

DeKalb County School District/Education Other

Warren Technical School

Final

School Assessment Report

May 19, 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):	50,030
Year Built:	1963
Last Renovation:	2015
Replacement Value:	\$13,059,957
Repair Cost:	\$3,649,472.75
Total FCI:	27.94 %
Total RSLI:	52.50 %
FCA Score:	72.06



Description:

The Warren Technical School campus consists of one main school building located at 3075 Alton Road in Chamblee, Georgia. The original campus was constructed in 1963 and an addition to the main school building was constructed in 1965. Major renovations under SPLOST III and IV are in-progress and will continue through 2016. In addition to the main school building, the campus contains a greenhouse, two storage buildings, and playing field. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

School Assessment Report - Warren Technical School

Attributes:

General Attributes:

Assigned Region:	Region 1	Board District:	District 4
DOE Facility:	1623	Geographic Region:	Region 2
HS Attendance Area:	Lakeside HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	12.9		

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.

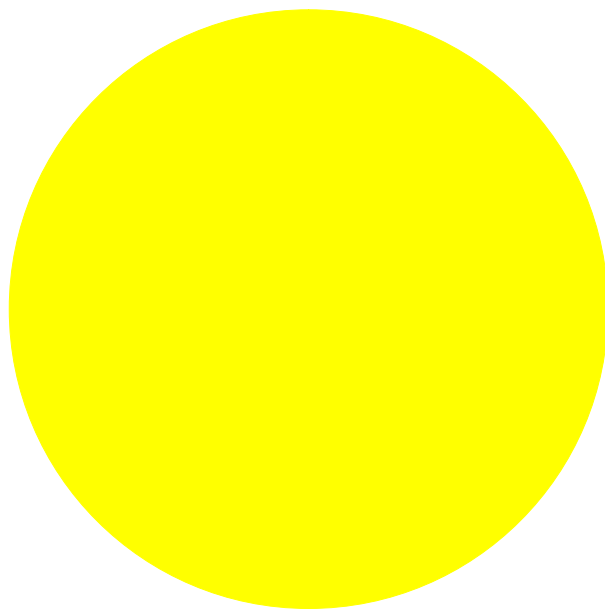
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	48.21 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	48.25 %	0.00 %	\$0.00
B20 - Exterior Enclosure	27.77 %	46.87 %	\$626,655.44
B30 - Roofing	0.00 %	110.00 %	\$1,130,396.00
C10 - Interior Construction	68.16 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	43.04 %	17.65 %	\$263,882.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	68.75 %	3.62 %	\$48,374.00
D30 - HVAC	97.90 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	85.66 %	0.00 %	\$0.00
E10 - Equipment	98.73 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$482,684.00
F10 - Special Construction	0.00 %	110.00 %	\$262,840.00
G20 - Site Improvements	0.00 %	110.00 %	\$834,641.31
G30 - Site Mechanical Utilities	10.27 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	91.41 %	0.00 %	\$0.00
Totals:	52.50 %	27.94 %	\$3,649,472.75

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1963, 1965 Building	47,800	22.13	\$0.00	\$0.00	\$2,539,018.00	\$0.00	\$0.00
1980 Storage	120	41.79	\$0.00	\$0.00	\$4,265.44	\$0.00	\$0.00
1982 Storage	360	28.44	\$0.00	\$0.00	\$8,708.00	\$0.00	\$0.00
Greenhouse	1,750	110.00	\$0.00	\$0.00	\$262,840.00	\$0.00	\$0.00
Site	50,030	63.78	\$0.00	\$0.00	\$834,641.31	\$0.00	\$0.00
Total:		27.94	\$0.00	\$0.00	\$3,649,472.75	\$0.00	\$0.00

Deficiencies By Priority



- 1 Priority
- 2 Priority
- 3 Priority - \$3,649,472.75
- 4 Priority
- 5 Priority

Budget Estimate Total: \$3,649,472.75

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:	Education Other
Gross Area (SF):	47,800
Year Built:	1963
Last Renovation:	2015
Replacement Value:	\$11,471,587
Repair Cost:	\$2,539,018.00
Total FCI:	22.13 %
Total RSLI:	57.81 %
FCA Score:	77.87



Description:

The main building at Warren Technical School is a one-story building located at 3075 Alton Road in Chamblee, Georgia. Originally built in 1963, there has been one addition in 1965 and major renovations under SPLOST III and IV are currently underway. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	4010, 4011	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	27.36 %	47.31 %	\$622,547.00
B30 - Roofing	0.00 %	110.00 %	\$1,121,531.00
C10 - Interior Construction	68.16 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	43.04 %	17.65 %	\$263,882.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	68.75 %	3.62 %	\$48,374.00
D30 - HVAC	97.90 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	85.66 %	0.00 %	\$0.00
E10 - Equipment	98.73 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$482,684.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	57.81 %	22.13 %	\$2,539,018.00

Photo Album

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

1). North Elevation - Aug 11, 2015



2). Northwest Elevation - Aug 11, 2015



3). West Elevation - Aug 11, 2015



4). South Elevation - Aug 11, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$3.51	S.F.	47,800	100	1963	2063		48.00 %	0.00 %	48			\$167,778
A1020	Special Foundations	\$4.36	S.F.	0	0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$3.56	S.F.	47,800	100	1963	2063		48.00 %	0.00 %	48			\$170,168
A2010	Basement Excavation	\$0.14	S.F.	0	0				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$1.64	S.F.	0	0				0.00 %	0.00 %				\$0
B1010	Floor Construction	\$15.61	S.F.	0	0				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$11.74	S.F.	47,800	100	1963	2063		48.00 %	0.00 %	48			\$561,172
B2010	Exterior Walls	\$15.69	S.F.	47,800	100	1963	2063		48.00 %	0.00 %	48			\$749,982
B2020	Exterior Windows	\$11.18	S.F.	47,800	30	1963	1993		0.00 %	110.00 %	-22		\$587,844.00	\$534,404
B2030	Exterior Doors	\$0.66	S.F.	47,800	30	1963	1993		0.00 %	110.00 %	-22		\$34,703.00	\$31,548
B3010	Roof Coverings - Asphalt Shingles	\$4.32	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	47,800	25	1963	1988		0.00 %	110.00 %	-27		\$1,088,406.00	\$989,460
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.07	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	0	0				0.00 %	0.00 %				\$0
B3020	Roof Openings	\$0.63	S.F.	47,800	30	1963	1993		0.00 %	110.00 %	-22		\$33,125.00	\$30,114
C1010	Partitions	\$19.44	S.F.	47,800	100	1963	2063		48.00 %	0.00 %	48			\$929,232
C1020	Interior Doors	\$6.11	S.F.	47,800	30	2015	2045		100.00 %	0.00 %	30			\$292,058
C1030	Fittings	\$6.20	S.F.	47,800	20	2015	2035		100.00 %	0.00 %	20			\$296,360
C2010	Stair Construction	\$0.00	S.F.	0	100				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	17,471	30	1963	1993	2020	16.67 %	0.00 %	5			\$179,427
C3010	Wall Finishes - Paint	\$1.93	S.F.	26,207	10	2015	2025		100.00 %	0.00 %	10			\$50,580
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	4,070	8	2015	2023		100.00 %	0.00 %	8			\$34,595
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	5,015	50	1963	2013	2020	10.00 %	0.00 %	5			\$72,667
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	8,320	50	1963	2013	2020	10.00 %	0.00 %	5			\$441,043
C3020	Floor Finishes - VCT	\$9.54	S.F.	25,146	20	1963	1983		0.00 %	110.00 %	-32		\$263,882.00	\$239,893
C3020	Floor Finishes - Wood	\$14.70	S.F.	0	0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$9.98	S.F.	47,800	20	2015	2035		100.00 %	0.00 %	20			\$477,044
D1010	Elevators and Lifts	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	47,800	30	2015	2045		100.00 %	0.00 %	30			\$844,148
D2020	Domestic Water Distribution	\$3.81	S.F.	47,800	30	1963	1993	2020	16.67 %	0.00 %	5			\$182,118
D2030	Sanitary Waste	\$4.80	S.F.	47,800	30	1963	1993	2020	16.67 %	0.00 %	5			\$229,440
D2040	Rain Water Drainage	\$0.92	S.F.	47,800	30	1963	1993		0.00 %	110.00 %	-22		\$48,374.00	\$43,976

School Assessment Report - 1963, 1965 Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Acid Waste	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.77	S.F.	47,800	30	1978	2008	2020	16.67 %	0.00 %	5			\$36,806
D3020	Heat Generating Systems	\$4.55	S.F.	47,800	30	2015	2045		100.00 %	0.00 %	30			\$217,490
D3030	Cooling Generating Systems	\$4.73	S.F.	47,800	30	2010	2040		83.33 %	0.00 %	25			\$226,094
D3040	Distribution Systems & Exhaust Systems	\$5.88	S.F.	47,800	30	2015	2045		100.00 %	0.00 %	30			\$281,064
D3050	Terminal & Package Units	\$18.52	S.F.	47,800	15	2015	2030		100.00 %	0.00 %	15			\$885,256
D3060	Controls & Instrumentation	\$3.19	S.F.	47,800	20	2015	2035		100.00 %	0.00 %	20			\$152,482
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.75	S.F.	47,800	30	2015	2045		100.00 %	0.00 %	30			\$35,850
D4010	Sprinklers	\$0.00	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	\$1.73	S.F.	47,800	40	2015	2055		100.00 %	0.00 %	40			\$82,694
D5020	Branch Wiring	\$5.56	S.F.	47,800	30	2015	2045		100.00 %	0.00 %	30			\$265,768
D5020	Lighting	\$8.36	S.F.	47,800	30	2015	2045		100.00 %	0.00 %	30			\$399,608
D5030	Communications and Security - Fire Alarm	\$0.77	S.F.	47,800	10	2005	2015	2020	50.00 %	0.00 %	5			\$36,806
D5030	Communications and Security - PA & Clock Systems	\$4.82	S.F.	47,800	10	2005	2015	2020	50.00 %	0.00 %	5			\$230,396
D5030	Communications and Security - Security & CCTV	\$1.16	S.F.	47,800	10	2005	2015	2020	50.00 %	0.00 %	5			\$55,448
D5090	Other Electrical Systems - Emergency Generator	\$1.13	S.F.	47,800	20	2015	2035		100.00 %	0.00 %	20			\$54,014
E1020	Institutional Equipment	\$0.28	S.F.	47,800	20	2005	2025		50.00 %	0.00 %	10			\$13,384
E1090	Other Equipment (Kitchen Equipment)	\$10.72	S.F.	47,800	20	2015	2035		100.00 %	0.00 %	20			\$512,416
E1090	Other Equipment (Sports Equipment)	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$9.18	S.F.	47,800	20	1963	1983		0.00 %	110.00 %	-32		\$482,684.00	\$438,804
F1010	Special Structures - Canopies	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
Total									57.81 %	22.13 %			\$2,539,018.00	\$11,471,587

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:	\$2,539,018	\$0	\$0	\$0	\$0	\$1,867,091	\$0	\$0	\$48,207	\$0	\$94,557	\$4,548,872
* 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	\$587,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$587,844
B2030 - Exterior Doors	\$34,703	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,703
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$1,088,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,088,406
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	\$33,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,125
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

School Assessment Report - 1963, 1965 Building

C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$228,806	\$0	\$0	\$0	\$0	\$0	\$228,806
C3010 - Wall Finishes - Paint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,771	\$74,771
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,207	\$0	\$0	\$48,207
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$92,665	\$0	\$0	\$0	\$0	\$0	\$92,665
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$562,419	\$0	\$0	\$0	\$0	\$0	\$562,419
C3020 - Floor Finishes - VCT	\$263,882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263,882
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$232,237	\$0	\$0	\$0	\$0	\$0	\$232,237
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$292,582	\$0	\$0	\$0	\$0	\$0	\$292,582
D2040 - Rain Water Drainage	\$48,374	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,374
D2090 - Other Plumbing Systems - Acid Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$46,936	\$0	\$0	\$0	\$0	\$0	\$46,936
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

