DeKalb County School District/Elementary Schools

Fairington Elementary

Final

School Assessment Report

May 19, 2016



PARSONS

Table of Contents

School Executive Summary 4

School Condition Summary 5

1975 Storage Shed 7

- Executive Summary 7
  - Condition Summary 8
- Photo Album 9
- Condition Detail 10
  - System Listing 11
  - Renewal Schedule 12
    - Forecasted Sustainment Requirement 15
  - Deficiency Summary By System 16
  - Deficiency Summary By Priority 17
  - Deficiency By Priority Investment 18
  - Deficiency Summary By Category 19
  - Deficiency Details By Priority 20

1975, 1979 Building 21

- Executive Summary 21
  - Condition Summary 22
- Photo Album 23
- Condition Detail 24
  - System Listing 25
  - Renewal Schedule 27
    - Forecasted Sustainment Requirement 30
  - Deficiency Summary By System 31
  - Deficiency Summary By Priority 32
  - Deficiency By Priority Investment 33
  - Deficiency Summary By Category 34
  - Deficiency Details By Priority 35

2003 Gym 46

Executive Summary 46
Condition Summary 47
Photo Album 48
Condition Detail 49
System Listing 50
Renewal Schedule 52
Forecasted Sustainment Requirement 55
Deficiency Summary By System 56
Deficiency Summary By Priority 57
Deficiency By Priority Investment 58
Deficiency Summary By Category 59
Deficiency Details By Priority 60
Site 62
Executive Summary 62
Condition Summary 63
Photo Album 64
Condition Detail 65
System Listing 66
Renewal Schedule 67
Forecasted Sustainment Requirement 69
Deficiency Summary By System 70
Deficiency Summary By Priority 71
Deficiency By Priority Investment 72
Deficiency Summary By Category 73
Deficiency Details By Priority 74
Glossary 80

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):	67,277
Year Built:	1975
Last Renovation:	
Replacement Value:	$16,096,149
Repair Cost:	$8,547,598.78
Total FCI:	53.10 %
Total RSLI:	28.27 %
FCA Score:	46.90



Description:

The Farrington Elementary School campus consists of two buildings located at 5505 Phillip Bradley Drive in Lithonia, Georgia. The original campus was constructed in 1975, a classroom addition was constructed in 1979, and a gymnasium building was constructed in 2003. In addition to the buildings, the campus contains a hard surface play area. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 4	Board District:	District 5
DOE Facility:	375	Geographic Region:	Region 4
HS Attendance Area:	Martin Luther King Jr. HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	11.6		

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.

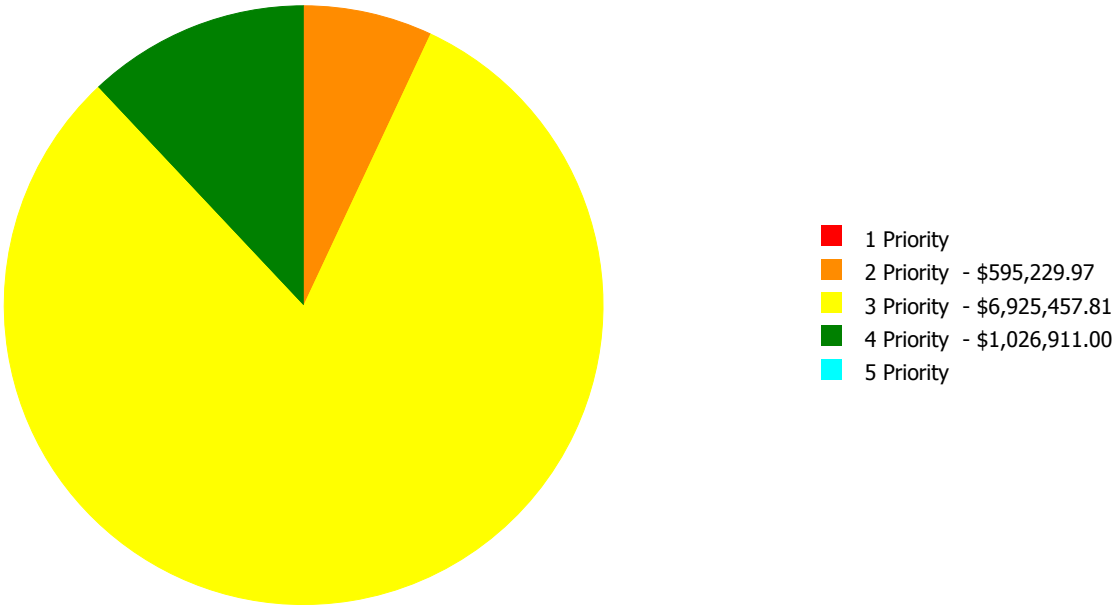
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	62.59 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	67.29 %	0.00 %	$0.00
B20 - Exterior Enclosure	26.75 %	32.81 %	$521,573.00
B30 - Roofing	4.10 %	104.64 %	$1,400,332.00
C10 - Interior Construction	8.18 %	35.54 %	$306,326.00
C20 - Stairs	60.00 %	0.00 %	$0.00
C30 - Interior Finishes	38.64 %	27.55 %	$579,899.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	6.39 %	82.90 %	$1,425,363.00
D30 - HVAC	53.79 %	45.37 %	$1,124,343.59
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	35.47 %	50.45 %	$1,001,205.00
E10 - Equipment	3.32 %	100.88 %	$525,632.00
E20 - Furnishings	0.00 %	110.00 %	$363,275.00
G20 - Site Improvements	0.57 %	108.79 %	$1,107,237.96
G30 - Site Mechanical Utilities	17.87 %	11.74 %	$57,723.67
G40 - Site Electrical Utilities	10.11 %	54.40 %	$134,688.56
Totals:	**28.27 %**	**53.10 %**	**$8,547,598.78**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1975 Storage Shed	300	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1975, 1979 Building	61,499	53.05	$0.00	$98,769.00	$5,956,566.59	$1,026,911.00	$0.00
2003 Gym	5,478	17.04	$0.00	$87,005.00	$78,697.00	$0.00	$0.00
Site	67,277	73.96	$0.00	$409,455.97	$890,194.22	$0.00	$0.00
Total:		**53.10**	**$0.00**	**$595,229.97**	**$6,925,457.81**	**$1,026,911.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $8,547,598.78

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):	300
Year Built:	1975
Last Renovation:	
Replacement Value:	$16,266
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	40.68 %
FCA Score:	100.00



Description:

The storage shed at Fairington Elementary School is a one-story building located at 5505 Phillip Bradley Road in Lithonia, Georgia. Originally built in 1975, there have been no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

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	60.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.40 %	0.00 %	$0.00
B30 - Roofing	0.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**40.68 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Jul 14, 2015



2). East Elevation - Jul 14, 2015



3). West Elevation - Jul 14, 2015



4). 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	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.27	S.F.	300	100	1975	2075		60.00 %	0.00 %	60			$981
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$14.31	S.F.	300	100	1975	2075		60.00 %	0.00 %	60			$4,293
B2010	Exterior Walls	$32.40	S.F.	300	60	1975	2035		33.33 %	0.00 %	20			$9,720
B2020	Exterior Windows	$0.00	S.F.		0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$4.24	S.F.	300	30	1975	2005	2020	16.67 %	0.00 %	5			$1,272
B3010	Roof Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1010	Partitions	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1020	Interior Doors	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**40.68 %**					**$16,266**

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%

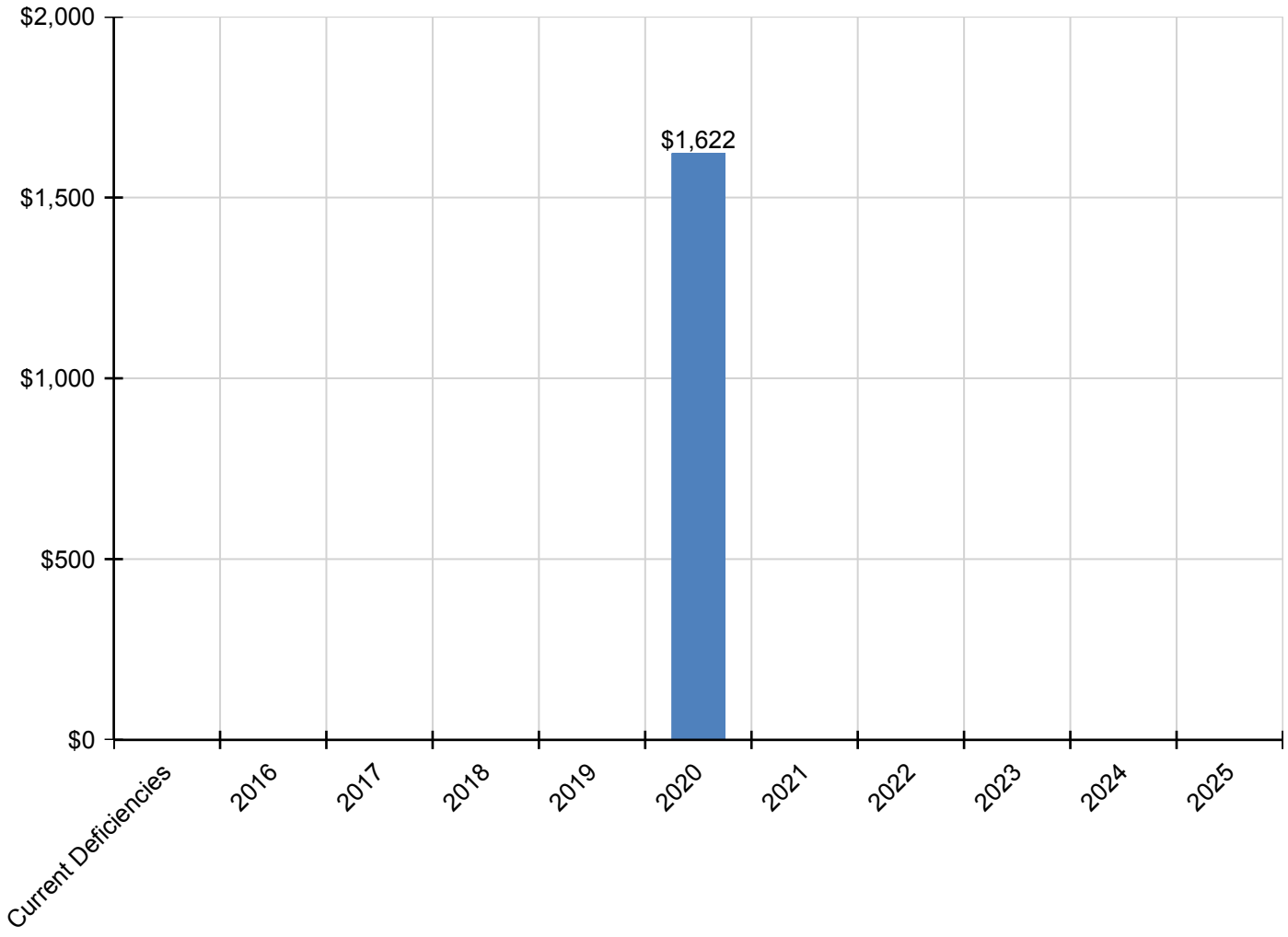
School Assessment Report - 1975 Storage Shed

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,622**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,622**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$1,622	$0	$0	$0	$0	$0	**$1,622**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$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.

