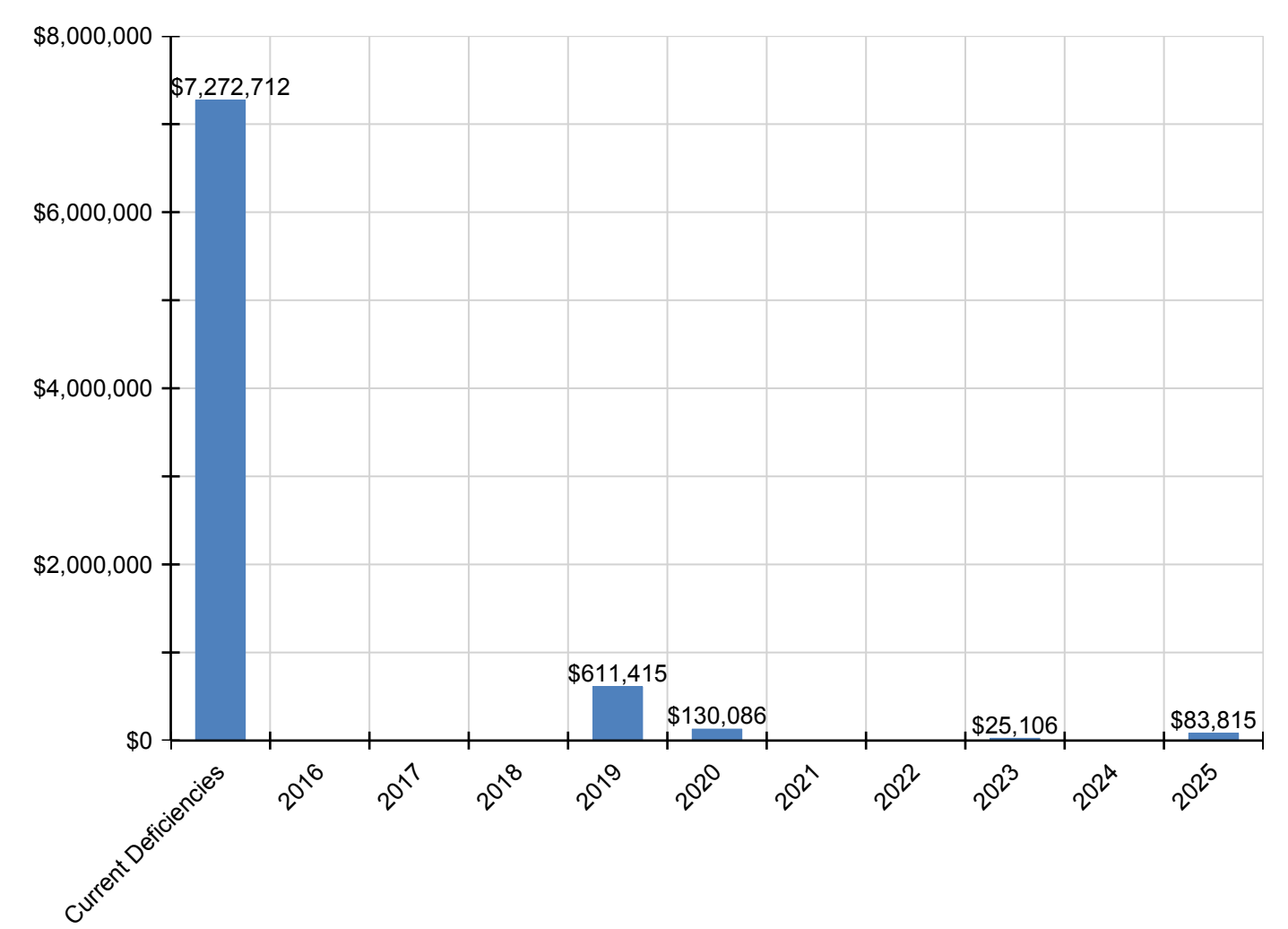
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D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$98,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,995
D5020 - Branch Wiring	\$369,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$369,993
D5020 - Lighting	\$486,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$486,930
D5030 - Communications and Security - Clock & PA Systems	\$306,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306,265
D5030 - Communications and Security - Fire Alarm	\$67,440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,440
D5030 - Communications and Security - Security & CCTV	\$33,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,411
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$25,104	\$0	\$0	\$0	\$0	\$0	\$25,104
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	\$24,749	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,749
E1090 - Other Equipment - Kitchen Equipment	\$0	\$0	\$0	\$0	\$611,415	\$0	\$0	\$0	\$0	\$0	\$0	\$611,415
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$327,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$327,301
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	\$104,982	\$0	\$0	\$0	\$0	\$0	\$104,982

* Indicates non-renewable system

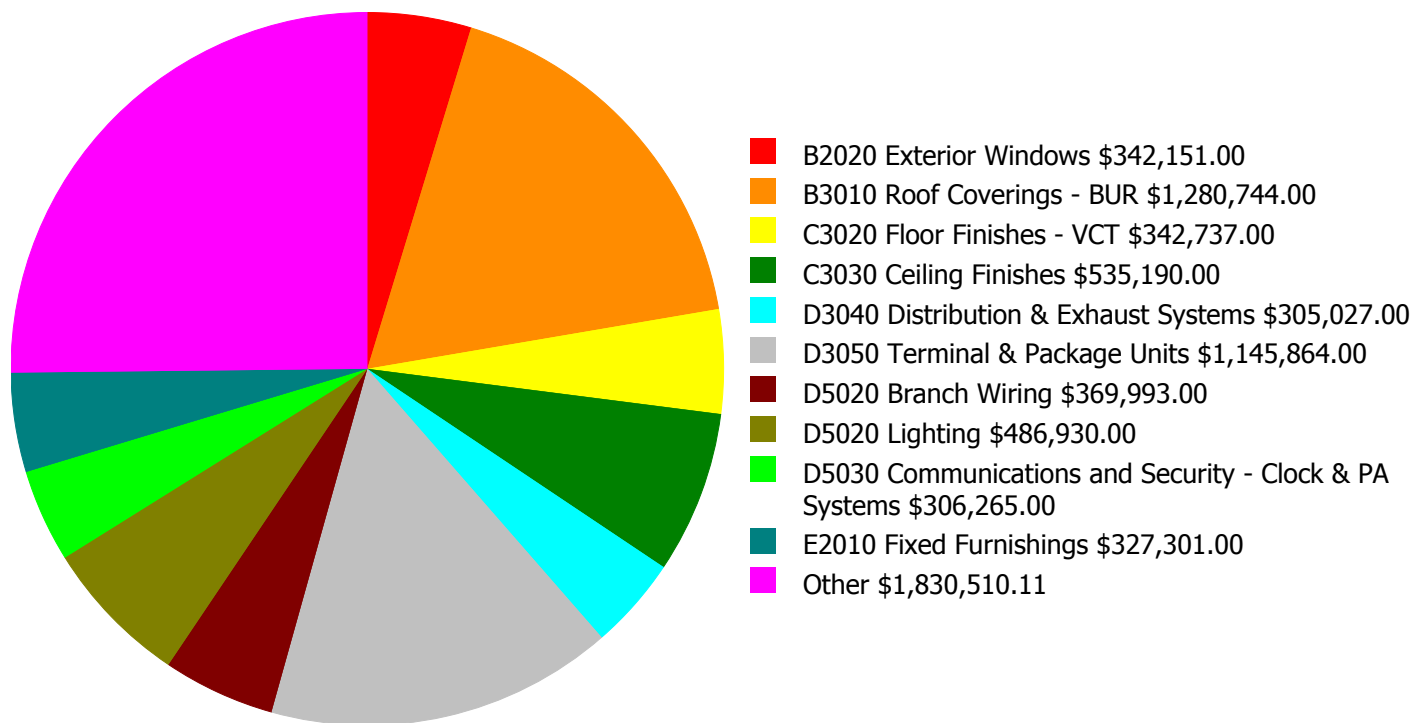
Forecasted Capital Renewal Requirement

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

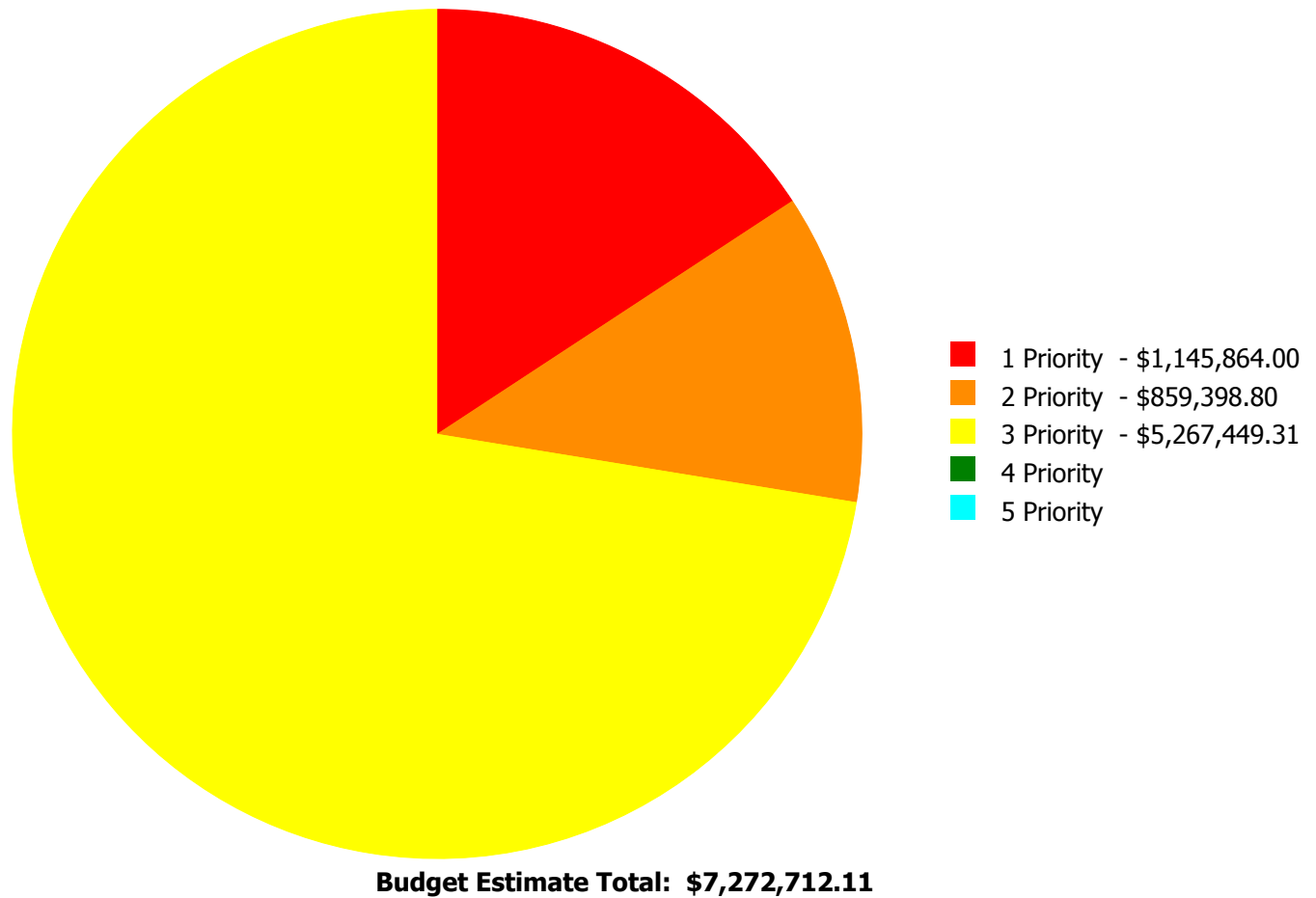
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$7,272,712.11

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:



Deficiency By Priority Investment Table

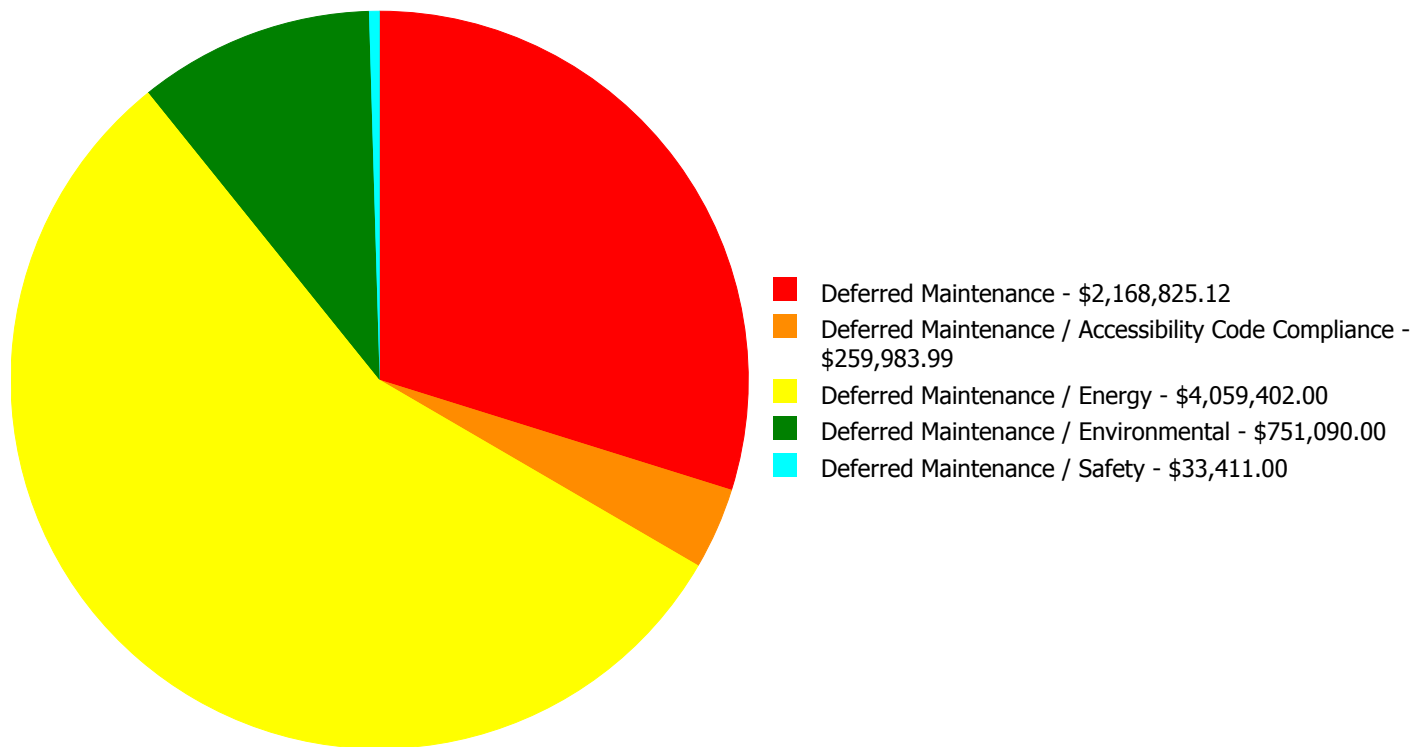
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	\$0.00	\$34,030.80	\$17,054.32	\$0.00	\$0.00	\$51,085.12
B2020	Exterior Windows	\$0.00	\$0.00	\$342,151.00	\$0.00	\$0.00	\$342,151.00
B2030	Exterior Doors	\$0.00	\$0.00	\$47,641.00	\$0.00	\$0.00	\$47,641.00
B3010	Roof Coverings - BUR	\$0.00	\$0.00	\$1,280,744.00	\$0.00	\$0.00	\$1,280,744.00
B3020	Roof Openings	\$0.00	\$0.00	\$34,029.00	\$0.00	\$0.00	\$34,029.00
C1020	Interior Doors	\$0.00	\$0.00	\$94,495.00	\$0.00	\$0.00	\$94,495.00
C1030	Fittings	\$0.00	\$0.00	\$149,730.00	\$0.00	\$0.00	\$149,730.00
C3010	Wall Finishes - Ceramic & Glazed	\$0.00	\$0.00	\$220,018.00	\$0.00	\$0.00	\$220,018.00
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$62,366.00	\$0.00	\$0.00	\$62,366.00
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$19,819.00	\$0.00	\$0.00	\$19,819.00
C3020	Floor Finishes - Ceramic & Quarry Tile	\$0.00	\$0.00	\$51,575.00	\$0.00	\$0.00	\$51,575.00
C3020	Floor Finishes - VCT	\$0.00	\$0.00	\$342,737.00	\$0.00	\$0.00	\$342,737.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$535,190.00	\$0.00	\$0.00	\$535,190.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$15,758.99	\$0.00	\$0.00	\$15,758.99
D2020	Domestic Water Distribution	\$0.00	\$220,263.00	\$0.00	\$0.00	\$0.00	\$220,263.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$188,090.00	\$0.00	\$0.00	\$188,090.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$251,818.00	\$0.00	\$0.00	\$251,818.00
D3040	Distribution & Exhaust Systems	\$0.00	\$305,027.00	\$0.00	\$0.00	\$0.00	\$305,027.00
D3050	Terminal & Package Units	\$1,145,864.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,145,864.00
D3060	Controls & Instrumentation	\$0.00	\$199,227.00	\$0.00	\$0.00	\$0.00	\$199,227.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$98,995.00	\$0.00	\$0.00	\$98,995.00
D5020	Branch Wiring	\$0.00	\$0.00	\$369,993.00	\$0.00	\$0.00	\$369,993.00
D5020	Lighting	\$0.00	\$0.00	\$486,930.00	\$0.00	\$0.00	\$486,930.00
D5030	Communications and Security - Clock & PA Systems	\$0.00	\$0.00	\$306,265.00	\$0.00	\$0.00	\$306,265.00
D5030	Communications and Security - Fire Alarm	\$0.00	\$67,440.00	\$0.00	\$0.00	\$0.00	\$67,440.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$33,411.00	\$0.00	\$0.00	\$0.00	\$33,411.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$24,749.00	\$0.00	\$0.00	\$24,749.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$327,301.00	\$0.00	\$0.00	\$327,301.00
	Total:	\$1,145,864.00	\$859,398.80	\$5,267,449.31	\$0.00	\$0.00	\$7,272,712.11

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: \$7,272,712.11

Deficiency Details by Priority

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

Priority 1 Priority:

System: D3050 - Terminal & Package Units



Location: Roof/Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 1 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$1,145,864.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: HVAC operates inadequately in locations noted according to school staff. The entire system should be scheduled for replacement.

Priority 2 Priority:

System: B2010 - Exterior Walls



Location: Cafeteria at Roof

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Engineering Study for Exterior Walls

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$34,030.80

Assessor Name: Ben Nixon

Date Created: 08/17/2015

Notes: Concrete beam above masonry wall is breaking apart leaving the rebar exposed to rusting. An engineering study is recommended to determine the cause. Pricing does not include remediation measures.

System: D2020 - Domestic Water Distribution



Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance / Environmental

Priority: 2 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$220,263.00

Assessor Name: Sam Mandola

Date Created: 08/10/2015

Notes: Water distribution includes piping, water heaters, and valves. The piping is rusted with numerous patches. The base of two water heaters in the janitor's closets are rusted. Entire system should be scheduled for replacement.

System: D3040 - Distribution & Exhaust Systems



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 2 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$305,027.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The exhaust systems in the restrooms are not functional. There is little circulation throughout the building. The system is in need of replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 2 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$199,227.00

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.

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$67,440.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The fire alarm system, including panel, pull stations, strobes and horns, are beyond their expected service life, and should be replaced/upgraded.

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$33,411.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The security system is beyond its expected service life. The entire system should be replaced/upgraded to improve coverage and reliability.

Priority 3 Priority:

System: B2010 - Exterior Walls



Location: Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Repaint exterior wall

Qty: 3,000.00

Unit of Measure: S.F.

Estimate: \$17,054.32

Assessor Name: Ben Nixon

Date Created: 03/07/2016

Notes: Painted finishes on exterior soffits are faded and stained and should be replaced.

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$342,151.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$47,641.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, do not lock/seal properly, and should be replaced.

System: B3010 - Roof Coverings - BUR



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$1,280,744.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: B3020 - Roof Openings



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 56,247.00
Unit of Measure: S.F.
Estimate: \$34,029.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The roof openings are aged, rusted and damaged, and should be replaced in conjunction with the roof covering.

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 56,247.00
Unit of Measure: S.F.
Estimate: \$94,495.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The interior doors are aged, failing, not ADA compliant, and should be repaired or replaced.

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$149,730.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, and should be replaced to improve ADA accessibility. Instructional signage is inadequate. SPLOST project 131-422 to provide hall restroom renovations

System: C3010 - Wall Finishes - Ceramic & Glazed



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,499.00

Unit of Measure: S.F.

Estimate: \$220,018.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The tile wall finishes are aged, scuffed and stained 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: 33,748.00

Unit of Measure: S.F.

Estimate: \$62,366.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Carpet



Location: Media Center and Offices

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 2,448.00

Unit of Measure: S.F.

Estimate: \$19,819.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Ceramic & Quarry Tile



Location: Kitchen and Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 3,730.00

Unit of Measure: S.F.

Estimate: \$51,575.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - VCT



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 37,813.00

Unit of Measure: S.F.

Estimate: \$342,737.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The VCT floor tiles are damaged due age and use, and should be replaced. A considerable amount of classrooms have 9" x 9" tiles.

System: C3030 - Ceiling Finishes



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$535,190.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The acoustical ceiling system is original, beyond its expected service life, damaged, and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Replace fountain drinking fountain

Qty: 9.00

Unit of Measure: Ea.

Estimate: \$15,758.99

Assessor Name: Ben Nixon

Date Created: 08/10/2015

Notes: Drinking fountains are damaged and some are not functional.

System: D2030 - Sanitary Waste



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$188,090.00

Assessor Name: Ben Nixon

Date Created: 08/10/2015

Notes: Staff reports backups and sewer odor. This is an issue throughout the building especially in the bathroom of the kitchen. The system is original and should be scheduled for replacement.

System: D3020 - Heat Generating Systems



Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$251,818.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The heat generating system, including gas fired boilers, pumps, piping and valves, are worn, rusted and inefficient. The entire system should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution



Location: Main Switch Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$98,995.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The electrical service/distribution system is beyond its expected service life and should be scheduled for replacement. SPLOST IV project 131-422 to replace the electrical distribution system in the 1963, 1965 and 1969 buildings.

System: D5020 - Branch Wiring



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$369,993.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The branch wiring system is original and reported as inadequate. There are not enough outlets in the school and the system is continuously tripping circuit breakers. The system is beyond its expected service life and should be scheduled for replacement.

System: D5020 - Lighting



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$486,930.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The lighting system is original with T-12 bulbs and should be scheduled for replacement with more energy efficient fixtures. Staff reports inadequate lighting in hallways and classrooms.

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: 56,247.00

Unit of Measure: S.F.

Estimate: \$306,265.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Clock and PA systems are beyond their expected service life, inadequate with numerous outages, 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: 56,247.00

Unit of Measure: S.F.

Estimate: \$24,749.00

Assessor Name: Ben Nixon

Date Created: 02/16/2016

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

System: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 56,247.00

Unit of Measure: S.F.

