DeKalb County School District/Elementary Schools

Woodward Elementary

Final

School Assessment Report

May 20, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	74,281
Year Built:	1961
Last Renovation:	2009
Replacement Value:	$18,455,010
Repair Cost:	$5,104,119.99
Total FCI:	27.66 %
Total RSLI:	38.57 %
FCA Score:	72.34

Description:

Woodward Elementary School campus consists of two buildings located at 3034 Curtis Drive in Atlanta, Georgia. The original campus was constructed in 1961, additions to the main school building were constructed in 1966 and 1999, and a gymnasium building was constructed in 1999. In addition to these buildings, the campus contains a storage building and covered walkway. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 1	Board District:	District 2
DOE Facility:	1071	Geographic Region:	Region 1
HS Attendance Area:	Cross Keys HS	Jurisdictional City:	City of Brookhaven
Site Acreage:	14.1		

School Condition Summary

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

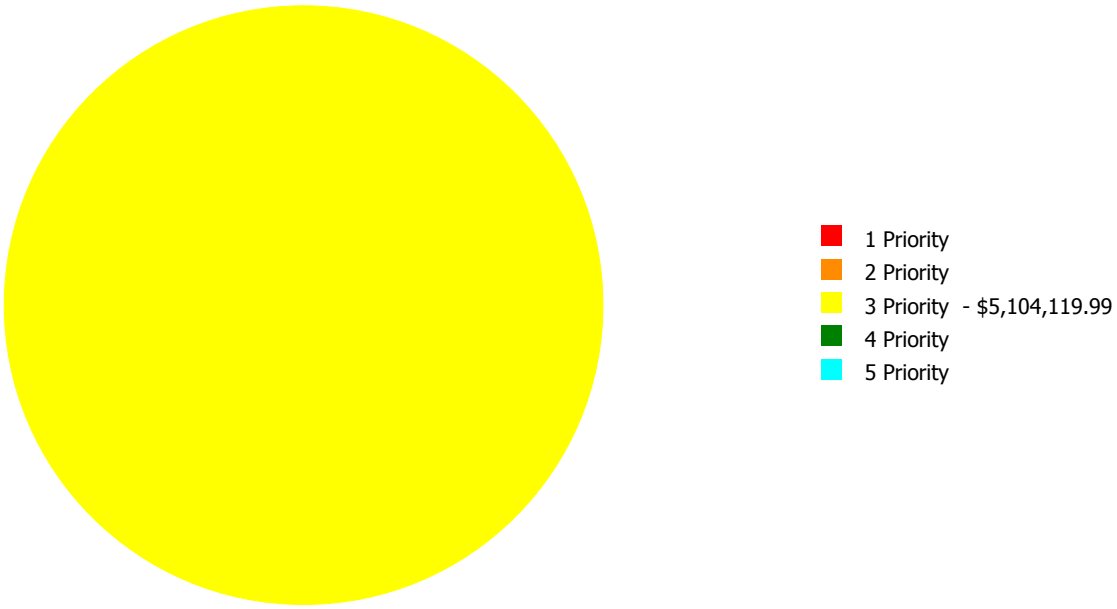
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	58.85 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	58.62 %	0.00 %	$0.00
B20 - Exterior Enclosure	45.05 %	24.01 %	$421,219.00
B30 - Roofing	67.49 %	0.24 %	$2,216.00
C10 - Interior Construction	45.89 %	16.01 %	$152,290.00
C20 - Stairs	56.55 %	0.00 %	$0.00
C30 - Interior Finishes	28.72 %	22.88 %	$564,012.00
D10 - Conveying	46.67 %	0.00 %	$0.00
D20 - Plumbing	25.16 %	52.71 %	$980,829.29
D30 - HVAC	38.61 %	11.58 %	$318,559.00
D40 - Fire Protection	46.67 %	0.00 %	$0.00
D50 - Electrical	50.68 %	30.21 %	$546,945.00
E10 - Equipment	0.31 %	108.28 %	$528,921.00
E20 - Furnishings	5.55 %	79.47 %	$293,117.00
F10 - Special Construction	9.99 %	72.25 %	$79,891.00
G20 - Site Improvements	22.83 %	38.40 %	$533,849.70
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$533,560.43
G40 - Site Electrical Utilities	44.48 %	54.40 %	$148,710.57
Totals:	**38.57 %**	**27.66 %**	**$5,104,119.99**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1961, 1966 Building	49,622	31.51	$0.00	$0.00	$3,518,102.00	$0.00	$0.00
1999 Addition	19,061	6.35	$0.00	$0.00	$268,267.29	$0.00	$0.00
1999 Gym	5,478	10.91	$0.00	$0.00	$99,039.00	$0.00	$0.00
Site	74,281	56.60	$0.00	$0.00	$1,216,120.70	$0.00	$0.00
Storage	120	23.66	$0.00	$0.00	$2,591.00	$0.00	$0.00
Total:		**27.66**	**$0.00**	**$0.00**	**$5,104,119.99**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $5,104,119.99

Executive Summary

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

Function:	Elementary School
Gross Area (SF):	49,622
Year Built:	1961
Last Renovation:	2009
Replacement Value:	$11,166,116
Repair Cost:	$3,518,102.00
Total FCI:	31.51 %
Total RSLI:	36.04 %
FCA Score:	68.49

Description:

The main building at Woodward Elementary School is a two-story building located at 3034 Curtis Drive in Atlanta, Georgia. Originally built in 1961, there have been two additions in 1966 and 1999, and a major renovation in 2009. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2010, 2011	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	46.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	46.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.05 %	35.74 %	$420,844.00
B30 - Roofing	76.03 %	0.00 %	$0.00
C10 - Interior Construction	35.60 %	25.18 %	$152,290.00
C20 - Stairs	46.00 %	0.00 %	$0.00
C30 - Interior Finishes	22.18 %	27.18 %	$457,913.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	14.93 %	76.27 %	$963,957.00
D30 - HVAC	43.12 %	13.12 %	$248,358.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	58.59 %	29.72 %	$372,811.00
E10 - Equipment	0.00 %	110.00 %	$528,921.00
E20 - Furnishings	0.00 %	110.00 %	$293,117.00
F10 - Special Construction	0.00 %	100.00 %	$79,891.00
Totals:	**36.04 %**	**31.51 %**	**$3,518,102.00**

Photo Album

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

1). West Elevation - Jul 14, 2015

2). North Elevation - Jul 14, 2015

3). South Elevation - Jul 14, 2015

4). North Elevation - Jul 14, 2015

5). East Elevation - Jul 14, 2015

6). South Elevation - Jul 14, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	49,622	100	1961	2061		46.00 %	0.00 %	46			$322,047
A1020	Special Foundations	$4.46	S.F.		100				0.00 %	0.00 %				$0
A1030	Slab on Grade	$7.09	S.F.	49,622	100	1961	2061		46.00 %	0.00 %	46			$351,820
A2010	Basement Excavation	$0.00	S.F.		100	1961	2061		46.00 %	0.00 %	46			$0
A2020	Basement Walls	$0.00	S.F.		100	1961	2061		46.00 %	0.00 %	46			$0
B1010	Floor Construction	$15.61	S.F.	49,622	100	1961	2061		46.00 %	0.00 %	46			$774,599
B1020	Roof Construction	$5.34	S.F.	49,622	100	1961	2061		46.00 %	0.00 %	46			$264,981
B2010	Exterior Walls	$16.02	S.F.	49,622	100	1961	2061		46.00 %	0.00 %	46			$794,944
B2020	Exterior Windows	$6.79	S.F.	49,622	30	1961	1991		0.00 %	110.00 %	-24		$370,627.00	$336,933
B2030	Exterior Doors	$0.92	S.F.	49,622	30	1961	1991		0.00 %	110.00 %	-24		$50,217.00	$45,652
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		10	1961	1971		0.00 %	0.00 %	-44			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	30,263	25	2009	2034		76.00 %	0.00 %	19			$626,444
B3010	Roof Coverings - EPDM	$0.00	S.F.		15	1961	1976		0.00 %	0.00 %	-39			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.		30	1961	1991		0.00 %	0.00 %	-24			$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.		75	1961	2036		28.00 %	0.00 %	21			$0
B3020	Roof Openings	$0.63	S.F.	49,622	30	2008	2038		76.67 %	0.00 %	23			$31,262
C1010	Partitions	$7.01	S.F.	49,622	100	1961	2061		46.00 %	0.00 %	46			$347,850
C1020	Interior Doors	$2.39	S.F.	49,622	30	1999	2029		46.67 %	0.00 %	14			$118,597
C1030	Fittings	$2.79	S.F.	49,622	20	1961	1981		0.00 %	110.00 %	-34		$152,290.00	$138,445
C2010	Stair Construction	$1.81	S.F.	49,622	100	1961	2061		46.00 %	0.00 %	46			$89,816
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	24,811	30	1961	1991		0.00 %	0.00 %	-24			$254,809
C3010	Wall Finishes - Paint	$1.93	S.F.	24,811	10	1961	1971		0.00 %	110.00 %	-44		$52,674.00	$47,885
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		10	1961	1971		0.00 %	0.00 %	-44			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	4,238	8	2013	2021		75.00 %	0.00 %	6			$36,023
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	4,491	50	1961	2011		0.00 %	110.00 %	-4		$71,582.00	$65,075
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	9,098	50	1961	2011		0.00 %	0.00 %	-4			$482,285
C3020	Floor Finishes - VCT	$9.54	S.F.	31,795	20	1961	1981		0.00 %	110.00 %	-34		$333,657.00	$303,324
C3020	Floor Finishes - Wood	$0.00	S.F.		20	1961	1981		0.00 %	0.00 %	-34			$0
C3030	Ceiling Finishes	$9.98	S.F.	49,622	20	2009	2029		70.00 %	0.00 %	14			$495,228
D1010	Elevators and Lifts	$0.00	S.F.		30	1961	1991		0.00 %	0.00 %	-24			$0
D2010	Plumbing Fixtures	$17.66	S.F.	49,622	30	1999	2029	2015	0.00 %	110.00 %	0		$963,957.00	$876,325
D2020	Domestic Water Distribution	$3.99	S.F.	49,622	30	1999	2029		46.67 %	0.00 %	14			$197,992
D2030	Sanitary Waste	$3.41	S.F.	49,622	30	1999	2029		46.67 %	0.00 %	14			$169,211
D2040	Rain Water Drainage	$0.98	S.F.		30				0.00 %	0.00 %				$0

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	49,622	40	2009	2049		85.00 %	0.00 %	34			$20,345
D3020	Heat Generating Systems	$4.55	S.F.	49,622	30	1961	1991		0.00 %	110.00 %	-24		$248,358.00	$225,780
D3030	Cooling Generating Systems	$4.73	S.F.	49,622	25	2009	2034		76.00 %	0.00 %	19			$234,712
D3040	Distribution & Exhaust Systems	$5.51	S.F.	49,622	30	2009	2039		80.00 %	0.00 %	24			$273,417
D3050	Terminal & Package Units	$18.52	S.F.	49,622	15	2004	2019		26.67 %	0.00 %	4			$918,999
D3060	Controls & Instrumentation	$3.60	S.F.	49,622	20	2009	2029		70.00 %	0.00 %	14			$178,639
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	49,622	30	2009	2039		80.00 %	0.00 %	24			$61,035
D4010	Sprinklers	$4.75	S.F.	0	30	1961	1991		0.00 %	0.00 %	-24			$0
D4020	Standpipes	$0.51	S.F.	0	30	1961	1991		0.00 %	0.00 %	-24			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	49,622	30	2009	2039		80.00 %	0.00 %	24			$89,816
D5020	Branch Wiring	$6.78	S.F.	49,622	30	2009	2039		80.00 %	0.00 %	24			$336,437
D5020	Lighting	$8.90	S.F.	49,622	30	2009	2039		80.00 %	0.00 %	24			$441,636
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	49,622	10	1995	2005		0.00 %	110.00 %	-10		$305,672.00	$277,883
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	49,622	10	2000	2010		0.00 %	110.00 %	-5		$67,139.00	$61,035
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	49,622	10	2015	2025		100.00 %	0.00 %	10			$30,269
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	49,622	15	2009	2024		60.00 %	0.00 %	9			$17,368
E1010	Commercial Equipment	$0.00	S.F.		20	1961	1981		0.00 %	0.00 %	-34			$0
E1020	Institutional Equipment	$0.40	S.F.	49,622	20	1961	1981		0.00 %	110.00 %	-34		$21,834.00	$19,849
E1090	Other Equipment - Kitchen Equipment	$9.29	S.F.	49,622	20	1961	1981		0.00 %	110.00 %	-34		$507,087.00	$460,988
E2010	Fixed Furnishings	$5.37	S.F.	49,622	20	1961	1981		0.00 %	110.00 %	-34		$293,117.00	$266,470
F1010	Special Structures - Canopies	$1.61	S.F.	49,622	25	1961	1986		0.00 %	100.00 %	-29		$79,891.00	$79,891
								Total	**36.04 %**	**31.51 %**			**$3,518,102.00**	**$11,166,116**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,518,102**	**$0**	**$0**	**$0**	**$1,137,776**	**$0**	**$47,314**	**$0**	**$0**	**$24,926**	**$616,563**	**$5,344,682**
*** 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	$370,627	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$370,627**
B2030 - Exterior Doors	$50,217	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,217**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

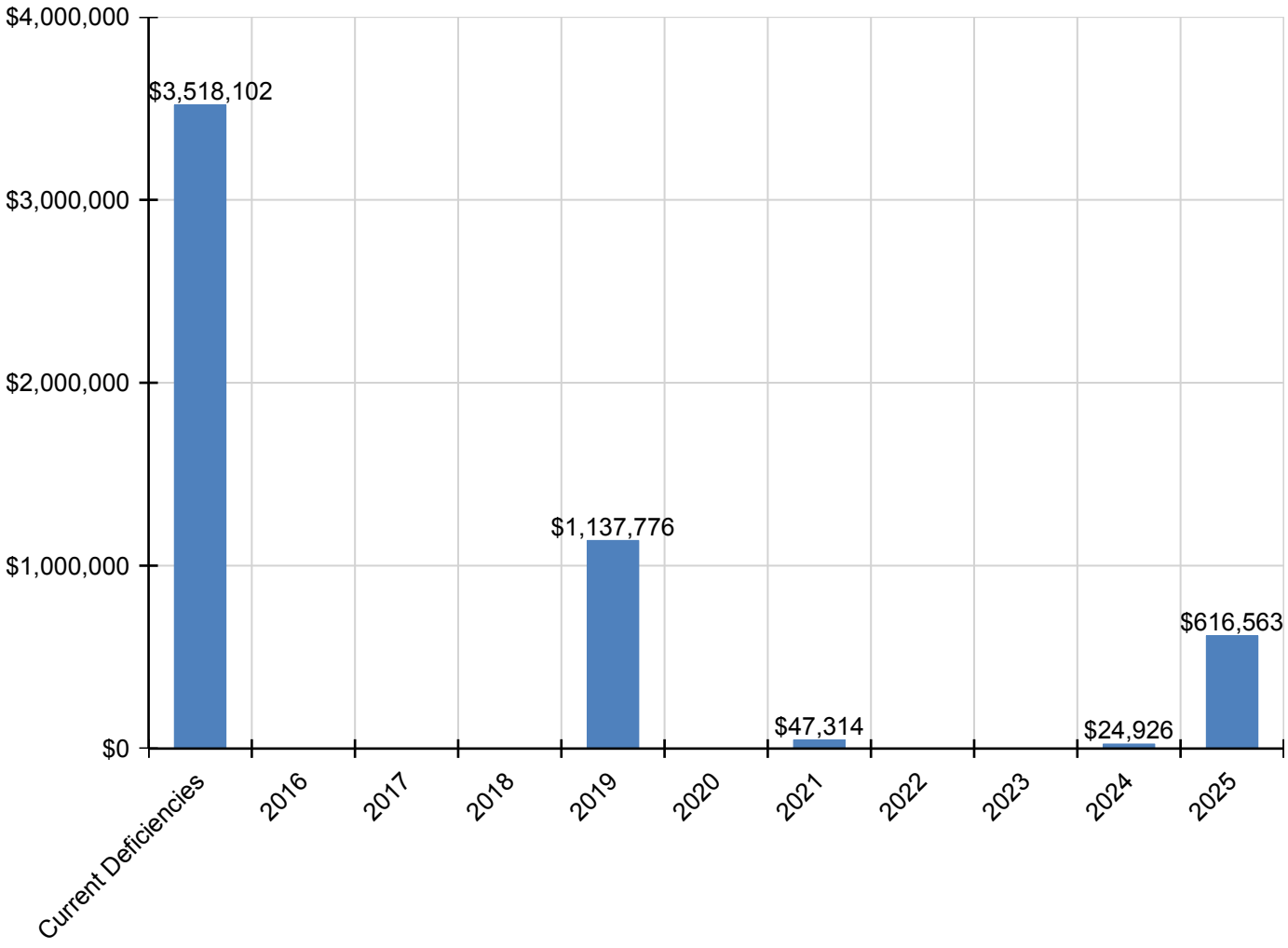
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$152,290	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$152,290**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$52,674	$0	$0	$0	$0	$0	$0	$0	$0	$0	$70,789	**$123,463**
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	$47,314	$0	$0	$0	$0	**$47,314**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$71,582	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$71,582**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$333,657	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$333,657**
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	$963,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$963,957**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$248,358	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$248,358**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$1,137,776	$0	$0	$0	$0	$0	$0	**$1,137,776**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$305,672	$0	$0	$0	$0	$0	$0	$0	$0	$0	$410,798	**$716,470**
D5030 - Communications and Security - Fire Alarm	$67,139	$0	$0	$0	$0	$0	$0	$0	$0	$0	$90,229	**$157,368**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$44,747	**$44,747**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,926	$0	**$24,926**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$21,834	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,834**
E1090 - Other Equipment - Kitchen Equipment	$507,087	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$507,087**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$293,117	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$293,117**
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	$79,891	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$79,891**