No data found for this asset

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:

No data found for this asset

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.

No data found for this asset

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:

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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):	61,499
Year Built:	1975
Last Renovation:	
Replacement Value:	$13,350,274
Repair Cost:	$7,082,246.59
Total FCI:	53.05 %
Total RSLI:	28.89 %
FCA Score:	46.95



Description:

The main building at Farrington Elementary School is a one-story building located at 5505 Phillip Bradley Drive in Lithonia, Georgia. Originally built in 1975, there has been an addition in 1979 and a major renovation in 2010. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	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	60.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	22.50 %	35.74 %	$521,573.00
B30 - Roofing	0.00 %	110.00 %	$1,400,332.00
C10 - Interior Construction	0.00 %	40.86 %	$306,326.00
C20 - Stairs	60.00 %	0.00 %	$0.00
C30 - Interior Finishes	40.30 %	24.40 %	$484,398.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	3.33 %	87.63 %	$1,425,363.00
D30 - HVAC	55.09 %	44.94 %	$1,054,142.59
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	34.78 %	52.72 %	$1,001,205.00
E10 - Equipment	0.00 %	110.00 %	$525,632.00
E20 - Furnishings	0.00 %	110.00 %	$363,275.00
Totals:	**28.89 %**	**53.05 %**	**$7,082,246.59**

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). 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	$6.49	S.F.	61,499	100	1975	2075		60.00 %	0.00 %	60			$399,129
A1020	Special Foundations	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$7.09	S.F.	61,499	100	1975	2075		60.00 %	0.00 %	60			$436,028
A2010	Basement Excavation	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B1010	Floor Construction	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B1020	Roof Construction	$5.34	S.F.	61,499	100	1975	2075		60.00 %	0.00 %	60			$328,405
B2010	Exterior Walls	$16.02	S.F.	61,499	60	1975	2035		33.33 %	0.00 %	20			$985,214
B2020	Exterior Windows	$6.79	S.F.	61,499	30	1975	2005		0.00 %	110.00 %	-10		$459,336.00	$417,578
B2030	Exterior Doors	$0.92	S.F.	61,499	30	1975	2005		0.00 %	110.00 %	-10		$62,237.00	$56,579
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	61,499	25	2005	2030	2015	0.00 %	110.00 %	0		$1,400,332.00	$1,273,029
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C1010	Partitions	$7.01	S.F.	61,499	40	1975	2015		0.00 %	0.00 %	0			$431,108
C1020	Interior Doors	$2.39	S.F.	61,499	30	1975	2005		0.00 %	80.00 %	-10		$117,586.00	$146,983
C1030	Fittings	$2.79	S.F.	61,499	20	2010	2030	2015	0.00 %	110.00 %	0		$188,740.00	$171,582
C2010	Stair Construction	$0.65	S.F.	61,499	100	1975	2075		60.00 %	0.00 %	60			$39,974
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	9,225	30	1975	2005		0.00 %	110.00 %	-10		$104,215.00	$94,741
C3010	Wall Finishes - Paint	$1.93	S.F.	52,274	10	2007	2017		20.00 %	0.00 %	2			$100,889
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	6,150	8	2000	2008		0.00 %	110.00 %	-7		$57,503.00	$52,275
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	12,300	50	1975	2025		20.00 %	0.00 %	10			$178,227
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	12,300	50	1975	2025		20.00 %	0.00 %	10			$652,023
C3020	Floor Finishes - VCT	$9.54	S.F.	30,749	20	1975	1995		0.00 %	110.00 %	-20		$322,680.00	$293,345
C3020	Floor Finishes - Wood	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$9.98	S.F.	61,499	20	2015	2035		100.00 %	0.00 %	20			$613,760
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	61,499	30	2010	2040	2015	0.00 %	110.00 %	0		$1,194,680.00	$1,086,072
D2020	Domestic Water Distribution	$3.99	S.F.	61,499	30	1975	2005	2020	16.67 %	0.00 %	5			$245,381
D2030	Sanitary Waste	$3.41	S.F.	61,499	30	1975	2005		0.00 %	110.00 %	-10		$230,683.00	$209,712
D2040	Rain Water Drainage	$0.98	S.F.	61,499	30	1975	2005	2020	16.67 %	0.00 %	5			$60,269

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.	61,499	40	1975	2015	2020	12.50 %	0.00 %	5			$25,215
D3020	Heat Generating Systems	$4.55	S.F.	61,499	30	1975	2005		0.00 %	110.00 %	-10		$307,803.00	$279,820
D3030	Cooling Generating Systems	$4.73	S.F.	61,499	25	1975	2000		0.00 %	110.00 %	-15		$319,979.00	$290,890
D3040	Distribution & Exhaust Systems	$5.51	S.F.	61,499	30	1975	2005		0.00 %	110.00 %	-10		$372,745.00	$338,859
D3050	Terminal & Package Units	$18.52	S.F.	61,499	15	2014	2029		93.33 %	4.71 %	14		$53,615.59	$1,138,961
D3060	Controls & Instrumentation	$3.60	S.F.	61,499	20	2010	2030		75.00 %	0.00 %	15			$221,396
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	61,499	30	2010	2040		83.33 %	0.00 %	25			$75,644
D4010	Sprinklers	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	S.F.	61,499	40	1975	2015		0.00 %	110.00 %	0		$122,445.00	$111,313
D5020	Branch Wiring	$6.78	S.F.	61,499	30	1975	2005		0.00 %	110.00 %	-10		$458,660.00	$416,963
D5020	Lighting	$8.90	S.F.	61,499	30	2010	2040		83.33 %	0.00 %	25			$547,341
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	61,499	15	1975	1990		0.00 %	110.00 %	-25		$378,834.00	$344,394
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	61,499	15	2010	2025		66.67 %	0.00 %	10			$75,644
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	61,499	15	1975	1990		0.00 %	110.00 %	-25		$41,266.00	$37,514
D5030	Communications and Security - Telephone & Data	$5.60	S.F.	61,499	15	2006	2021		40.00 %	0.00 %	6			$344,394
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	61,499	20	2010	2030		75.00 %	0.00 %	15			$21,525
E1010	Commercial Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	61,499	20	1975	1995		0.00 %	110.00 %	-20		$27,060.00	$24,600
E1090	Other Equipment - Kitchen	$7.37	S.F.	61,499	20	1975	1995		0.00 %	110.00 %	-20		$498,572.00	$453,248
E2010	Fixed Furnishings	$5.37	S.F.	61,499	20	1975	1995		0.00 %	110.00 %	-20		$363,275.00	$330,250
								Total	**28.89 %**	**53.05 %**			**$7,082,246.59**	**$13,350,274**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$7,082,247**	**$0**	**$117,737**	**$0**	**$0**	**$421,919**	**$452,348**	**$0**	**$72,843**	**$0**	**$1,339,190**	**$9,486,283**
*** 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	$459,336	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$459,336**
B2030 - Exterior Doors	$62,237	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,237**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$1,400,332	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,400,332**
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**

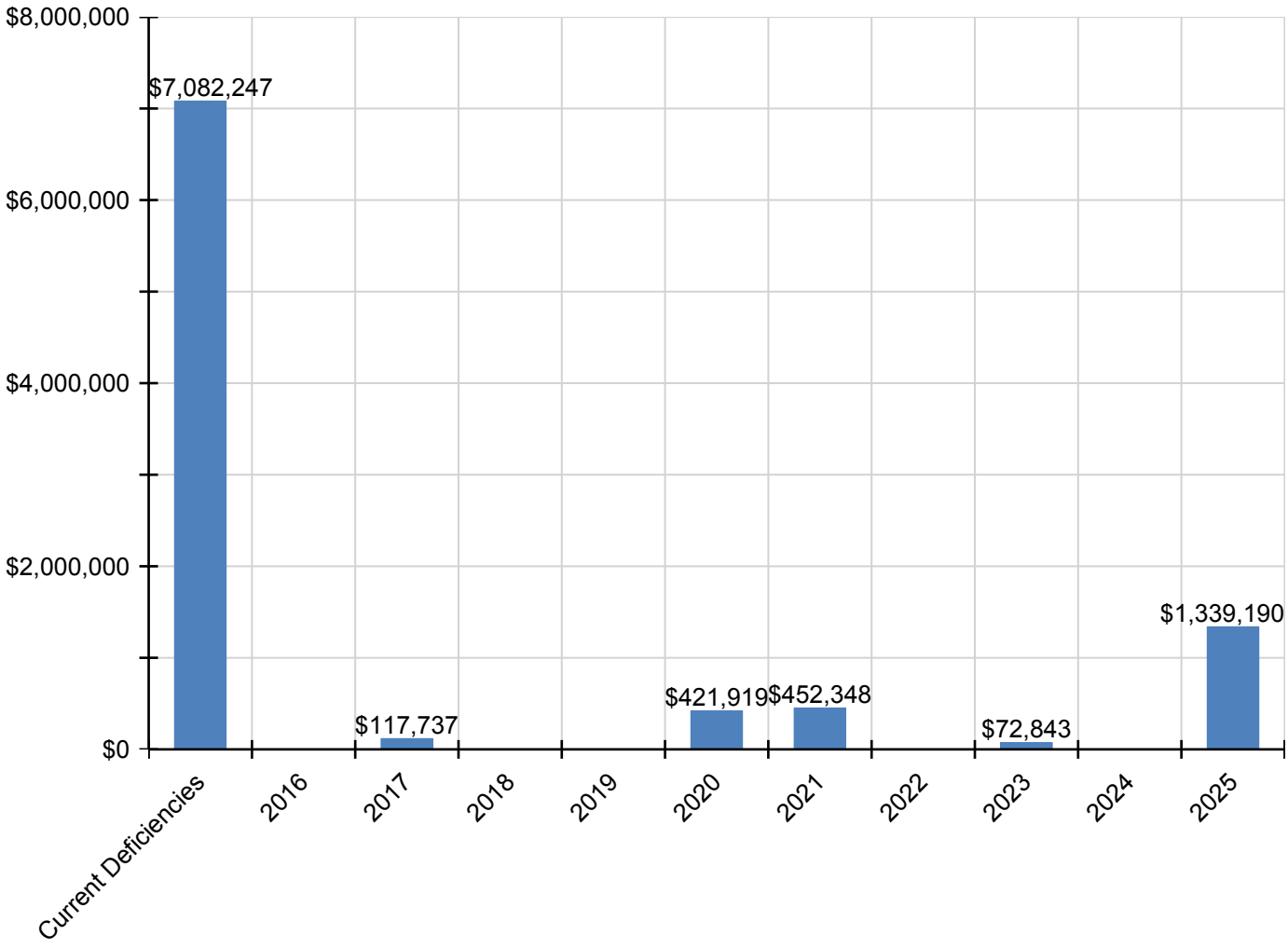
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$117,586	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$117,586**
C1030 - Fittings	$188,740	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$188,740**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$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	$104,215	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,215**
C3010 - Wall Finishes - Paint	$0	$0	$117,737	$0	$0	$0	$0	$0	$0	$0	$0	**$117,737**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$57,503	$0	$0	$0	$0	$0	$0	$0	$72,843	$0	$0	**$130,346**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$263,475	**$263,475**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$963,890	**$963,890**
C3020 - Floor Finishes - VCT	$322,680	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$322,680**
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	$1,194,680	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,194,680**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$312,910	$0	$0	$0	$0	$0	**$312,910**
D2030 - Sanitary Waste	$230,683	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$230,683**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$76,855	$0	$0	$0	$0	$0	**$76,855**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$32,154	$0	$0	$0	$0	$0	**$32,154**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$307,803	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$307,803**
D3030 - Cooling Generating Systems	$319,979	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$319,979**
D3040 - Distribution & Exhaust Systems	$372,745	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$372,745**
D3050 - Terminal & Package Units	$53,616	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,616**
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	$122,445	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$122,445**
D5020 - Branch Wiring	$458,660	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$458,660**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$378,834	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$378,834**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$111,825	**$111,825**
D5030 - Communications and Security - Security & CCTV	$41,266	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,266**
D5030 - Communications and Security - Telephone & Data	$0	$0	$0	$0	$0	$0	$452,348	$0	$0	$0	$0	**$452,348**
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	$27,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,060**
E1090 - Other Equipment - Kitchen	$498,572	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$498,572**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$363,275	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$363,275**