Estimate: \$327,301.00

Assessor Name: Ben Nixon

Date Created: 08/14/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	14,383
Year Built:	1998
Last Renovation:	
Replacement Value:	\$2,590,347
Repair Cost:	\$756,341.00
Total FCI:	29.20 %
Total RSLI:	36.65 %
FCA Score:	70.80



Description:

The 1998 classroom addition at Stoneview Elementary School is a one-story building located at 2629 Huber Street in Lithonia, Georgia. There have been no major renovations to this addition. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2013	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	70.11 %	0.00 %	\$0.00
B30 - Roofing	32.29 %	0.00 %	\$0.00
C10 - Interior Construction	59.59 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	38.08 %	2.09 %	\$8,468.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	43.33 %	0.00 %	\$0.00
D30 - HVAC	0.00 %	110.00 %	\$519,255.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	16.16 %	71.21 %	\$228,618.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	36.65 %	29.20 %	\$756,341.00

Photo Album

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

1). West Elevation - Aug 17, 2015



2). North Elevation - Aug 17, 2015



3). South Elevation - Aug 17, 2015



4). East Elevation - Aug 17, 2015



Condition Detail

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

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

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System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$5.93	S.F.	14,383	100	1998	2098		83.00 %	0.00 %	83			\$85,291
A1020	Special Foundations	\$0.00	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			\$0
A1030	Slab on Grade	\$6.47	S.F.	14,383	100	1998	2098		83.00 %	0.00 %	83			\$93,058
A2010	Basement Excavation	\$0.00	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			\$0
A2020	Basement Walls	\$0.00	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			\$0
B1010	Floor Construction	\$0.00	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			\$0
B1020	Roof Construction	\$4.69	S.F.	14,383	100	1998	2098		83.00 %	0.00 %	83			\$67,456
B2010	Exterior Walls	\$13.08	S.F.	14,383	100	1998	2098		83.00 %	0.00 %	83			\$188,130
B2020	Exterior Windows	\$5.53	S.F.	14,383	30	1998	2028		43.33 %	0.00 %	13			\$79,538
B2030	Exterior Doors	\$0.77	S.F.	14,383	30	1998	2028		43.33 %	0.00 %	13			\$11,075
B3010	Roof Coverings - Asphal Shingles	\$0.00	S.F.	0	10	1998	2008		0.00 %	0.00 %	-7			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	14,383	25	1998	2023		32.00 %	0.00 %	8			\$297,728
B3010	Roof Coverings - EPDM	\$0.00	S.F.	0	15	1998	2013		0.00 %	0.00 %	-2			\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.	0	75	1998	2073		77.33 %	0.00 %	58			\$0
B3020	Roof Openings	\$0.55	S.F.	14,383	30	1998	2028		43.33 %	0.00 %	13			\$7,911
C1010	Partitions	\$6.07	S.F.	14,383	100	1998	2098		83.00 %	0.00 %	83			\$87,305
C1020	Interior Doors	\$2.10	S.F.	14,383	30	1998	2028		43.33 %	0.00 %	13			\$30,204
C1030	Fittings	\$2.42	S.F.	14,383	20	1998	2018		15.00 %	0.00 %	3			\$34,807
C2010	Stair Construction	\$0.00	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			\$0
C3010	Wall Finishes - Ceramic & Glazed	\$8.89	S.F.	1,438	30	1998	2028		43.33 %	0.00 %	13			\$12,784
C3010	Wall Finishes - Paint	\$1.68	S.F.	12,945	10	2009	2019		40.00 %	0.00 %	4			\$21,748
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.	0	10	1998	2008		0.00 %	0.00 %	-7			\$0
C3020	Floor Finishes - Carpet	\$7.36	S.F.	1,046	8	1998	2006		0.00 %	109.99 %	-9		\$8,468.00	\$7,699
C3020	Floor Finishes - Ceramic & Quarry Tile	\$12.57	S.F.	2,877	50	1998	2048		66.00 %	0.00 %	33			\$36,164
C3020	Floor Finishes - Terrazzo	\$45.91	S.F.	2,877	50	1998	2048		66.00 %	0.00 %	33			\$132,083
C3020	Floor Finishes - VCT	\$8.24	S.F.	8,630	20	1998	2018		15.00 %	0.00 %	3			\$71,111
C3020	Floor Finishes - Wood	\$0.00	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			\$0
C3030	Ceiling Finishes	\$8.65	S.F.	14,383	20	1998	2018		15.00 %	0.00 %	3			\$124,413
D1010	Elevators and Lifts	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$15.76	S.F.	14,383	30	1998	2028		43.33 %	0.00 %	13			\$226,676
D2020	Domestic Water Distribution	\$3.56	S.F.	14,383	30	1998	2028		43.33 %	0.00 %	13			\$51,203
D2030	Sanitary Waste	\$3.04	S.F.	14,383	30	1998	2028		43.33 %	0.00 %	13			\$43,724
D2040	Rain Water Drainage	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0

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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	\$0.37	S.F.	14,383	30	1998	2028		43.33 %	0.00 %	13			\$5,322
D3020	Heat Generating Systems	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D3040	Distribution & Exhaust Systems	\$4.93	S.F.	14,383	30	1998	2028	2015	0.00 %	110.00 %	0		\$77,999.00	\$70,908
D3050	Terminal & Package Units	\$24.67	S.F.	14,383	15	1998	2013		0.00 %	110.00 %	-2		\$390,311.00	\$354,829
D3060	Controls & Instrumentation	\$3.22	S.F.	14,383	20	1998	2018	2015	0.00 %	110.00 %	0		\$50,945.00	\$46,313
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D4010	Sprinklers	\$4.24	S.F.	0	0				0.00 %	0.00 %				\$0
D4020	Standpipes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.60	S.F.	14,383	40	1998	2038		57.50 %	0.00 %	23			\$23,013
D5020	Branch Wiring	\$5.98	S.F.	14,383	30	1998	2028		43.33 %	0.00 %	13			\$86,010
D5020	Lighting	\$7.87	S.F.	14,383	30	1998	2028	2015	0.00 %	110.00 %	0		\$124,514.00	\$113,194
D5030	Communications and Security - Clock & PA Systems	\$4.95	S.F.	14,383	15	1998	2013		0.00 %	110.00 %	-2		\$78,315.00	\$71,196
D5030	Communications and Security - Fire Alarm	\$1.09	S.F.	14,383	15	1998	2013		0.00 %	110.00 %	-2		\$17,245.00	\$15,677
D5030	Communications and Security - Security & CCTV	\$0.54	S.F.	14,383	15	1998	2013		0.00 %	110.00 %	-2		\$8,544.00	\$7,767
D5090	Other Electrical Systems - Emergency Lights	\$0.29	S.F.	14,383	15	1998	2013	2020	33.33 %	0.00 %	5			\$4,171
E1010	Commercial Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.40	S.F.	14,383	20	1998	2018		15.00 %	0.00 %	3			\$5,753
E1090	Other Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$5.29	S.F.	14,383	20	1998	2018		15.00 %	0.00 %	3			\$76,086
F1010	Special Structures - Canopies	\$0.00	S.F.	0	25	1998	2023		32.00 %	0.00 %	8			\$0
Total									36.65 %	29.20 %			\$756,341.00	\$2,590,347

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:	\$756,341	\$0	\$0	\$375,229	\$26,924	\$5,319	\$0	\$0	\$425,595	\$0	\$0	\$1,589,409
* 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	\$414,868	\$0	\$0	\$414,868
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

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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	\$41,838	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,838
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$0	\$0	\$0	\$0	\$26,924	\$0	\$0	\$0	\$0	\$0	\$0	\$26,924
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$8,468	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,727	\$0	\$19,195
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	\$85,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,475
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$149,544	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149,544
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	\$77,999	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,999
D3050 - Terminal & Package Units	\$390,311	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$390,311
D3060 - Controls & Instrumentation	\$50,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,945
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

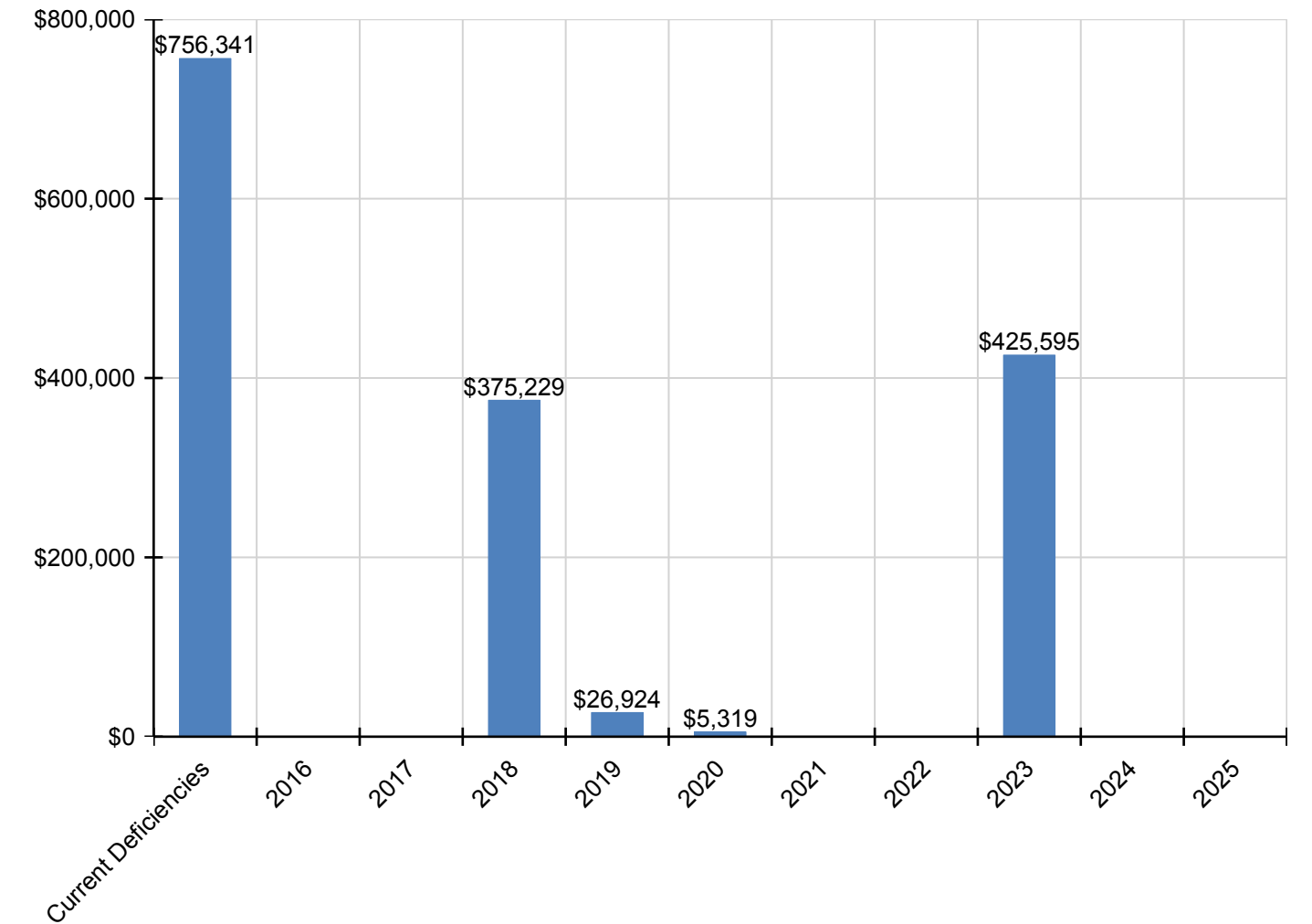
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D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$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	\$124,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,514
D5030 - Communications and Security - Clock & PA Systems	\$78,315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,315
D5030 - Communications and Security - Fire Alarm	\$17,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,245
D5030 - Communications and Security - Security & CCTV	\$8,544	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,544
D5090 - Other Electrical Systems - Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$5,319	\$0	\$0	\$0	\$0	\$0	\$5,319
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	\$6,916	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,916
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	\$91,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,456
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