** Indicates non-renewable system*

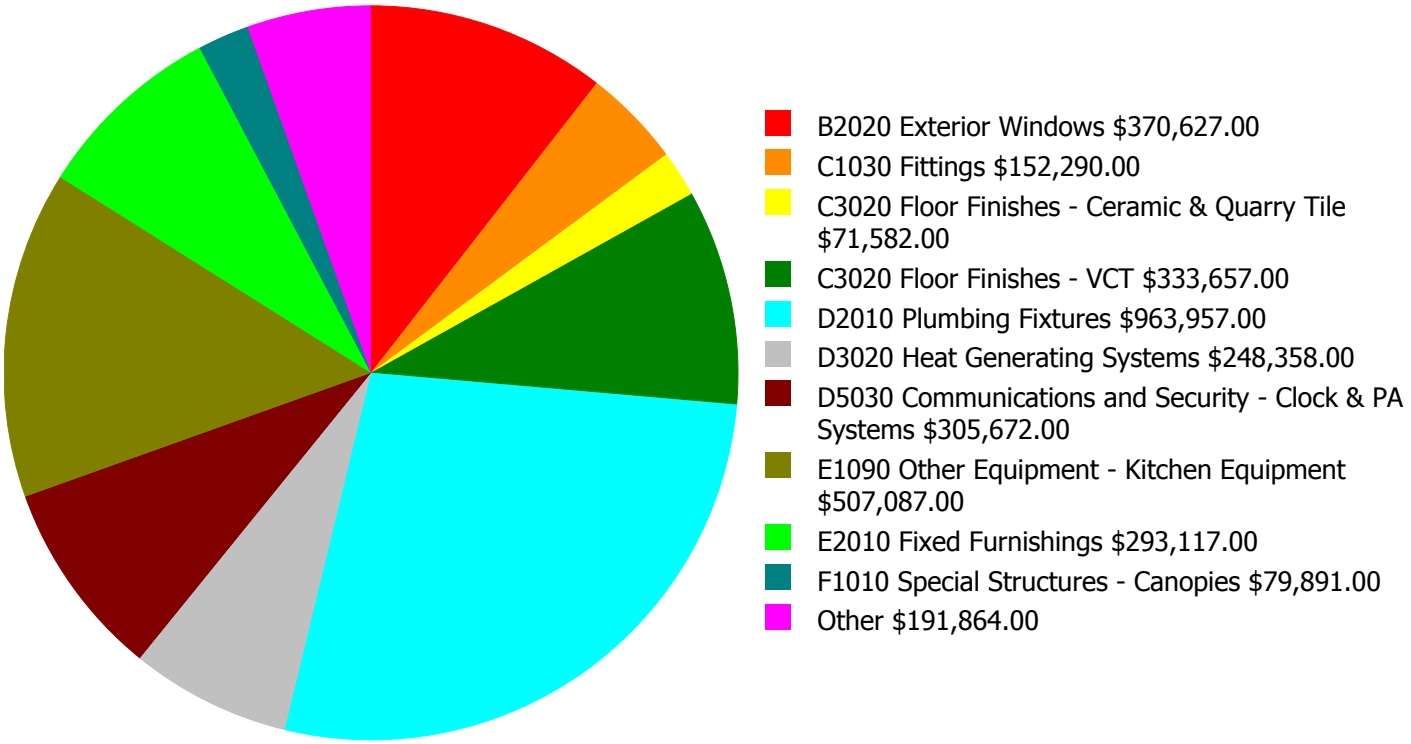
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

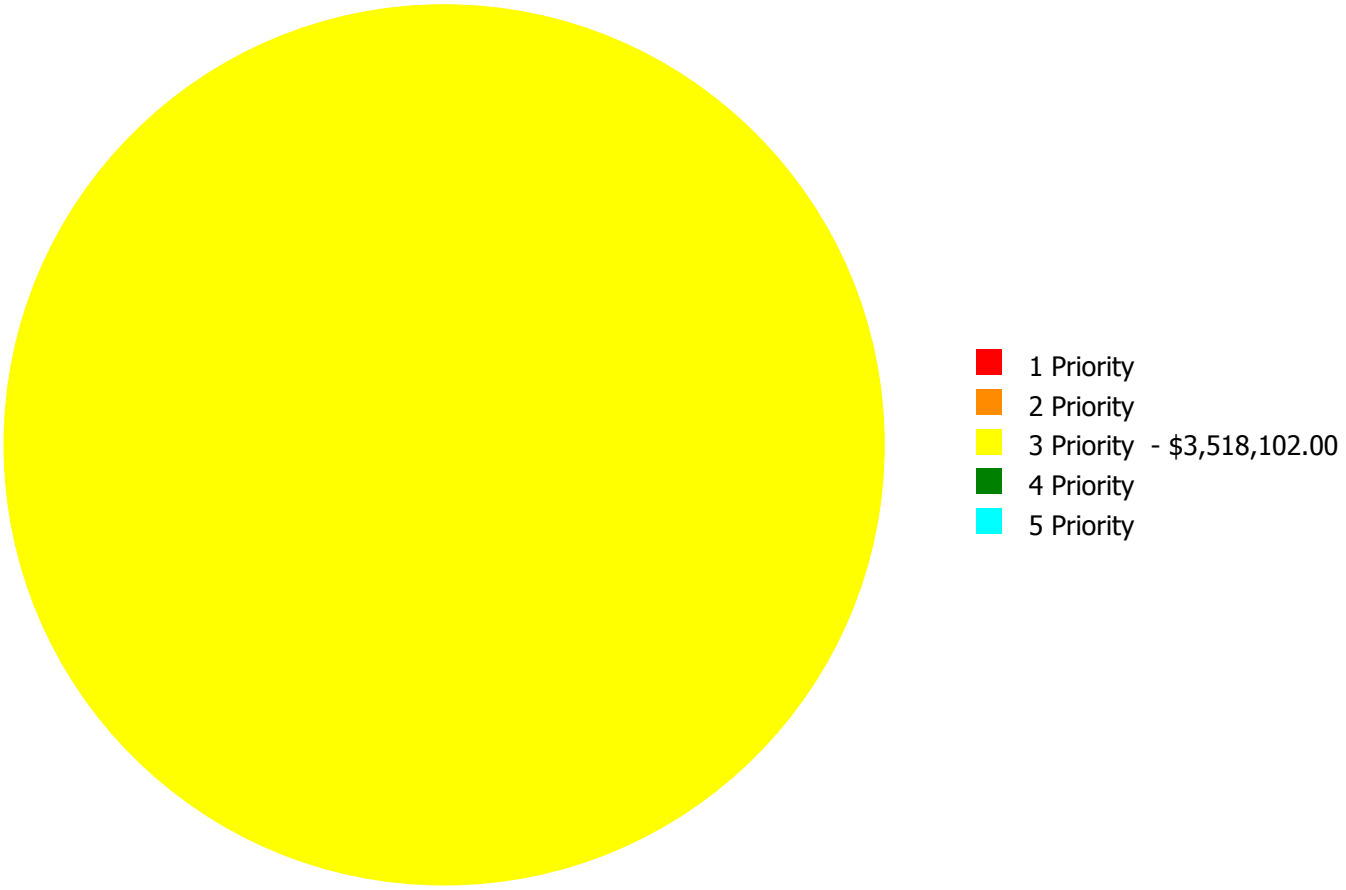
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,518,102.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,518,102.00

Deficiency By Priority Investment Table

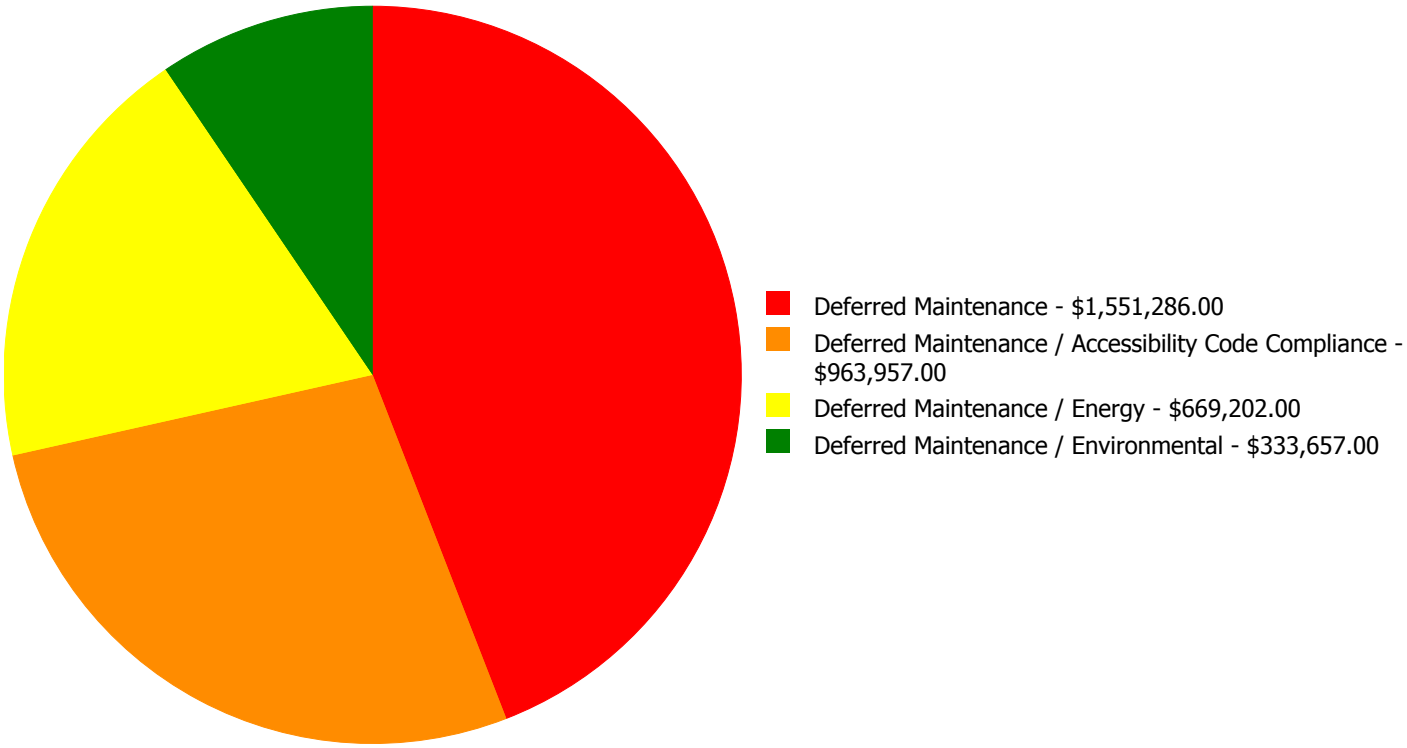
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$370,627.00	$0.00	$0.00	$370,627.00
B2030	Exterior Doors	$0.00	$0.00	$50,217.00	$0.00	$0.00	$50,217.00
C1030	Fittings	$0.00	$0.00	$152,290.00	$0.00	$0.00	$152,290.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$52,674.00	$0.00	$0.00	$52,674.00
C3020	Floor Finishes - Ceramic & Quarry Tile	$0.00	$0.00	$71,582.00	$0.00	$0.00	$71,582.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$333,657.00	$0.00	$0.00	$333,657.00
D2010	Plumbing Fixtures	$0.00	$0.00	$963,957.00	$0.00	$0.00	$963,957.00
D3020	Heat Generating Systems	$0.00	$0.00	$248,358.00	$0.00	$0.00	$248,358.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$305,672.00	$0.00	$0.00	$305,672.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$67,139.00	$0.00	$0.00	$67,139.00
E1020	Institutional Equipment	$0.00	$0.00	$21,834.00	$0.00	$0.00	$21,834.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$507,087.00	$0.00	$0.00	$507,087.00
E2010	Fixed Furnishings	$0.00	$0.00	$293,117.00	$0.00	$0.00	$293,117.00
F1010	Special Structures - Canopies	$0.00	$0.00	$79,891.00	$0.00	$0.00	$79,891.00
	Total:	$0.00	$0.00	$3,518,102.00	$0.00	$0.00	$3,518,102.00

Deficiency Summary by Category

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



Budget Estimate Total: $3,518,102.00

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: Inadequate
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 49,622.00
Unit of Measure: S.F.
Estimate: $370,627.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 49,622.00
Unit of Measure: S.F.
Estimate: $50,217.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

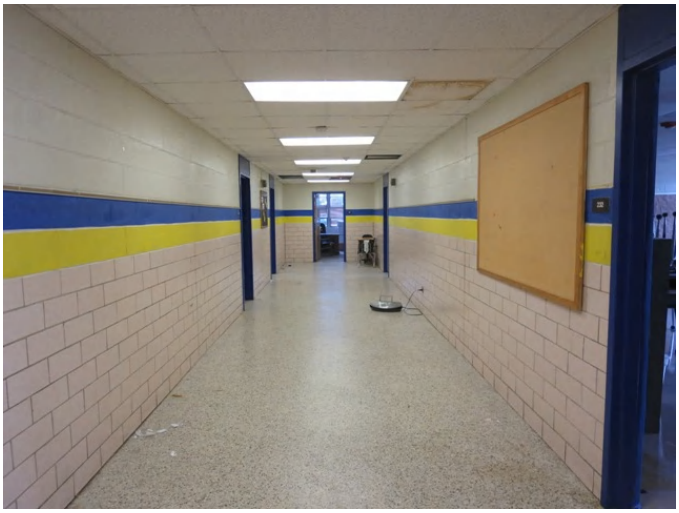
Notes: The original exterior doors are aged, have some rust, and should be replaced.

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 49,622.00
Unit of Measure: S.F.
Estimate: $152,290.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life and should be replaced. SPLOST project 134-422 to upgrade ADA compliance in the hall restroom.

System: C3010 - Wall Finishes - Paint



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 24,811.00
Unit of Measure: S.F.
Estimate: $52,674.00
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

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

System: C3020 - Floor Finishes - Ceramic & Quarry Tile

Location: Kitchen and Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,491.00
Unit of Measure: S.F.
Estimate: $71,582.00
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

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

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 31,795.00
Unit of Measure: S.F.
Estimate: $333,657.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 49,622.00

Unit of Measure: S.F.

Estimate: $963,957.00

Assessor Name: Sam Mandola

Date Created: 07/22/2015

Notes: The plumbing fixtures are beyond their expected service life, in poor condition, and should be scheduled for replaced to improve ADA accessibility. SPLOST project 134-422 to upgrade ADA compliance in the hall restroom.

System: D3020 - Heat Generating Systems

Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 49,622.00

Unit of Measure: S.F.