** Indicates non-renewable system*

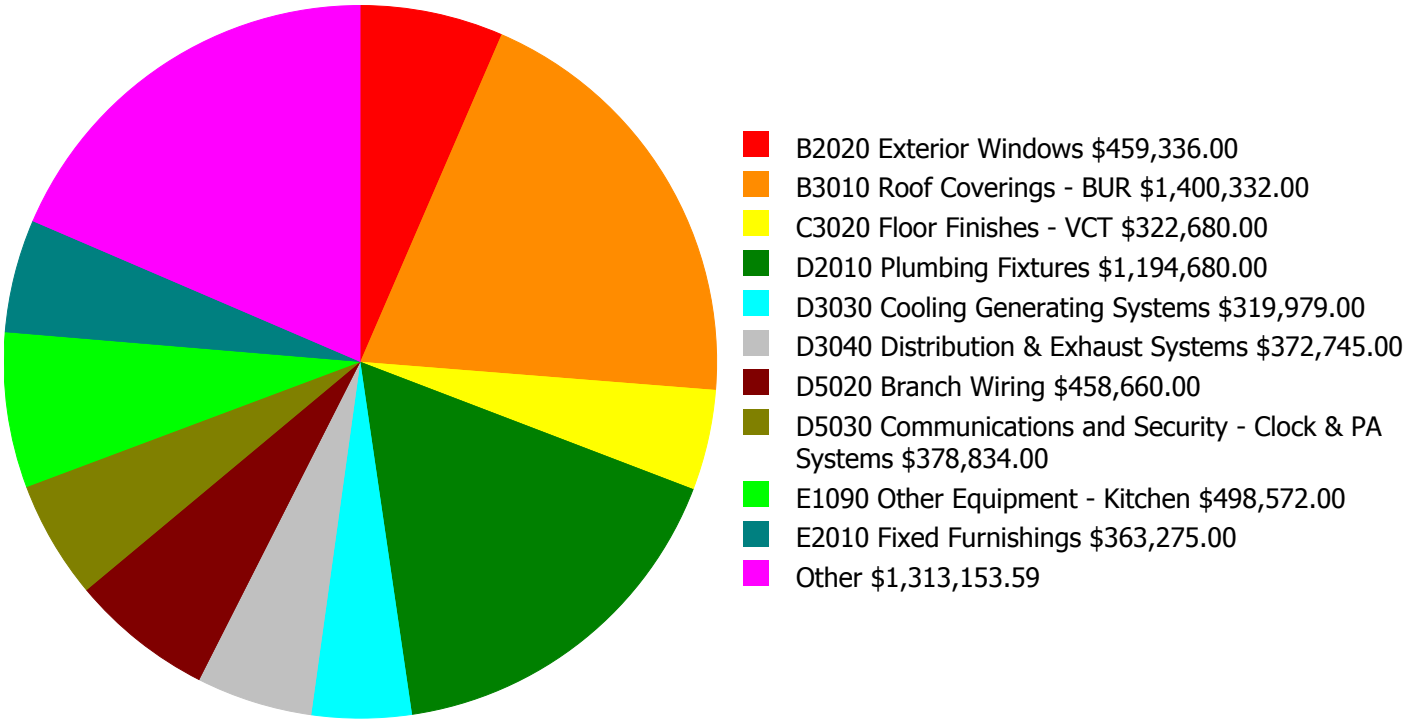
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

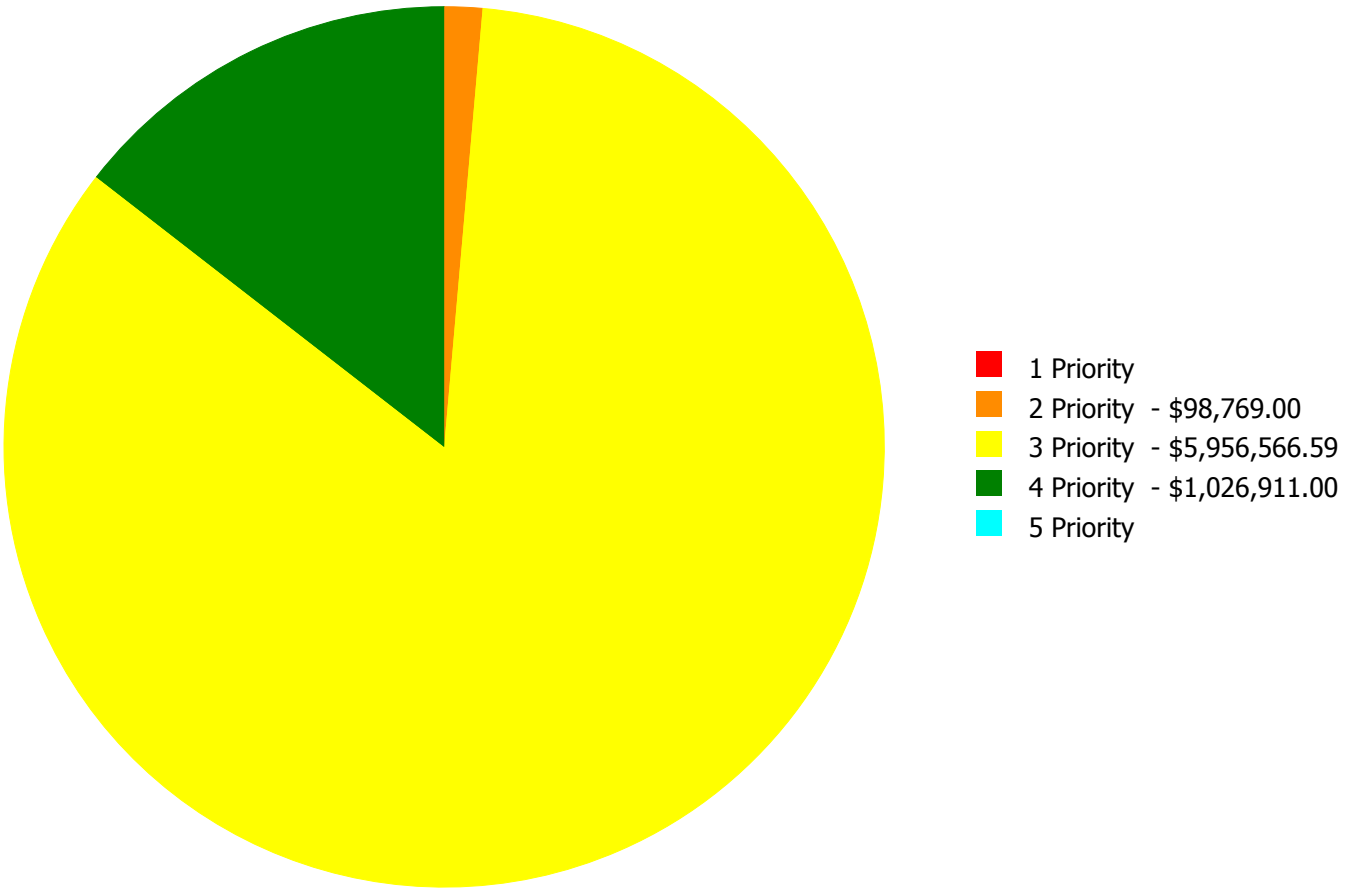
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $7,082,246.59