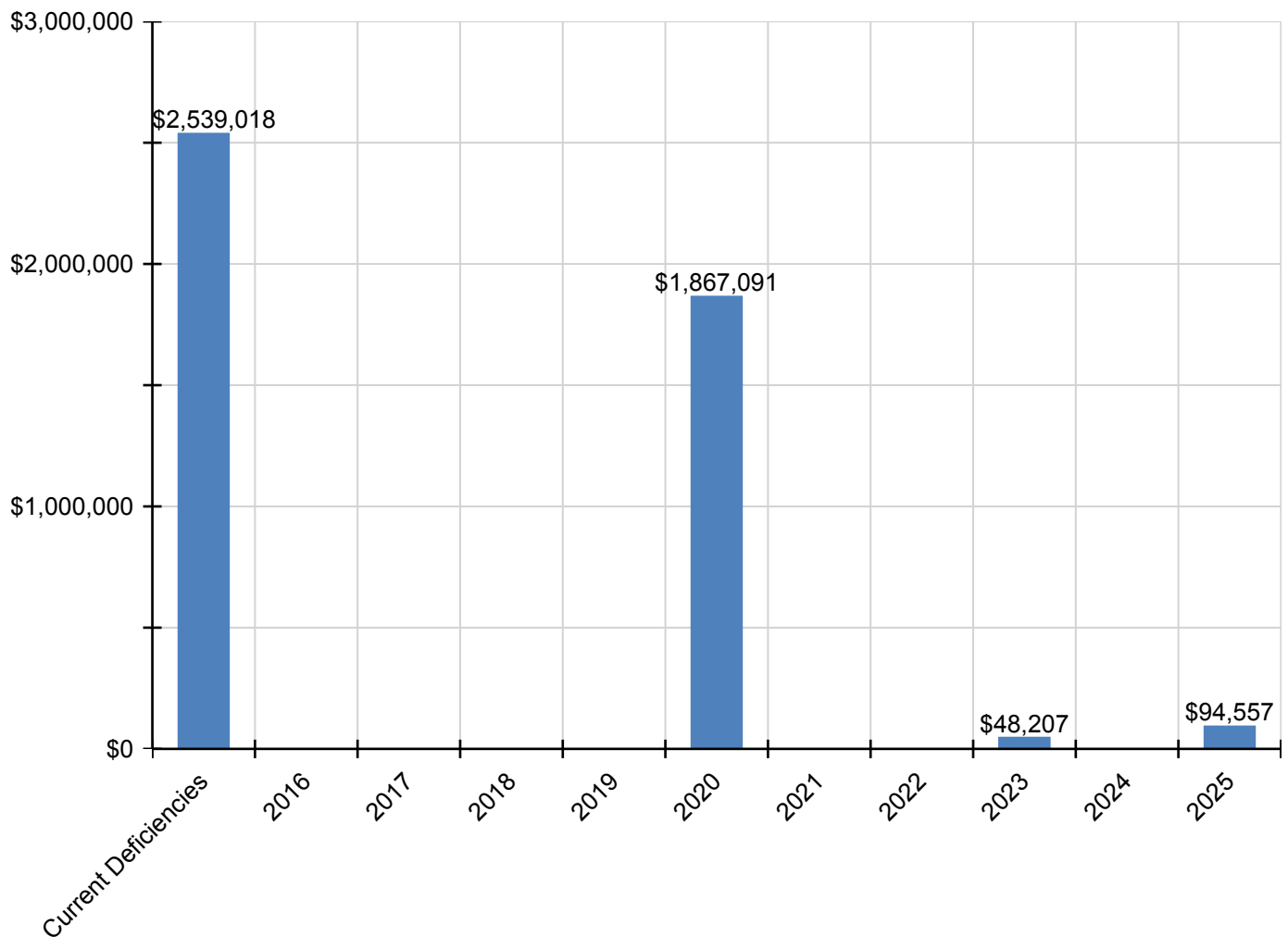
School Assessment Report - 1963, 1965 Building

D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$46,936	\$0	\$0	\$0	\$0	\$0	\$46,936
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$0	\$0	\$293,802	\$0	\$0	\$0	\$0	\$0	\$293,802
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$70,708	\$0	\$0	\$0	\$0	\$0	\$70,708
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,785	\$19,785
E1090 - Other Equipment (Kitchen Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment (Sports Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$482,684	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$482,684
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

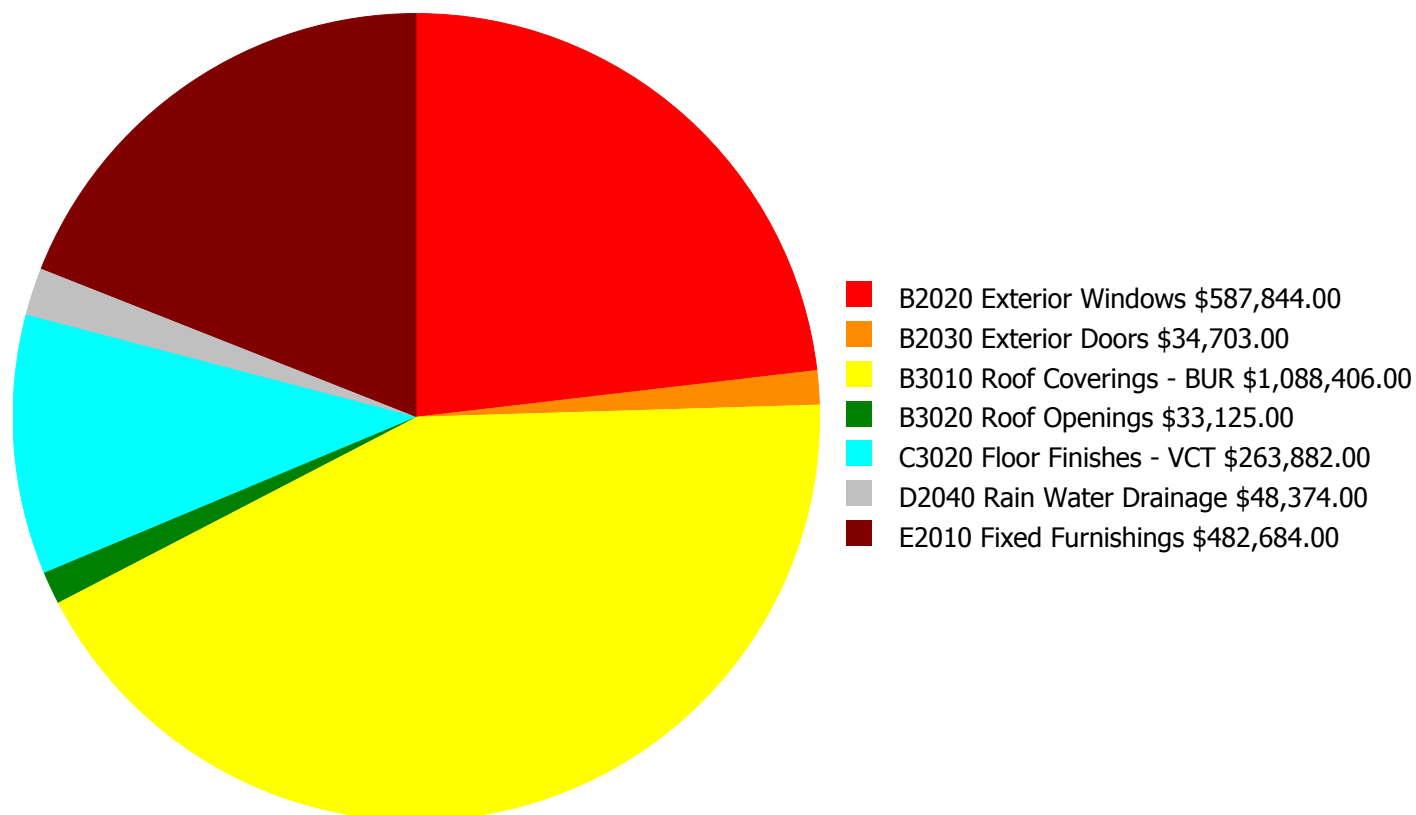
Forecasted Capital Renewal Requirement

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

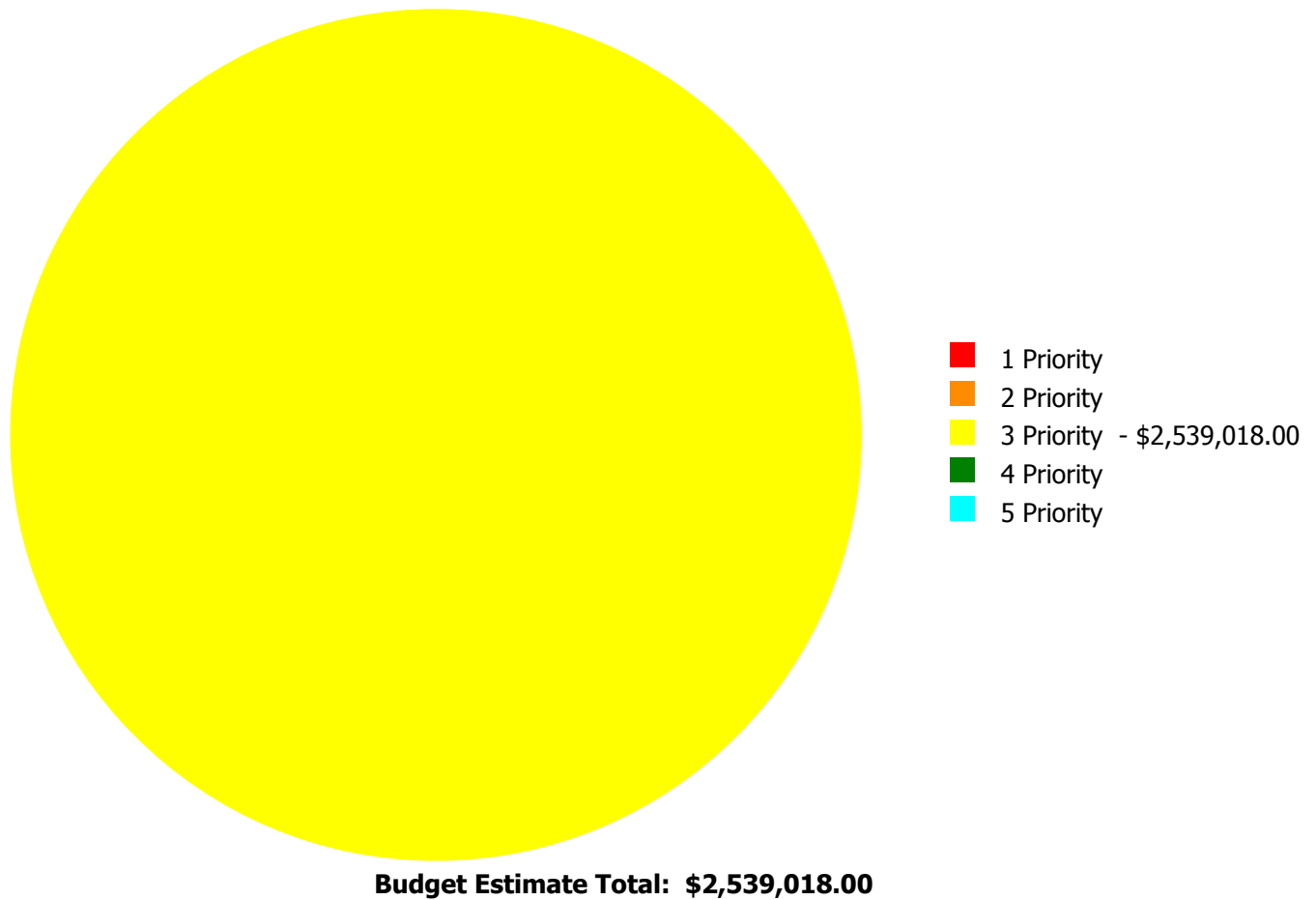
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$2,539,018.00

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

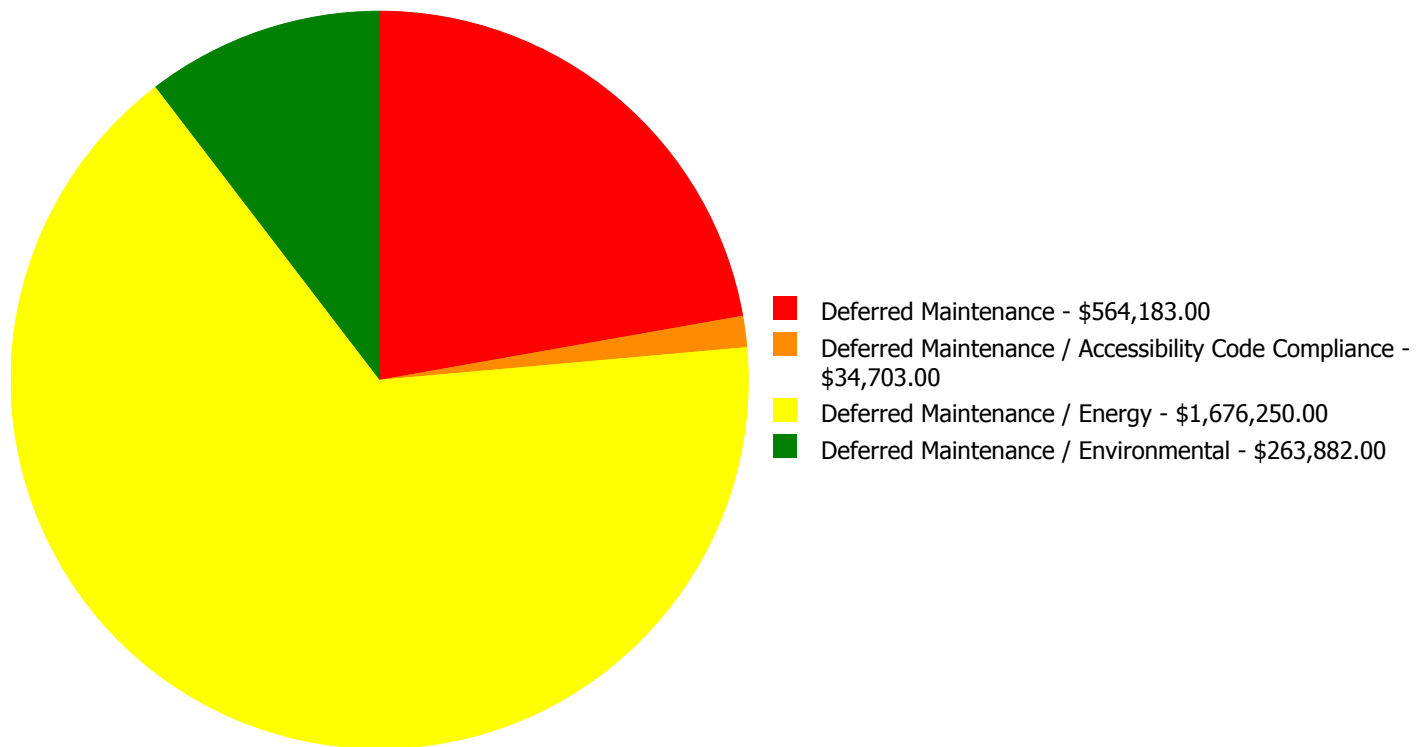
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2020	Exterior Windows	\$0.00	\$0.00	\$587,844.00	\$0.00	\$0.00	\$587,844.00
B2030	Exterior Doors	\$0.00	\$0.00	\$34,703.00	\$0.00	\$0.00	\$34,703.00
B3010	Roof Coverings - BUR	\$0.00	\$0.00	\$1,088,406.00	\$0.00	\$0.00	\$1,088,406.00
B3020	Roof Openings	\$0.00	\$0.00	\$33,125.00	\$0.00	\$0.00	\$33,125.00
C3020	Floor Finishes - VCT	\$0.00	\$0.00	\$263,882.00	\$0.00	\$0.00	\$263,882.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$48,374.00	\$0.00	\$0.00	\$48,374.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$482,684.00	\$0.00	\$0.00	\$482,684.00
	Total:	\$0.00	\$0.00	\$2,539,018.00	\$0.00	\$0.00	\$2,539,018.00

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: \$2,539,018.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 47,800.00

Unit of Measure: S.F.