Estimate: $248,358.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

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

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 49,622.00
Unit of Measure: S.F.
Estimate: $305,672.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 49,622.00
Unit of Measure: S.F.
Estimate: $67,139.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 49,622.00
Unit of Measure: S.F.
Estimate: $21,834.00
Assessor Name: Eduardo Lopez
Date Created: 07/22/2015

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

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 49,622.00
Unit of Measure: S.F.
Estimate: $507,087.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Kitchen equipment is beyond its expected service life and should be scheduled for replacement. The grease trap is scheduled for replacement under SPLOST project 134-422.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 49,622.00
Unit of Measure: S.F.
Estimate: $293,117.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: F1010 - Special Structures - Canopies

Location: Exterior of Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 49,622.00
Unit of Measure: S.F.
Estimate: $79,891.00
Assessor Name: Eduardo Lopez
Date Created: 01/08/2016

Notes: Canopies throughout the exterior of the building are beyond their expected service life, deteriorating, and should be repaired and refinished.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	19,061
Year Built:	1999
Last Renovation:	
Replacement Value:	$4,221,494
Repair Cost:	$268,267.29
Total FCI:	6.35 %
Total RSLI:	49.90 %
FCA Score:	93.65

Description:

The 1999 classroom addition at Woodward Elementary School is a two-story building located at 3034 Curtis Drive in Atlanta, Georgia. There have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2012	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	84.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	71.87 %	0.00 %	$0.00
B30 - Roofing	36.00 %	0.00 %	$0.00
C10 - Interior Construction	62.03 %	0.00 %	$0.00
C20 - Stairs	84.00 %	0.00 %	$0.00
C30 - Interior Finishes	41.74 %	14.09 %	$95,399.00
D10 - Conveying	46.67 %	0.00 %	$0.00
D20 - Plumbing	46.87 %	3.35 %	$16,872.29
D30 - HVAC	29.57 %	0.00 %	$0.00
D40 - Fire Protection	46.67 %	0.00 %	$0.00
D50 - Electrical	33.71 %	32.83 %	$155,996.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
F10 - Special Construction	36.00 %	0.00 %	$0.00
Totals:	**49.90 %**	**6.35 %**	**$268,267.29**

Photo Album

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

1). South Elevation - Jul 14, 2015

2). West Elevation - Jul 14, 2015

3). North Elevation - Jul 14, 2015

4). North Elevation - Jul 14, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	19,061	100	1999	2099		84.00 %	0.00 %	84			$123,706
A1020	Special Foundations	$4.46	S.F.	0	100	1999	2099		84.00 %	0.00 %	84			$0
A1030	Slab on Grade	$7.09	S.F.	19,061	100	1999	2099		84.00 %	0.00 %	84			$135,142
A2010	Basement Excavation	$0.00	S.F.	19,061	100	1999	2099		84.00 %	0.00 %	84			$0
A2020	Basement Walls	$0.00	S.F.	19,061	100	1999	2099		84.00 %	0.00 %	84			$0
B1010	Floor Construction	$15.61	S.F.	19,061	100	1999	2099		84.00 %	0.00 %	84			$297,542
B1020	Roof Construction	$5.34	S.F.	19,061	100	1999	2099		84.00 %	0.00 %	84			$101,786
B2010	Exterior Walls	$16.02	S.F.	19,061	100	1999	2099		84.00 %	0.00 %	84			$305,357
B2020	Exterior Windows	$6.79	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$129,424
B2030	Exterior Doors	$0.92	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$17,536
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		10	1999	2009		0.00 %	0.00 %	-6			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	9,530	25	1999	2024		36.00 %	0.00 %	9			$197,271
B3010	Roof Coverings - EPDM	$0.00	S.F.		15	1999	2014		0.00 %	0.00 %	-1			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.		30	1999	2029		46.67 %	0.00 %	14			$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.		75	1999	2074		78.67 %	0.00 %	59			$0
B3020	Roof Openings	$0.63	S.F.		30	1999	2029		46.67 %	0.00 %	14			$0
C1010	Partitions	$7.01	S.F.	19,061	100	1999	2099		84.00 %	0.00 %	84			$133,618
C1020	Interior Doors	$2.39	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$45,556
C1030	Fittings	$2.79	S.F.	19,061	20	1999	2019		20.00 %	0.00 %	4			$53,180
C2010	Stair Construction	$1.81	S.F.	19,061	100	1999	2099		84.00 %	0.00 %	84			$34,500
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	550	30	1998	2028		43.33 %	0.00 %	13			$5,649
C3010	Wall Finishes - Paint	$1.93	S.F.	18,511	10	1998	2008		0.00 %	110.00 %	-7		$39,299.00	$35,726
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		10	1999	2009		0.00 %	0.00 %	-6			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	6,000	8	1998	2006		0.00 %	110.00 %	-9		$56,100.00	$51,000
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	1,300	50	1999	2049		68.00 %	0.00 %	34			$18,837
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	6,061	50	1999	2049		68.00 %	0.00 %	34			$321,294
C3020	Floor Finishes - VCT	$9.54	S.F.	5,700	20	1999	2019		20.00 %	0.00 %	4			$54,378
C3020	Floor Finishes - Wood	$0.00	S.F.		20	1999	2019		20.00 %	0.00 %	4			$0
C3030	Ceiling Finishes	$9.98	S.F.	19,061	20	1999	2019		20.00 %	0.00 %	4			$190,229
D1010	Elevators and Lifts	$1.17	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$22,301
D2010	Plumbing Fixtures	$17.66	S.F.	19,061	30	1999	2029		46.67 %	5.01 %	14		$16,872.29	$336,617
D2020	Domestic Water Distribution	$3.99	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$76,053
D2030	Sanitary Waste	$3.41	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$64,998
D2040	Rain Water Drainage	$0.98	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$18,680

School Assessment Report - 1999 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	19,061	40	1999	2039		60.00 %	0.00 %	24			$7,815
D3020	Heat Generating Systems	$4.55	S.F.		30				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$4.73	S.F.		30				0.00 %	0.00 %				$0
D3040	Distribution & Exhaust Systems	$5.51	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$105,026
D3050	Terminal & Package Units	$27.81	S.F.	19,061	15	2004	2019		26.67 %	0.00 %	4			$530,086
D3060	Controls & Instrumentation	$3.60	S.F.	19,061	20	1999	2019		20.00 %	0.00 %	4			$68,620
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$23,445
D4010	Sprinklers	$4.75	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$90,540
D4020	Standpipes	$0.51	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$9,721
D5010	Electrical Service/Distribution	$1.81	S.F.	19,061	40	1999	2039		60.00 %	0.00 %	24			$34,500
D5020	Branch Wiring	$6.78	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$129,234
D5020	Lighting	$8.90	S.F.	19,061	30	1999	2029		46.67 %	0.00 %	14			$169,643
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	19,061	15	1999	2014		0.00 %	110.00 %	-1		$117,416.00	$106,742
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	19,061	15	1999	2014		0.00 %	110.00 %	-1		$25,790.00	$23,445
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	19,061	15	1999	2014		0.00 %	110.00 %	-1		$12,790.00	$11,627
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.		15				0.00 %	0.00 %				$0
E1010	Commercial Equipment	$7.92	S.F.		20	1999	2019		20.00 %	0.00 %	4			$0
E1020	Institutional Equipment	$0.40	S.F.	19,061	20	1999	2019		20.00 %	0.00 %	4			$7,624
E1090	Other Equipment	$0.88	S.F.		20	1999	2019		20.00 %	0.00 %	4			$0
E2010	Fixed Furnishings	$5.37	S.F.	19,061	20	1999	2019		20.00 %	0.00 %	4			$102,358
F1010	Special Structures - Canopies	$1.61	S.F.	19,061	25	1999	2024		36.00 %	0.00 %	9			$30,688
								Total	**49.90 %**	**6.35 %**			**$268,267.29**	**$4,221,494**

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:	**$268,267**	**$0**	**$0**	**$0**	**$1,246,077**	**$0**	**$0**	**$0**	**$71,066**	**$323,174**	**$52,815**	**$1,961,398**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$283,133	$0	**$283,133**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

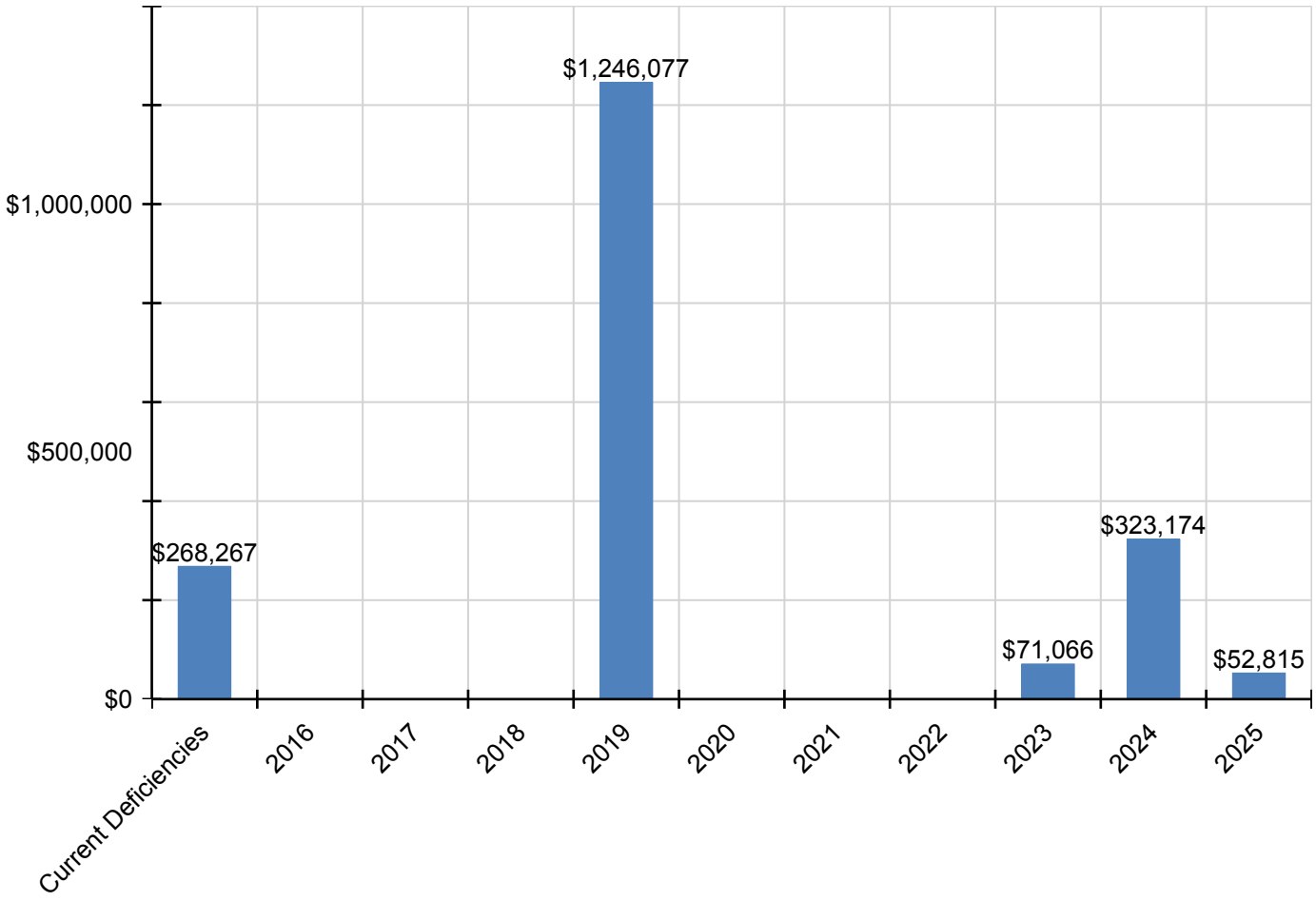
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$65,840	$0	$0	$0	$0	$0	$0	**$65,840**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$39,299	$0	$0	$0	$0	$0	$0	$0	$0	$0	$52,815	**$92,114**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$56,100	$0	$0	$0	$0	$0	$0	$0	$71,066	$0	$0	**$127,166**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$67,323	$0	$0	$0	$0	$0	$0	**$67,323**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$235,515	$0	$0	$0	$0	$0	$0	**$235,515**
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	$16,872	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,872**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$656,279	$0	$0	$0	$0	$0	$0	**$656,279**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$84,956	$0	$0	$0	$0	$0	$0	**$84,956**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$117,416	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$117,416**
D5030 - Communications and Security - Fire Alarm	$25,790	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,790**
D5030 - Communications and Security - Security & CCTV	$12,790	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,790**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$9,440	$0	$0	$0	$0	$0	$0	**$9,440**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$126,724	$0	$0	$0	$0	$0	$0	**$126,724**
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	$40,041	$0	**$40,041**