Deficiency Summary by Priority

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



Budget Estimate Total: $7,082,246.59

Deficiency By Priority Investment Table

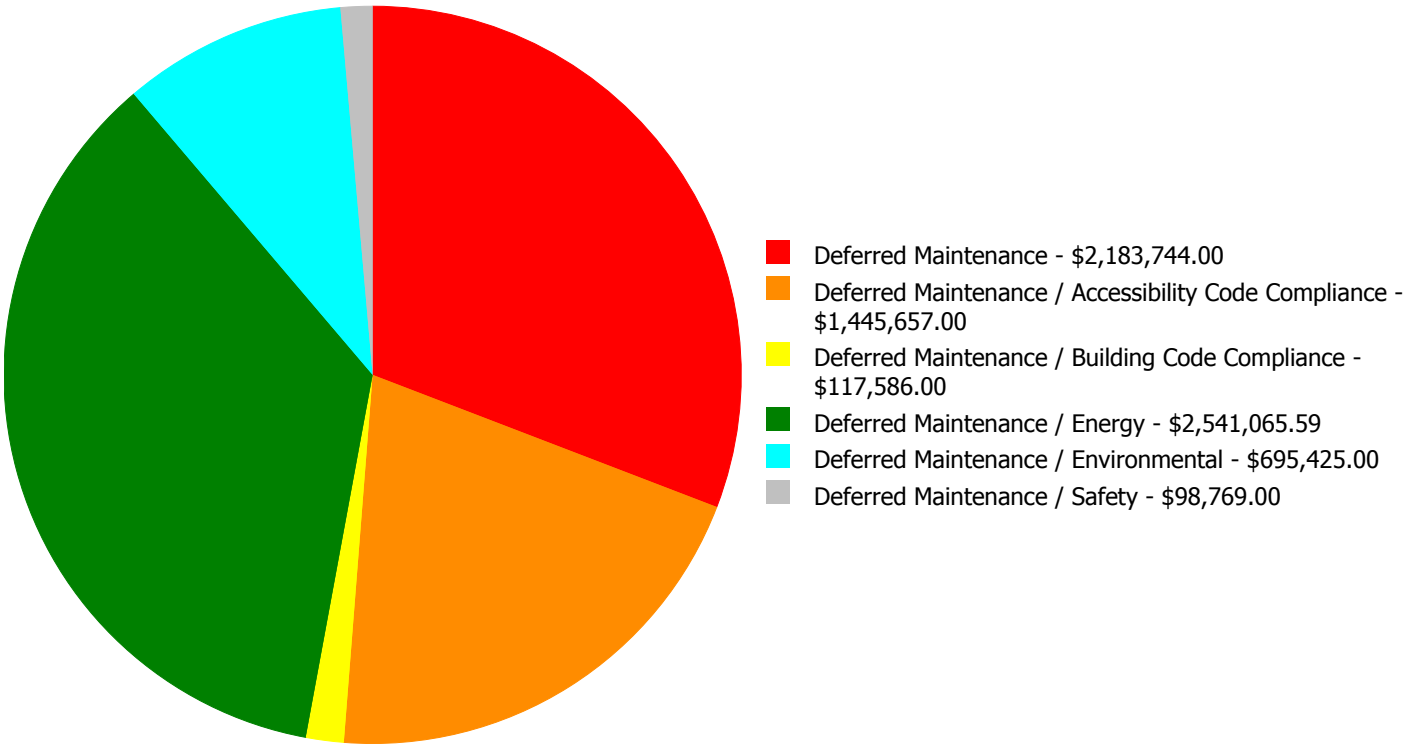
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$459,336.00	$0.00	$0.00	$459,336.00
B2030	Exterior Doors	$0.00	$0.00	$62,237.00	$0.00	$0.00	$62,237.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$1,400,332.00	$0.00	$0.00	$1,400,332.00
C1020	Interior Doors	$0.00	$0.00	$117,586.00	$0.00	$0.00	$117,586.00
C1030	Fittings	$0.00	$0.00	$188,740.00	$0.00	$0.00	$188,740.00
C3010	Wall Finishes - Ceramic & Glazed	$0.00	$0.00	$104,215.00	$0.00	$0.00	$104,215.00
C3020	Floor Finishes - Carpet	$0.00	$57,503.00	$0.00	$0.00	$0.00	$57,503.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$322,680.00	$0.00	$0.00	$322,680.00
D2010	Plumbing Fixtures	$0.00	$0.00	$1,194,680.00	$0.00	$0.00	$1,194,680.00
D2030	Sanitary Waste	$0.00	$0.00	$230,683.00	$0.00	$0.00	$230,683.00
D3020	Heat Generating Systems	$0.00	$0.00	$307,803.00	$0.00	$0.00	$307,803.00
D3030	Cooling Generating Systems	$0.00	$0.00	$319,979.00	$0.00	$0.00	$319,979.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$372,745.00	$0.00	$0.00	$372,745.00
D3050	Terminal & Package Units	$0.00	$0.00	$53,615.59	$0.00	$0.00	$53,615.59
D5010	Electrical Service/Distribution	$0.00	$0.00	$0.00	$122,445.00	$0.00	$122,445.00
D5020	Branch Wiring	$0.00	$0.00	$458,660.00	$0.00	$0.00	$458,660.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$0.00	$378,834.00	$0.00	$378,834.00
D5030	Communications and Security - Security & CCTV	$0.00	$41,266.00	$0.00	$0.00	$0.00	$41,266.00
E1020	Institutional Equipment	$0.00	$0.00	$0.00	$27,060.00	$0.00	$27,060.00
E1090	Other Equipment - Kitchen	$0.00	$0.00	$0.00	$498,572.00	$0.00	$498,572.00
E2010	Fixed Furnishings	$0.00	$0.00	$363,275.00	$0.00	$0.00	$363,275.00
	Total:	$0.00	$98,769.00	$5,956,566.59	$1,026,911.00	$0.00	$7,082,246.59

Deficiency Summary by Category

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



Budget Estimate Total: $7,082,246.59

Deficiency Details by Priority

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

Priority 2 Priority:

System: C3020 - Floor Finishes - Carpet



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 6,150.00
Unit of Measure: S.F.
Estimate: $57,503.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The carpet is damaged, has tripping hazards, and should be replaced.

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 61,499.00
Unit of Measure: S.F.
Estimate: $41,266.00
Assessor Name: Ben Nixon
Date Created: 07/14/2015

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

Priority 3 Priority:

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 61,499.00

Unit of Measure: S.F.

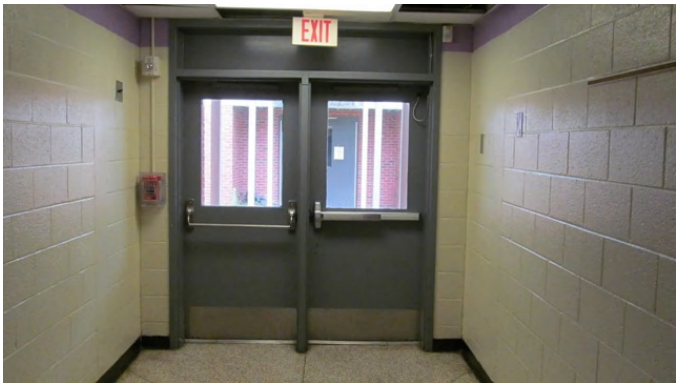
Estimate: $459,336.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original exterior windows are beyond their expected service life, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 61,499.00

Unit of Measure: S.F.

Estimate: $62,237.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The exterior doors are original, beyond their expected service life, not ADA compliant, and should be replaced.

System: B3010 - Roof Coverings - BUR



Location: Roof

Distress: Damaged

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 61,499.00

Unit of Measure: S.F.

Estimate: $1,400,332.00

Assessor Name: Ben Nixon

Date Created: 07/15/2015

Notes: The roof is reported to have multiple leaks and should be replaced.

System: C1020 - Interior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 61,499.00

Unit of Measure: S.F.

Estimate: $117,586.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original interior doors are beyond their expected service life, not ADA or building code compliant, and should be replaced.

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 61,499.00

Unit of Measure: S.F.

Estimate: $188,740.00

Assessor Name: Sam Mandola

Date Created: 07/15/2015

Notes: Fittings, such as restroom partitions, signage and lockers, are beyond their expected service life, inadequate, not ADA compliant, and should be replaced. SPLOST project 109-422 to renovate hall restrooms for ADA compliance.

System: C3010 - Wall Finishes - Ceramic & Glazed



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 9,225.00

Unit of Measure: S.F.

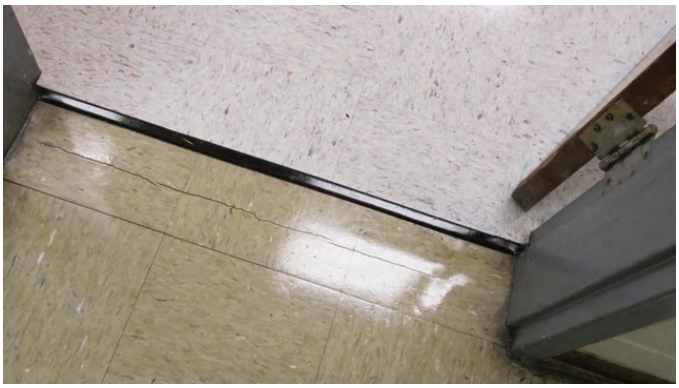
Estimate: $104,215.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The wall tiles are beyond their expected service life 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: 30,749.00

Unit of Measure: S.F.

Estimate: $322,680.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The VCT floor covering is beyond its expected service life and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 61,499.00

Unit of Measure: S.F.

Estimate: $1,194,680.00

Assessor Name: Sam Mandola

Date Created: 07/14/2015

Notes: Plumbing fixtures in the restrooms were replaced in 2010, however, the fixtures in the kitchen, janitor closets, classrooms, and mechanical areas are original, worn and stained. Plumbing fixtures throughout the building are not ADA compliant and those should be replaced where applicable. Reconfiguration of some restrooms may be required for ADA compliance. SPLOST project 109-422 to renovate hall restrooms for ADA compliance.

System: D2030 - Sanitary Waste



Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 61,499.00

Unit of Measure: S.F.

Estimate: $230,683.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The sanitary waste system is beyond its expected service life, has several leaks, emits foul odors throughout the building, and should be scheduled for replacement. Sanitary sewer system smells throughout the building.

System: D3020 - Heat Generating Systems



Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 61,499.00

Unit of Measure: S.F.

Estimate: $307,803.00

Assessor Name: Ben Nixon

Date Created: 07/14/2015

Notes: The original boiler and circulation pumps show signs of heavy wear and should be scheduled for replacement.

System: D3030 - Cooling Generating Systems



Location: West Side of Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 61,499.00
Unit of Measure: S.F.
Estimate: $319,979.00
Assessor Name: Ben Nixon
Date Created: 07/14/2015

Notes: Cooling tower is original and shows heavy signs of wear. Cooling generating system is beyond service life and should be scheduled for replacement.

System: D3040 - Distribution & Exhaust Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 61,499.00
Unit of Measure: S.F.
Estimate: $372,745.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The distribution and exhaust systems are beyond their expected service life, constantly breaking down, and should be scheduled for replacement.

System: D3050 - Terminal & Package Units



Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Replace heat pump, 25 ton, air to air split

Qty: 1.00

Unit of Measure: Ea.

Estimate: $53,615.59

Assessor Name: Ben Nixon

Date Created: 07/14/2015

Notes: Staff reports issues with AC heat pumps. Mechanical room Carrier 25-ton heat pump is showing heavy signs of wear. The entire system is beyond its expected service life and should be scheduled for replacement

System: D5020 - Branch Wiring



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 61,499.00

Unit of Measure: S.F.

Estimate: $458,660.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: In 2010, new panels and distribution switchboard were installed, but the vast majority of the branch wiring system is still original. The system is beyond its expected service life and should be scheduled for replacement.

System: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 61,499.00

Unit of Measure: S.F.

Estimate: $363,275.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fixed furnishings are beyond their expected service life and should be scheduled for replacement.