Estimate: \$587,844.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 47,800.00

Unit of Measure: S.F.

Estimate: \$34,703.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original exterior doors are beyond their expected service life, rusted, inefficient, not ADA compliant, 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: 47,800.00

Unit of Measure: S.F.

Estimate: \$1,088,406.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The built-up roof covering is beyond its expected service life, deteriorating with cracks, bubbling, patches and reported water leaks, and should be replaced. SPLOST IV project 337-422 to replace the roof and ancillary roofing elements, including ladder and roof hatch (1963 and 1965 building).

System: B3020 - Roof Openings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,800.00

Unit of Measure: S.F.

Estimate: \$33,125.00

Assessor Name: Ben Nixon

Date Created: 08/27/2015

Notes: Roof openings are beyond their expected service life, deteriorated, and should be scheduled for replacement in conjunction with the roof covering. SPLOST IV project 337-422 to replace the roof openings by November 2016.

System: C3020 - Floor Finishes - VCT



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 25,146.00

Unit of Measure: S.F.

Estimate: \$263,882.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D2040 - Rain Water Drainage



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,800.00

Unit of Measure: S.F.

Estimate: \$48,374.00

Assessor Name: Ben Nixon

Date Created: 08/27/2015

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

System: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,800.00

Unit of Measure: S.F.

Estimate: \$482,684.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The fixed furnishings are aged, in marginal condition, 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:	Education Other
Gross Area (SF):	120
Year Built:	1980
Last Renovation:	
Replacement Value:	\$10,208
Repair Cost:	\$4,265.44
Total FCI:	41.79 %
Total RSLI:	37.59 %
FCA Score:	58.21



Description:

The 1980 storage building at Warren Technical School is located at 3075 Alton Road in Chamblee, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment. The 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	65.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	65.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	36.73 %	38.95 %	\$2,049.44
B30 - Roofing	0.00 %	109.98 %	\$2,216.00
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:	37.59 %	41.79 %	\$4,265.44

Photo Album

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

1). North Elevation - Aug 11, 2015



2). West Elevation - Aug 11, 2015



3). East Elevation - Aug 11, 2015



4). South Elevation - Aug 11, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.49	S.F.	120	100	1980	2080		65.00 %	0.00 %	65			\$539
A1030	Slab on Grade	\$3.60	S.F.	120	100	1980	2080		65.00 %	0.00 %	65			\$432
A2010	Basement Excavation	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$16.33	S.F.	120	100	1980	2080		65.00 %	0.00 %	65			\$1,960
B2010	Exterior Walls	\$38.65	S.F.	120	60	1980	2040		41.67 %	29.40 %	25		\$1,363.44	\$4,638
B2020	Exterior Windows	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$5.20	S.F.	120	30	1980	2010		0.00 %	109.94 %	-5		\$686.00	\$624
B3010	Roof Coverings	\$16.79	S.F.	120	20	1980	2000		0.00 %	109.98 %	-15		\$2,216.00	\$2,015
C1010	Partitions	\$13.04	S.F.	0	40				0.00 %	0.00 %				\$0
C1020	Interior Doors	\$2.61	S.F.	0	30				0.00 %	0.00 %				\$0
C1030	Fittings	\$3.04	S.F.	0	20				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$1.61	S.F.	0	20				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$6.58	S.F.	0	20				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$6.06	S.F.	0	20				0.00 %	0.00 %				\$0
D2040	Rain Water Drainage	\$1.55	S.F.	0	30				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$3.06	S.F.	0	30				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$12.57	S.F.	0	30				0.00 %	0.00 %				\$0
Total									37.59 %	41.79 %			\$4,265.44	\$10,208

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%

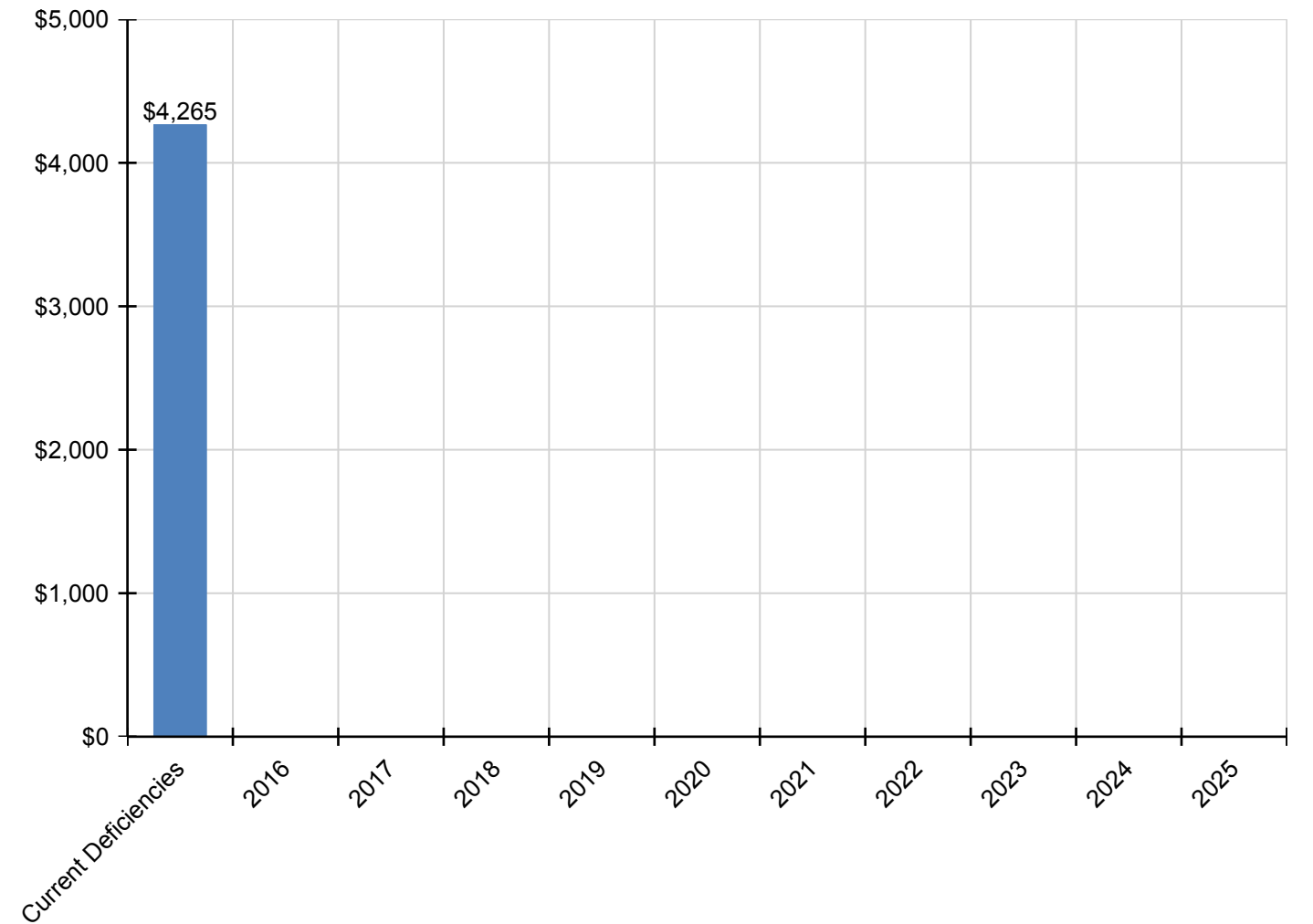
School Assessment Report - 1980 Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$4,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,265
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$1,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,363
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$686	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$686
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$2,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,216
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*