** Indicates non-renewable system*

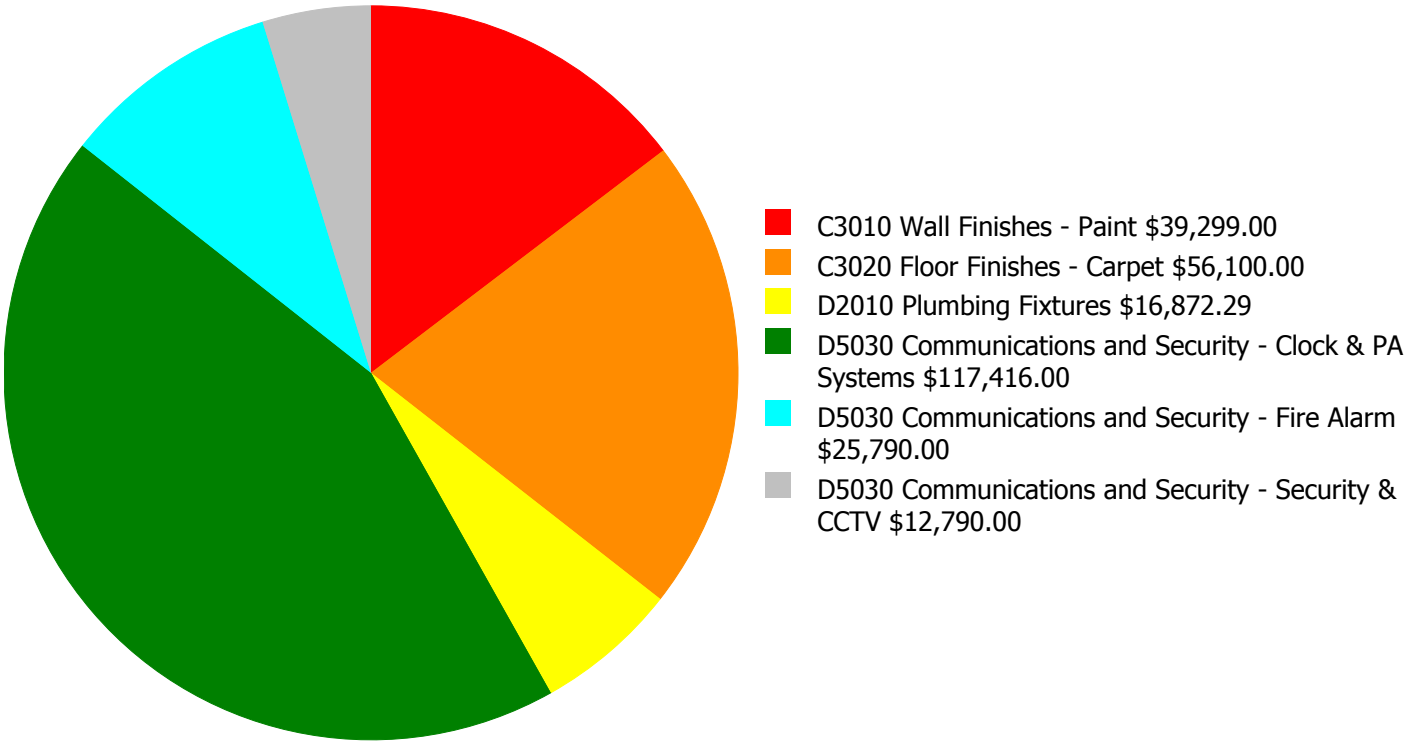
Forecasted Capital Renewal Requirement

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

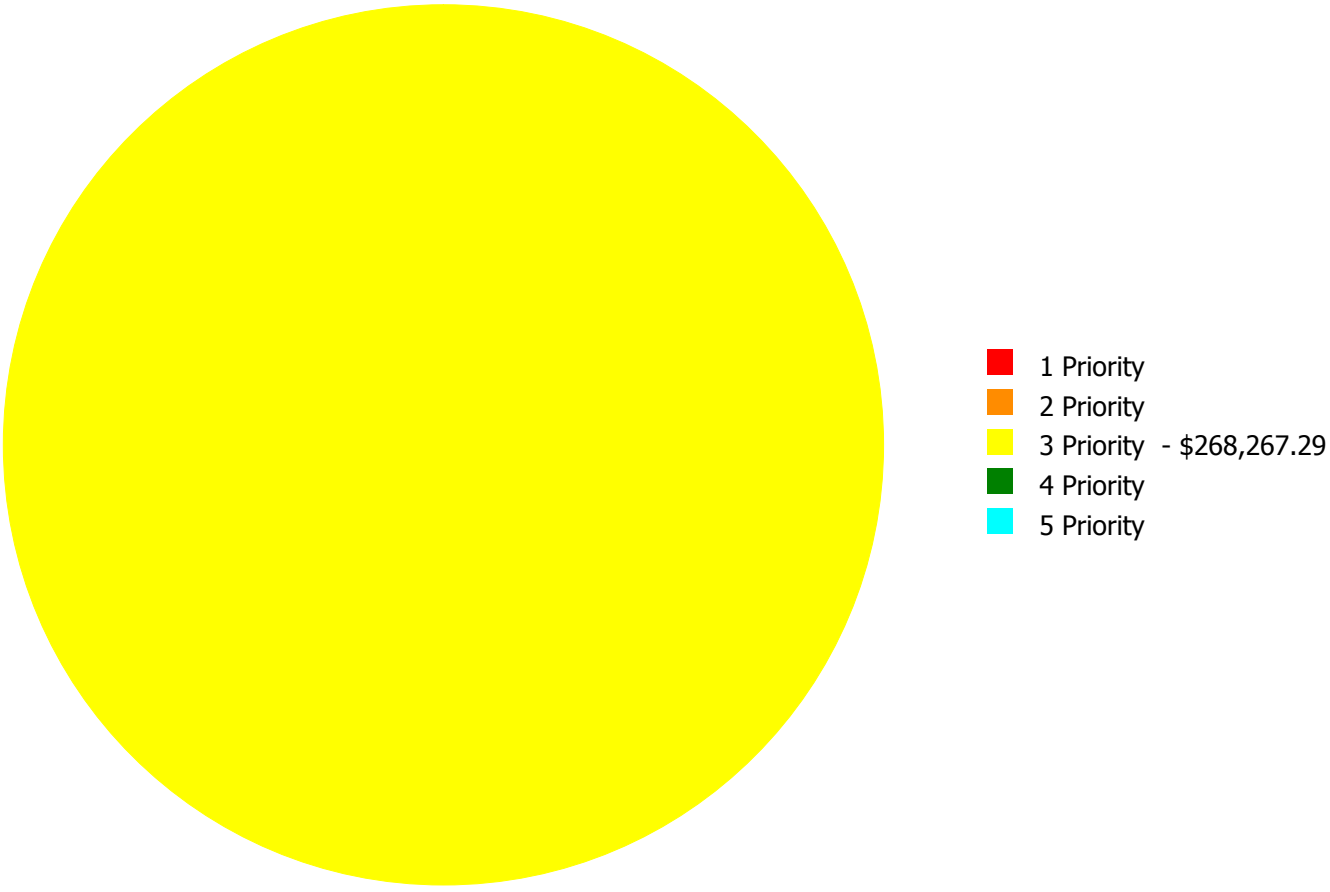
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $268,267.29

Deficiency Summary by Priority

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



Budget Estimate Total: $268,267.29

Deficiency By Priority Investment Table

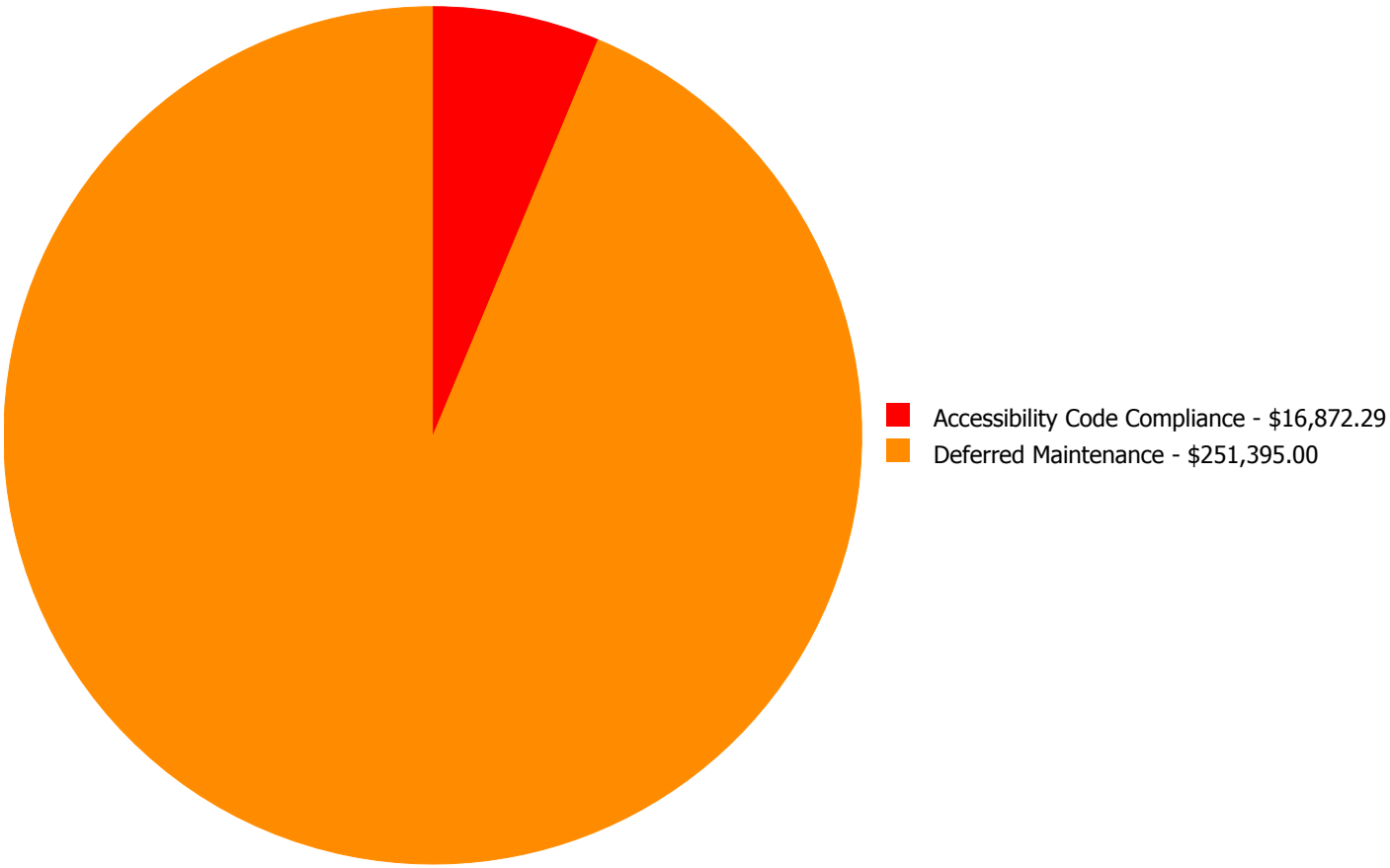
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C3010	Wall Finishes - Paint	$0.00	$0.00	$39,299.00	$0.00	$0.00	$39,299.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$56,100.00	$0.00	$0.00	$56,100.00
D2010	Plumbing Fixtures	$0.00	$0.00	$16,872.29	$0.00	$0.00	$16,872.29
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$117,416.00	$0.00	$0.00	$117,416.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$25,790.00	$0.00	$0.00	$25,790.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$12,790.00	$0.00	$0.00	$12,790.00
	Total:	$0.00	$0.00	$268,267.29	$0.00	$0.00	$268,267.29

Deficiency Summary by Category

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



Budget Estimate Total: $268,267.29

Deficiency Details by Priority

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

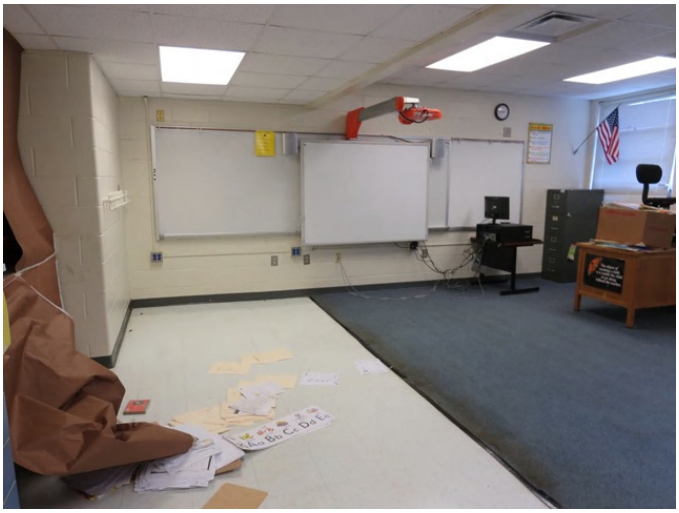
Priority 3 Priority:

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 18,511.00
Unit of Measure: S.F.
Estimate: $39,299.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The painted wall finishes are beyond their expected service life and should be replaced. SPLOST project 134-422 to paint walls in the 1999 building addition.

System: C3020 - Floor Finishes - Carpet



Location: Classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,000.00
Unit of Measure: S.F.
Estimate: $56,100.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The carpet in the classrooms is stained, showing signs of failure, and should be replaced. Carpet appears to be laid over VCT flooring.

System: D2010 - Plumbing Fixtures

Location: Hallways

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Remove/replace drinking fountain w/recessed ADA compliant drinking fountain

Qty: 4.00

Unit of Measure: Ea.

Estimate: $16,872.29

Assessor Name: Eduardo Lopez

Date Created: 03/01/2016

Notes: Water fountains protrude into the hallway more than four inches in the south classroom wing. Protrusion is not ADA compliant if more than four inches.

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 19,061.00

Unit of Measure: S.F.

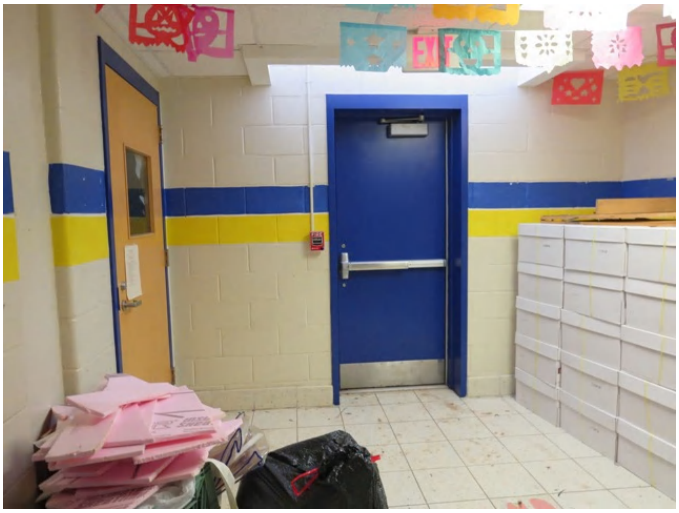
Estimate: $117,416.00

Assessor Name: Eduardo Lopez

Date Created: 01/08/2016

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

System: D5030 - Communications and Security - Fire Alarm



Location: Thoughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 19,061.00
Unit of Measure: S.F.
Estimate: $25,790.00
Assessor Name: Eduardo Lopez
Date Created: 01/08/2016

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

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 19,061.00
Unit of Measure: S.F.
Estimate: $12,790.00
Assessor Name: Eduardo Lopez
Date Created: 01/08/2016

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	1999
Last Renovation:	
Replacement Value:	$907,871
Repair Cost:	$99,039.00
Total FCI:	10.91 %
Total RSLI:	59.76 %
FCA Score:	89.09

Description:

The 1999 gymnasium at Woodward Elementary School is a one-story building located at 3034 Curtis Drive in Atlanta, Georgia. There have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	80.56 %	0.00 %	$0.00
B30 - Roofing	78.67 %	0.00 %	$0.00
C10 - Interior Construction	68.22 %	0.00 %	$0.00
C30 - Interior Finishes	49.92 %	10.38 %	$10,700.00
D20 - Plumbing	46.67 %	0.00 %	$0.00
D30 - HVAC	23.88 %	53.04 %	$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	27.64 %	22.48 %	$18,138.00
Totals:	**59.76 %**	**10.91 %**	**$99,039.00**

Photo Album

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

1). North Elevation - Jul 14, 2015

2). South Elevation - Jul 14, 2015

3). West Elevation - Jul 14, 2015

4). East Elevation - Jul 14, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.34	S.F.	5,478	100	1999	2099		84.00 %	0.00 %	84			$51,165
A1030	Slab on Grade	$6.21	S.F.	5,478	100	1999	2099		84.00 %	0.00 %	84			$34,018
B1020	Roof Construction	$21.36	S.F.	5,478	100	1999	2099		84.00 %	0.00 %	84			$117,010
B2010	Exterior Walls	$19.80	S.F.	5,478	100	1999	2099		84.00 %	0.00 %	84			$108,464
B2030	Exterior Doors	$2.01	S.F.	5,478	30	1999	2029		46.67 %	0.00 %	14			$11,011
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	5,478	75	1999	2074		78.67 %	0.00 %	59			$65,243
C1010	Partitions	$12.78	S.F.	5,478	100	1999	2099		84.00 %	0.00 %	84			$70,009
C1020	Interior Doors	$4.24	S.F.	5,478	40	1999	2039		60.00 %	0.00 %	24			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	1999	2019		20.00 %	0.00 %	4			$18,954
C3010	Wall Finishes - Ceramic	$6.65	S.F.	0	30	1999	2029		46.67 %	0.00 %	14			$0
C3010	Wall Finishes - Paint	$1.41	S.F.	5,478	10	1999	2009		0.00 %	109.99 %	-6		$8,496.00	$7,724
C3020	Floor Finishes - Ceramic Tile	$6.67	S.F.	478	30	1999	2029		46.67 %	0.00 %	14			$3,188
C3020	Floor Finishes - Neoprene	$14.46	S.F.	4,600	50	1999	2049		68.00 %	0.00 %	34			$66,516
C3020	Floor Finishes - VCT	$5.01	S.F.	400	15	1999	2014		0.00 %	109.98 %	-1		$2,204.00	$2,004
C3030	Ceiling Finishes	$4.31	S.F.	5,478	20	1999	2019		20.00 %	0.00 %	4			$23,610
D2010	Plumbing Fixtures	$9.66	S.F.	5,478	30	1999	2029		46.67 %	0.00 %	14			$52,917
D2020	Domestic Water Distribution	$5.85	S.F.	5,478	30	1999	2029		46.67 %	0.00 %	14			$32,046
D2030	Sanitary Waste	$0.87	S.F.	5,478	30	1999	2029		46.67 %	0.00 %	14			$4,766
D2040	Rain Water Drainage	$0.22	S.F.	5,478	30	1999	2029		46.67 %	0.00 %	14			$1,205
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	5,478	30	1999	2029		46.67 %	0.00 %	14			$1,753
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,478	30	1999	2029		46.67 %	0.00 %	14			$67,106
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	2001	2016	2015	0.00 %	110.00 %	0		$70,201.00	$63,819
D3060	Controls & Instrumentation	$0.26	S.F.	5,478	20	1999	2019		20.00 %	0.00 %	4			$1,424
D4010	Sprinklers	$3.84	S.F.	0	30	1999	2029		46.67 %	0.00 %	14			$0
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	30	1999	2029		46.67 %	0.00 %	14			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	1999	2029		46.67 %	0.00 %	14			$28,705
D5020	Lighting	$5.24	S.F.	5,478	20	1999	2019		20.00 %	0.00 %	4			$28,705
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	15	1999	2014		0.00 %	110.00 %	-1		$12,835.00	$11,668
D5030	Communications and Security - Public Address & Clock System	$0.88	S.F.	5,478	15	1999	2014		0.00 %	110.00 %	-1		$5,303.00	$4,821
D5030	Communications and Security - Security & CCTV	$0.88	S.F.		15	1999	2014		0.00 %	0.00 %	-1			$0
								Total	**59.76 %**	**10.91 %**			**$99,039.00**	**$907,871**