Priority 4 Priority:

System: D5010 - Electrical Service/Distribution



Location: Main Switch Room/Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 61,499.00
Unit of Measure: S.F.
Estimate: $122,445.00
Assessor Name: Ben Nixon
Date Created: 07/14/2015

Notes: In 2010, the main 2000 amp switchboard was replaced, however, the majority of the panel boards and transformers are still original. The remainder of the electrical service/distribution 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: 4 Priority
Correction: Renew System
Qty: 61,499.00
Unit of Measure: S.F.
Estimate: $378,834.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: E1020 - Institutional Equipment



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 61,499.00
Unit of Measure: S.F.
Estimate: $27,060.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 61,499.00
Unit of Measure: S.F.
Estimate: $498,572.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Kitchen equipment is beyond its expected service life and should be scheduled for replacement. Ovens and stoves are showing signs of wear 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:	2003
Last Renovation:	
Replacement Value:	$972,446
Repair Cost:	$165,702.00
Total FCI:	17.04 %
Total RSLI:	58.34 %
FCA Score:	82.96



Description:

The 2003 gymnasium at Farrington Elementary School is a one-story building located at 5505 Phillip Bradley Drive in Lithonia, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.16 %	0.00 %	$0.00
B30 - Roofing	84.00 %	0.00 %	$0.00
C10 - Interior Construction	62.86 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	11.14 %	79.87 %	$95,501.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	60.19 %	0.00 %	$0.00
D30 - HVAC	30.85 %	53.04 %	$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	50.83 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	0.00 %	$0.00
Totals:	**58.34 %**	**17.04 %**	**$165,702.00**

Photo Album

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

1). North Elevation - Jul 13, 2015



2). South Elevation - Jul 13, 2015



3). East Elevation - Jul 13, 2015



4). West Elevation - Jul 13, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.34	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$51,165
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$6.21	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$34,018
A2010	Basement Excavation	$0.18	S.F.	0	0				0.00 %	0.00 %				$0
A2020	Basement Walls	$2.47	S.F.	0	0				0.00 %	0.00 %				$0
B1010	Floor Construction	$2.65	S.F.	0	0				0.00 %	0.00 %				$0
B1020	Roof Construction	$21.36	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$117,010
B2010	Exterior Walls	$19.80	S.F.	5,478	60	2003	2063		80.00 %	0.00 %	48			$108,464
B2020	Exterior Windows	$9.36	S.F.	0	0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$2.01	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$11,011
B3010	Roof Coverings - BUR	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	5,478	75	2003	2078		84.00 %	0.00 %	63			$65,243
B3020	Roof Openings	$0.54	S.F.	0	0				0.00 %	0.00 %				$0
C1010	Partitions	$12.78	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$70,009
C1020	Interior Doors	$4.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$18,954
C2010	Stair Construction	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic	$6.65	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
C3010	Wall Finishes - Paint	$1.41	S.F.	5,478	10	2003	2013		0.00 %	109.99 %	-2		$8,496.00	$7,724
C3020	Floor Finishes - Ceramic Tile	$6.67	S.F.	548	50	2003	2053		76.00 %	0.00 %	38			$3,655
C3020	Floor Finishes - Neoprene Flooring	$20.63	S.F.	3,834	10	2003	2013		0.00 %	110.00 %	-2		$87,005.00	$79,095
C3020	Floor Finishes - VCT	$5.01	S.F.	1,096	15	2003	2018		20.00 %	0.00 %	3			$5,491
C3030	Ceiling Finishes	$4.31	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$23,610
D1010	Elevators and Lifts	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$9.66	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$52,917
D2020	Domestic Water Distribution	$5.85	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$32,046
D2030	Sanitary Waste	$0.87	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$4,766
D2040	Rain Water Drainage	$0.22	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$1,205
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$1,753
D3020	Heat Generating Systems	$4.02	S.F.		0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$4.17	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$67,106
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	2003	2018	2015	0.00 %	110.00 %	0		$70,201.00	$63,819

School Assessment Report - 2003 Gym

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 $
D3060	Controls & Instrumentation	$0.26	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$1,424
D4010	Sprinklers	$3.84	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$28,705
D5020	Lighting	$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$28,705
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$11,668
D5030	Communications and Security - Public Address & Clock System	$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$4,821
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$4,821
D5090	Other Electrical Systems - Emergency Generator	$0.32	S.F.		0				0.00 %	0.00 %				$0
E1010	Commercial Equipment	$6.54	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$7.89	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$43,221
E2010	Fixed Furnishings	$2.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**58.34 %**	**17.04 %**			**$165,702.00**	**$972,446**

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:	**$165,702**	**$0**	**$0**	**$32,215**	**$0**	**$0**	**$0**	**$0**	**$121,523**	**$0**	**$128,345**	**$447,785**
*** 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 - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

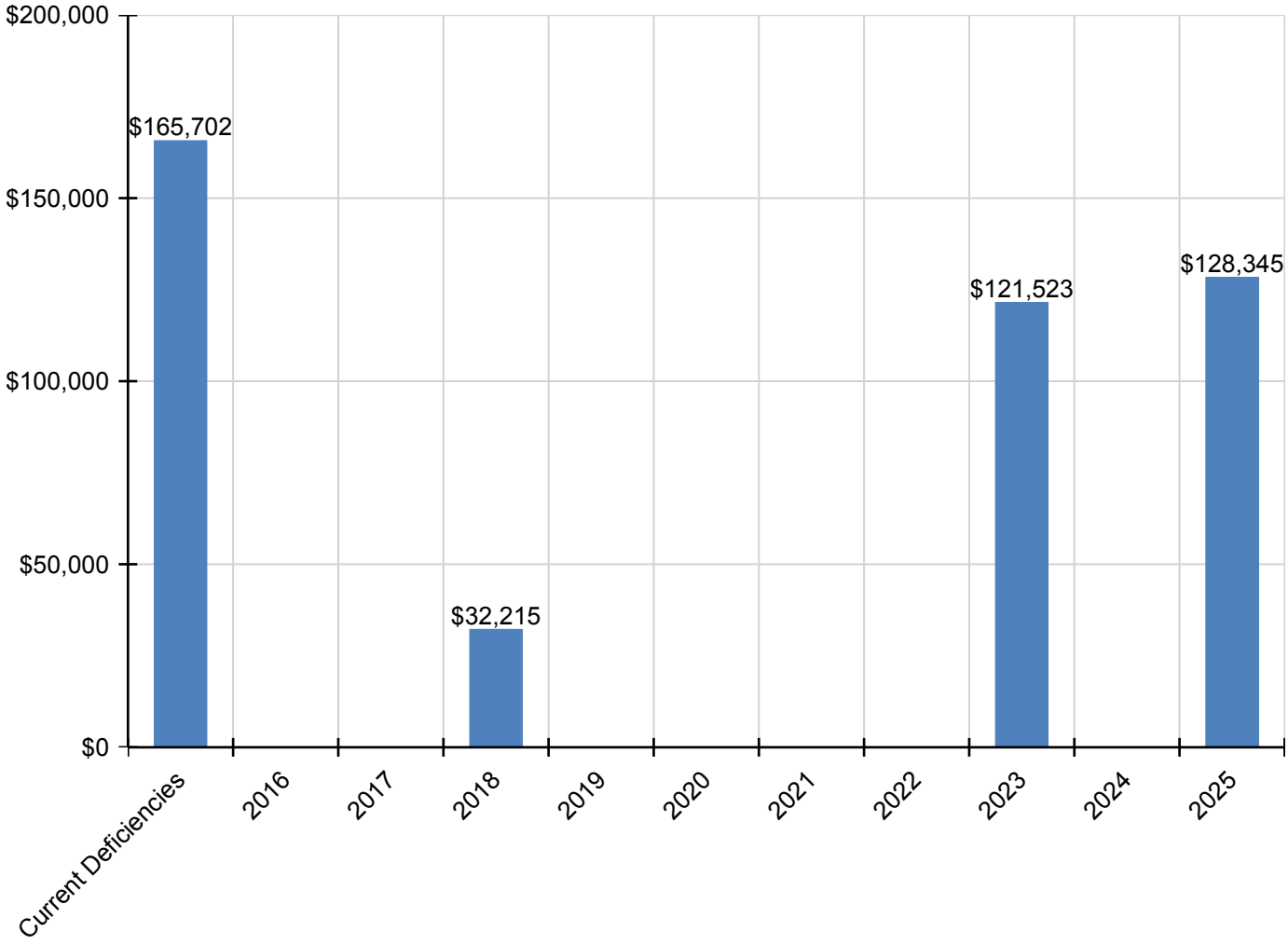
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$26,411	$0	$0	**$26,411**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic	$0	$0	$0	$0	$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 Flooring	$87,005	$0	$0	$0	$0	$0	$0	$0	$0	$0	$116,927	**$203,932**
C3020 - Floor Finishes - VCT	$0	$0	$0	$6,600	$0	$0	$0	$0	$0	$0	$0	**$6,600**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$32,899	$0	$0	**$32,899**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution 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	$0	$0	$0	$0	$1,985	$0	$0	**$1,985**
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	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$14,025	$0	$0	$0	$0	$0	$0	$0	**$14,025**

D5030 - Communications and Security - Public Address & Clock System	$0	$0	$0	$5,795	$0	$0	$0	$0	$0	$0	$0	**$5,795**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$5,795	$0	$0	$0	$0	$0	$0	$0	**$5,795**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$60,227	$0	$0	**$60,227**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

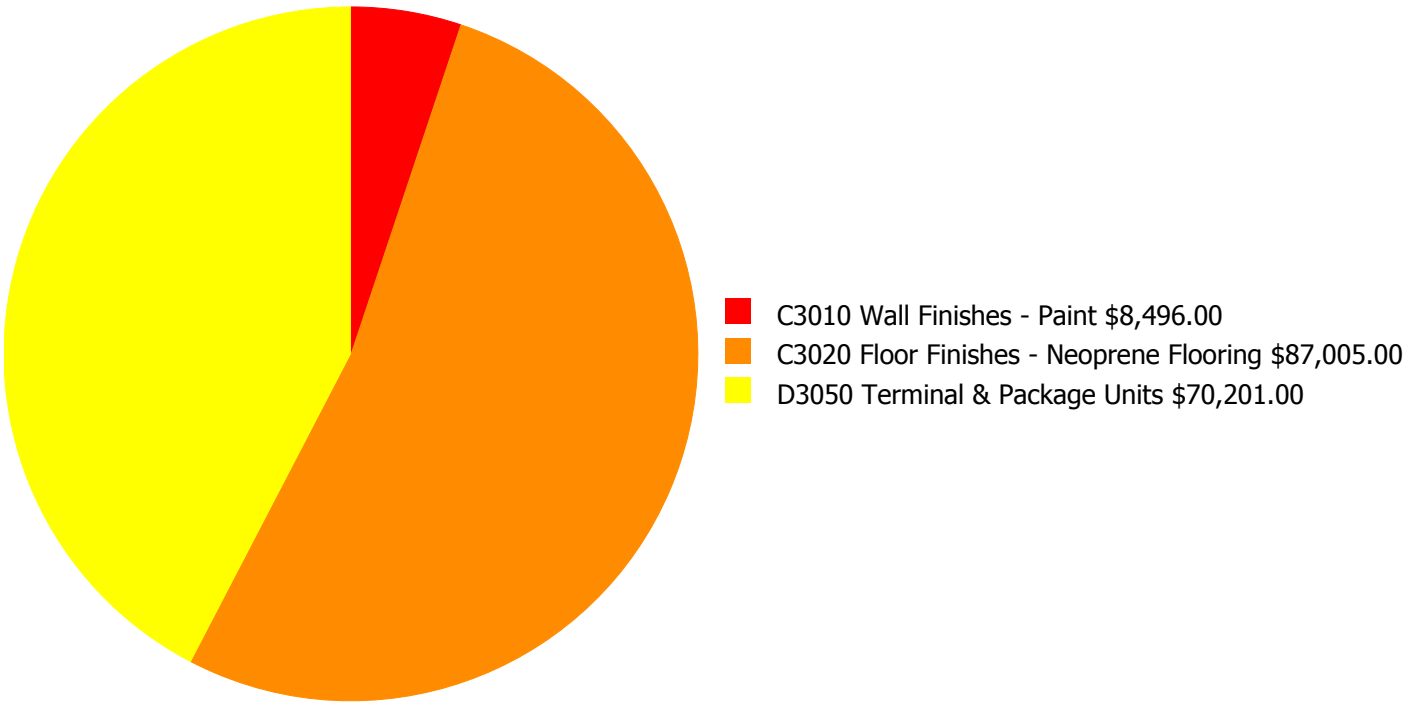
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

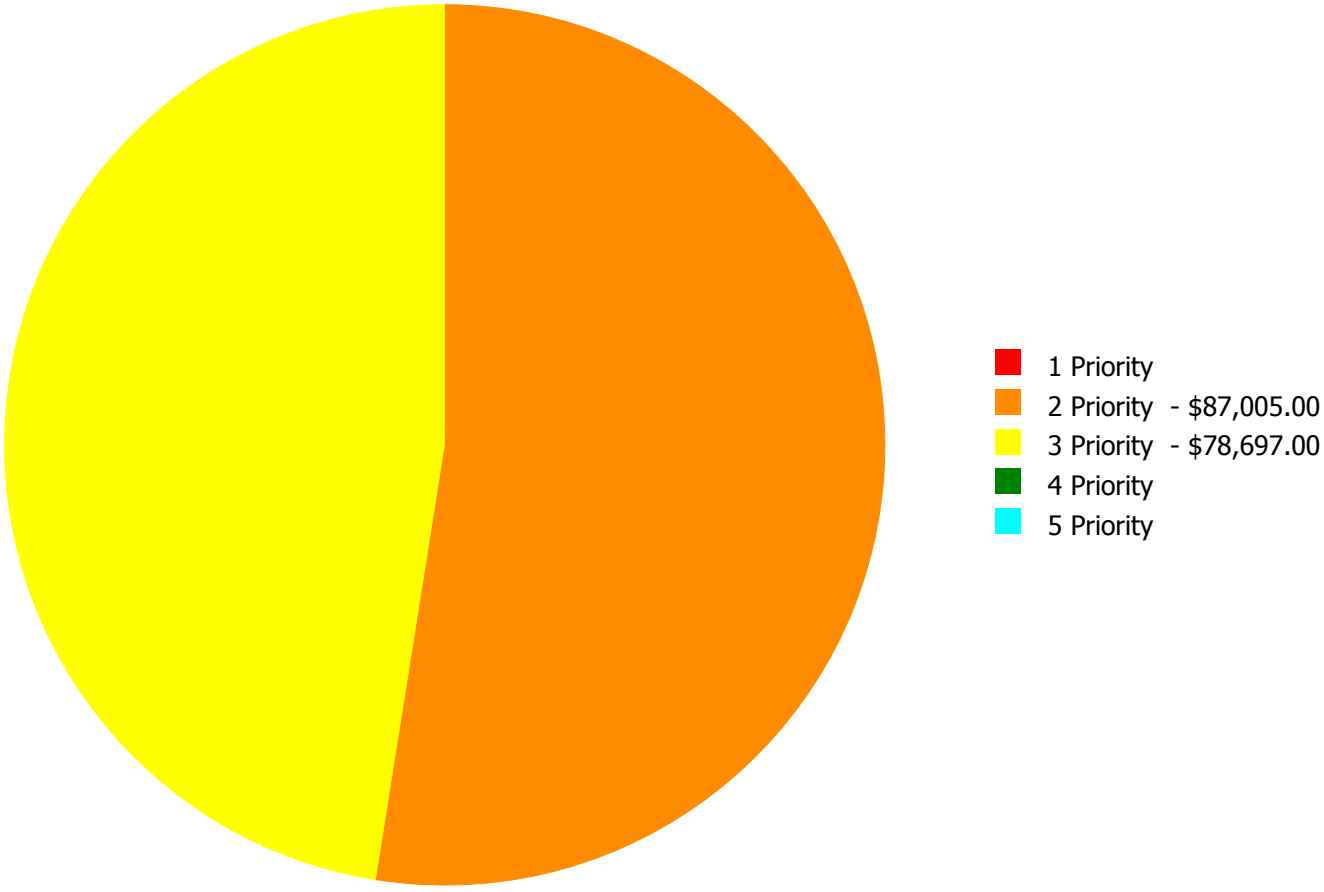
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $165,702.00

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: $165,702.00

Deficiency By Priority Investment Table

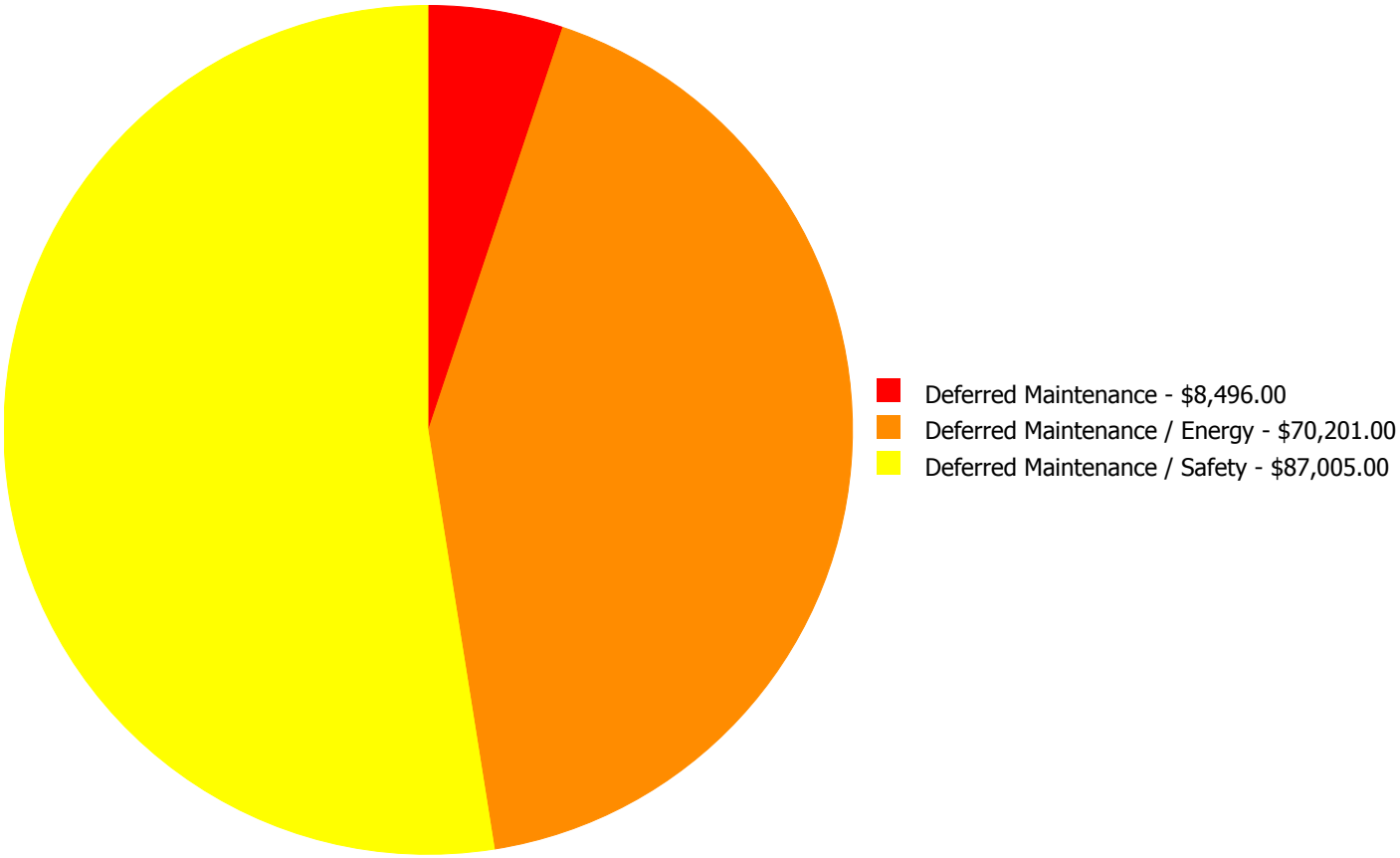
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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 - Neoprene Flooring	$0.00	$87,005.00	$0.00	$0.00	$0.00	$87,005.00
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
	Total:	$0.00	$87,005.00	$78,697.00	$0.00	$0.00	$165,702.00

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: $165,702.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: C3020 - Floor Finishes - Neoprene Flooring



Location: Basketball Court

Distress: Damaged

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 3,834.00

Unit of Measure: S.F.

Estimate: $87,005.00

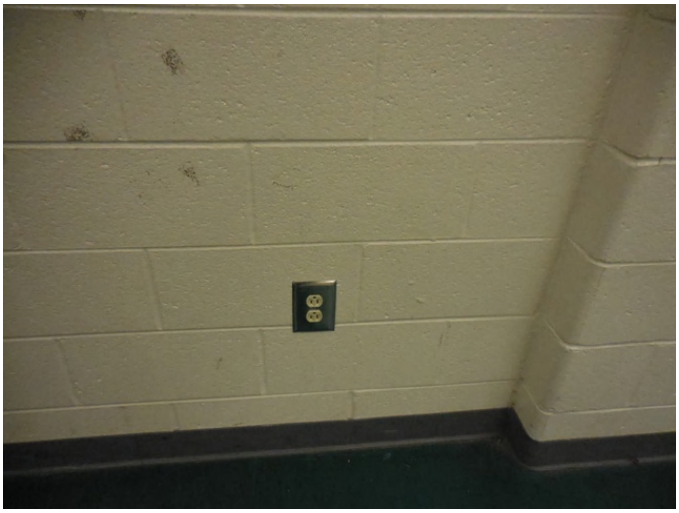
Assessor Name: Ben Nixon

Date Created: 07/15/2015

Notes: The athletic floor covering is beyond its expected service life, damaged and has tripping hazards, and should be replaced.

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 walls have minor cracking in the CMU mortar joints and the walls need painting. Caulk the mortar joints as needed and repaint the walls.