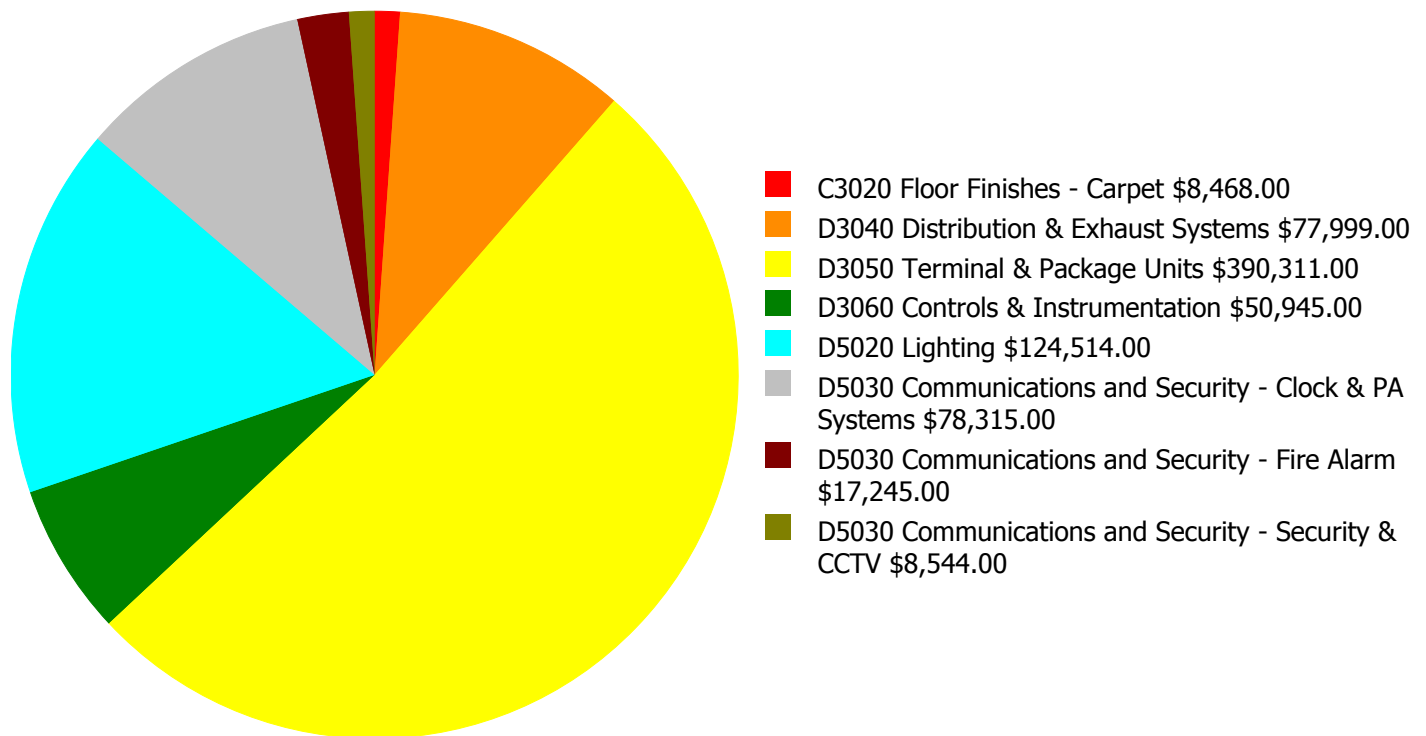
Forecasted Capital Renewal Requirement

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

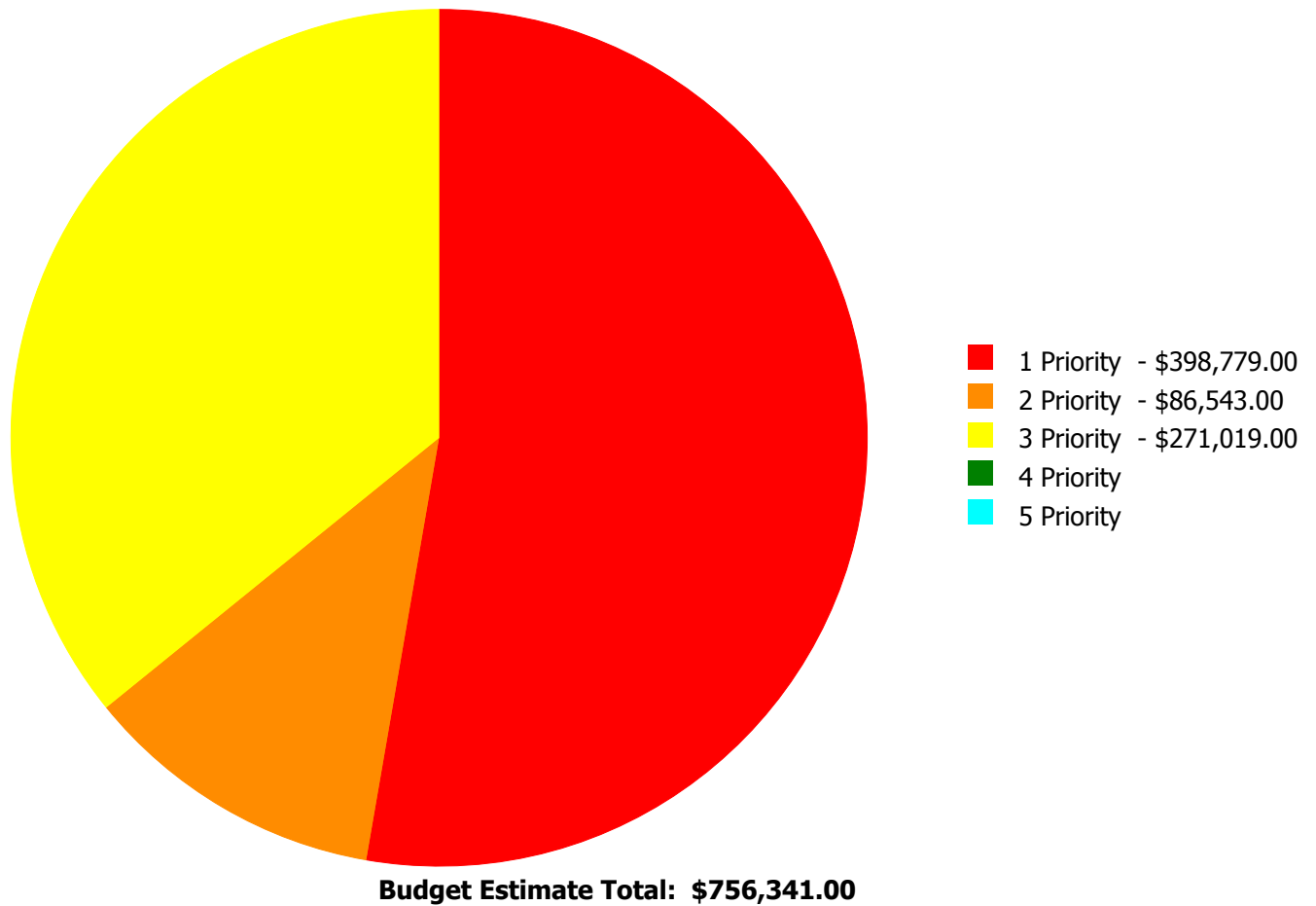
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$756,341.00

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:



Deficiency By Priority Investment Table

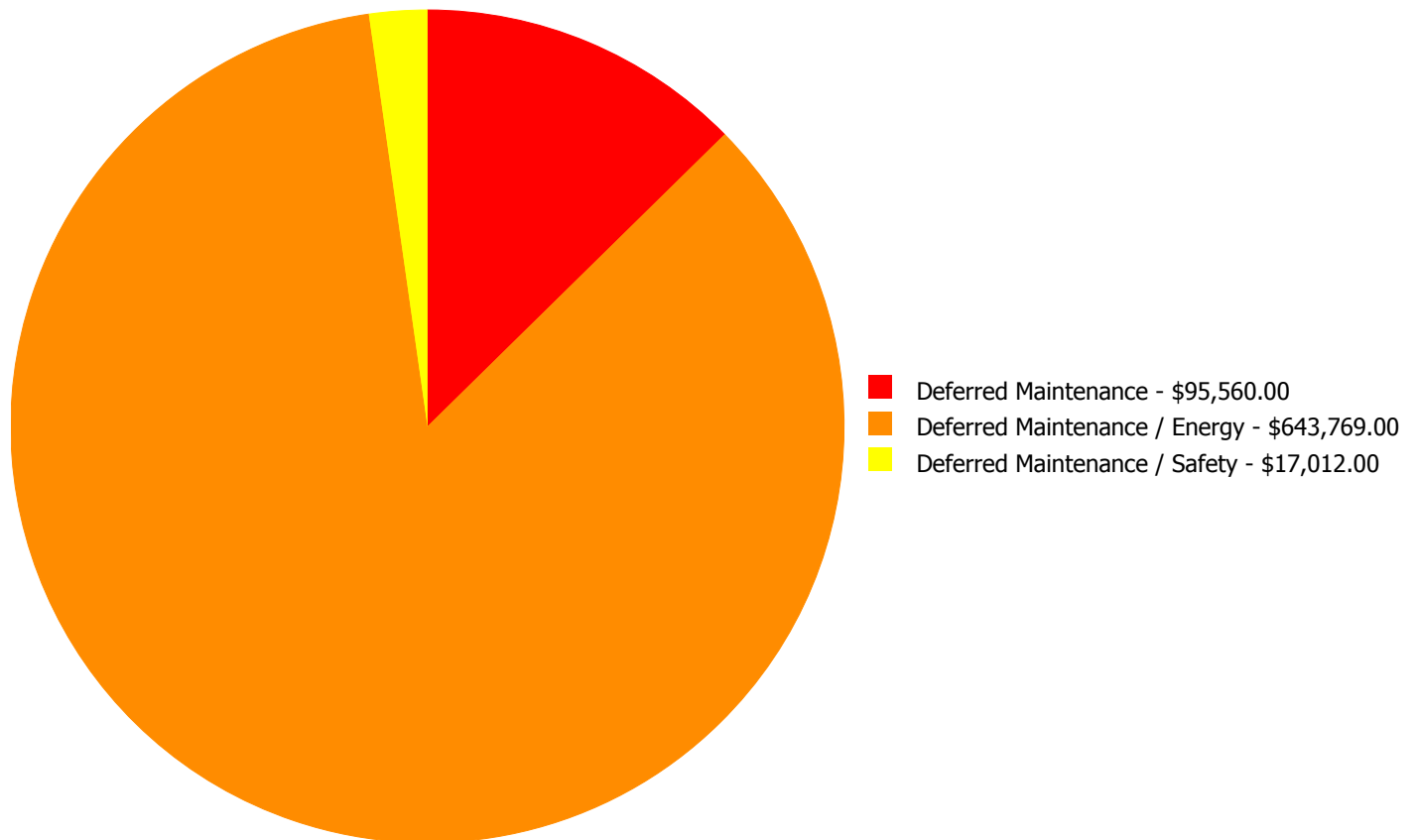
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C3020	Floor Finishes - Carpet	\$8,468.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,468.00
D3040	Distribution & Exhaust Systems	\$0.00	\$77,999.00	\$0.00	\$0.00	\$0.00	\$77,999.00
D3050	Terminal & Package Units	\$390,311.00	\$0.00	\$0.00	\$0.00	\$0.00	\$390,311.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$50,945.00	\$0.00	\$0.00	\$50,945.00
D5020	Lighting	\$0.00	\$0.00	\$124,514.00	\$0.00	\$0.00	\$124,514.00
D5030	Communications and Security - Clock & PA Systems	\$0.00	\$0.00	\$78,315.00	\$0.00	\$0.00	\$78,315.00
D5030	Communications and Security - Fire Alarm	\$0.00	\$0.00	\$17,245.00	\$0.00	\$0.00	\$17,245.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$8,544.00	\$0.00	\$0.00	\$0.00	\$8,544.00
	Total:	\$398,779.00	\$86,543.00	\$271,019.00	\$0.00	\$0.00	\$756,341.00

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: \$756,341.00

Deficiency Details by Priority

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

Priority 1 Priority:

System: C3020 - Floor Finishes - Carpet



Location: Music

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 1 Priority

Correction: Renew System

Qty: 1,046.00

Unit of Measure: S.F.

Estimate: \$8,468.00

Assessor Name: Ben Nixon

Date Created: 08/17/2015

Notes: The carpet in the music room is stained, damaged and a trip hazard, and should be replaced.

System: D3050 - Terminal & Package Units



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 1 Priority

Correction: Renew System

Qty: 14,383.00

Unit of Measure: S.F.

Estimate: \$390,311.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Priority 2 Priority:

System: D3040 - Distribution & Exhaust Systems



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 2 Priority

Correction: Renew System

Qty: 14,383.00

Unit of Measure: S.F.

Estimate: \$77,999.00

Assessor Name: Ben Nixon

Date Created: 08/10/2015

Notes: The distribution and exhaust systems are in need of replacement. Exhaust systems in the restrooms are do not function properly. Ventilation system does not circulate air throughout the building.

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 14,383.00

Unit of Measure: S.F.

Estimate: \$8,544.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The security system is beyond its expected service life. The entire system should be replaced/upgraded to improve coverage and reliability.

Priority 3 Priority:

System: D3060 - Controls & Instrumentation



Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 14,383.00

Unit of Measure: S.F.

Estimate: \$50,945.00

Assessor Name: Ben Nixon

Date Created: 08/10/2015

Notes: The controls and instrumentation system is beyond its expected service life and should be scheduled for replacement. Controls are damaged and most are not functional.

System: D5020 - Lighting



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 14,383.00

Unit of Measure: S.F.

Estimate: \$124,514.00

Assessor Name: Sam Mandola

Date Created: 08/10/2015

Notes: The lighting system is beyond its expected service life and should be scheduled for replacement. SPLOST IV project 322-422 to replace the lighting system in the 1998 building.