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%

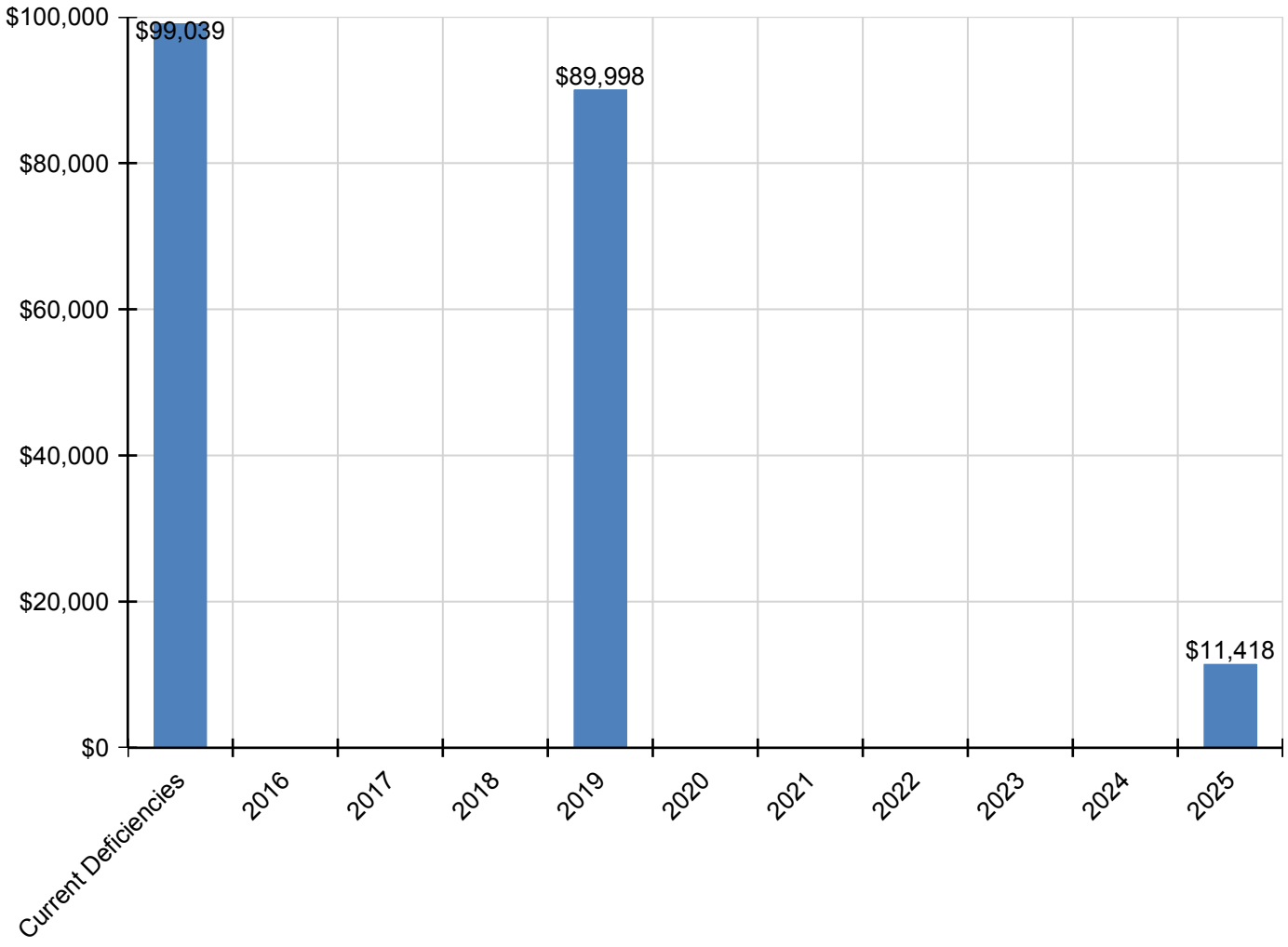
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$99,039**	**$0**	**$0**	**$0**	**$89,998**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,418**	**$200,455**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$23,466	$0	$0	$0	$0	$0	$0	**$23,466**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$8,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,418	**$19,914**
C3020 - Floor Finishes - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Neoprene	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$2,204	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,204**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$29,231	$0	$0	$0	$0	$0	$0	**$29,231**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$70,201	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,201**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$1,764	$0	$0	$0	$0	$0	$0	**$1,764**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$35,538	$0	$0	$0	$0	$0	$0	**$35,538**
D5030 - Communications and Security - Fire Alarm	$12,835	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,835**
D5030 - Communications and Security - Public Address & Clock System	$5,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,303**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

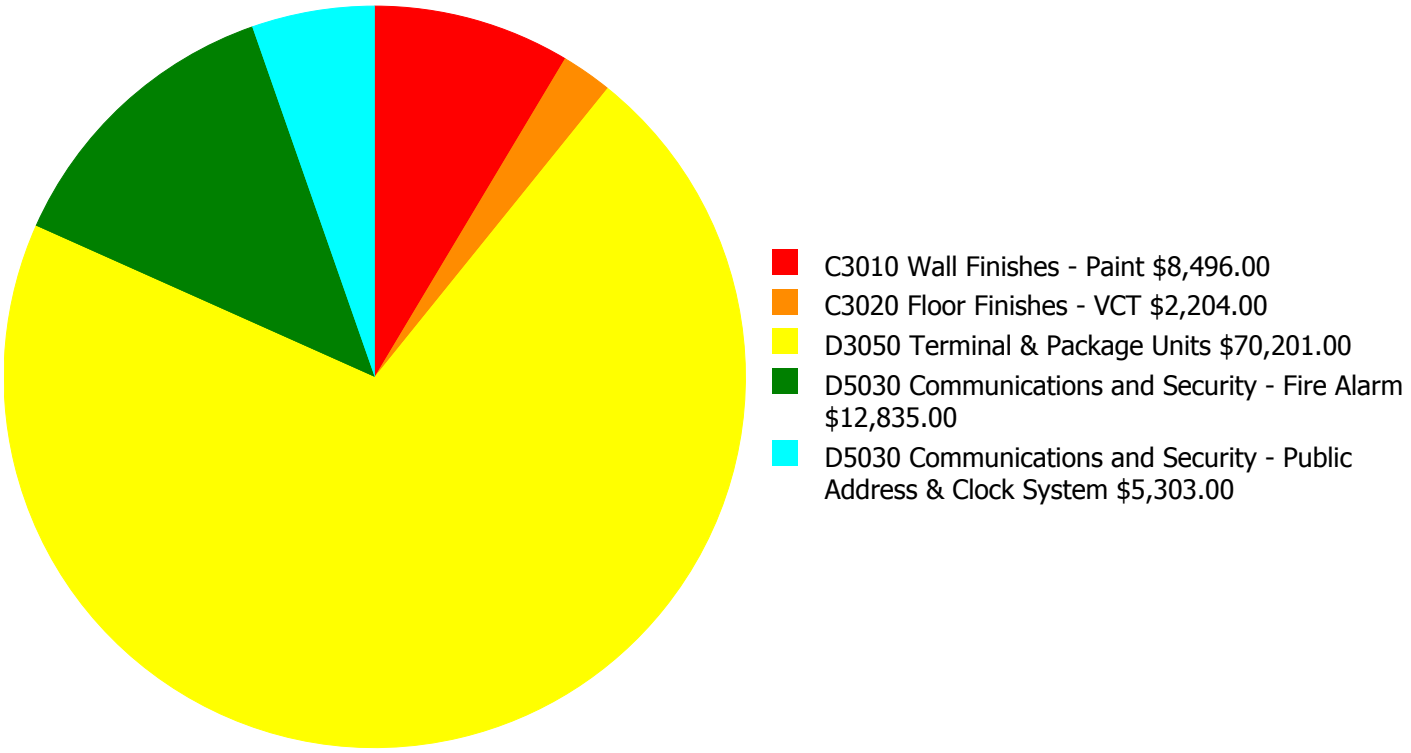
Forecasted Capital Renewal Requirement

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

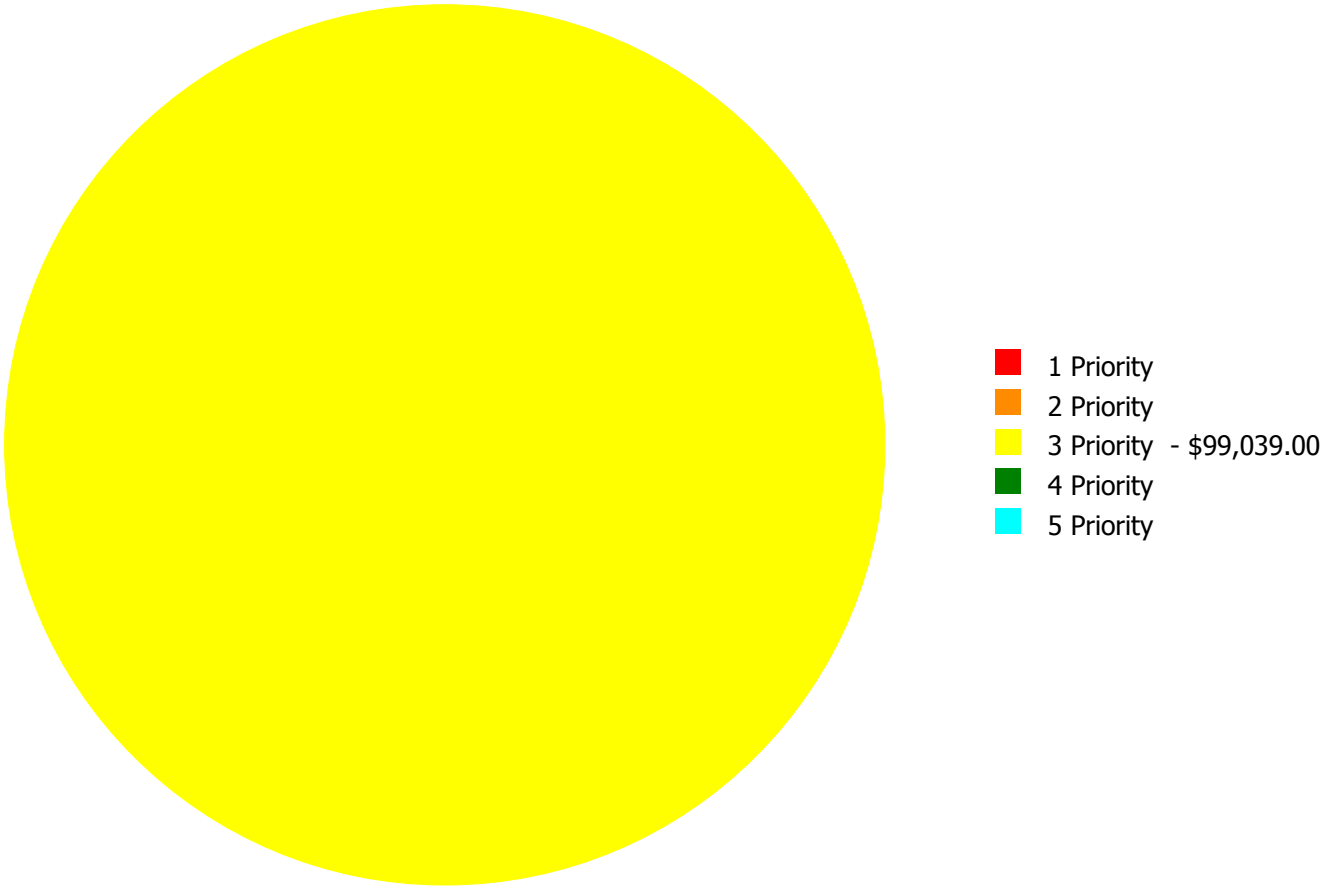
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $99,039.00

Deficiency Summary by Priority

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



Budget Estimate Total: $99,039.00

Deficiency By Priority Investment Table

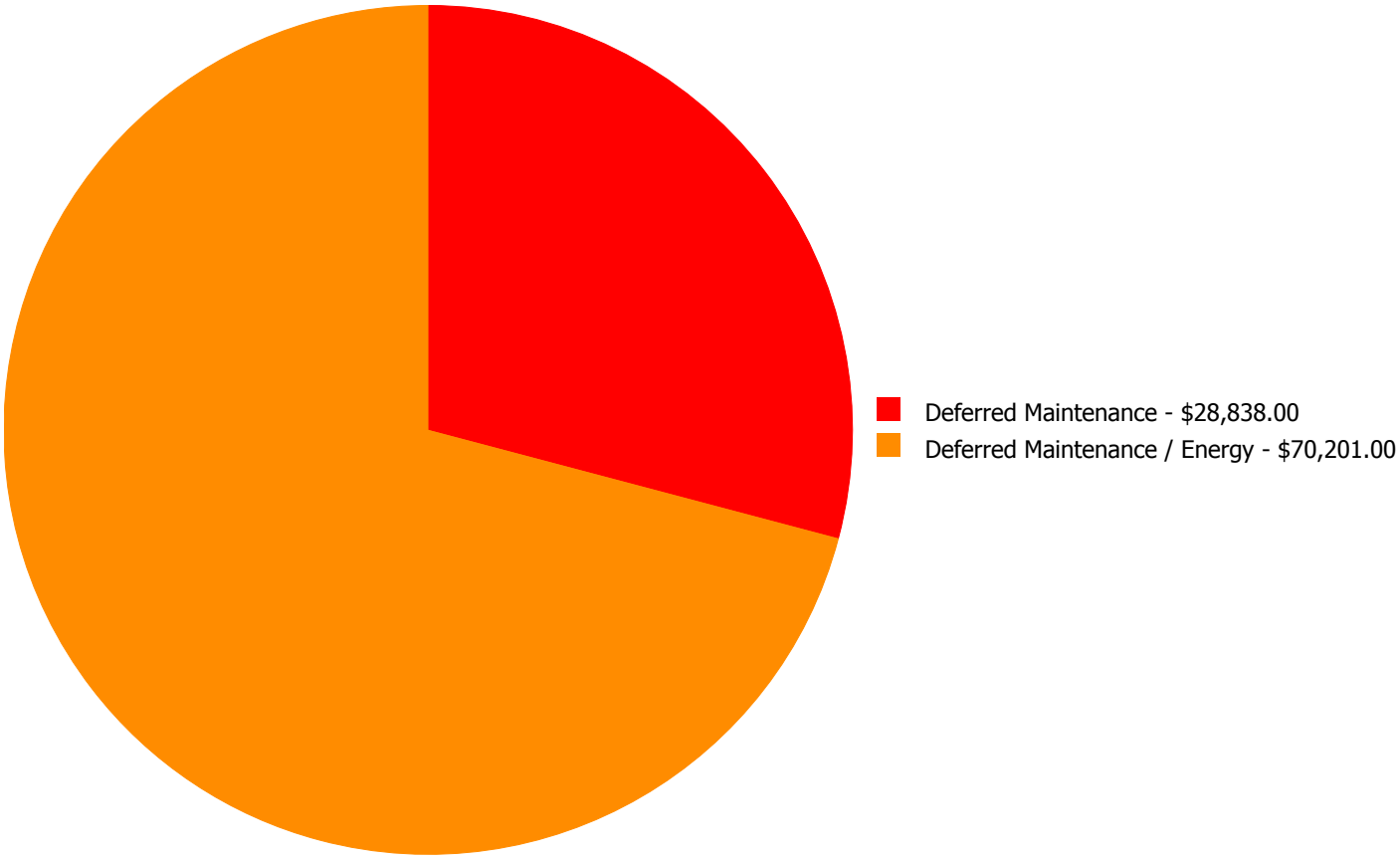
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C3010	Wall Finishes - Paint	$0.00	$0.00	$8,496.00	$0.00	$0.00	$8,496.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$2,204.00	$0.00	$0.00	$2,204.00
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$12,835.00	$0.00	$0.00	$12,835.00
D5030	Communications and Security - Public Address & Clock System	$0.00	$0.00	$5,303.00	$0.00	$0.00	$5,303.00
	Total:	$0.00	$0.00	$99,039.00	$0.00	$0.00	$99,039.00

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: $99,039.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint

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

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

System: C3020 - Floor Finishes - VCT

Location: Entrance Area and Offices
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $2,204.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: VCT is deteriorating due to age and use, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $70,201.00

Assessor Name: Ben Nixon

Date Created: 07/22/2015

Notes: The primary heating and cooling system consists of gas fired unit heater and ventilation fans for the gym. A PTAC unit provides heating and cooling for the office. These units are beyond their expected service life and should be replace with a single package system.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $12,835.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $5,303.00

Assessor Name: Ben Nixon

Date Created: 07/22/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	74,281
Year Built:	1961
Last Renovation:	
Replacement Value:	$2,148,578
Repair Cost:	$1,216,120.70
Total FCI:	56.60 %
Total RSLI:	20.43 %
FCA Score:	43.40

Description:

The Woodward Elementary School site was originally constructed in 1961, has a total area of 14.1 acres, and is occupied by approximately 74,281 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, open fields, playgrounds and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1730

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	22.83 %	38.40 %	$533,849.70
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$533,560.43
G40 - Site Electrical Utilities	44.48 %	54.40 %	$148,710.57
Totals:	**20.43 %**	**56.60 %**	**$1,216,120.70**