System: D3050 - Terminal & Package Units



Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 5,478.00
Unit of Measure: S.F.
Estimate: $70,201.00
Assessor Name: Sam Mandola
Date Created: 07/13/2015

Notes: The multi-purpose building does not have adequate cooling. An aged PTAC unit cools the office space only. Recommend replacing the PTAC and installing a 20 ton, pad mounted, package unit for compete facility cooling. SPLOST project 109-422 to install a 20 ton HVAC package in the gym.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	67,277
Year Built:	1975
Last Renovation:	
Replacement Value:	$1,757,163
Repair Cost:	$1,299,650.19
Total FCI:	73.96 %
Total RSLI:	6.76 %
FCA Score:	26.04



Description:

The Fairington Elementary School site was originally constructed in 1975, has a total area of 11.6 acres, and is occupied by approximately 67,277 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, landscaping, playing field, hard surface play area, 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:	1225

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	0.57 %	108.79 %	$1,107,237.96
G30 - Site Mechanical Utilities	17.87 %	11.74 %	$57,723.67
G40 - Site Electrical Utilities	10.11 %	54.40 %	$134,688.56
Totals:	**6.76 %**	**73.96 %**	**$1,299,650.19**

Photo Album

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

1). Aerial Image of Fairington Elementary School - Oct 21, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	48,315	25	1975	2000		0.00 %	110.00 %	-15		$274,767.41	$249,789
G2020	Parking Lots	$4.56	S.F.	19,912	25	1975	2000		0.00 %	110.00 %	-15		$99,878.59	$90,799
G2030	Pedestrian Paving	$1.50	S.F.	67,277	30	1975	2005		0.00 %	110.00 %	-10		$111,007.05	$100,916
G2040	Baseball Field	$8.35	S.F.		0				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.	230	25	2003	2028		52.00 %	0.00 %	13			$11,206
G2040	Fencing & Guardrails	$0.91	S.F.	67,277	30	1975	2005		0.00 %	110.00 %	-10		$67,344.28	$61,222
G2040	Football Field	$5.85	S.F.		20				0.00 %	0.00 %				$0
G2040	Hard Surface Play Area	$6.26	S.F.	8,153	20	1975	1995		0.00 %	110.00 %	-20		$56,141.56	$51,038
G2040	Playing Field	$3.92	S.F.	90,629	20	1975	1995		0.00 %	110.00 %	-20		$390,792.25	$355,266
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		0				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.		0				0.00 %	0.00 %				$0
G2040	Track	$7.04	S.F.		0				0.00 %	0.00 %				$0
G2050	Landscaping	$1.45	S.F.	67,277	15	1975	1990		0.00 %	110.00 %	-25		$107,306.82	$97,552
G3010	Water Supply	$1.83	S.F.	67,277	50	1975	2025		20.00 %	0.00 %	10			$123,117
G3020	Sanitary Sewer	$1.15	S.F.	67,277	50	1975	2025		20.00 %	0.00 %	10			$77,369
G3030	Storm Sewer	$3.55	S.F.	67,277	50	1975	2025		20.00 %	0.00 %	10			$238,833
G3060	Fuel Distribution	$0.78	S.F.	67,277	40	1975	2015		0.00 %	110.00 %	0		$57,723.67	$52,476
G4010	Electrical Distribution	$1.86	S.F.	67,277	50	1975	2025		20.00 %	0.00 %	10			$125,135
G4020	Site Lighting	$1.15	S.F.	67,277	30	1975	2005		0.00 %	110.00 %	-10		$85,105.41	$77,369
G4030	Site Communications & Security	$0.67	S.F.	67,277	10	1975	1985		0.00 %	110.00 %	-30		$49,583.15	$45,076
								Total	**6.76 %**	**73.96 %**			**$1,299,650.19**	**$1,757,163**

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.

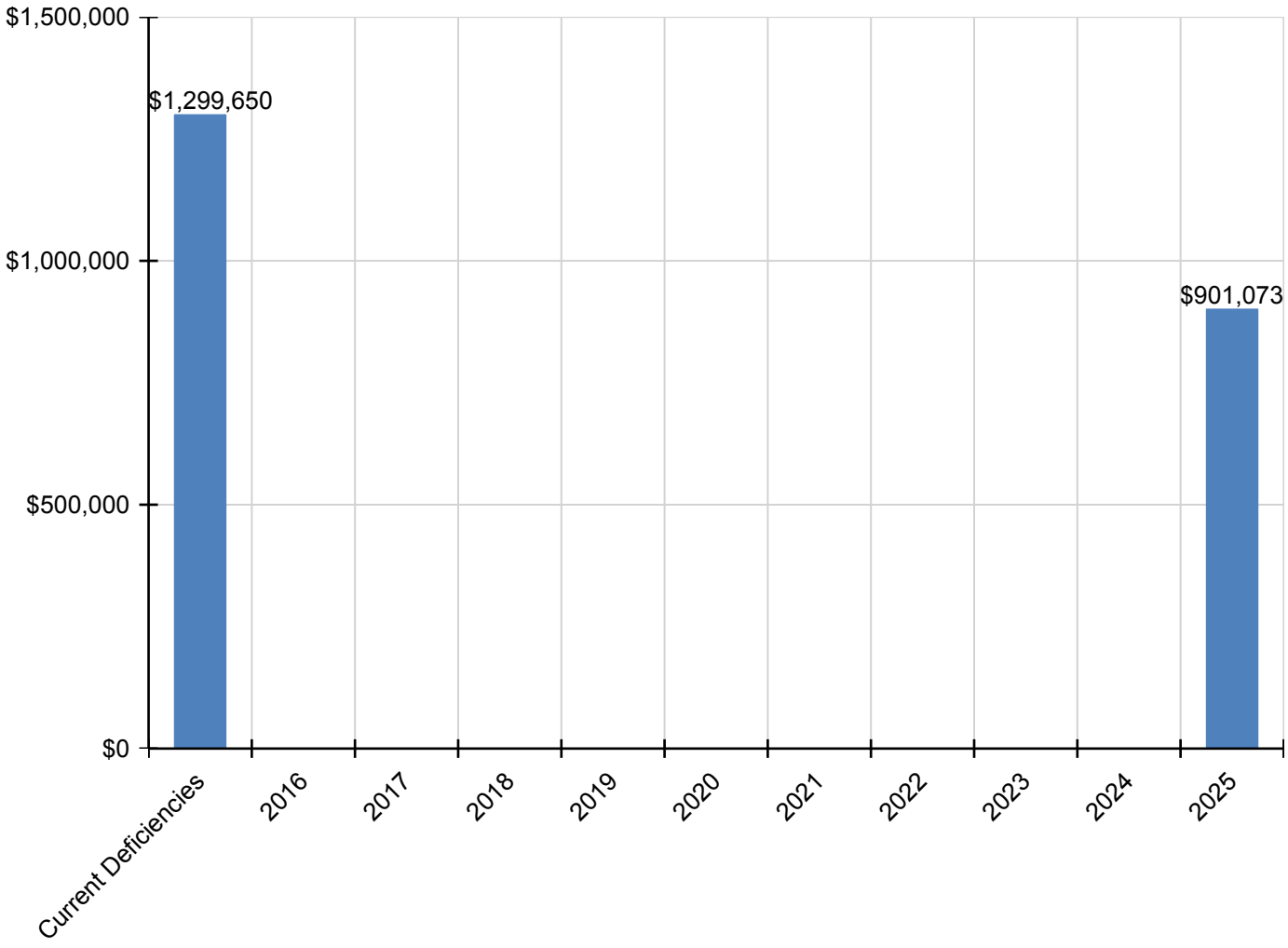
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,299,650**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$901,073**	**$2,200,723**
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	$274,767	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$274,767**
G2020 - Parking Lots	$99,879	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$99,879**
G2030 - Pedestrian Paving	$111,007	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$111,007**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$67,344	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$67,344**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$56,142	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,142**
G2040 - Playing Field	$390,792	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$390,792**
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	$107,307	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$107,307**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$182,005	**$182,005**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$114,374	**$114,374**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$353,070	**$353,070**
G3060 - Fuel Distribution	$57,724	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,724**
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	$184,989	**$184,989**
G4020 - Site Lighting	$85,105	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,105**
G4030 - Site Communications & Security	$49,583	$0	$0	$0	$0	$0	$0	$0	$0	$0	$66,635	**$116,219**