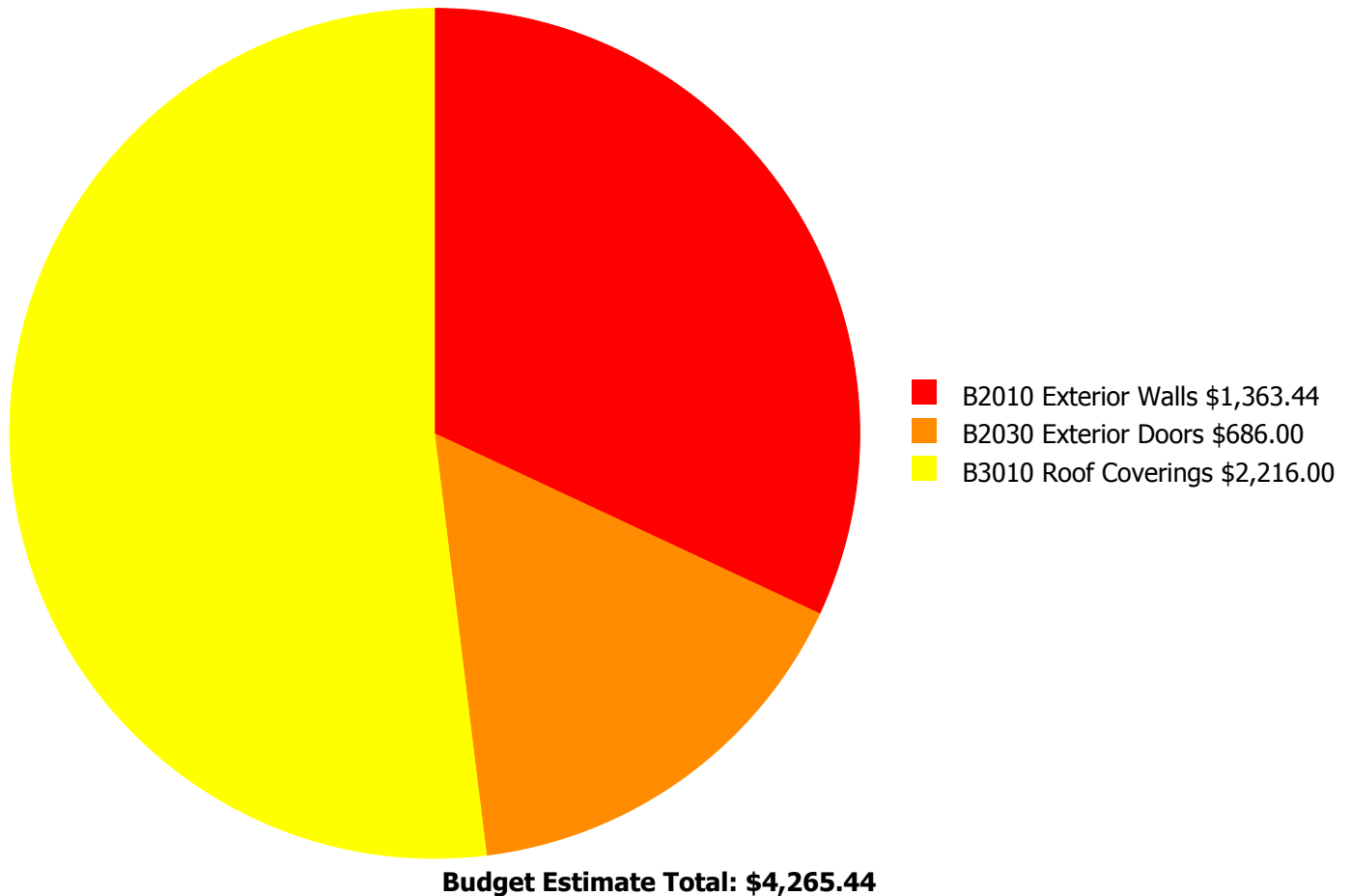
Forecasted Capital Renewal Requirement

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



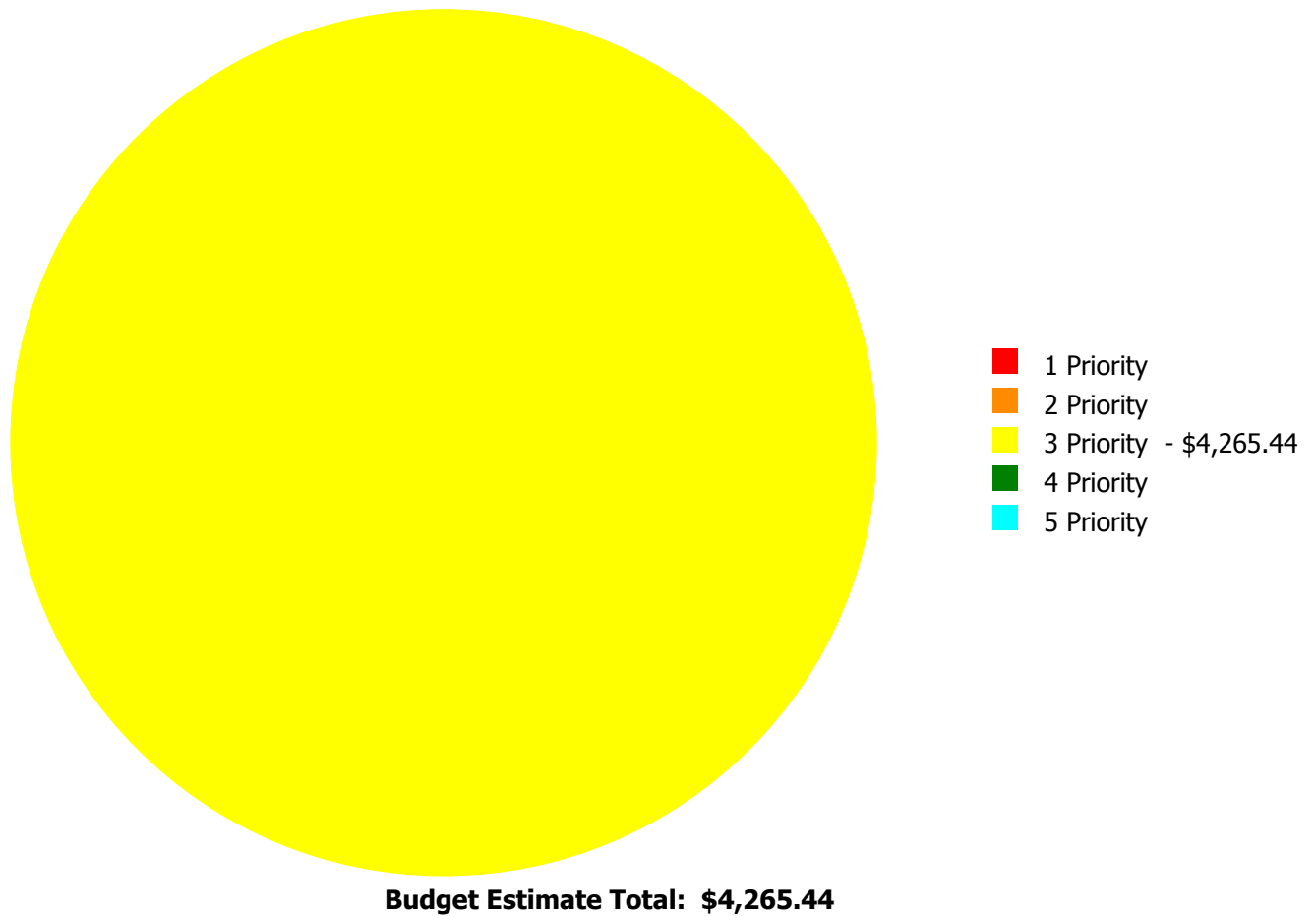
Deficiency Summary by System

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

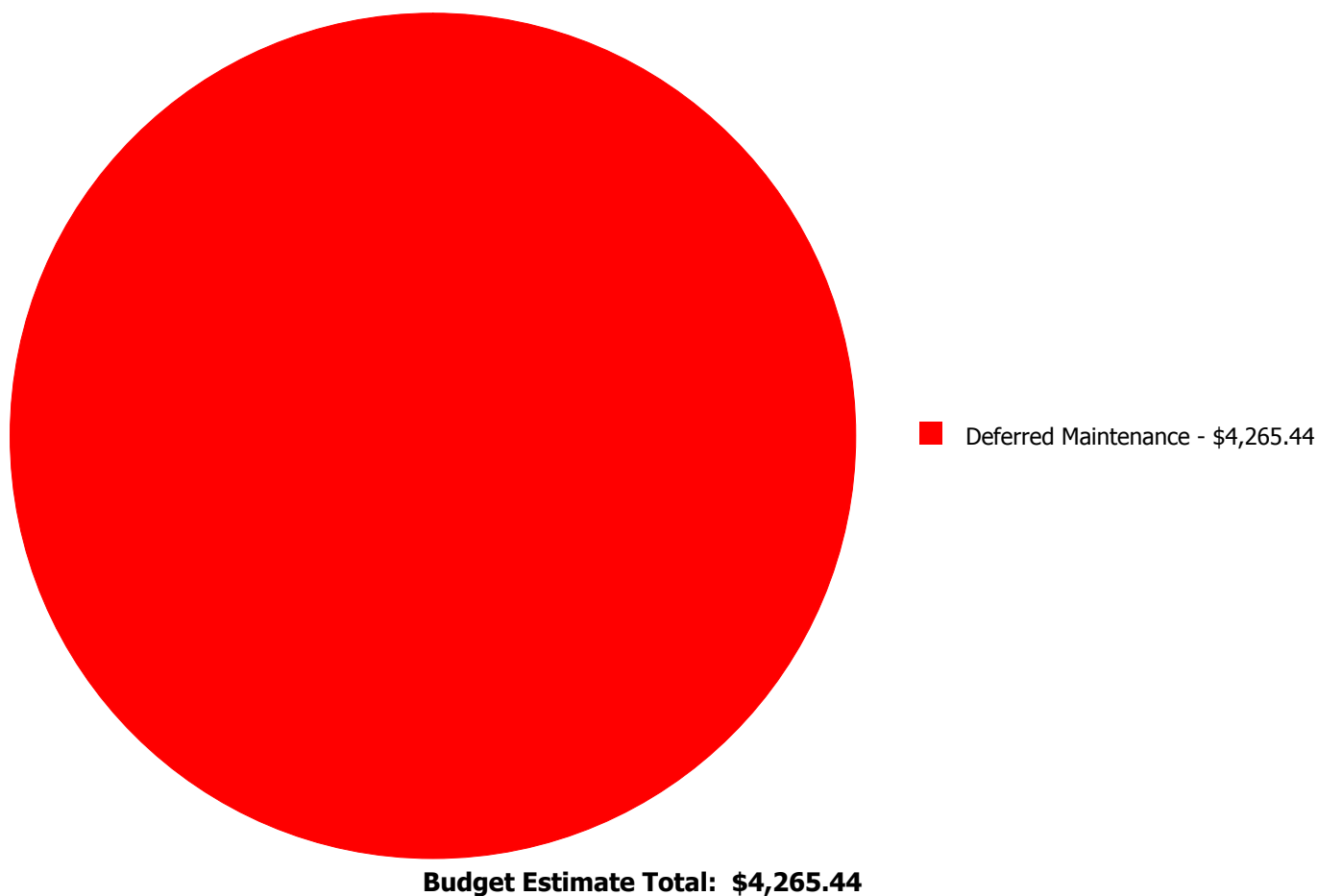
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2010	Exterior Walls	\$0.00	\$0.00	\$1,363.44	\$0.00	\$0.00	\$1,363.44
B2030	Exterior Doors	\$0.00	\$0.00	\$686.00	\$0.00	\$0.00	\$686.00
B3010	Roof Coverings	\$0.00	\$0.00	\$2,216.00	\$0.00	\$0.00	\$2,216.00
	Total:	\$0.00	\$0.00	\$4,265.44	\$0.00	\$0.00	\$4,265.44

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls



Location: Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Repaint concrete block walls

Qty: 400.00

Unit of Measure: S.F.

Estimate: \$1,363.44

Assessor Name: Sam Mandola

Date Created: 09/10/2015

Notes: Re-paint concrete block wall.

System: B2030 - Exterior Doors



Location: Exterior Wall

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 120.00

Unit of Measure: S.F.

Estimate: \$686.00

Assessor Name: Somnath Das

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: 120.00

Unit of Measure: S.F.

Estimate: \$2,216.00

Assessor Name: Somnath Das

Date Created: 08/11/2015

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

Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	360
Year Built:	1982
Last Renovation:	
Replacement Value:	\$30,621
Repair Cost:	\$8,708.00
Total FCI:	28.44 %
Total RSLI:	49.68 %
FCA Score:	71.56



Description:

The 1982 storage building located at Warren Technical School is located at 3075 Alton Road in Chamblee, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

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	67.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	67.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	59.05 %	13.04 %	\$2,059.00
B30 - Roofing	0.00 %	110.01 %	\$6,649.00
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:	49.68 %	28.44 %	\$8,708.00

Photo Album

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

1). North Elevation - Aug 11, 2015



2). West Elevation - Aug 11, 2015



3). East Elevation - Aug 11, 2015



4). South Elevation - Aug 11, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.49	S.F.	360	100	1982	2082		67.00 %	0.00 %	67			\$1,616
A1030	Slab on Grade	\$3.60	S.F.	360	100	1982	2082		67.00 %	0.00 %	67			\$1,296
A2010	Basement Excavation	\$0.22	S.F.		100				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$3.52	S.F.		100				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$16.33	S.F.	360	100	1982	2082		67.00 %	0.00 %	67			\$5,879
B2010	Exterior Walls	\$38.65	S.F.	360	100	1982	2082		67.00 %	0.00 %	67			\$13,914
B2020	Exterior Windows	\$4.87	S.F.	0	30				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$5.20	S.F.	360	30	1982	2012		0.00 %	109.99 %	-3		\$2,059.00	\$1,872
B3010	Roof Coverings	\$16.79	S.F.	360	20	1982	2002		0.00 %	110.01 %	-13		\$6,649.00	\$6,044
C1010	Partitions	\$13.04	S.F.	0	40				0.00 %	0.00 %				\$0
C1020	Interior Doors	\$2.61	S.F.	0	30				0.00 %	0.00 %				\$0
C1030	Fittings	\$3.04	S.F.	0	20				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$1.61	S.F.	0	20				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$6.58	S.F.	0	20				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$6.06	S.F.	0	20				0.00 %	0.00 %				\$0
D2040	Rain Water Drainage	\$1.55	S.F.	0	30				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$3.06	S.F.	0	30				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$12.57	S.F.	0	30				0.00 %	0.00 %				\$0
Total									49.68 %	28.44 %			\$8,708.00	\$30,621

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%

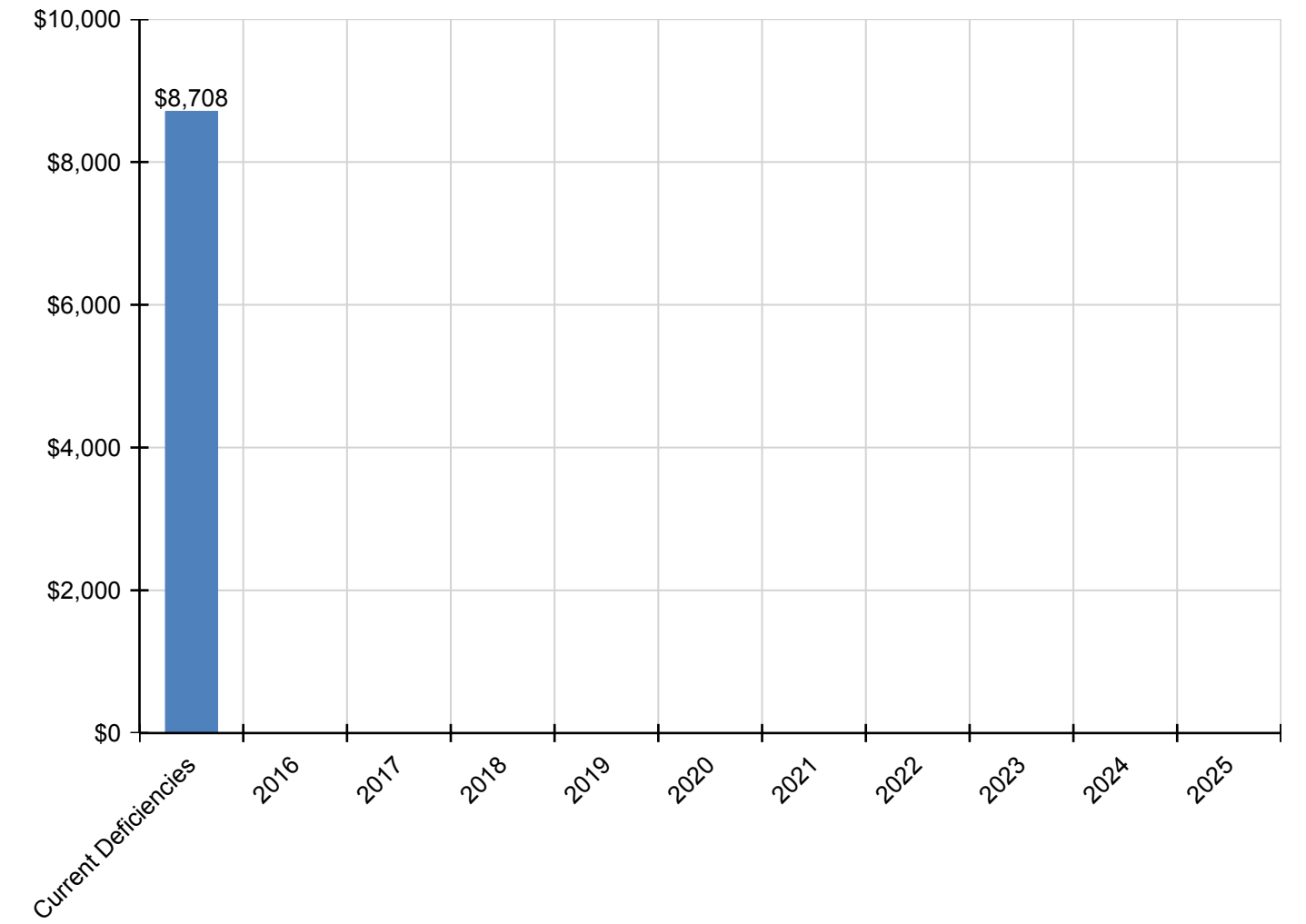
School Assessment Report - 1982 Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$8,708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,708
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$2,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,059
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$6,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,649
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*