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



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 14,383.00

Unit of Measure: S.F.

Estimate: \$78,315.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Clock and PA system has encountered numerous outages. The system is beyond service life and should be scheduled for replacement.

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 14,383.00

Unit of Measure: S.F.

Estimate: \$17,245.00

Assessor Name: Ben Nixon

Date Created: 08/10/2015

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement. The system is tied into the main building fire alarm panel.

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:	1998
Last Renovation:	
Replacement Value:	\$920,012
Repair Cost:	\$114,890.00
Total FCI:	12.49 %
Total RSLI:	57.20 %
FCA Score:	87.51



Description:

The 1998 gymnasium at Stoneview Elementary School is a one-story building located at 2629 Huber Street 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
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.34 %	0.00 %	\$0.00
B30 - Roofing	77.33 %	0.00 %	\$0.00
C10 - Interior Construction	66.23 %	0.00 %	\$0.00
C30 - Interior Finishes	44.39 %	17.83 %	\$19,681.00
D20 - Plumbing	43.33 %	0.00 %	\$0.00
D30 - HVAC	21.97 %	54.23 %	\$71,768.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	24.15 %	27.41 %	\$23,441.00
Totals:	57.20 %	12.49 %	\$114,890.00

Photo Album

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

1). North Elevation - Aug 17, 2015



2). West Elevation - Aug 17, 2015



3). East Elevation - Aug 17, 2015



4). South Elevation - Aug 17, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$9.34	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			\$51,165
A1030	Slab on Grade	\$6.21	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			\$34,018
B1020	Roof Construction	\$21.36	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			\$117,010
B2010	Exterior Walls	\$19.80	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			\$108,464
B2030	Exterior Doors	\$2.01	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$11,011
B3010	Roof Coverings - Standing Seam Metal	\$11.91	S.F.	5,478	75	1998	2073		77.33 %	0.00 %	58			\$65,243
C1010	Partitions	\$12.78	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			\$70,009
C1020	Interior Doors	\$4.24	S.F.	5,478	40	1998	2038		57.50 %	0.00 %	23			\$23,227
C1030	Fittings	\$3.46	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$18,954
C3010	Wall Finishes - Ceramic	\$6.65	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			\$0
C3010	Wall Finishes - Paint	\$1.41	S.F.	5,478	10	1998	2008		0.00 %	109.99 %	-7		\$8,496.00	\$7,724
C3020	Floor Finishes - Carpet	\$7.36	S.F.	822	8	1998	2006		0.00 %	110.00 %	-9		\$6,655.00	\$6,050
C3020	Floor Finishes - Ceramic Tile	\$6.67	S.F.	230	50	1998	2048		66.00 %	0.00 %	33			\$1,534
C3020	Floor Finishes - Neoprene	\$14.46	S.F.	4,656	50	1998	2048		66.00 %	0.00 %	33			\$67,326
C3020	Floor Finishes - VCT	\$5.01	S.F.	822	15	1998	2013		0.00 %	110.00 %	-2		\$4,530.00	\$4,118
C3030	Ceiling Finishes	\$4.31	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$23,610
D2010	Plumbing Fixtures	\$9.66	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$52,917
D2020	Domestic Water Distribution	\$5.85	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$32,046
D2030	Sanitary Waste	\$0.87	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$4,766
D2040	Rain Water Drainage	\$0.22	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$1,205
D2090	Other Plumbing Systems - Natural Gas	\$0.32	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$1,753
D3040	Distribution Systems & Exhaust Systems	\$12.25	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$67,106
D3050	Terminal & Package Units	\$11.65	S.F.	5,478	15	1998	2013		0.00 %	110.00 %	-2		\$70,201.00	\$63,819
D3060	Controls & Instrumentation	\$0.26	S.F.	5,478	20	1998	2018	2015	0.00 %	110.04 %	0		\$1,567.00	\$1,424
D4010	Sprinklers	\$3.84	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			\$0
D5010	Electrical Service/Distribution	\$1.24	S.F.	5,478	40	1998	2038		57.50 %	0.00 %	23			\$6,793
D5020	Branch Wiring	\$5.24	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$28,705
D5020	Lighting	\$5.24	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$28,705
D5030	Communications and Security - Fire Alarm	\$2.13	S.F.	5,478	15	1998	2013		0.00 %	110.00 %	-2		\$12,835.00	\$11,668
D5030	Communications and Security - Public Address & Clock System	\$0.88	S.F.	5,478	15	1998	2013		0.00 %	110.00 %	-2		\$5,303.00	\$4,821
D5030	Communications and Security - Security & CCTV	\$0.88	S.F.	5,478	15	1998	2013		0.00 %	110.00 %	-2		\$5,303.00	\$4,821
Total									57.20 %	12.49 %			\$114,890.00	\$920,012

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:	\$114,890	\$0	\$0	\$85,664	\$0	\$0	\$0	\$0	\$8,430	\$0	\$11,418	\$220,403
* 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
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
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 - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$22,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,782
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$8,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,418	\$19,914
C3020 - Floor Finishes - Carpet	\$6,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,430	\$0	\$0	\$15,085
C3020 - Floor Finishes - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Neoprene	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$4,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,530
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$28,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,379

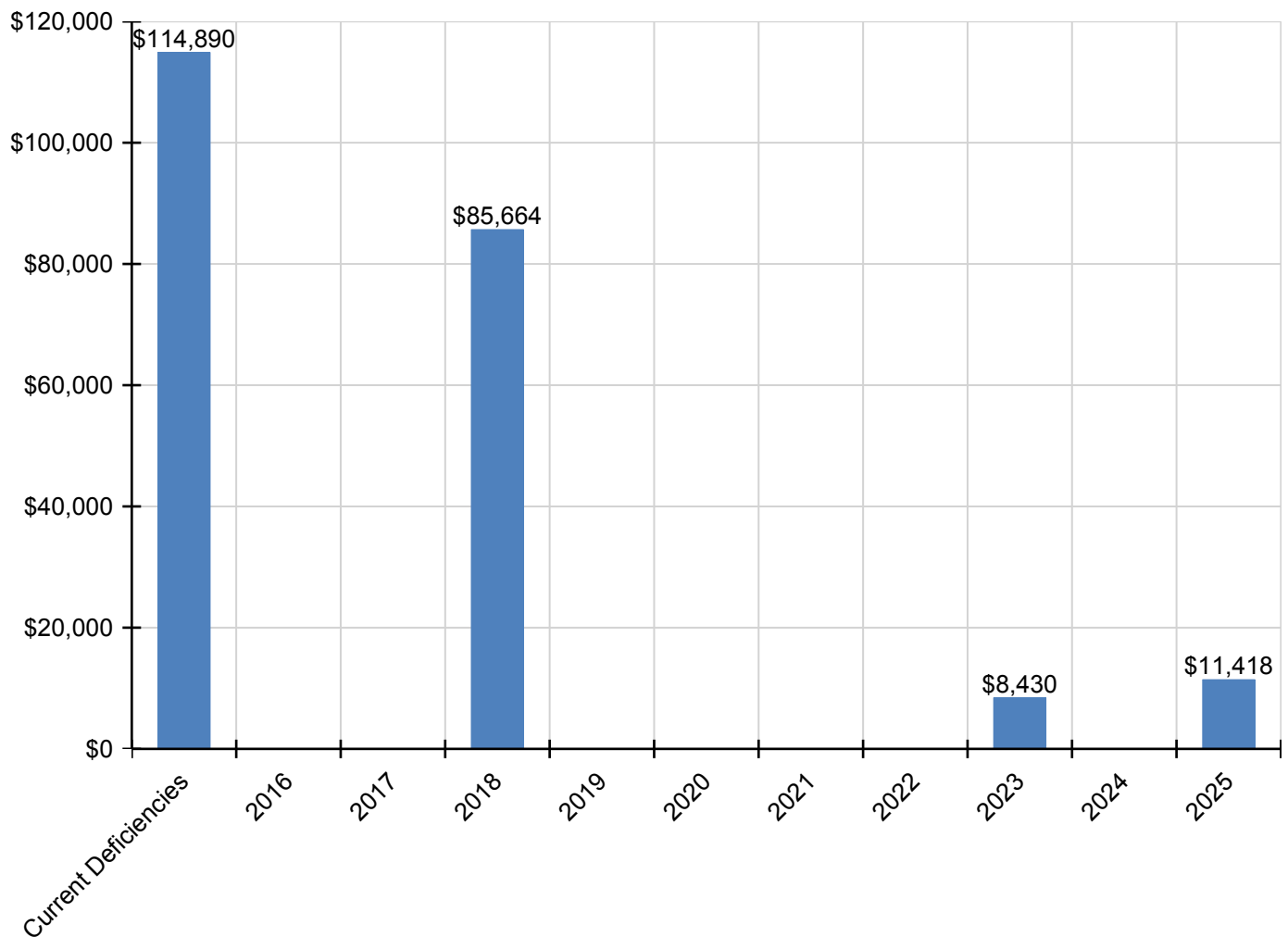
School Assessment Report - 1998 Gym

D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$70,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,201
D3060 - Controls & Instrumentation	\$1,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,567
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$34,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,503
D5030 - Communications and Security - Fire Alarm	\$12,835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,835
D5030 - Communications and Security - Public Address & Clock System	\$5,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,303
D5030 - Communications and Security - Security & CCTV	\$5,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,303

* Indicates non-renewable system

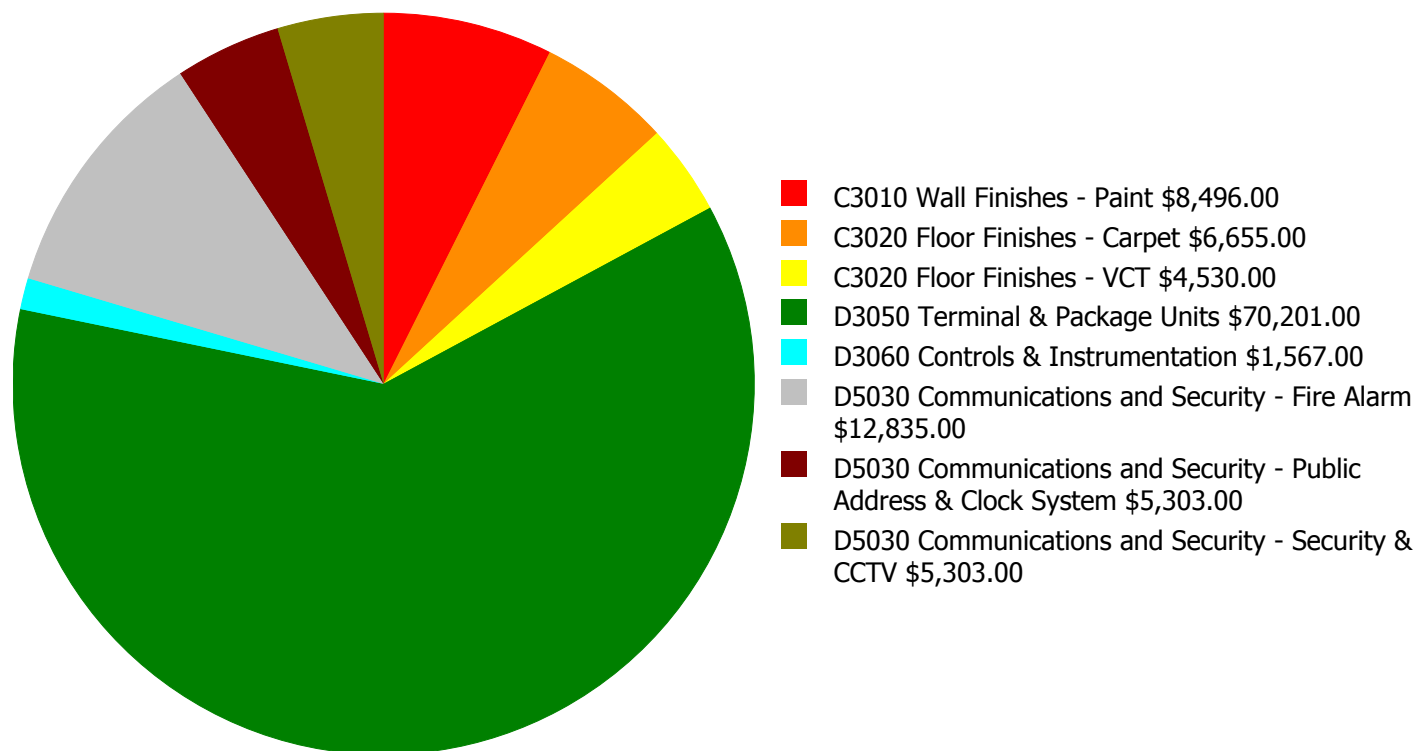
Forecasted Capital Renewal Requirement

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

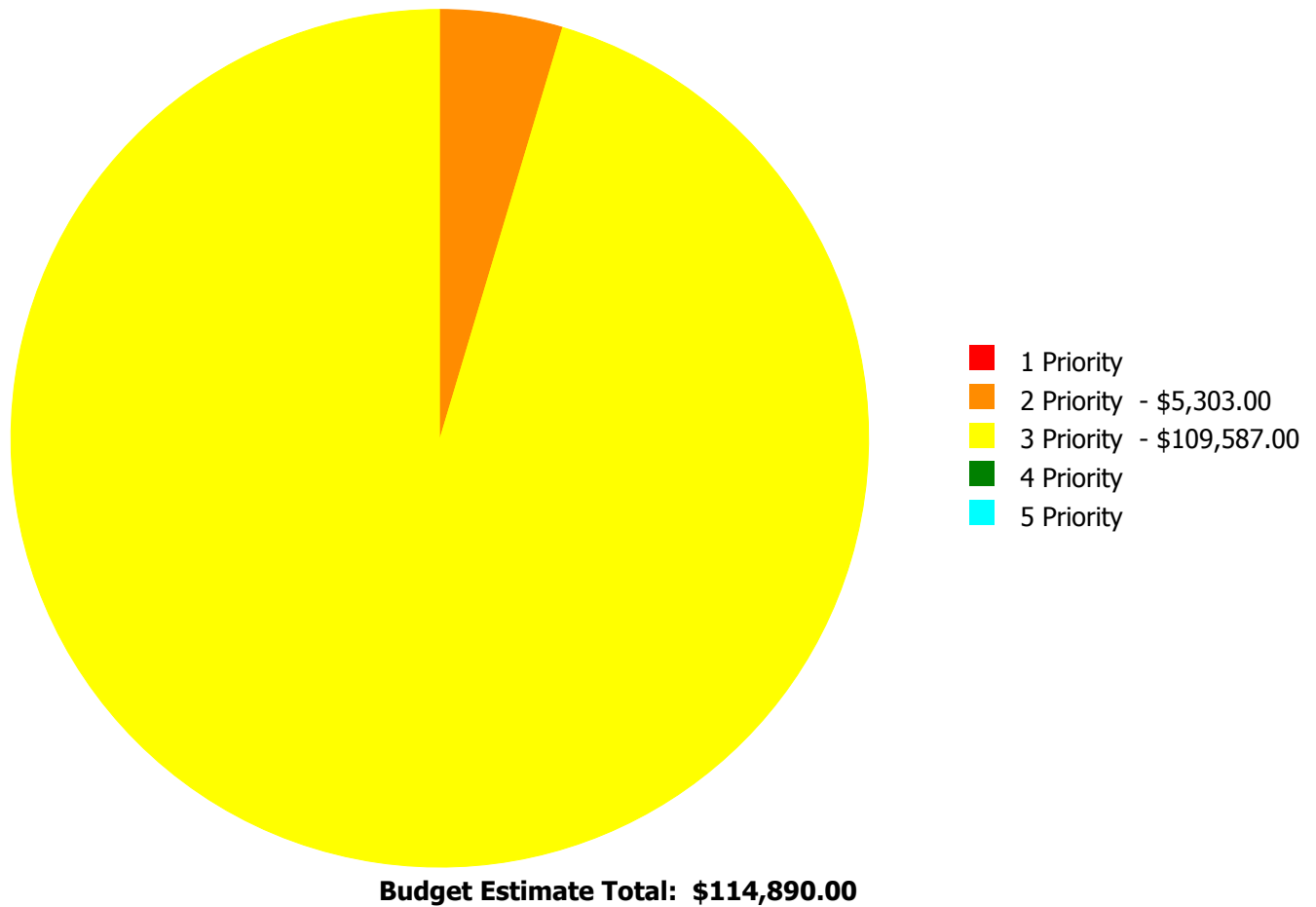
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$114,890.00

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:



Deficiency By Priority Investment Table

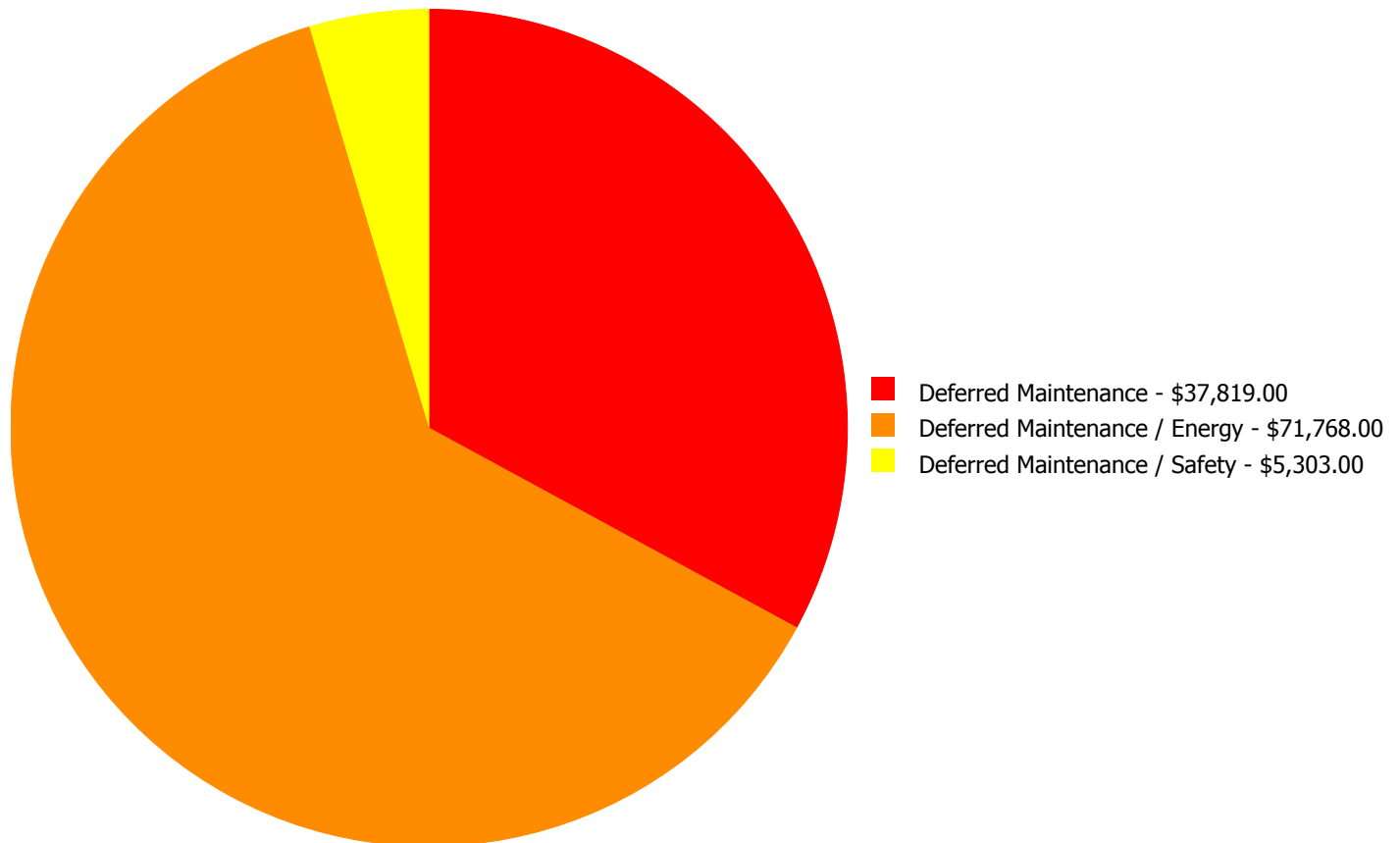
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$6,655.00	\$0.00	\$0.00	\$6,655.00
C3020	Floor Finishes - VCT	\$0.00	\$0.00	\$4,530.00	\$0.00	\$0.00	\$4,530.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$70,201.00	\$0.00	\$0.00	\$70,201.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$1,567.00	\$0.00	\$0.00	\$1,567.00
D5030	Communications and Security - Fire Alarm	\$0.00	\$0.00	\$12,835.00	\$0.00	\$0.00	\$12,835.00
D5030	Communications and Security - Public Address & Clock System	\$0.00	\$0.00	\$5,303.00	\$0.00	\$0.00	\$5,303.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$5,303.00	\$0.00	\$0.00	\$0.00	\$5,303.00
Total:		\$0.00	\$5,303.00	\$109,587.00	\$0.00	\$0.00	\$114,890.00

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:



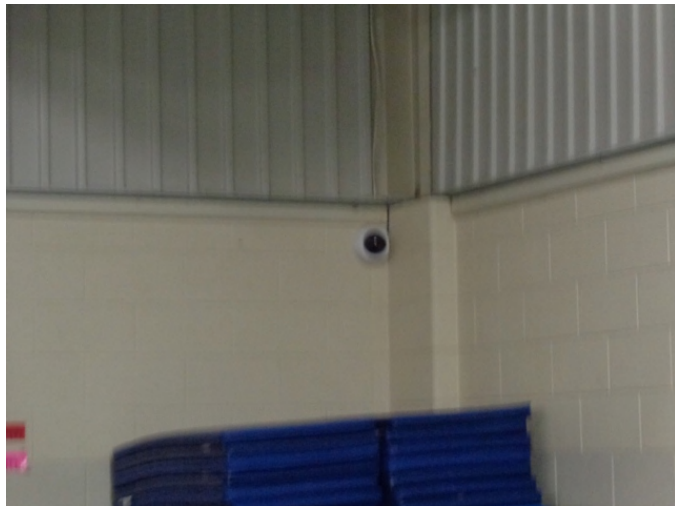
Budget Estimate Total: \$114,890.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$5,303.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The security system does not exist and CCTV system is beyond its expected service life. The entire system should be replaced/upgraded to improve coverage and reliability.

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: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Carpet



Location: Offices

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 822.00

Unit of Measure: S.F.

Estimate: \$6,655.00

Assessor Name: Ben Nixon

Date Created: 08/17/2015

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

System: C3020 - Floor Finishes - VCT



Location: Entrance Area and Offices

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 822.00

Unit of Measure: S.F.

Estimate: \$4,530.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The VCT flooring is aged and worn, 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: One PTAC AC unit is located in the office area of the gym. It is beyond its expected service life, worn, and should be scheduled for replacement. The main gym area does not have air conditioning and it should be provided. SPLOST project 131-422 to install a 20-ton HVAC package in the main gym.

System: D3060 - Controls & Instrumentation



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$1,567.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm



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: \$12,835.00

Assessor Name: Ben Nixon

Date Created: 08/10/2015

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

System: D5030 - Communications and Security - Public Address & Clock System



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: \$5,303.00

Assessor Name: Ben Nixon

Date Created: 08/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	76,229
Year Built:	1998
Last Renovation:	
Replacement Value:	\$1,813,467
Repair Cost:	\$1,600,861.42
Total FCI:	88.28 %
Total RSLI:	9.64 %
FCA Score:	11.72



Description:

The Stoneview Elementary School site was originally constructed in 1998, has a total area of 11.1 acres, and is occupied by approximately 76,229 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features

Attributes:

General Attributes:

Site Code: 1665

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	3.47 %	98.07 %	\$956,878.81
G30 - Site Mechanical Utilities	8.00 %	98.26 %	\$547,552.92
G40 - Site Electrical Utilities	34.38 %	34.38 %	\$96,429.69
Totals:	9.64 %	88.28 %	\$1,600,861.42

Photo Album

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

- 1). Aerial Image of Stoneview Elementary School - Oct 22, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$5.17	S.F.	48,150	25	1963	1988		0.00 %	110.00 %	-27		\$273,829.05	\$248,936
G2020	Parking Lots	\$4.56	S.F.	16,132	25	1963	1988		0.00 %	110.00 %	-27		\$80,918.11	\$73,562
G2030	Pedestrian Paving	\$1.50	S.F.	76,229	30	1963	1993		0.00 %	110.00 %	-22		\$125,777.85	\$114,344
G2040	Baseball Field	\$8.35	S.F.	0	20				0.00 %	0.00 %				\$0
G2040	Canopies	\$0.29	S.F.	0	25				0.00 %	0.00 %				\$0
G2040	Covered Walkways	\$48.72	S.F.	2,172	25	1998	2023		32.00 %	0.00 %	8			\$105,820
G2040	Fencing & Guardrails	\$0.91	S.F.	76,229	30	1963	1993		0.00 %	110.00 %	-22		\$76,305.23	\$69,368
G2040	Football Field	\$5.85	S.F.	0	0				0.00 %	0.00 %				\$0
G2040	Hard Surface Play Area	\$6.26	S.F.	7,615	20	1963	1983		0.00 %	110.00 %	-32		\$52,436.89	\$47,670
G2040	Playing Field	\$3.92	S.F.	52,418	20	1963	1983		0.00 %	110.00 %	-32		\$226,026.42	\$205,479
G2040	Soccer/Lacross Field	\$5.00	S.F.	0	20				0.00 %	0.00 %				\$0
G2040	Softball Field	\$8.86	S.F.	0	20				0.00 %	0.00 %				\$0
G2040	Tennis Courts	\$18.47	S.F.	0	20				0.00 %	0.00 %				\$0
G2040	Track	\$7.04	S.F.	0	10				0.00 %	0.00 %				\$0
G2050	Landscaping	\$1.45	S.F.	76,229	15	1963	1978		0.00 %	110.00 %	-37		\$121,585.26	\$110,532
G3010	Water Supply	\$1.83	S.F.	76,229	50	1963	2013		0.00 %	110.00 %	-2		\$153,448.98	\$139,499
G3020	Sanitary Sewer	\$1.15	S.F.	76,229	50	1963	2013		0.00 %	110.00 %	-2		\$96,429.69	\$87,663
G3030	Storm Sewer	\$3.55	S.F.	76,229	50	1963	2013		0.00 %	110.00 %	-2		\$297,674.25	\$270,613
G3060	Fuel Distribution	\$0.78	S.F.	76,229	40	2005	2045		75.00 %	0.00 %	30			\$59,459
G4010	Electrical Distribution	\$1.86	S.F.	76,229	50	1990	2040		50.00 %	0.00 %	25			\$141,786
G4020	Site Lighting	\$1.15	S.F.	76,229	30	1990	2020	2015	0.00 %	110.00 %	0		\$96,429.69	\$87,663
G4030	Site Communications & Security	\$0.67	S.F.	76,229	10	2010	2020		50.00 %	0.00 %	5			\$51,073
Total									9.64 %	88.28 %			\$1,600,861.42	\$1,813,467

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.

School Assessment Report - Site

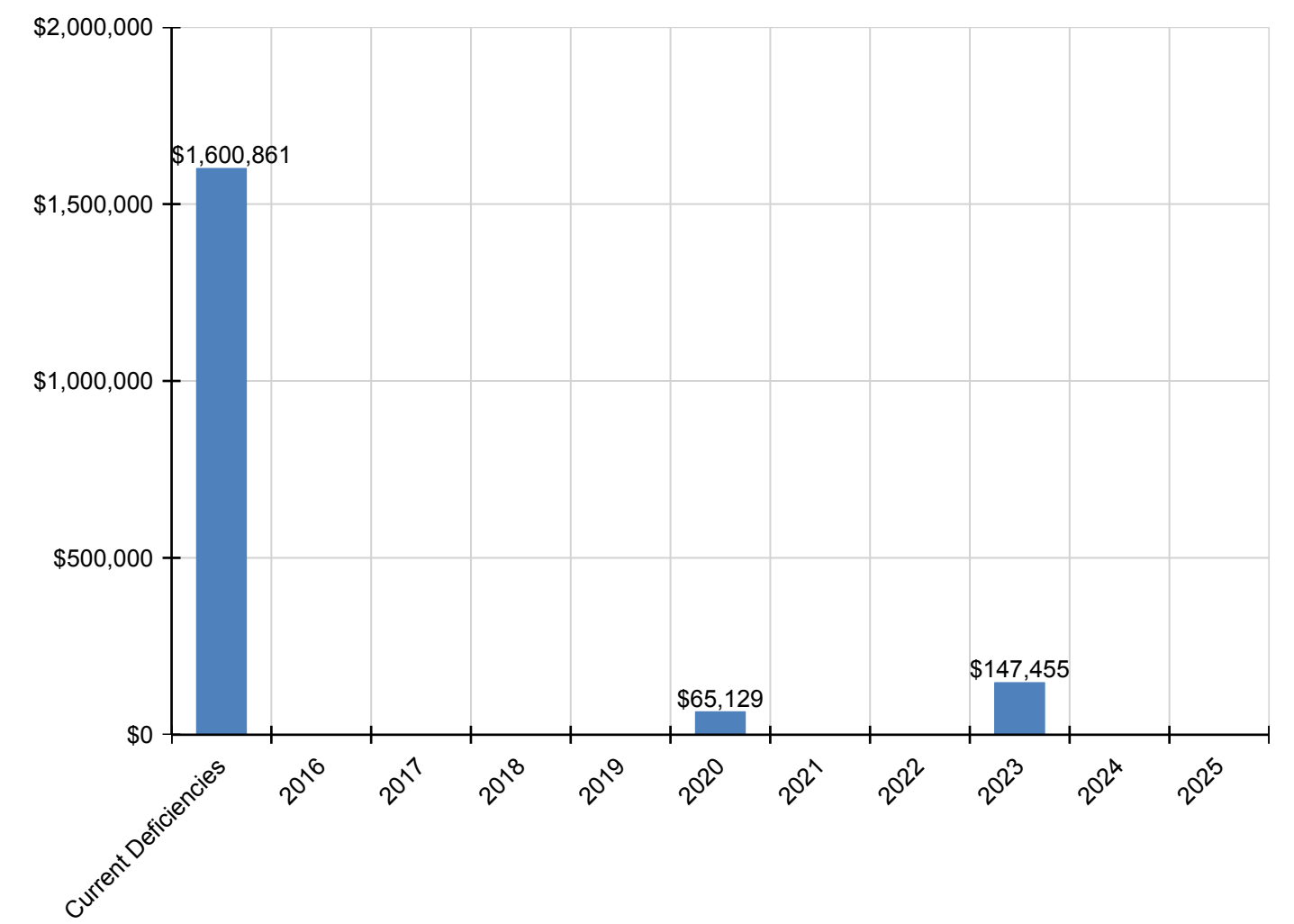
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$1,600,861	\$0	\$0	\$0	\$0	\$65,129	\$0	\$0	\$147,455	\$0	\$0	\$1,813,445
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	\$273,829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$273,829
G2020 - Parking Lots	\$80,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,918
G2030 - Pedestrian Paving	\$125,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,778
G2040 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,455	\$0	\$0	\$147,455
G2040 - Fencing & Guardrails	\$76,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,305
G2040 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Hard Surface Play Area	\$52,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,437
G2040 - Playing Field	\$226,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,026
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	\$121,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,585
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$153,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,449
G3020 - Sanitary Sewer	\$96,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,430
G3030 - Storm Sewer	\$297,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$297,674
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	\$96,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,430
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$65,129	\$0	\$0	\$0	\$0	\$0	\$65,129