** Indicates non-renewable system*

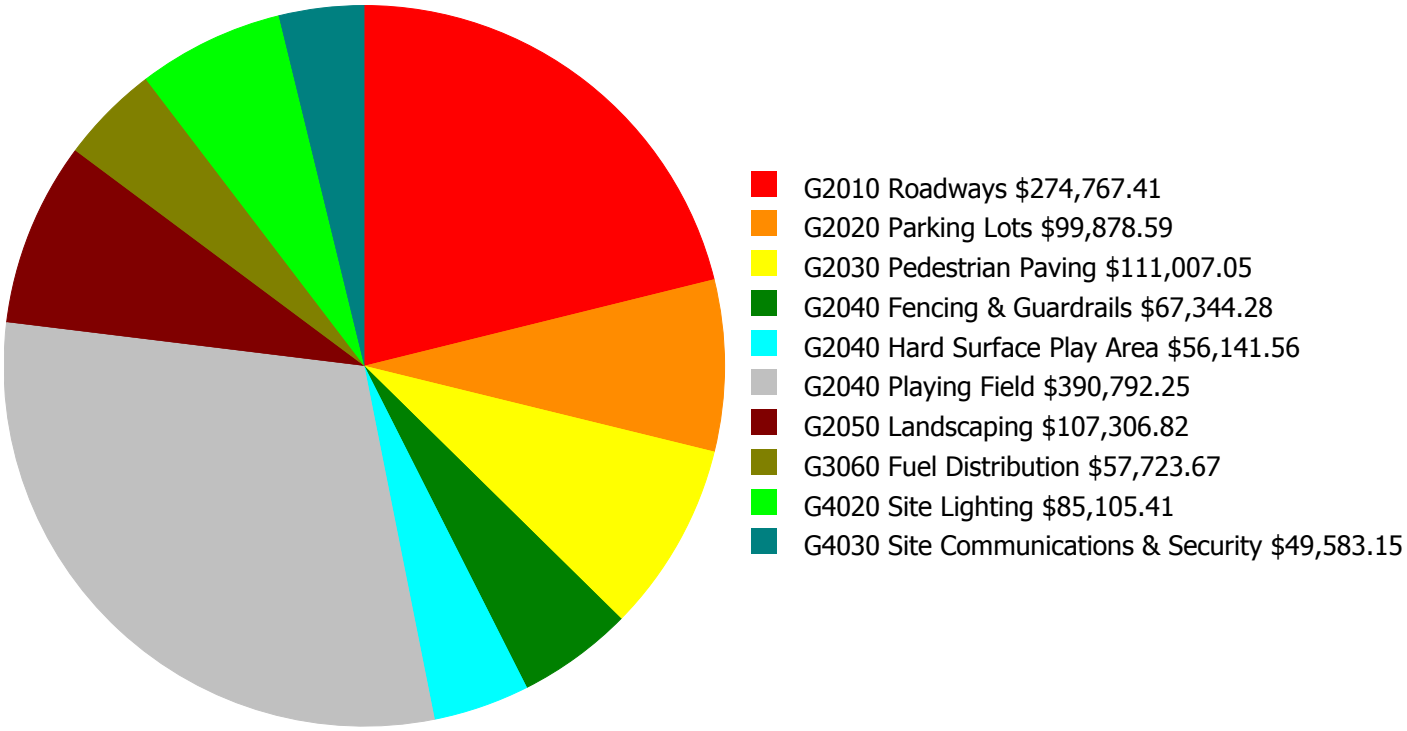
Forecasted Capital Renewal Requirement

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

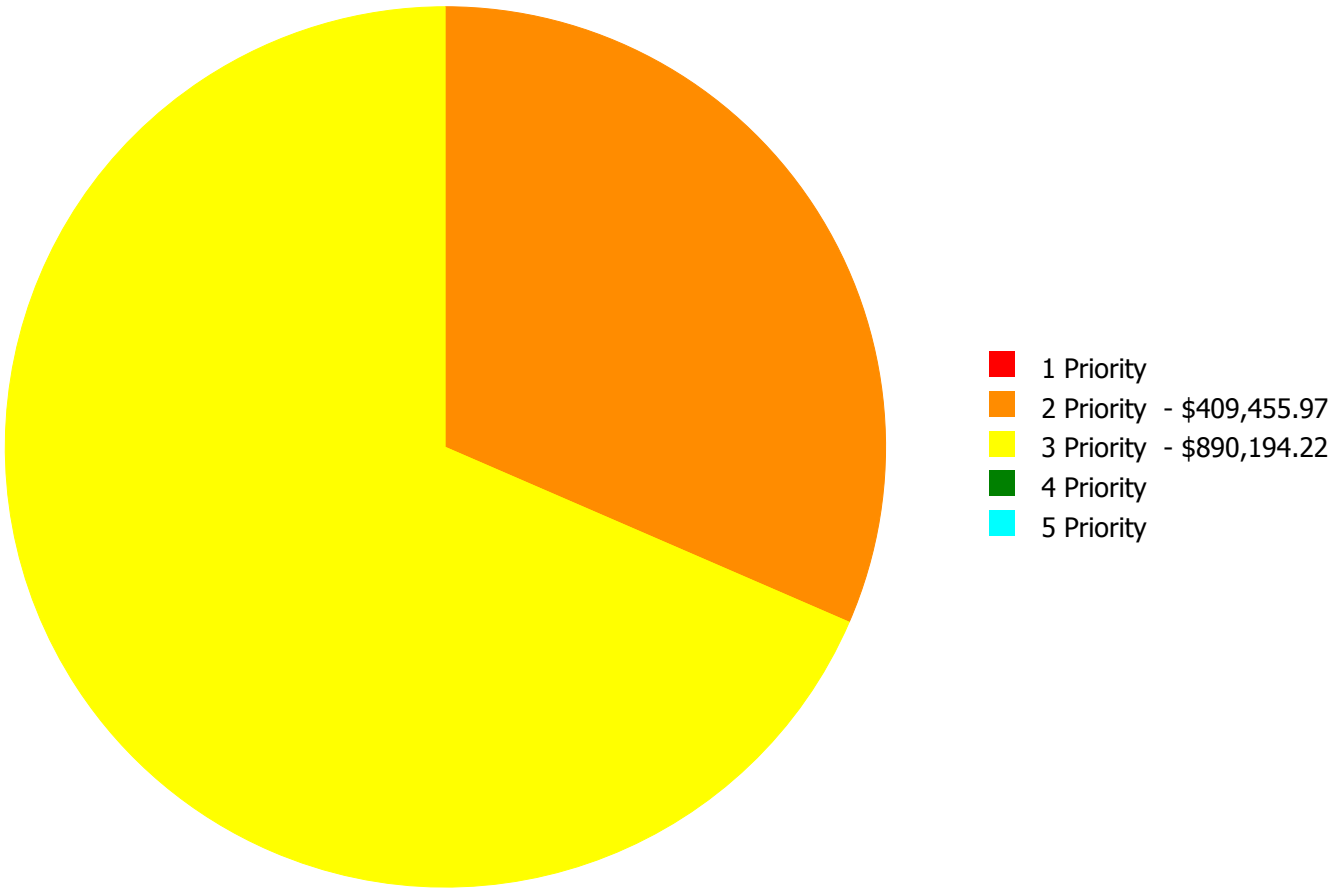
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,299,650.19

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: $1,299,650.19

Deficiency By Priority Investment Table

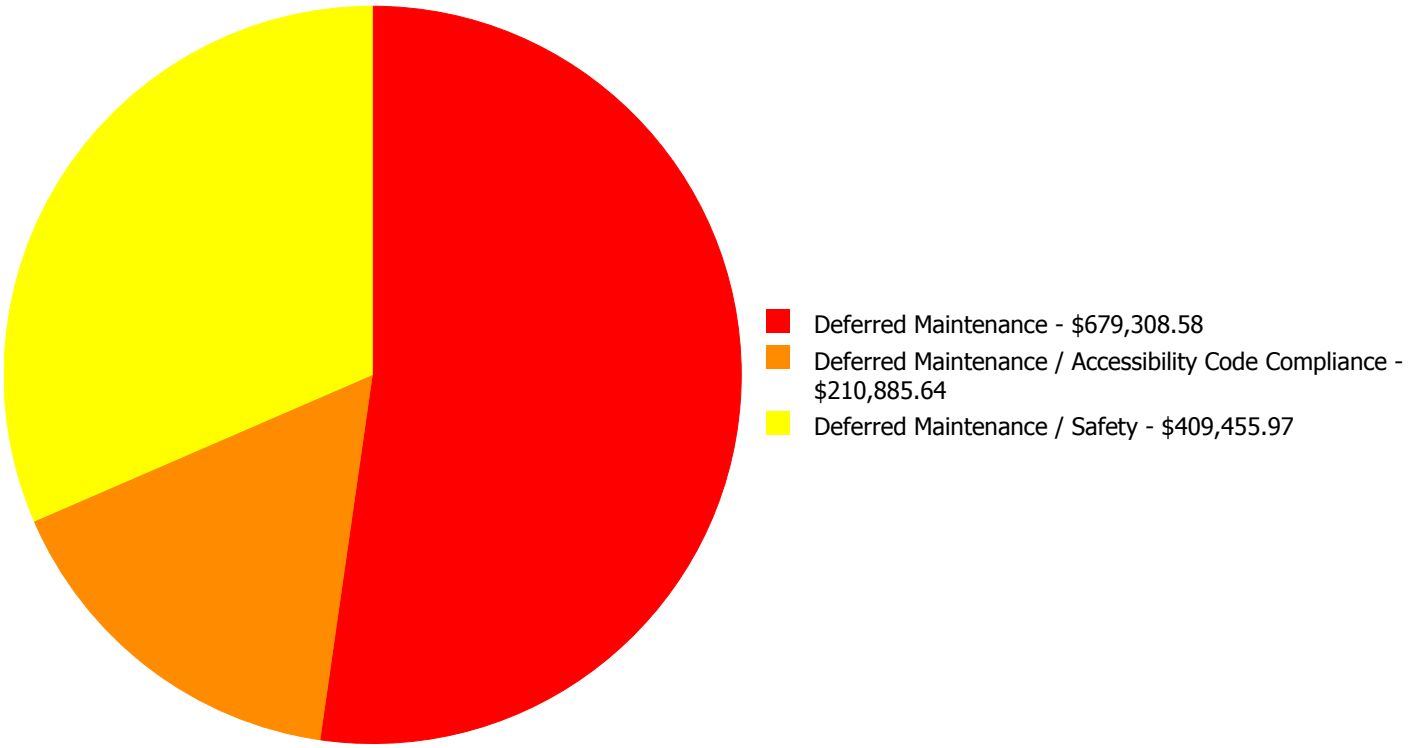
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$274,767.41	$0.00	$0.00	$0.00	$274,767.41
G2020	Parking Lots	$0.00	$0.00	$99,878.59	$0.00	$0.00	$99,878.59
G2030	Pedestrian Paving	$0.00	$0.00	$111,007.05	$0.00	$0.00	$111,007.05
G2040	Fencing & Guardrails	$0.00	$0.00	$67,344.28	$0.00	$0.00	$67,344.28
G2040	Hard Surface Play Area	$0.00	$0.00	$56,141.56	$0.00	$0.00	$56,141.56
G2040	Playing Field	$0.00	$0.00	$390,792.25	$0.00	$0.00	$390,792.25
G2050	Landscaping	$0.00	$0.00	$107,306.82	$0.00	$0.00	$107,306.82
G3060	Fuel Distribution	$0.00	$0.00	$57,723.67	$0.00	$0.00	$57,723.67
G4020	Site Lighting	$0.00	$85,105.41	$0.00	$0.00	$0.00	$85,105.41
G4030	Site Communications & Security	$0.00	$49,583.15	$0.00	$0.00	$0.00	$49,583.15
	Total:	$0.00	$409,455.97	$890,194.22	$0.00	$0.00	$1,299,650.19

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: $1,299,650.19

Deficiency Details by Priority

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

Priority 2 Priority:

System: G2010 - Roadways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 48,315.00
Unit of Measure: S.F.
Estimate: $274,767.41
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

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

System: G4020 - Site Lighting



Location: Site
Distress: Damaged
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 67,277.00
Unit of Measure: S.F.
Estimate: $85,105.41
Assessor Name: Sam Mandola
Date Created: 07/14/2015

Notes: Site lighting is beyond its expected service life, inadequate, and should be scheduled for replacement/upgrade to improve coverage.

System: G4030 - Site Communications & Security



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 67,277.00

Unit of Measure: S.F.

Estimate: $49,583.15

Assessor Name: Eduardo Lopez

Date Created: 12/28/2015

Notes: Site communications and security system is beyond its expected service life, inadequate, and should be replaced.

Priority 3 Priority:

System: G2020 - Parking Lots



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 19,912.00

Unit of Measure: S.F.

Estimate: $99,878.59

Assessor Name: Sam Mandola

Date Created: 07/14/2015

Notes: The parking lot is beyond its expected service life, not fully ADA compliant, and should be replaced.

System: G2030 - Pedestrian Paving



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 67,277.00

Unit of Measure: S.F.

Estimate: $111,007.05

Assessor Name: Sam Mandola

Date Created: 07/14/2015

Notes: The original pedestrian paving is beyond its expected service life, not fully ADA compliant, and should be replaced.

System: G2040 - Fencing & Guardrails



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 67,277.00
Unit of Measure: S.F.
Estimate: $67,344.28
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

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

System: G2040 - Hard Surface Play Area



Location: Play Area
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 8,153.00
Unit of Measure: S.F.
Estimate: $56,141.56
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

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

System: G2040 - Playing Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 90,629.00
Unit of Measure: S.F.
Estimate: $390,792.25
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

Notes: The playing field is beyond its expected service life, has numerous bare spots, and should be re-sodded to prevent erosion.

System: G2050 - Landscaping



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 67,277.00
Unit of Measure: S.F.
Estimate: $107,306.82
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

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

System: G3060 - Fuel Distribution



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 67,277.00

Unit of Measure: S.F.

Estimate: $57,723.67

Assessor Name: Eduardo Lopez

Date Created: 07/14/2015

Notes: Natural gas service is original, beyond its expected service life, and should be replaced.

Glossary

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

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

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

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

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