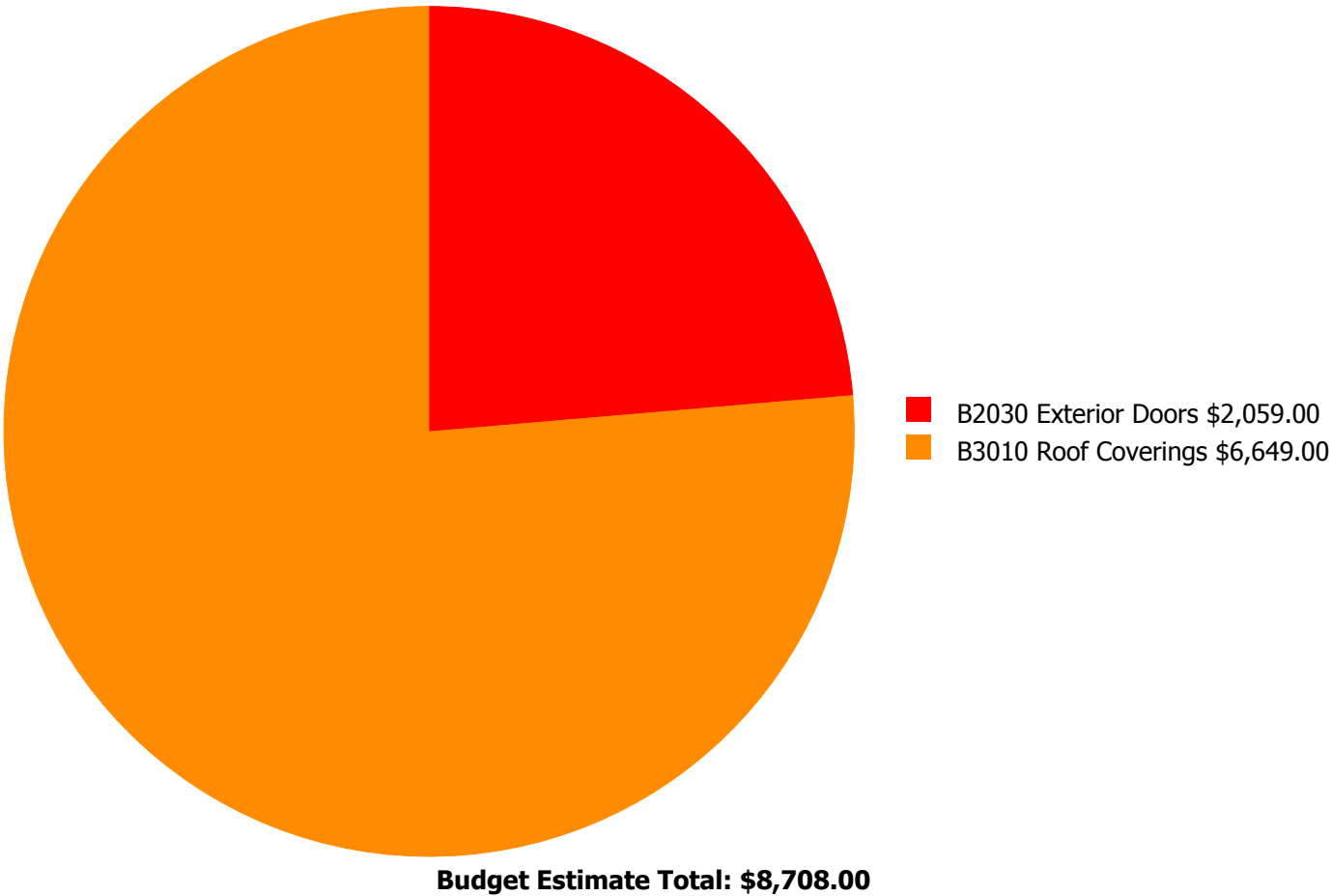
Forecasted Capital Renewal Requirement

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



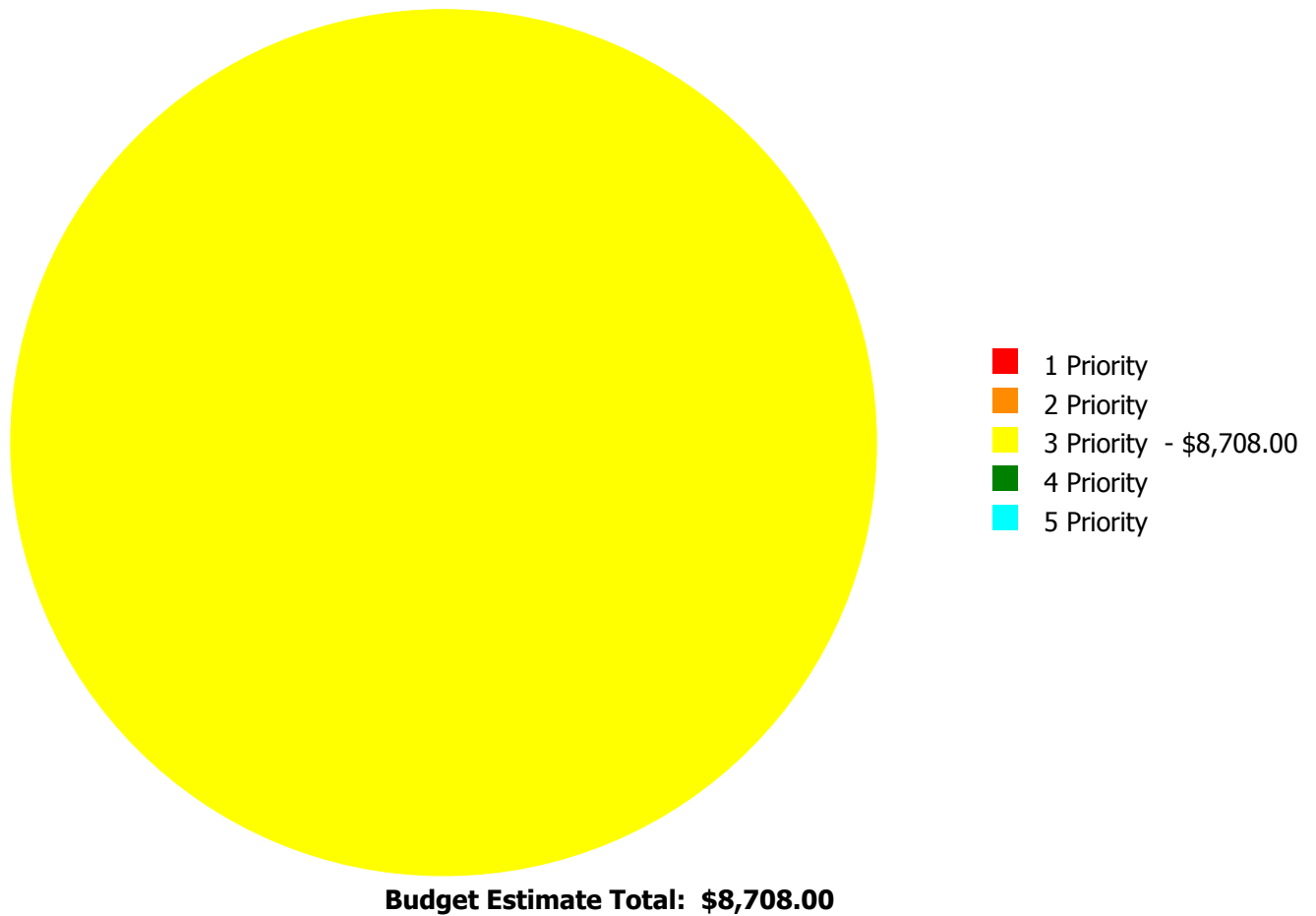
Deficiency Summary by System

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

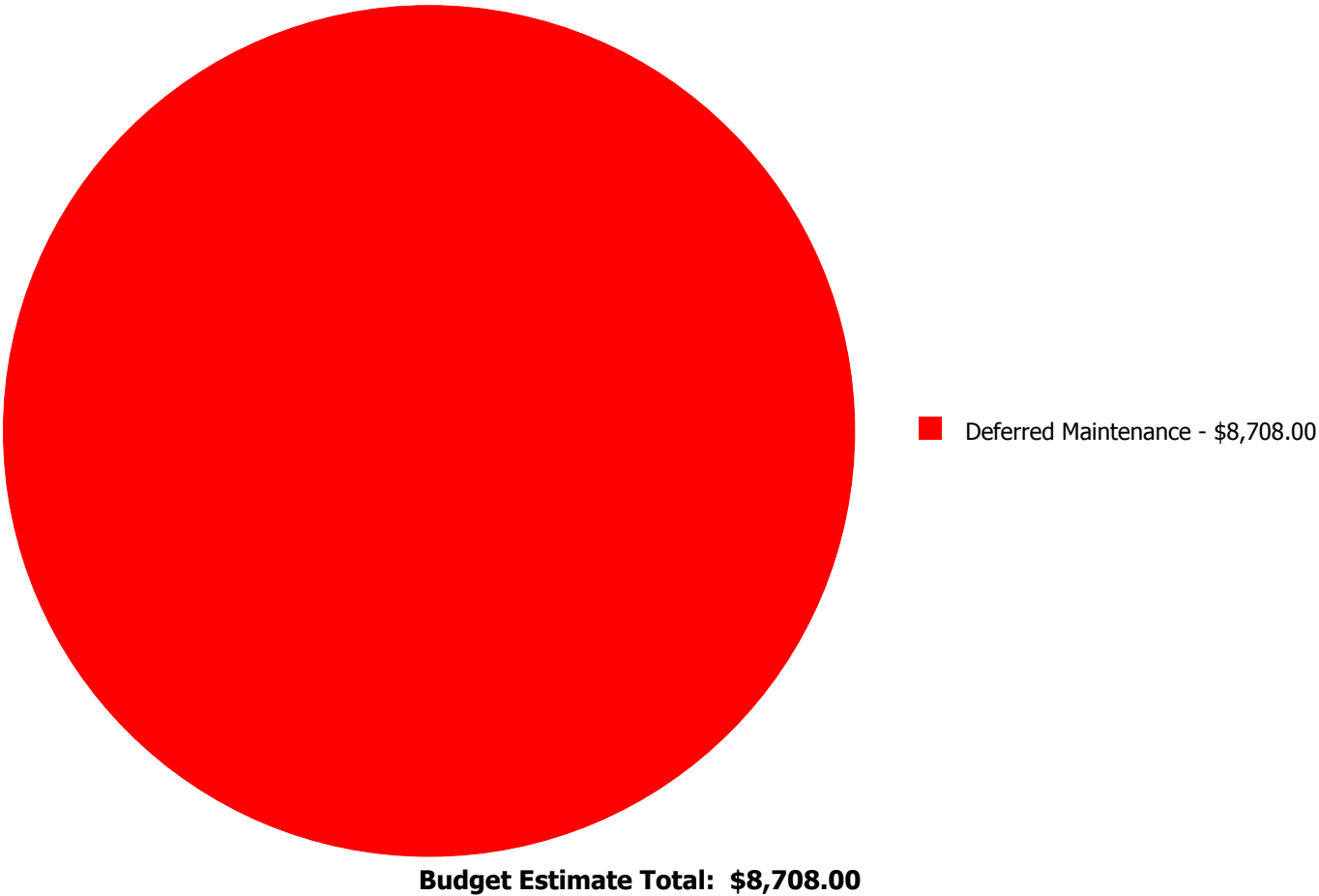
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$2,059.00	\$0.00	\$0.00	\$2,059.00
B3010	Roof Coverings	\$0.00	\$0.00	\$6,649.00	\$0.00	\$0.00	\$6,649.00
	Total:	\$0.00	\$0.00	\$8,708.00	\$0.00	\$0.00	\$8,708.00

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:



Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors



Location: Exterior Wall

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 360.00

Unit of Measure: S.F.