Photo Album

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

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	29,073	25	1961	1986		0.00 %	110.00 %	-29		$165,338.15	$150,307
G2020	Parking Lots	$4.56	S.F.	10,589	25	1961	1986		0.00 %	110.00 %	-29		$53,114.42	$48,286
G2030	Pedestrian Paving	$1.50	S.F.	74,281	30	1961	1991		0.00 %	110.00 %	-24		$122,563.65	$111,422
G2040	Baseball Field	$8.35	S.F.		20				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.		25				0.00 %	0.00 %				$0
G2040	Covered Walkways (1961)	$48.72	S.F.	300	25	1961	1986	2025	40.00 %	0.00 %	10			$14,616
G2040	Covered Walkways (1999)	$48.72	S.F.	17,123	25	1999	2024		36.00 %	0.00 %	9			$834,233
G2040	Fencing & Guardrails	$0.91	S.F.	74,281	30	1961	1991		0.00 %	110.00 %	-24		$74,355.28	$67,596
G2040	Football Field	$5.85	S.F.		20				0.00 %	0.00 %				$0
G2040	Hard Surface Play Area	$6.26	S.F.	6,001	20	1999	2019		20.00 %	0.00 %	4			$37,566
G2040	Playing Field	$3.92	S.F.	4,703	20	1999	2019		20.00 %	0.00 %	4			$18,436
G2040	Soccer/Lacross Field	$5.00	S.F.		20				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		20				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.		20				0.00 %	0.00 %				$0
G2040	Track	$7.04	S.F.		10				0.00 %	0.00 %				$0
G2050	Landscaping	$1.45	S.F.	74,281	15	1961	1976		0.00 %	110.00 %	-39		$118,478.20	$107,707
G3010	Water Supply	$1.83	S.F.	74,281	50	1961	2011		0.00 %	110.00 %	-4		$149,527.65	$135,934
G3020	Sanitary Sewer	$1.15	S.F.	74,281	50	1961	2011		0.00 %	110.00 %	-4		$93,965.47	$85,423
G3030	Storm Sewer	$3.55	S.F.	74,281	50	1961	2011		0.00 %	110.00 %	-4		$290,067.31	$263,698
G3060	Fuel Distribution	$0.78	S.F.		40				0.00 %	0.00 %				$0
G4010	Electrical Distribution	$1.86	S.F.	74,281	50	2009	2059		88.00 %	0.00 %	44			$138,163
G4020	Site Lighting	$1.15	S.F.	74,281	30	1961	1991		0.00 %	110.00 %	-24		$93,965.47	$85,423
G4030	Site Communications & Security	$0.67	S.F.	74,281	10	1961	1971		0.00 %	110.00 %	-44		$54,745.10	$49,768
								Total	**20.43 %**	**56.60 %**			**$1,216,120.70**	**$2,148,578**

Renewal Schedule

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

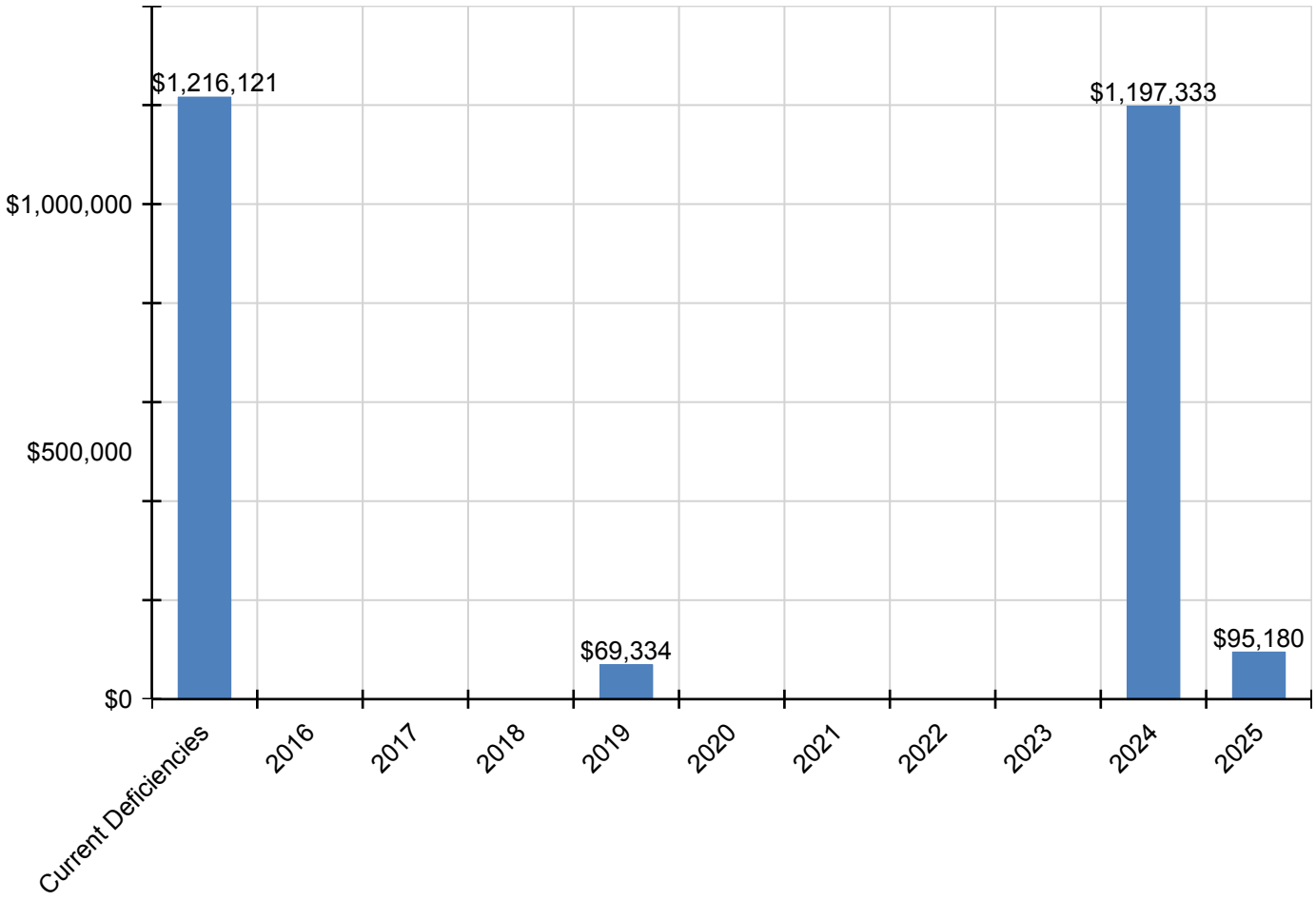
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,216,121**	**$0**	**$0**	**$0**	**$69,334**	**$0**	**$0**	**$0**	**$0**	**$1,197,333**	**$95,180**	**$2,577,967**
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	$165,338	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$165,338**
G2020 - Parking Lots	$53,114	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,114**
G2030 - Pedestrian Paving	$122,564	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$122,564**
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 (1961)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,607	**$21,607**
G2040 - Covered Walkways (1999)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,197,333	$0	**$1,197,333**
G2040 - Fencing & Guardrails	$74,355	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,355**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$46,509	$0	$0	$0	$0	$0	$0	**$46,509**
G2040 - Playing Field	$0	$0	$0	$0	$22,824	$0	$0	$0	$0	$0	$0	**$22,824**
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	$118,478	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$118,478**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$149,528	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$149,528**
G3020 - Sanitary Sewer	$93,965	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$93,965**
G3030 - Storm Sewer	$290,067	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$290,067**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$93,965	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$93,965**
G4030 - Site Communications & Security	$54,745	$0	$0	$0	$0	$0	$0	$0	$0	$0	$73,573	**$128,318**

** Indicates non-renewable system*

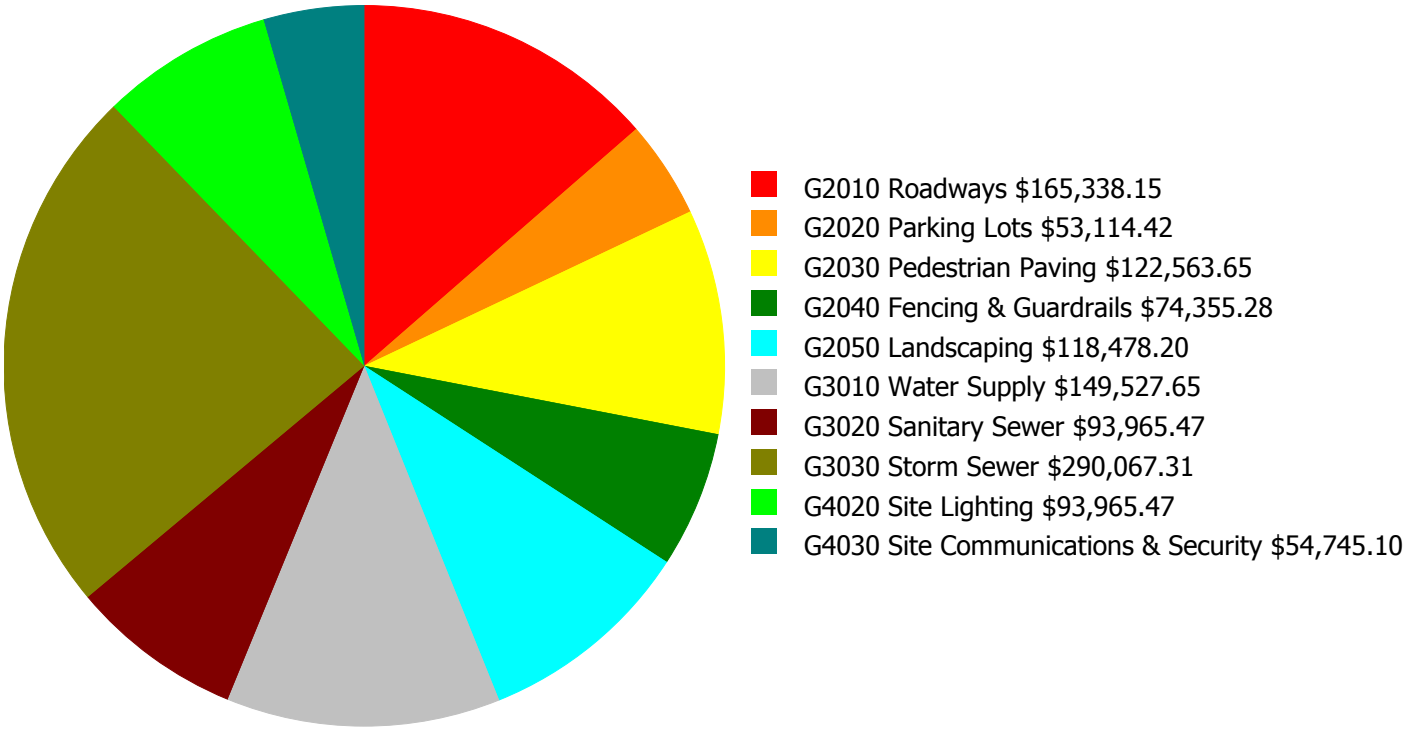
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

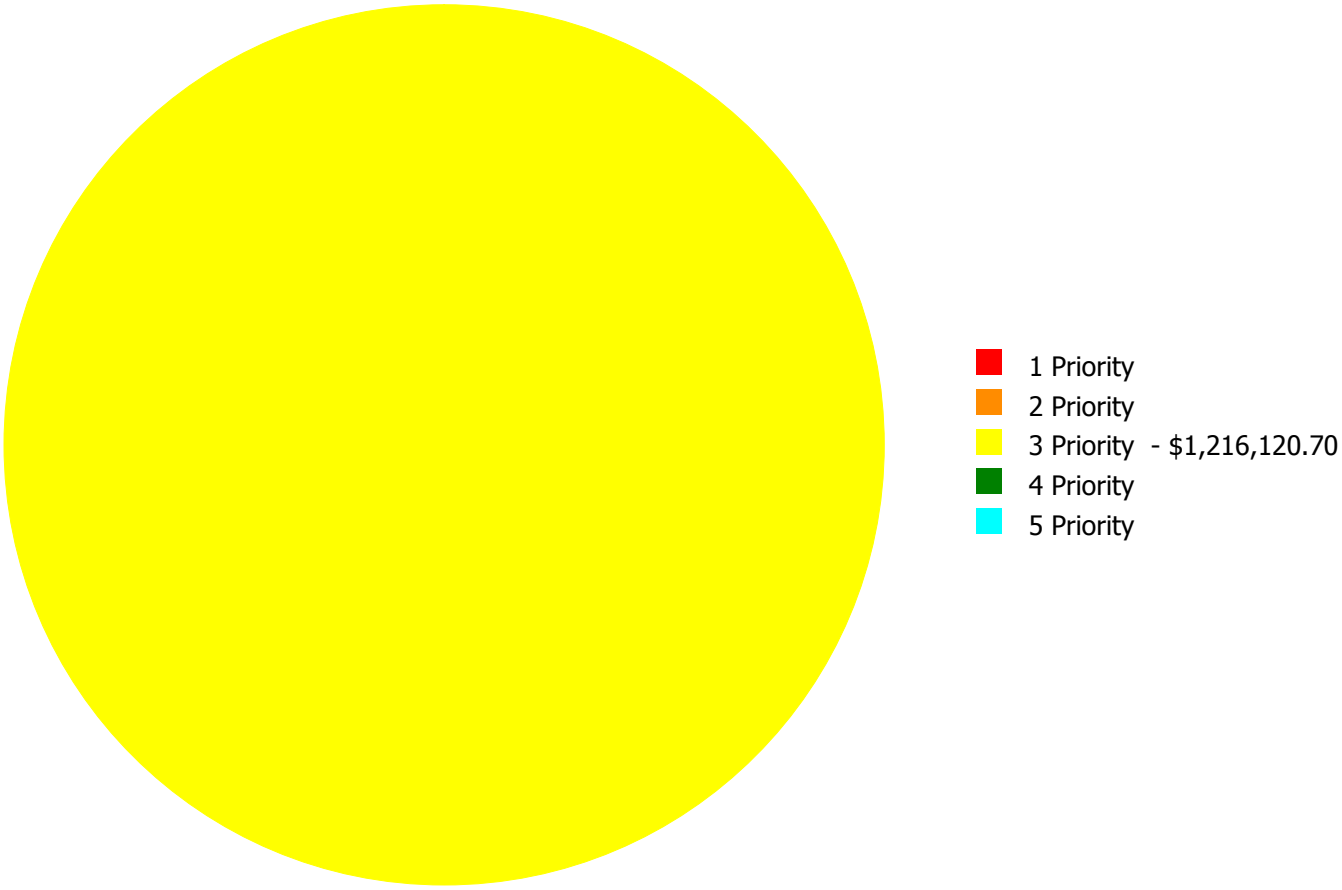
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,216,120.70