* Indicates non-renewable system

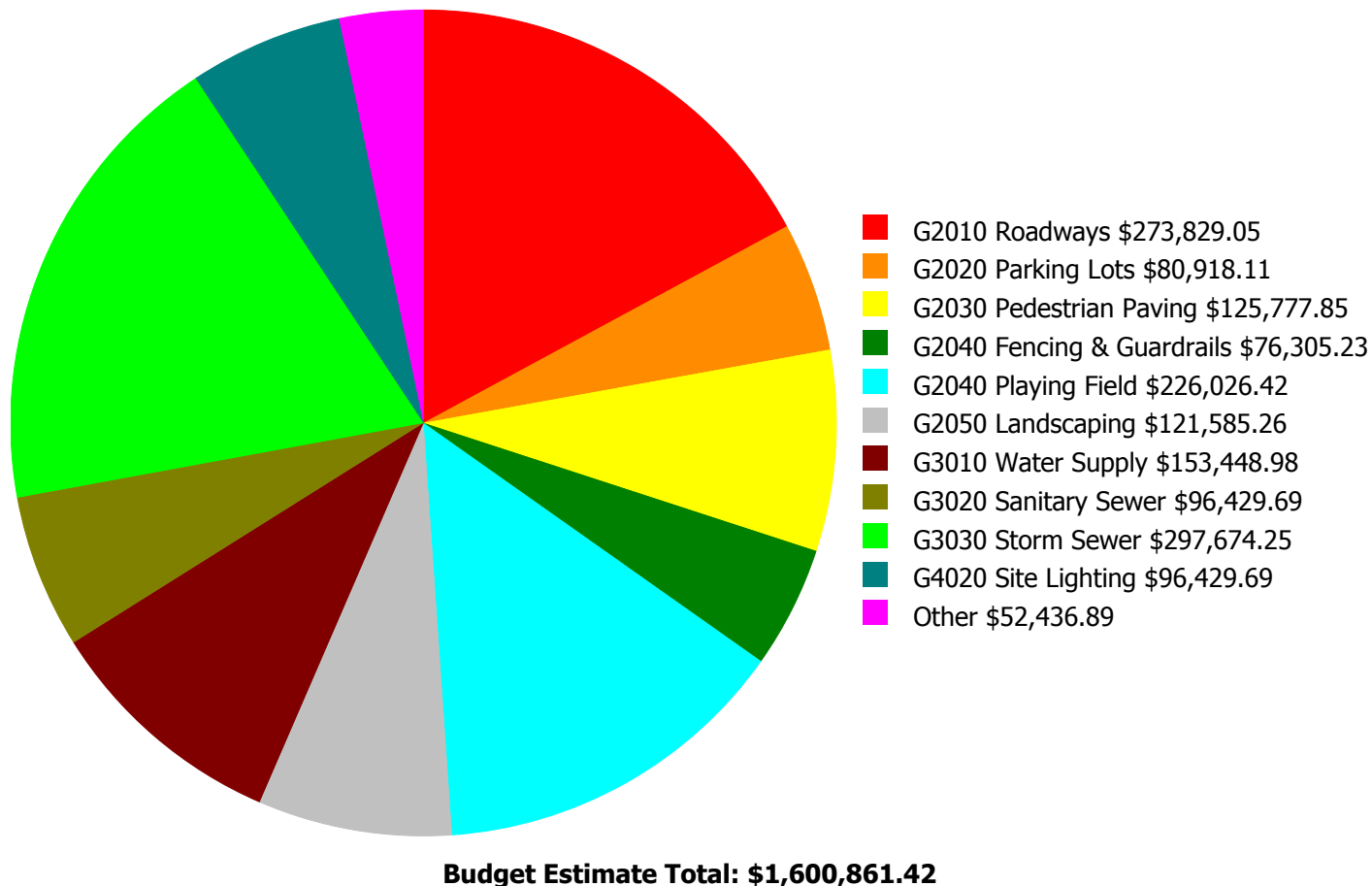
Forecasted Capital Renewal Requirement

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



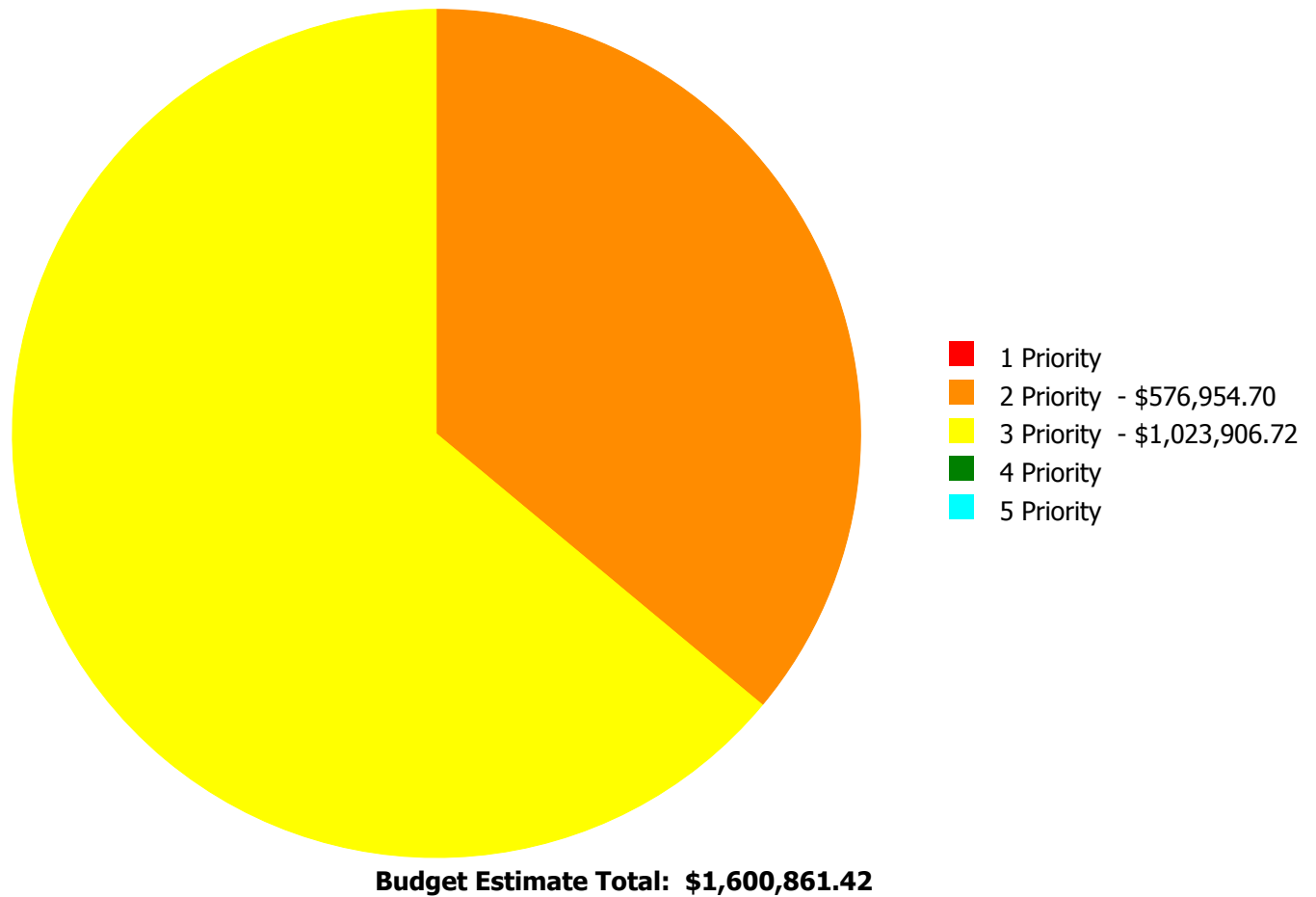
Deficiency Summary by System

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.



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:



Deficiency By Priority Investment Table

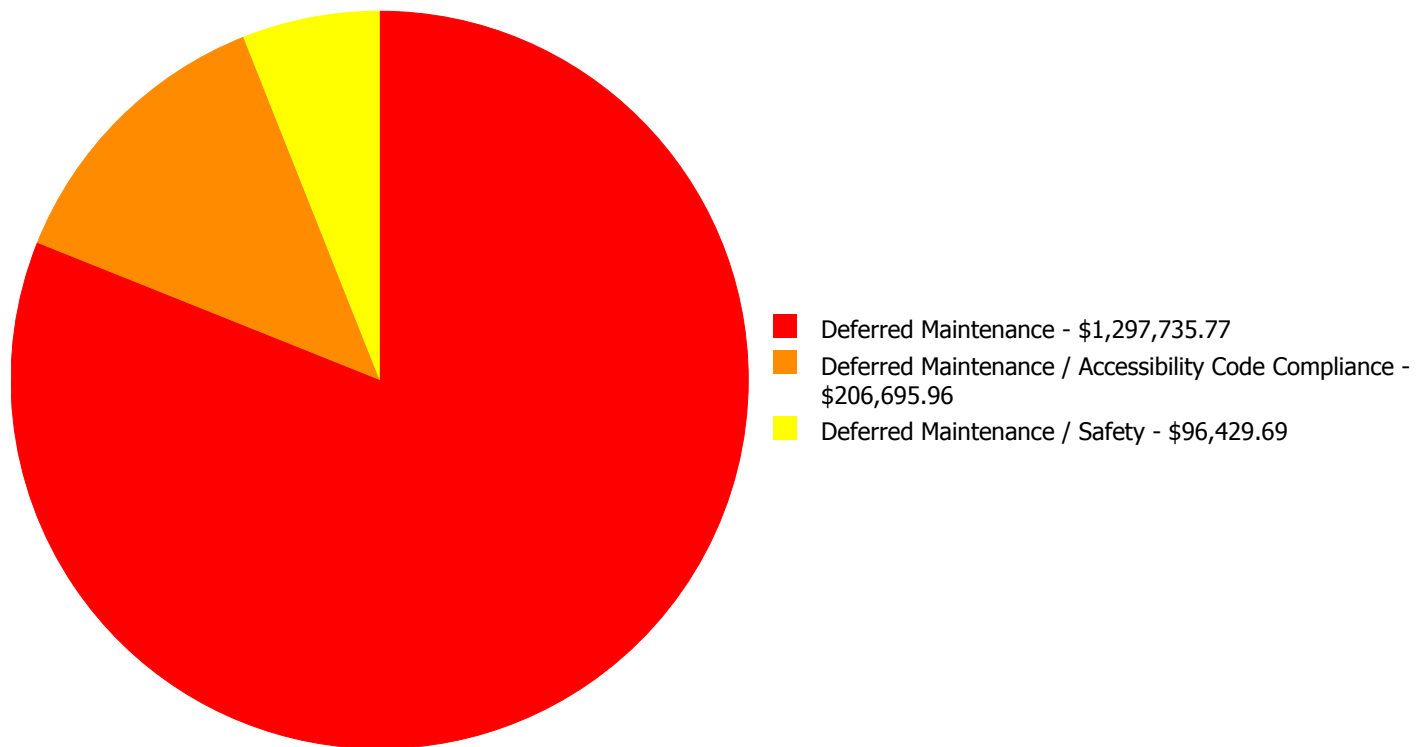
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$273,829.05	\$0.00	\$0.00	\$0.00	\$273,829.05
G2020	Parking Lots	\$0.00	\$80,918.11	\$0.00	\$0.00	\$0.00	\$80,918.11
G2030	Pedestrian Paving	\$0.00	\$125,777.85	\$0.00	\$0.00	\$0.00	\$125,777.85
G2040	Fencing & Guardrails	\$0.00	\$0.00	\$76,305.23	\$0.00	\$0.00	\$76,305.23
G2040	Hard Surface Play Area	\$0.00	\$0.00	\$52,436.89	\$0.00	\$0.00	\$52,436.89
G2040	Playing Field	\$0.00	\$0.00	\$226,026.42	\$0.00	\$0.00	\$226,026.42
G2050	Landscaping	\$0.00	\$0.00	\$121,585.26	\$0.00	\$0.00	\$121,585.26
G3010	Water Supply	\$0.00	\$0.00	\$153,448.98	\$0.00	\$0.00	\$153,448.98
G3020	Sanitary Sewer	\$0.00	\$0.00	\$96,429.69	\$0.00	\$0.00	\$96,429.69
G3030	Storm Sewer	\$0.00	\$0.00	\$297,674.25	\$0.00	\$0.00	\$297,674.25
G4020	Site Lighting	\$0.00	\$96,429.69	\$0.00	\$0.00	\$0.00	\$96,429.69
	Total:	\$0.00	\$576,954.70	\$1,023,906.72	\$0.00	\$0.00	\$1,600,861.42

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: \$1,600,861.42

Deficiency Details by Priority

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

Priority 2 Priority:

System: G2010 - Roadways



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Renew System

Qty: 48,150.00

Unit of Measure: S.F.

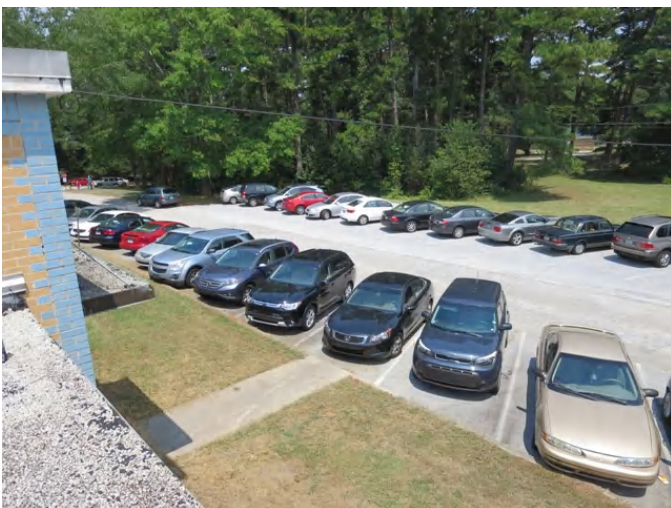
Estimate: \$273,829.05

Assessor Name: Sam Mandola

Date Created: 08/17/2015

Notes: Roadways are beyond their expected service life, damaged with many cracks and potholes, worn, and should be replaced. Staff requests the addition of speed bumps on roadways to reduce vehicle speed.

System: G2020 - Parking Lots



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 2 Priority

Correction: Renew System

Qty: 16,132.00

Unit of Measure: S.F.

Estimate: \$80,918.11

Assessor Name: Sam Mandola

Date Created: 08/17/2015

Notes: The parking lot is beyond its expected service life, damaged with cracks and potholes, not ADA compliant, inadequate with car-parking on the grass, and should be replaced and expanded. SPLOST project 131-422 to parking renovations.

System: G2030 - Pedestrian Paving



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 2 Priority

Correction: Renew System

Qty: 76,229.00

Unit of Measure: S.F.

Estimate: \$125,777.85

Assessor Name: Sam Mandola

Date Created: 08/17/2015

Notes: Pedestrian paving is beyond its expected service life, damaged, and should be replaced and upgraded to improve ADA accessibility.

System: G4020 - Site Lighting



Location: Site

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 76,229.00

Unit of Measure: S.F.

Estimate: \$96,429.69

Assessor Name: Eduardo Lopez

Date Created: 08/10/2015

Notes: Site lighting is nearing the end of its expected service life, inadequate, and should be replaced and expanded.

Priority 3 Priority:

System: G2040 - Fencing & Guardrails



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,229.00

Unit of Measure: S.F.

Estimate: \$76,305.23

Assessor Name: Eduardo Lopez

Date Created: 08/17/2015

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

System: G2040 - Hard Surface Play Area



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 7,615.00

Unit of Measure: S.F.

Estimate: \$52,436.89

Assessor Name: Eduardo Lopez

Date Created: 08/17/2015

Notes: The hard surface play area is beyond its expected service life, damaged with cracks, and should be replaced. The hard surface play area is partially occupied by portable classrooms.

System: G2040 - Playing Field



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 52,418.00

Unit of Measure: S.F.

Estimate: \$226,026.42

Assessor Name: Eduardo Lopez

Date Created: 10/30/2015

Notes: The playing field is beyond its expected service life, worn and bare, and should be replaced to prevent erosion.

System: G2050 - Landscaping



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,229.00

Unit of Measure: S.F.

Estimate: \$121,585.26

Assessor Name: Eduardo Lopez

Date Created: 08/17/2015

Notes: Landscaping is beyond its expected service life, worn and bare in areas, and should be replaced to prevent erosion. Re-grading of the playing field should also be performed to prevent flooding.

System: G3010 - Water Supply



Location: Exterior Water Service Line

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,229.00

Unit of Measure: S.F.

Estimate: \$153,448.98

Assessor Name: Eduardo Lopez

Date Created: 08/10/2015

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

System: G3020 - Sanitary Sewer



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,229.00

Unit of Measure: S.F.

Estimate: \$96,429.69

Assessor Name: Eduardo Lopez

Date Created: 08/10/2015

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

System: G3030 - Storm Sewer



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 76,229.00

Unit of Measure: S.F.

Estimate: \$297,674.25

Assessor Name: Eduardo Lopez

Date Created: 08/10/2015

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

Glossary

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

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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.

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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.

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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.

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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.