Estimate: \$2,059.00

Assessor Name: Somnath Das

Date Created: 08/11/2015

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

System: B3010 - Roof Coverings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 360.00

Unit of Measure: S.F.

Estimate: \$6,649.00

Assessor Name: Somnath Das

Date Created: 08/11/2015

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

Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	1,750
Year Built:	1985
Last Renovation:	
Replacement Value:	\$238,945
Repair Cost:	\$262,840.00
Total FCI:	110.00 %
Total RSLI:	0.00 %
FCA Score:	0.00



Description:

The greenhouse at Warren Technical School is located at 3075 Alton Road in Chamblee, Georgia. Originally built in 1985, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

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
F10 - Special Construction	0.00 %	110.00 %	\$262,840.00
Totals:	0.00 %	110.00 %	\$262,840.00

Photo Album

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

1). North Elevation - Aug 11, 2015



2). East Elevation - Aug 11, 2015



3). West Elevation - Aug 11, 2015



4). South Elevation - Aug 11, 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 \$
F1010	Special Structures - Greenhouse - Pre-Engineered	\$136.54	S.F.	1,750	30	1985	2015		0.00 %	110.00 %	0		\$262,840.00	\$238,945
Total									0.00 %	110.00 %			\$262,840.00	\$238,945

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.

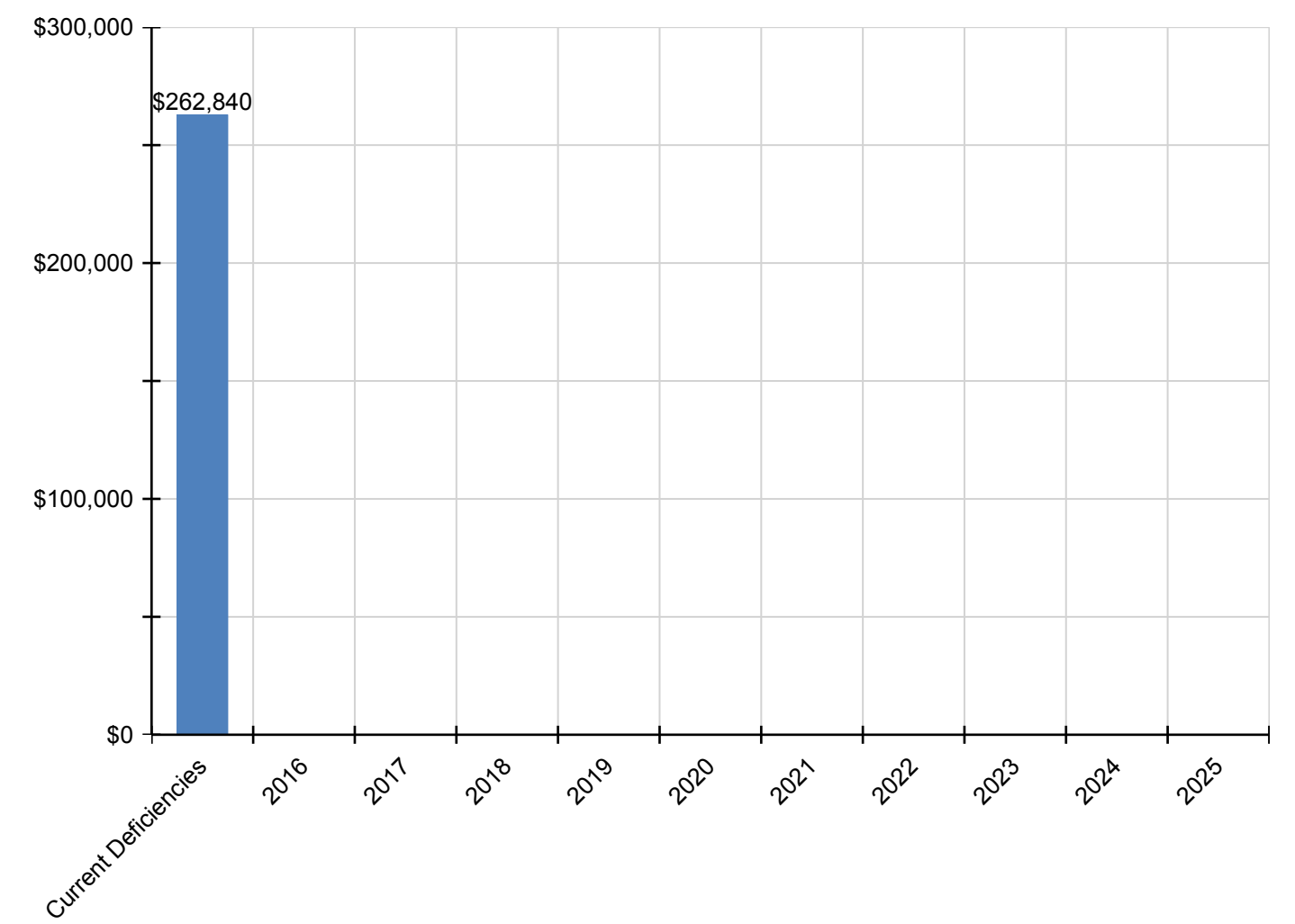
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$262,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,840
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 - Greenhouse - Pre-Engineered	\$262,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,840

** Indicates non-renewable system*

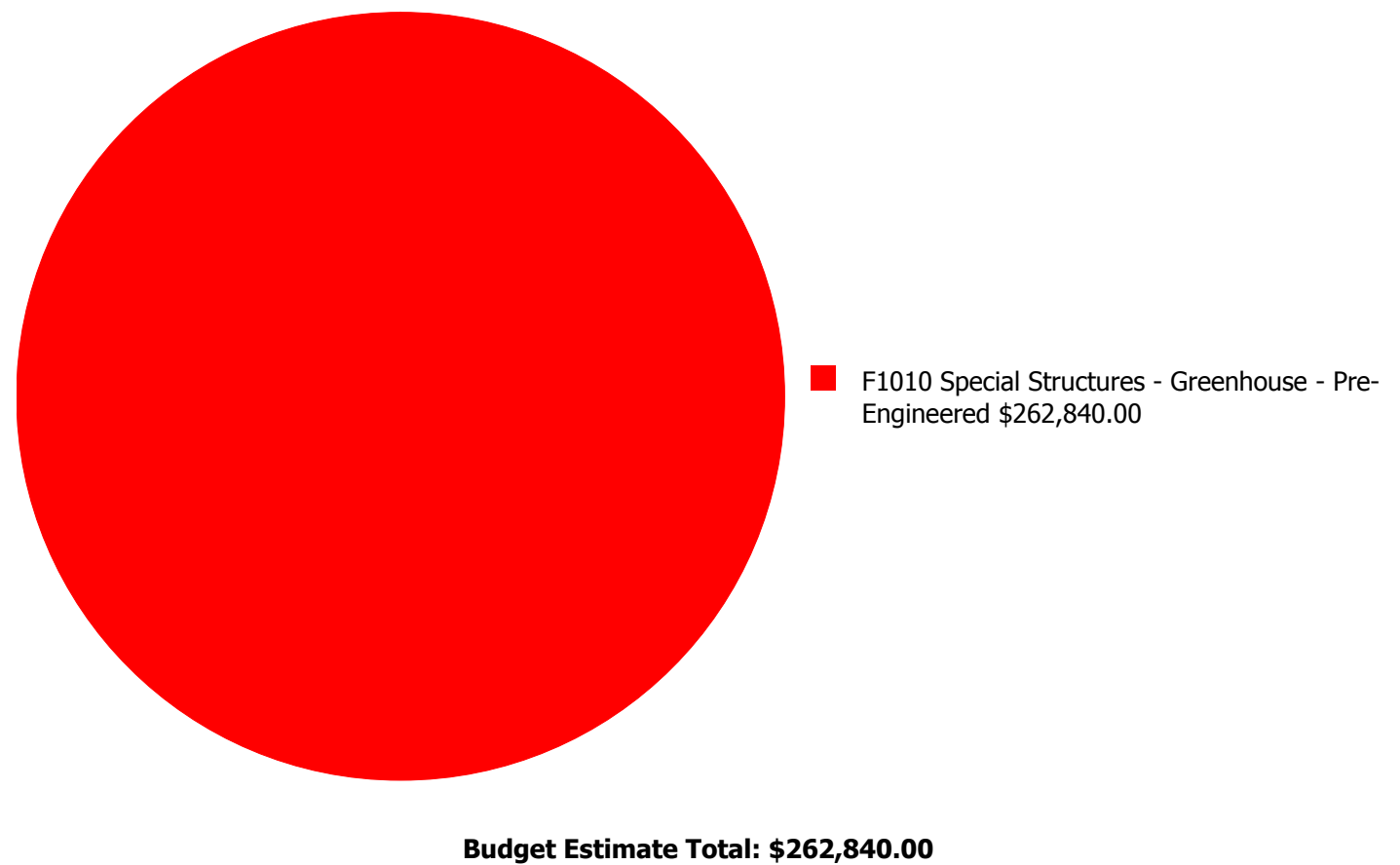
Forecasted Capital Renewal Requirement

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



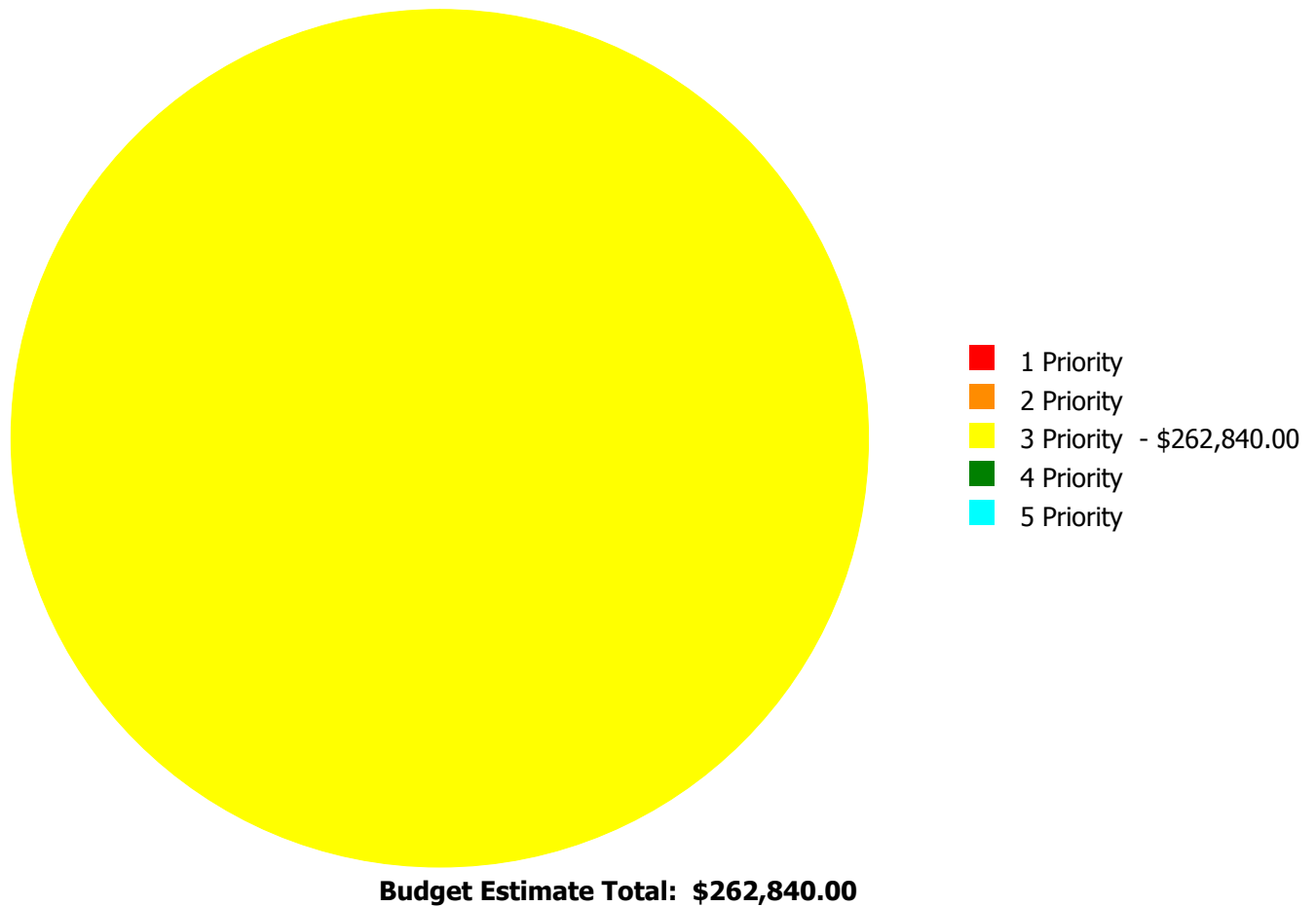
Deficiency Summary by System

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

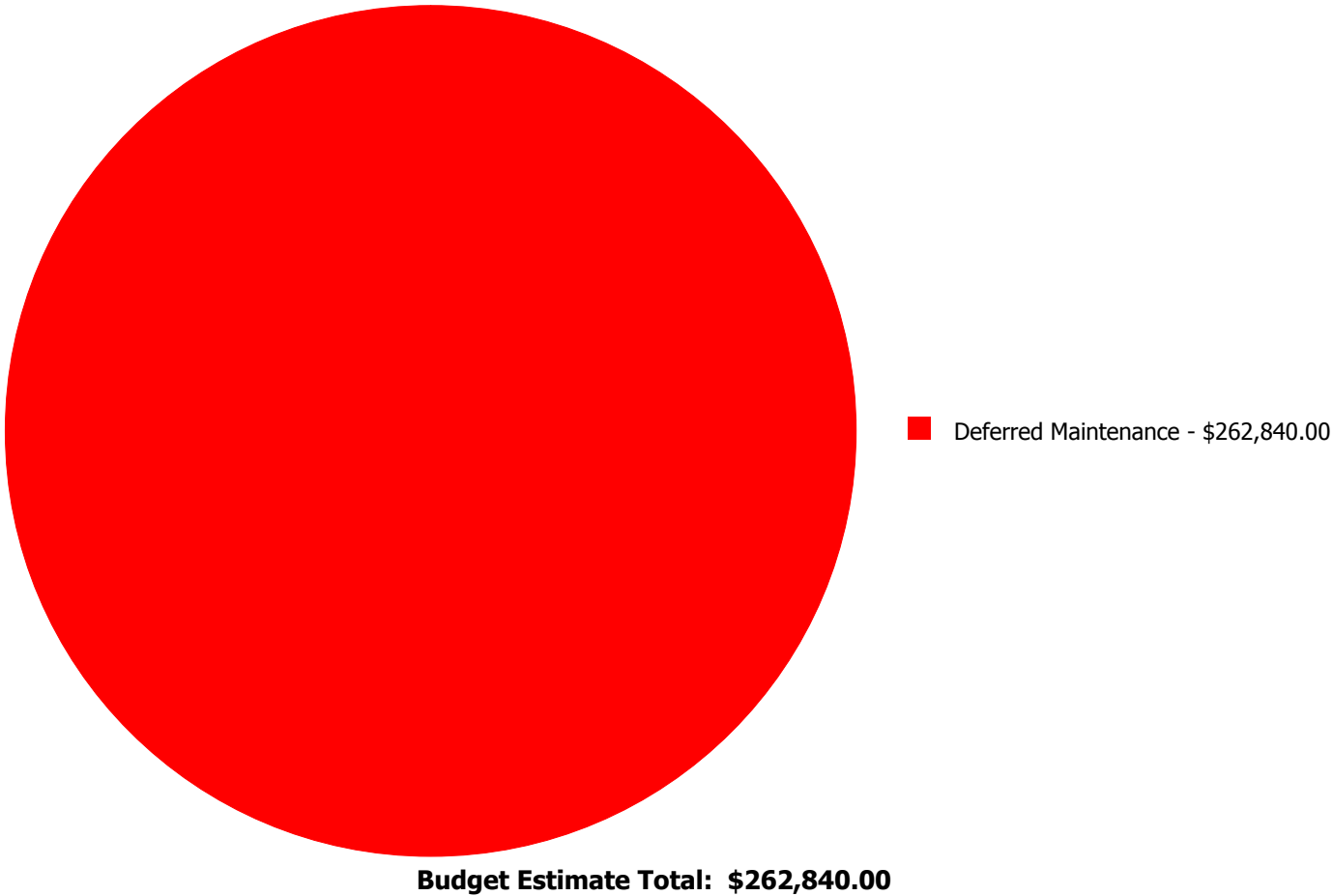
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
F1010	Special Structures - Greenhouse - Pre-Engineered	\$0.00	\$0.00	\$262,840.00	\$0.00	\$0.00	\$262,840.00
	Total:	\$0.00	\$0.00	\$262,840.00	\$0.00	\$0.00	\$262,840.00

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:



Deficiency Details by Priority

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

Priority 3 Priority:

System: F1010 - Special Structures - Greenhouse - Pre-Engineered



Location: Enire Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 1,750.00

Unit of Measure: S.F.

Estimate: \$262,840.00

Assessor Name: Ben Nixon

Date Created: 08/11/2015

Notes: The greenhouse is beyond its expected service life, in poor condition, 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:	Education Other
Gross Area (SF):	50,030
Year Built:	1963
Last Renovation:	
Replacement Value:	\$1,308,596
Repair Cost:	\$834,641.31
Total FCI:	63.78 %
Total RSLI:	15.73 %
FCA Score:	36.22



Description:

The Warren Technical School site was originally constructed in 1963, has a total area of 12.9 acres, and is occupied by approximately 50,030 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian paving, fencing, and play field. 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: 1720

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	0.00 %	110.00 %	\$834,641.31
G30 - Site Mechanical Utilities	10.27 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	91.41 %	0.00 %	\$0.00
Totals:	15.73 %	63.78 %	\$834,641.31

Photo Album

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

1). Aerial Image of Warren Technical School - Aug 11, 2015



2). DSCN3423 - Aug 11, 2015



3). DSCN3605 - Aug 11, 2015



4). DSCN3604 - Aug 11, 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:

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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.	18,748	25	1963	1988		0.00 %	110.00 %	-27		\$106,619.88	\$96,927
G2020	Parking Lots	\$4.56	S.F.	8,350	25	1963	1988		0.00 %	110.00 %	-27		\$41,883.60	\$38,076
G2030	Pedestrian Paving	\$1.50	S.F.	50,030	30	1963	1993		0.00 %	110.00 %	-22		\$82,549.50	\$75,045
G2040	Baseball Field	\$8.35	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			\$0
G2040	Canopies	\$0.29	S.F.	0	25	1963	1988		0.00 %	0.00 %	-27			\$0
G2040	Covered Walkways	\$48.72	S.F.	0	25	1963	1988		0.00 %	0.00 %	-27			\$0
G2040	Fencing & Guardrails	\$0.91	S.F.	50,030	30	1963	1993		0.00 %	110.00 %	-22		\$50,080.03	\$45,527
G2040	Football Field	\$5.85	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			\$0
G2040	Hard Surface Play Area	\$6.26	S.F.	2,405	20	1963	1983		0.00 %	110.00 %	-32		\$16,560.83	\$15,055
G2040	Playing Field	\$3.92	S.F.	106,018	20	1963	1983		0.00 %	110.00 %	-32		\$457,149.62	\$415,591
G2040	Soccer/Lacross Field	\$5.00	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			\$0
G2040	Softball Field	\$8.86	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			\$0
G2040	Tennis Courts	\$18.47	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			\$0
G2040	Track	\$7.04	S.F.	0	10	1963	1973		0.00 %	0.00 %	-42			\$0
G2050	Landscaping	\$1.45	S.F.	50,030	15	1963	1978		0.00 %	110.00 %	-37		\$79,797.85	\$72,544
G3010	Water Supply	\$1.83	S.F.	50,030	50	1963	2013	2020	10.00 %	0.00 %	5			\$91,555
G3020	Sanitary Sewer	\$1.15	S.F.	50,030	50	1963	2013	2020	10.00 %	0.00 %	5			\$57,535
G3030	Storm Sewer	\$3.55	S.F.	50,030	50	1963	2013	2020	10.00 %	0.00 %	5			\$177,607
G3060	Fuel Distribution	\$0.78	S.F.	50,030	40	1963	2003	2020	12.50 %	0.00 %	5			\$39,023
G4010	Electrical Distribution	\$1.86	S.F.	50,030	50	2015	2065		100.00 %	0.00 %	50			\$93,056
G4020	Site Lighting	\$1.15	S.F.	50,030	30	2012	2042		90.00 %	0.00 %	27			\$57,535
G4030	Site Communications & Security	\$0.67	S.F.	50,030	10	2012	2022		70.00 %	0.00 %	7			\$33,520
Total									15.73 %	63.78 %			\$834,641.31	\$1,308,596

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

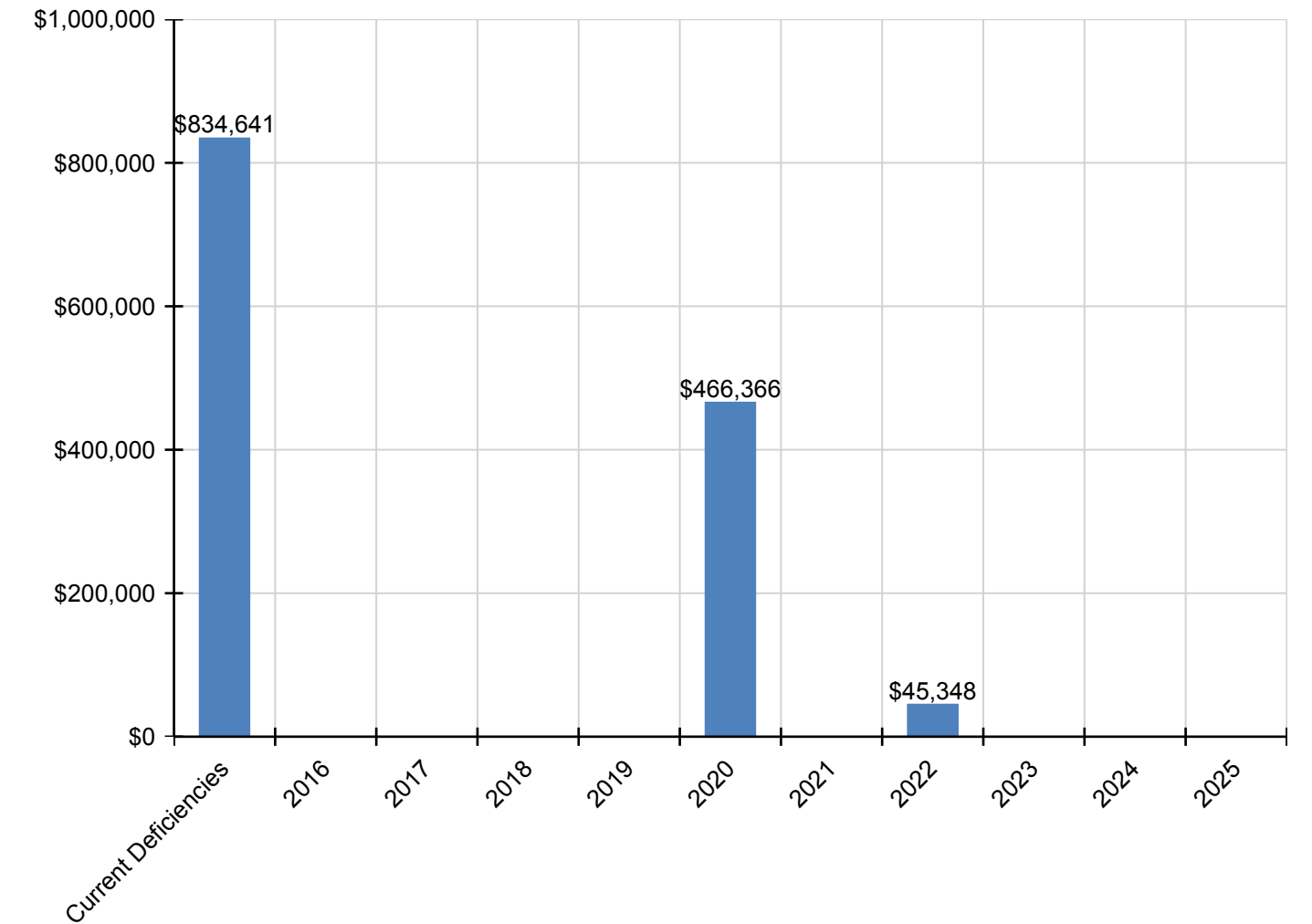
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$834,641	\$0	\$0	\$0	\$0	\$466,366	\$0	\$45,348	\$0	\$0	\$0	\$1,346,355
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	\$106,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,620
G2020 - Parking Lots	\$41,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,884
G2030 - Pedestrian Paving	\$82,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,550
G2040 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Fencing & Guardrails	\$50,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,080
G2040 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Hard Surface Play Area	\$16,561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,561
G2040 - Playing Field	\$457,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$457,150
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	\$79,798	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,798
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$116,750	\$0	\$0	\$0	\$0	\$0	\$116,750
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$73,368	\$0	\$0	\$0	\$0	\$0	\$73,368
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$226,484	\$0	\$0	\$0	\$0	\$0	\$226,484
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$49,763	\$0	\$0	\$0	\$0	\$0	\$49,763
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,348	\$0	\$0	\$0	\$45,348

* Indicates non-renewable system

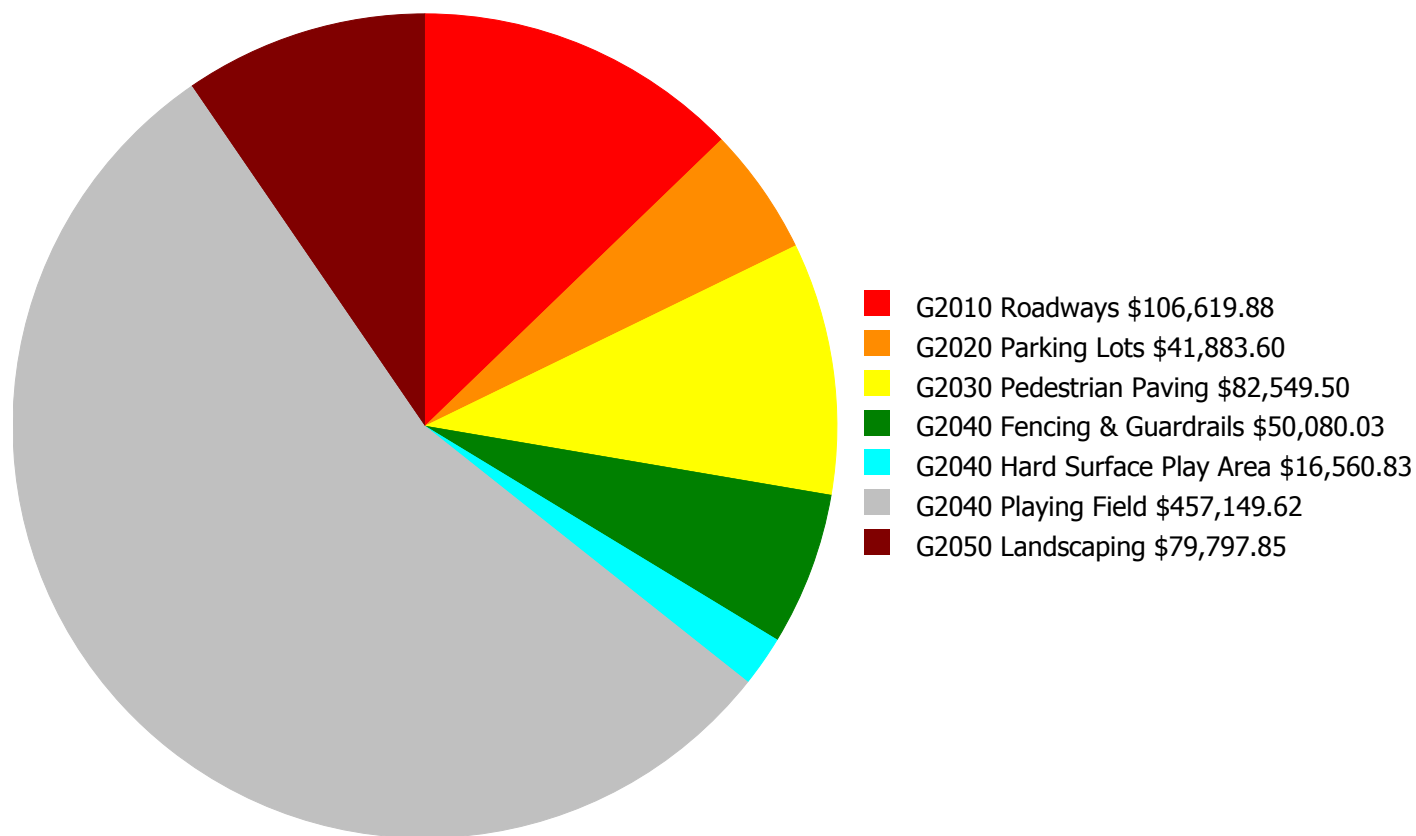
Forecasted Capital Renewal Requirement

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

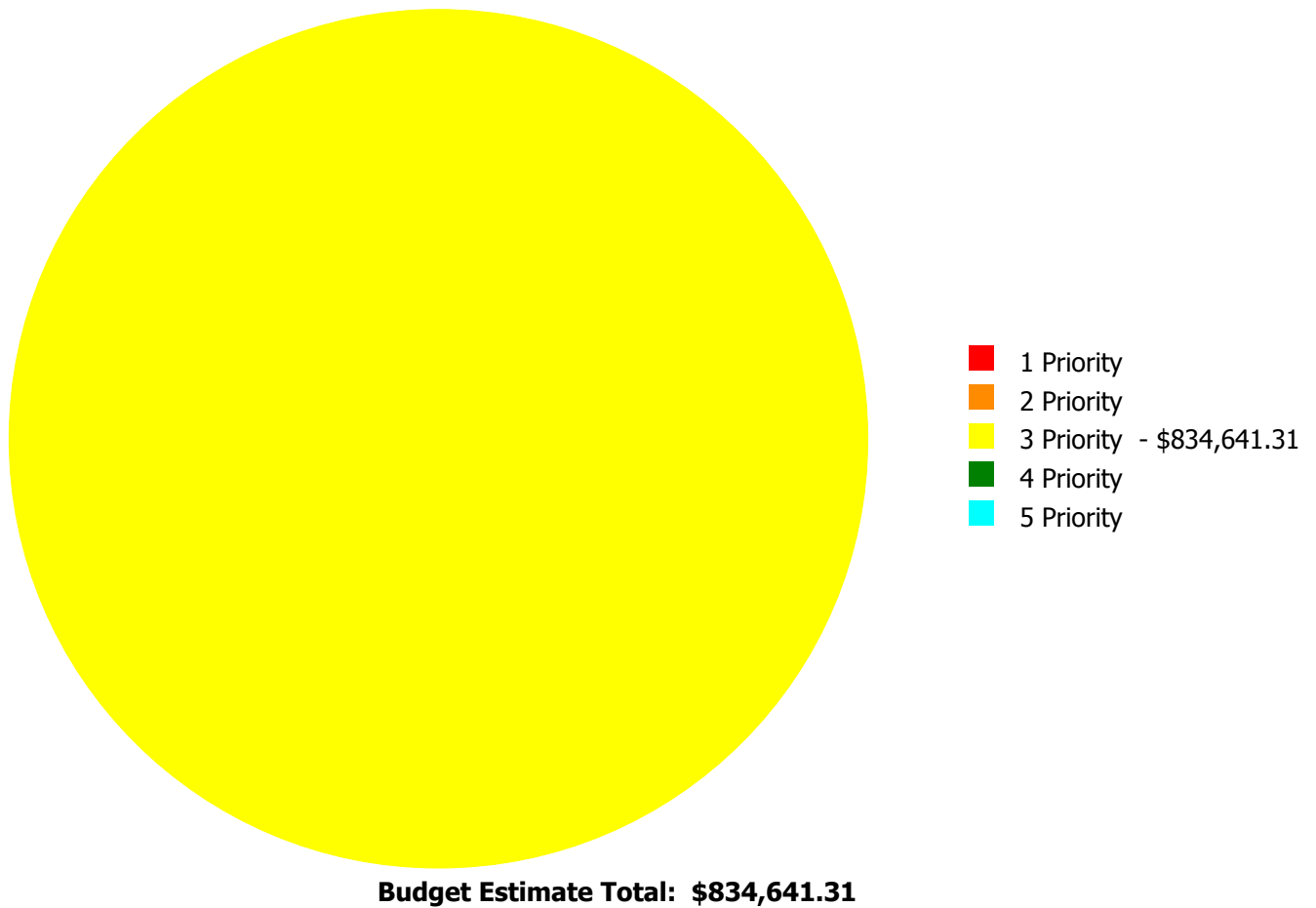
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$834,641.31

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

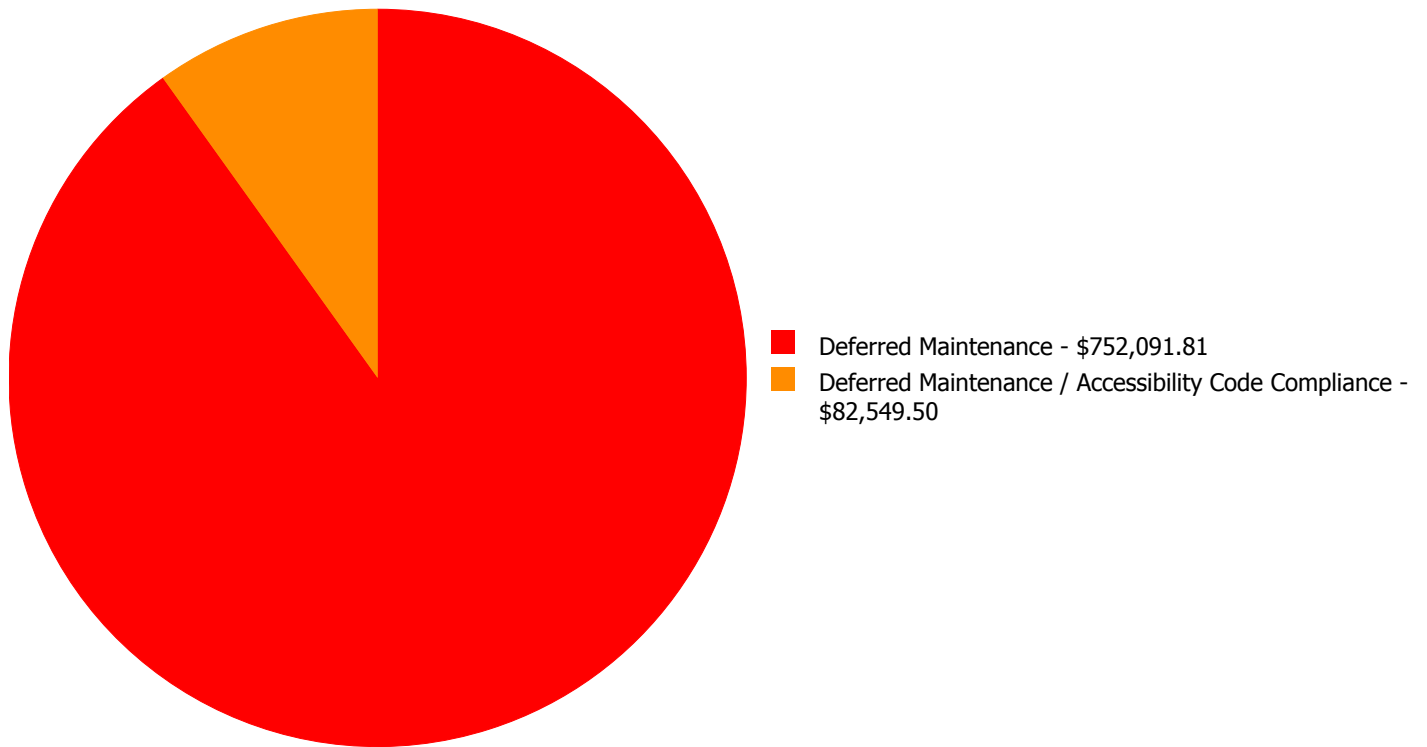
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$0.00	\$106,619.88	\$0.00	\$0.00	\$106,619.88
G2020	Parking Lots	\$0.00	\$0.00	\$41,883.60	\$0.00	\$0.00	\$41,883.60
G2030	Pedestrian Paving	\$0.00	\$0.00	\$82,549.50	\$0.00	\$0.00	\$82,549.50
G2040	Fencing & Guardrails	\$0.00	\$0.00	\$50,080.03	\$0.00	\$0.00	\$50,080.03
G2040	Hard Surface Play Area	\$0.00	\$0.00	\$16,560.83	\$0.00	\$0.00	\$16,560.83
G2040	Playing Field	\$0.00	\$0.00	\$457,149.62	\$0.00	\$0.00	\$457,149.62
G2050	Landscaping	\$0.00	\$0.00	\$79,797.85	\$0.00	\$0.00	\$79,797.85
	Total:	\$0.00	\$0.00	\$834,641.31	\$0.00	\$0.00	\$834,641.31

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: \$834,641.31

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 18,748.00

Unit of Measure: S.F.

Estimate: \$106,619.88

Assessor Name: Eduardo Lopez

Date Created: 08/10/2015

Notes: Roadways are beyond their expected service life, has many road cuts, cracks, and potholes, and should be repaved.

System: G2020 - Parking Lots



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 8,350.00

Unit of Measure: S.F.

Estimate: \$41,883.60

Assessor Name: Eduardo Lopez

Date Created: 08/10/2015

Notes: The parking lot is beyond its expected service life, damaged, and should be re-surfaced and restriped.

System: G2030 - Pedestrian Paving



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 50,030.00

Unit of Measure: S.F.

Estimate: \$82,549.50

Assessor Name: Eduardo Lopez

Date Created: 08/10/2015

Notes: Pedestrian paving is beyond its expected service life, damaged, not ADA compliant, and should be scheduled for replacement. Ramps should be installed per ADA standards.

System: G2040 - Fencing & Guardrails



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 50,030.00

Unit of Measure: S.F.

Estimate: \$50,080.03

Assessor Name: Eduardo Lopez

Date Created: 08/10/2015

Notes: The fencing and gates are rusting, falling and beyond their expected service life, 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: 2,405.00

Unit of Measure: S.F.

Estimate: \$16,560.83

Assessor Name: Eduardo Lopez

Date Created: 08/11/2015

Notes: The hard surface play area is in poor condition and should be replaced.

System: G2040 - Playing Field



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 106,018.00

Unit of Measure: S.F.

Estimate: \$457,149.62

Assessor Name: Eduardo Lopez

Date Created: 08/10/2015

Notes: The playing field is worn and bare in areas and should be renewed.

System: G2050 - Landscaping



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 50,030.00

Unit of Measure: S.F.

Estimate: \$79,797.85

Assessor Name: Eduardo Lopez

Date Created: 08/10/2015

Notes: Landscaping is near nonexistent and many areas are overgrown with weeds or completely eroded away, causing sediments to accumulate at lower levels of parking area and into the storm sewer system. Landscaping should be provided.

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.