Deficiency Summary by Priority

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



Budget Estimate Total: $1,216,120.70

Deficiency By Priority Investment Table

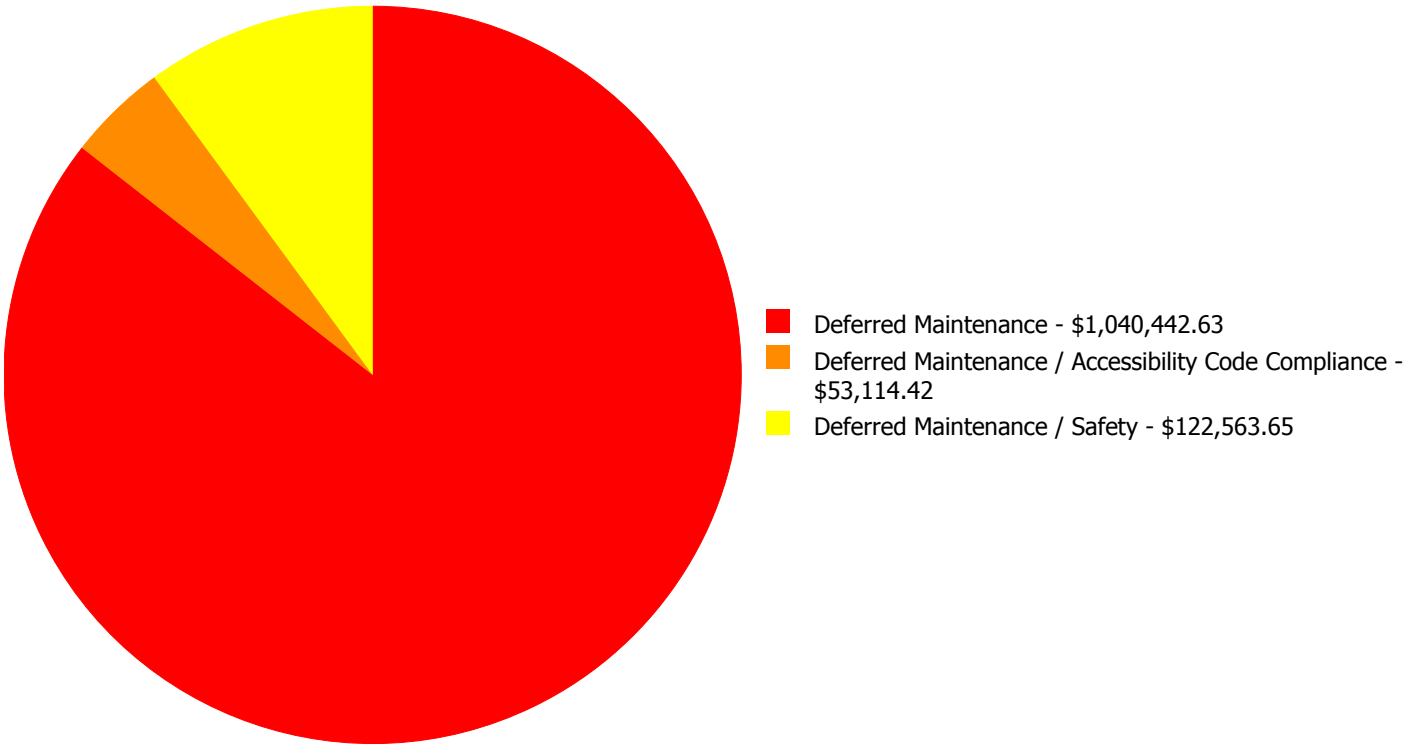
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$165,338.15	$0.00	$0.00	$165,338.15
G2020	Parking Lots	$0.00	$0.00	$53,114.42	$0.00	$0.00	$53,114.42
G2030	Pedestrian Paving	$0.00	$0.00	$122,563.65	$0.00	$0.00	$122,563.65
G2040	Fencing & Guardrails	$0.00	$0.00	$74,355.28	$0.00	$0.00	$74,355.28
G2050	Landscaping	$0.00	$0.00	$118,478.20	$0.00	$0.00	$118,478.20
G3010	Water Supply	$0.00	$0.00	$149,527.65	$0.00	$0.00	$149,527.65
G3020	Sanitary Sewer	$0.00	$0.00	$93,965.47	$0.00	$0.00	$93,965.47
G3030	Storm Sewer	$0.00	$0.00	$290,067.31	$0.00	$0.00	$290,067.31
G4020	Site Lighting	$0.00	$0.00	$93,965.47	$0.00	$0.00	$93,965.47
G4030	Site Communications & Security	$0.00	$0.00	$54,745.10	$0.00	$0.00	$54,745.10
	Total:	$0.00	$0.00	$1,216,120.70	$0.00	$0.00	$1,216,120.70

Deficiency Summary by Category

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



Budget Estimate Total: $1,216,120.70

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: 29,073.00

Unit of Measure: S.F.

Estimate: $165,338.15

Assessor Name: Eduardo Lopez

Date Created: 07/14/2015

Notes: Roadways are beyond their expected service life, damaged with many cracks, road cuts and repairs, and should be replaced.

System: G2020 - Parking Lots

Location: West and South Parking Lots

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 10,589.00

Unit of Measure: S.F.

Estimate: $53,114.42

Assessor Name: Sam Mandola

Date Created: 07/14/2015

Notes: The parking lot is beyond its expected service life, has many repairs and potholes, and should be replaced. SPLOST project 134-422 to resurface parking lots and upgrade ADA compliance.

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 Priority
Correction: Renew System
Qty: 74,281.00
Unit of Measure: S.F.
Estimate: $122,563.65
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

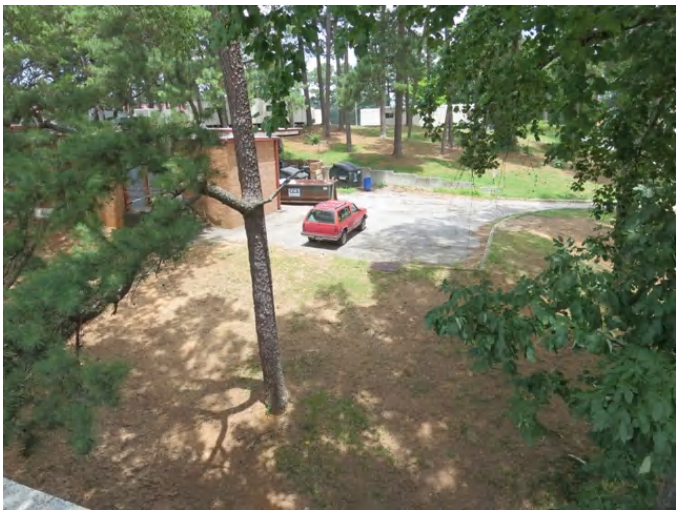
Notes: Pedestrian paving is beyond its expected service life, damaged, and should be replaced.

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 74,281.00
Unit of Measure: S.F.
Estimate: $74,355.28
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

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

System: G2050 - Landscaping



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 74,281.00

Unit of Measure: S.F.

Estimate: $118,478.20

Assessor Name: Eduardo Lopez

Date Created: 07/14/2015

Notes: Landscaping is beyond its expected service life, damaged, and should be replaced.

System: G3010 - Water Supply

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 74,281.00

Unit of Measure: S.F.

Estimate: $149,527.65

Assessor Name: Eduardo Lopez

Date Created: 07/22/2015

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

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 74,281.00
Unit of Measure: S.F.
Estimate: $93,965.47
Assessor Name: Eduardo Lopez
Date Created: 07/22/2015

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

System: G3030 - Storm Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 74,281.00
Unit of Measure: S.F.
Estimate: $290,067.31
Assessor Name: Eduardo Lopez
Date Created: 07/22/2015

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

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 74,281.00
Unit of Measure: S.F.
Estimate: $93,965.47
Assessor Name: Eduardo Lopez
Date Created: 01/08/2016

Notes: Site lighting is beyond its expected service life, inadequate, and should be replaced and expanded.

System: G4030 - Site Communications & Security

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 74,281.00
Unit of Measure: S.F.
Estimate: $54,745.10
Assessor Name: Eduardo Lopez
Date Created: 01/08/2016

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	120
Year Built:	1985
Last Renovation:	
Replacement Value:	$10,951
Repair Cost:	$2,591.00
Total FCI:	23.66 %
Total RSLI:	48.51 %
FCA Score:	76.34

Description:

The storage building at Woodward Elementary School is a one-story building located at 3034 Curtis Drive in Atlanta, Georgia. Originally built in 1985, there have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

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	70.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	70.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	65.21 %	7.53 %	$375.00
B30 - Roofing	0.00 %	109.98 %	$2,216.00
C10 - Interior Construction	25.00 %	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:	**48.51 %**	**23.66 %**	**$2,591.00**

Photo Album

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

1). North Elevation - Feb 11, 2011

2). West Elevation - Feb 11, 2011

3). South Elevation - Feb 11, 2011

4). East Elevation - Feb 11, 2011

5). East Elevation - Feb 11, 2011

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.	120	100	1985	2085		70.00 %	0.00 %	70			$0
A1030	Slab on Grade	$3.60	S.F.	120	100	1985	2085		70.00 %	0.00 %	70			$432
A2010	Basement Excavation	$0.00	S.F.	120	100	1985	2085		70.00 %	0.00 %	70			$0
A2020	Basement Walls	$0.00	S.F.	120	100	1985	2085		70.00 %	0.00 %	70			$0
B1020	Roof Construction	$16.33	S.F.	120	100	1985	2085		70.00 %	0.00 %	70			$1,960
B2010	Exterior Walls	$38.65	S.F.	120	100	1985	2085		70.00 %	0.00 %	70			$4,638
B2020	Exterior Windows	$0.00	S.F.	120	30	1985	2015		0.00 %	0.00 %	0			$0
B2030	Exterior Doors	$2.84	S.F.	120	30	1985	2015		0.00 %	109.97 %	0		$375.00	$341
B3010	Roof Coverings	$16.79	S.F.	120	20	1985	2005		0.00 %	109.98 %	-10		$2,216.00	$2,015
C1010	Partitions	$13.04	S.F.	120	40	1985	2025		25.00 %	0.00 %	10			$1,565
C1020	Interior Doors	$0.00	S.F.	120	30	1985	2015		0.00 %	0.00 %	0			$0
C1030	Fittings	$0.00	S.F.	120	20	1985	2005		0.00 %	0.00 %	-10			$0
C3010	Wall Finishes	$0.00	S.F.	120	20	1985	2005		0.00 %	0.00 %	-10			$0
C3020	Floor Finishes	$0.00	S.F.	120	20	1985	2005		0.00 %	0.00 %	-10			$0
C3030	Ceiling Finishes	$0.00	S.F.	120	20	1985	2005		0.00 %	0.00 %	-10			$0
D2040	Rain Water Drainage	$0.00	S.F.	120	30	1985	2015		0.00 %	0.00 %	0			$0
D5010	Electrical Service/Distribution	$0.00	S.F.	120	30	1985	2015		0.00 %	0.00 %	0			$0
D5020	Lighting and Branch Wiring	$0.00	S.F.	120	30	1985	2015		0.00 %	0.00 %	0			$0
								Total	**48.51 %**	**23.66 %**			**$2,591.00**	**$10,951**

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%

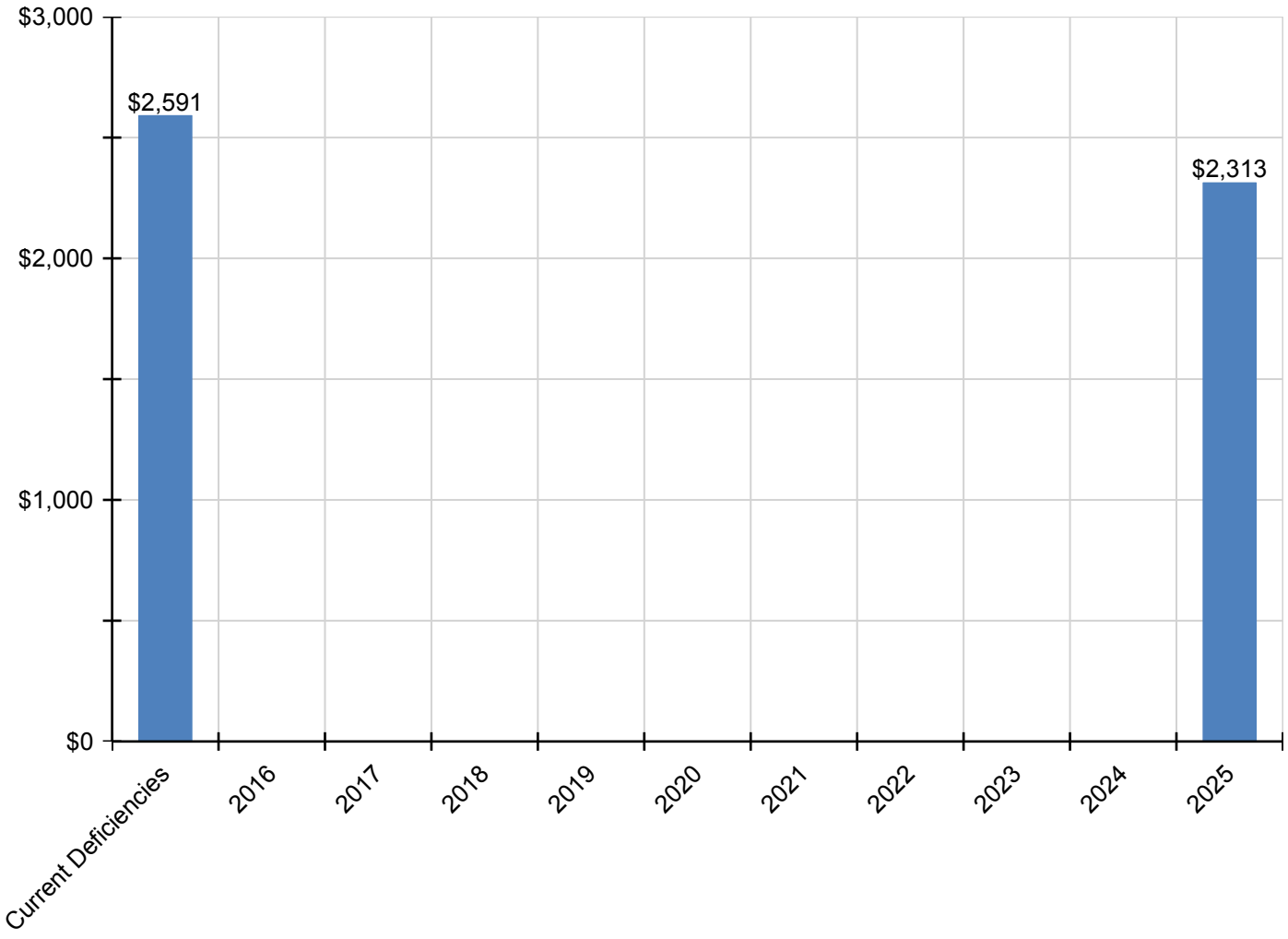
School Assessment Report - Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$2,591**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,313**	**$4,904**
*** 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	$375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$375**
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	$2,313	**$2,313**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

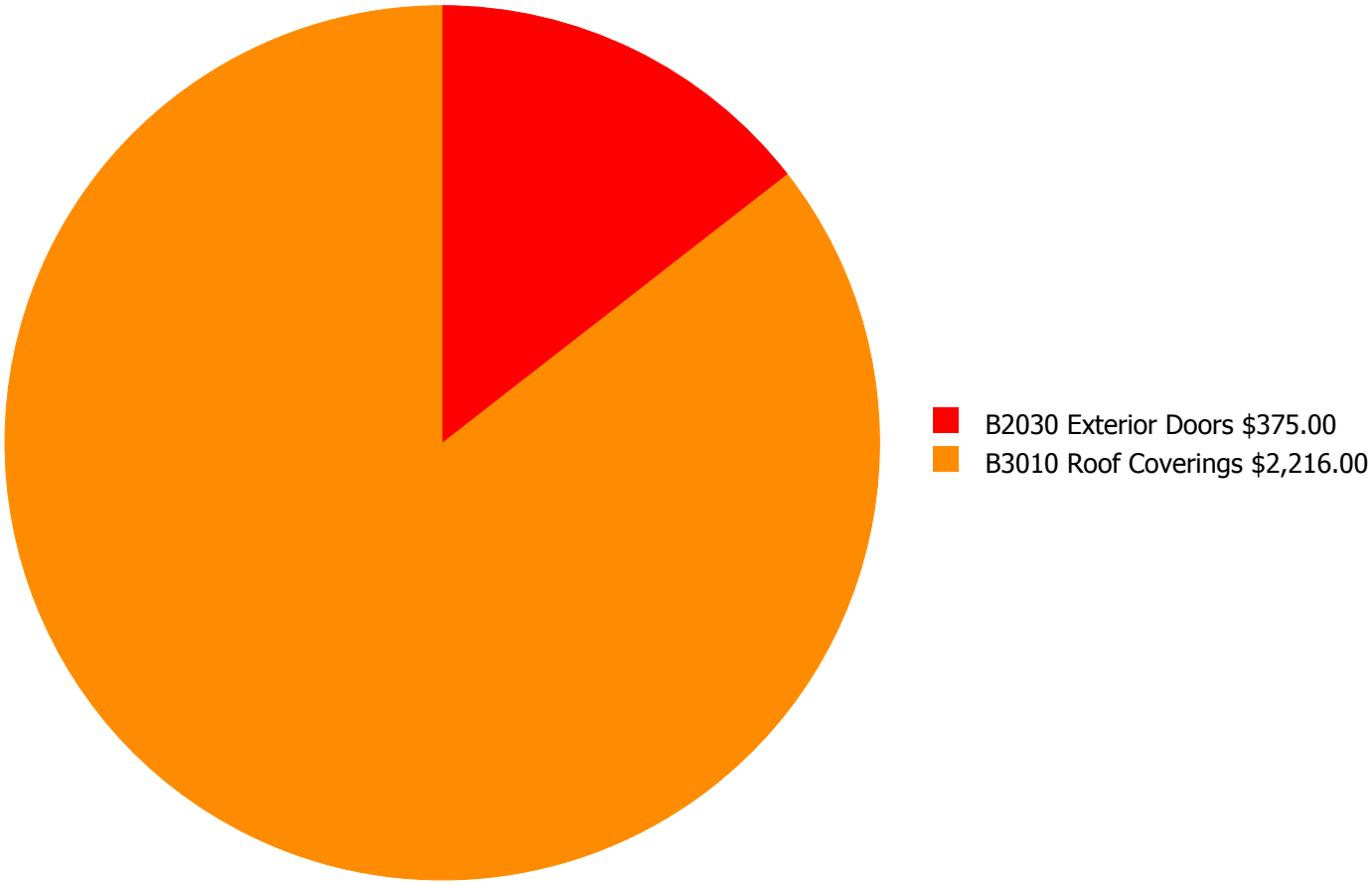
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

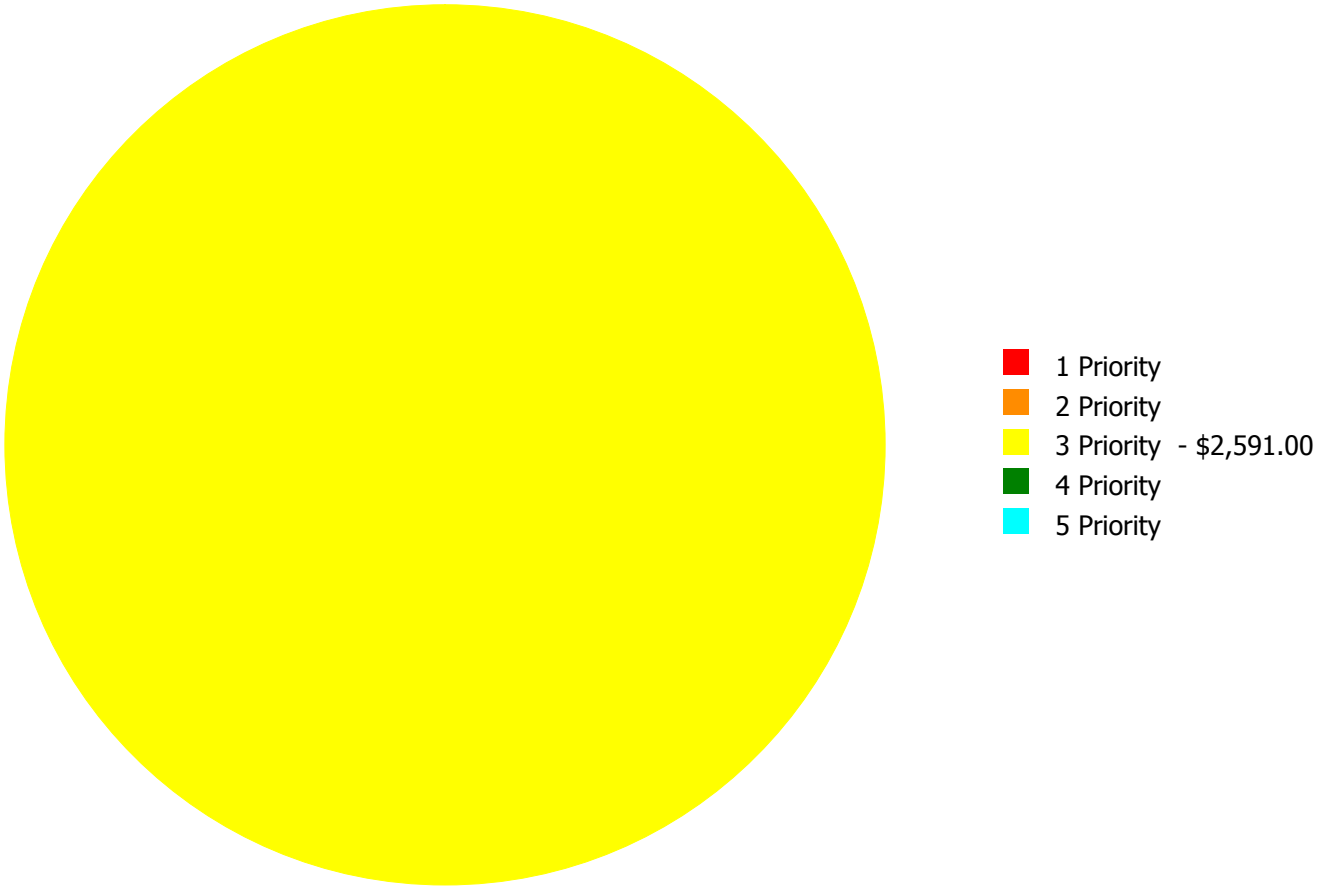
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $2,591.00

Deficiency Summary by Priority

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



Budget Estimate Total: $2,591.00

Deficiency By Priority Investment Table

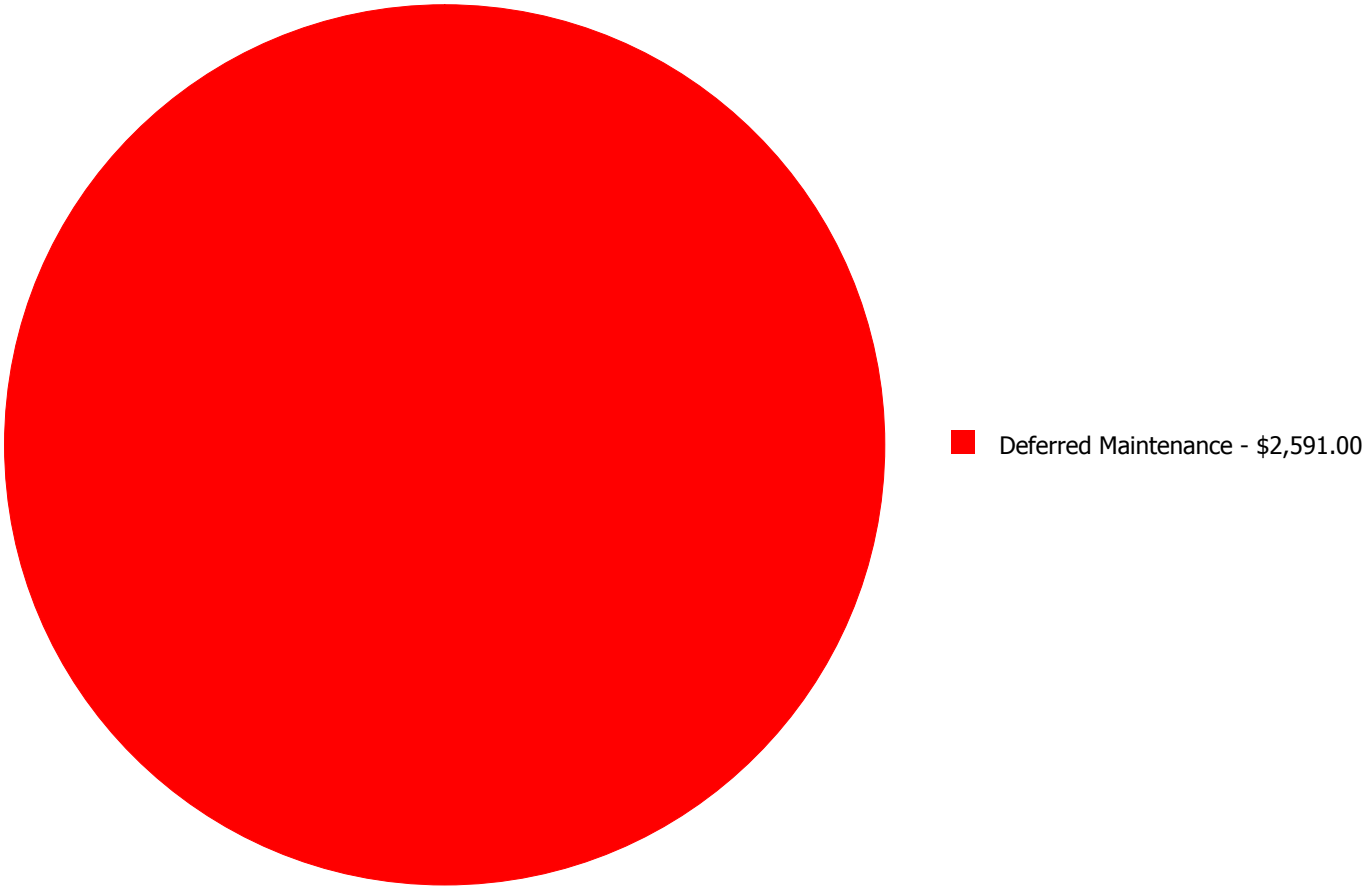
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$375.00	$0.00	$0.00	$375.00
B3010	Roof Coverings	$0.00	$0.00	$2,216.00	$0.00	$0.00	$2,216.00
	Total:	$0.00	$0.00	$2,591.00	$0.00	$0.00	$2,591.00

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: $2,591.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: East Elevation
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 120.00
Unit of Measure: S.F.
Estimate: $375.00
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: Sam Mandola
Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced. SPLOST project 134-422 to replace roof covering.

Glossary

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

Condition Index (CI) %	The Condition Index (CI) also known as the Remaining Service Life Index (RSLI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) Value divided by the sum of a system's Replacement Value (both values exclude soft cost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining life).
Construction Specifications Institute	Construction Specifications Institute: Primary national organization specializing in construction materials data and data location in construction documents. eCOMET® reference: UNIFORMAT II materials classification.
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a UNIFORMAT II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Cost Model	A cost model is a list of facility systems which could represent the installed systems a given facility. Included in the cost model are standard unit cost estimates, gross areas, life cycles and installed dates. Also represented is the repair cost for deficient systems, replacement values. See eCOMET® cost models.
Criteria	Criteria refer to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Current Period	The Current Period is the current year plus a user defined number of forward years.
Current Replacement Value (CRV)	The Current Replacement Value (CRV) of a facility, building or system represents the hypothetical cost of rebuilding or replacing an existing facility under today’s codes and construction standards, using its current configuration. It is calculated by multiplying the gross area of the facility by a square foot cost developed in that facility’s cost model. Replacement cost includes construction costs and owner’s additional or soft costs for fees, permits and other expenses to reflect a total project cost.
Deferred Maintenance	Deferred maintenance is condition work deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Deficiency Category	Deficiency Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions include, but are not limited to: Accessibility Code Compliance, Appearance, Building Code Compliance, Deferred Maintenance, Energy, Environmental, Life Safety Code Compliance, and Safety.
Deficiency Distress	Deficiency Distress refers to a user-defined root cause of a deficiency. Distress descriptions are: Beyond Service Life, Damaged, Inadequate, Needs Remediation, and Missing.
Deficiency Priority	Deficiency Priority refers to a deficiency's urgency for repair as determined by the assessment team. Deficiencies were assigned a priority of 1 through 5, with Priority 1 deficiencies being the most urgent.
eCOMET®	Energy and Condition Management Estimation Technology (eCOMET®) is Parsons proprietary facility asset management software developed to provide facility managers with a state of the art, web-based tool to develop and maintain a comprehensive database of FCA data and information used for facility asset management, maintenance and repair, and capital renewal planning. eCOMET® is used by Parsons and its clients as the primary tool for collecting FCA data, preparing cost estimates, generating individual facility reports and cost estimates, and developing the overall capital renewal program.

eCOMET® Cost Models	eCOMET® cost models are derived from RS Means Square Foot Cost Data cost models and these models are used to develop the current replacement value (CRV) and assign life cycle costs to the various systems within a building. Cost models are assigned current costs-per-square-foot to establish replacement values. The Cost models are designed to represent a client specific facility that meets local standards cost trends.
Element	Elements are the major components that comprise building systems as defined by UNIFORMAT II.
Expected Life	Also referred to as Useful Life. See Useful Life definition.
Facility	A facility refers to site(s), building(s), or building addition(s), or combinations thereof that provide a particular service or support of an educational purpose.
Facility Attributes	Customizable eCOMET® fields to identify attributes specific to a facility. These fields are part of the eCOMET® database set-up with the owner.
Facility Condition Assessment (FCA)	A facility condition assessment (FCA) is a visual inspection of buildings and grounds at a facility to identify and estimate current and future needed repairs or replacements of major systems for planning and budgeting purposes. It is typically performed for organizations that are tasked with the day to day maintenance, operation, and capital renewal (replacement) of building systems and components of a large inventory of facilities. The primary goal of an FCA is to objectively and quantifiably identify, inspect, and prioritize the repair and replacement needs of the building and ground systems (e.g., roofs, windows, doors, floor finishes, plumbing fixtures, parking lot, and sidewalks) within facilities that have either failed or have surpassed their service life, and to identify and forecast future capital replacement needs for systems that have not yet failed, but planned replacement of those systems is needed to ensure that the facilities will continue to meet the mission of the organization.
Facility Condition Index (FCI)	FCI is an industry-standard measurement of a facility's condition expressed as a percentage from 0.00% to 100.00% that is derived by dividing the cost to correct a facility's deficiencies by its Current Replacement Value (CRV). The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio, a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.
Forecast Period	The Forecast Period refers to a user defined number of years forward of the Current Period.
Gen (Generate)	The Cost Model has a Gen box for each system line item. By checking the box, eCOMET® will generate life cycle deficiencies based on the Year Installed and the Life for that system. Systems that typically do not re-generate (foundations, floor construction, roof construction, basement walls, etc.) would not have the Gen box checked as those systems would not re-generate at the end of a life cycle. In those instances, it would be more practical and cost effective to demolish the entire facility than renew those systems.
Gross Square Feet (GSF)	The area of the enclosed floor space of a building or building addition in square feet measured to the outside face of the enclosing wall.
Life cycle	Life cycle refers to the period of time that a building or site system or element can be expected to adequately serve its intended function. Parsons assigns expected life cycles to all building systems based on Building Operators and Managers of America (BOMA) recommended life cycles, manufacturers suggested life, and RS Means cost data, and client-provided historical data. BOMA standards are a nationally recognized source of life cycle data for various components and/or systems associated with facilities. RS Means is a national company specializing in construction estimating and costs.
Next Renewal	Next Renewal refers to a manually-adjusted expected useful life of a system or element based on on-site inspection either by reducing or extending the Calculated Next Renewal to more accurately reflect current conditions.

Order of Magnitude	Order of Magnitude refers to a rough approximation made with a degree of knowledge and confidence that the budgeted, projected or estimated cost falls within a reasonable range of cost values.
Remaining Service Life (RSL)	RSL is the number of years of service remaining for a system or equipment item. It is automatically calculated based on the difference between the current year and the Calculated Next Renewal date or the Next Renewal date whichever one is the later date.
Renewal Factors	Renewal factors represent the difference in cost of renovating or replacing an existing system, rather than new construction of a building system. For example, installing a new built-up roof on an existing building would include removing and disposing of the old roof, a cost not associated with new construction. Using a renewal premium to account for demolition and other difficulty costs, Parsons typically assigns a renewal factor of 110%.
Renewal Schedule	A timeline by year that indicates when the systems will need to be renewed and the estimated price of the renewal.
Repair Cost	Repair cost is the sum of all the deficiencies associated with a building or multiple buildings/facilities. It will include any applied soft costs or City Cost Indexes.
Replacement Value	See Current Replacement Value.
Site	A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support a facility.
Soft Costs	Soft Costs are a construction industry term that refers to expense items that are not considered direct construction costs. Soft costs are user-defined and include architectural, engineering, management, testing, and mitigation fees, and other owner pre- and post-construction expenses.
Sustainability	Sustainability refers to the collection of policies and strategies that meet society's present needs without compromising the ability of future generations to meet their own needs.
System	System refers to building and related site work elements as described by ASTM UNIFORMAT II Classification for Building Elements (E1557-97), a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also UNIFORMAT II.
System Generated Deficiency	eCOMET® automatically generates system deficiencies based on system life cycles using the systems installation dates as the base year. By adjusting the Next Renewal date ahead or behind the predicted or stated life cycle date, a system cost will come due earlier or later than the originally installed life cycle date. This utility accounts for good maintenance conditions and a longer life, or early expiration of a system life due to any number of adverse factors such as poor installation, acts of god, material defects, poor design applications and other factors that may shorten the life of a material or system. It is important to mention that the condition of the systems is not necessarily a reflection of maintenance practices, but a combination of system usage and age.
UNIFORMAT	ASTM UNIFORMAT II, Classification for Building Elements (E1557-97), a publication of the Construction Specification Institute (CSI), is a format used to classify major facility components common to most buildings. The format is based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Unit Price	The Unit Price (Raw) x (100% + the Additional Cost Template percentage).
Unit Price (Raw)	The actual $/sq. ft cost being used for the building and systems. It will include adjustments for the City Cost Index applied to the facility.

Useful Life	Also known as Expected Life, Useful Life refers to the intrinsic period of time a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in the database are derived from the Building Owners and Managers (BOMA) organization's guidelines, RSMeans cost data, and from client- defined historical experience.
Vacant	Vacant refers to a facility that is not occupied but is a maintained facility by a district. See Abandoned.
Year Built	The year that a building or addition was originally built based on its date of substantial completion or occupancy.
Year Installed	The year a system or element was built or the most recent major renovation date where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced.