DeKalb County School District/Education Other

Fernbank Science Center

Final

School Assessment Report

May 19, 2016



PARSONS

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School Executive Summary

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

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

Gross Area (SF):	44,302
Year Built:	1967
Last Renovation:	
Replacement Value:	$9,892,331
Repair Cost:	$5,346,931.89
Total FCI:	54.05 %
Total RSLI:	27.05 %
FCA Score:	45.95



Description:

The Fernbank Science Center campus consists of one main school building and one annex building located at 156 Heaton Park Drive N.E. in Atlanta, GA. The original campus was constructed in 1967 and the annex building was constructed in 1986. In addition to these buildings, the campus contains storage buildings and a security shed. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 1	Board District:	District 2
DOE Facility:	1600	Geographic Region:	Region 2
HS Attendance Area:	Druid Hills HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	4		

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.

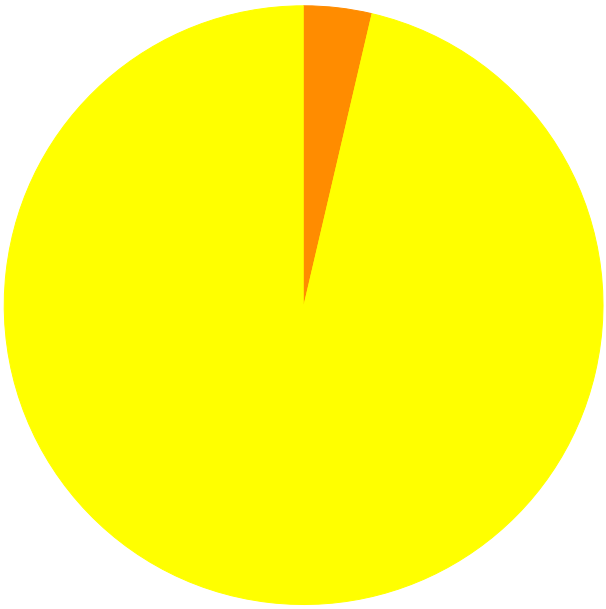
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	53.41 %	0.00 %	$0.00
A20 - Basement Construction	50.00 %	0.00 %	$0.00
B10 - Superstructure	54.30 %	0.00 %	$0.00
B20 - Exterior Enclosure	45.79 %	39.19 %	$332,842.12
B30 - Roofing	58.23 %	3.22 %	$26,653.00
C10 - Interior Construction	40.27 %	16.41 %	$220,863.00
C20 - Stairs	52.00 %	0.00 %	$0.00
C30 - Interior Finishes	17.54 %	60.32 %	$670,607.00
D10 - Conveying	0.00 %	110.00 %	$36,684.00
D20 - Plumbing	0.00 %	110.00 %	$1,240,507.00
D30 - HVAC	28.14 %	54.78 %	$522,099.67
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	7.55 %	82.19 %	$817,509.00
E10 - Equipment	0.00 %	110.00 %	$360,868.00
E20 - Furnishings	4.78 %	99.48 %	$391,580.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	19.37 %	83.60 %	$364,151.53
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$183,233.08
G40 - Site Electrical Utilities	0.00 %	110.00 %	$179,334.49
Totals:	**27.05 %**	**54.05 %**	**$5,346,931.89**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1967 Main Building	38,778	49.71	$0.00	$195,142.79	$3,910,452.00	$0.00	$0.00
1984 Classroom Annex	4,100	61.61	$0.00	$0.00	$437,894.00	$0.00	$0.00
1984 Storage	100	7.10	$0.00	$0.00	$572.00	$0.00	$0.00
1986 Storage	1,260	51.21	$0.00	$0.00	$73,376.00	$0.00	$0.00
Security Shed	64	44.25	$0.00	$0.00	$2,776.00	$0.00	$0.00
Site	44,302	94.97	$0.00	$0.00	$726,719.10	$0.00	$0.00
Total:		**54.05**	**$0.00**	**$195,142.79**	**$5,151,789.10**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $5,346,931.89

Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	38,778
Year Built:	1967
Last Renovation:	
Replacement Value:	$8,258,784
Repair Cost:	$4,105,594.79
Total FCI:	49.71 %
Total RSLI:	28.87 %
FCA Score:	50.29



Description:

The main building at Fernbank Science Center is a one-story building located at 156 Heaton Park Drive N.E. in Atlanta, Georgia. Originally built in 1967, there have been no additions and a variety of renovations since 2000. 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:	8010	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	52.00 %	0.00 %	$0.00
A20 - Basement Construction	50.00 %	0.00 %	$0.00
B10 - Superstructure	52.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	45.91 %	40.37 %	$278,162.12
B30 - Roofing	60.00 %	0.00 %	$0.00
C10 - Interior Construction	42.58 %	15.40 %	$189,547.00
C20 - Stairs	52.00 %	0.00 %	$0.00
C30 - Interior Finishes	17.50 %	59.85 %	$597,309.00
D10 - Conveying	0.00 %	110.00 %	$36,684.00
D20 - Plumbing	0.00 %	110.00 %	$1,192,656.00
D30 - HVAC	33.35 %	44.56 %	$358,380.67
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	8.30 %	79.71 %	$700,408.00
E10 - Equipment	0.00 %	110.00 %	$360,868.00
E20 - Furnishings	0.00 %	110.00 %	$391,580.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**28.87 %**	**49.71 %**	**$4,105,594.79**

Photo Album

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

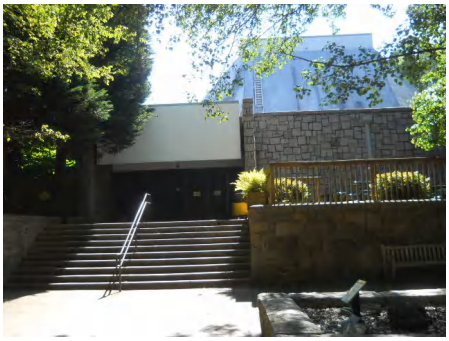
1). East Elevation - May 08, 2015



2). South Elevation - May 08, 2015



3). West Elevation - May 08, 2015



4). North Elevation - May 08, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.51	S.F.	38,778	100	1967	2067		52.00 %	0.00 %	52			$136,111
A1020	Special Foundations	$4.36	S.F.	38,778	100	1967	2067		52.00 %	0.00 %	52			$169,072
A1030	Slab on Grade	$3.56	S.F.	38,778	100	1967	2067		52.00 %	0.00 %	52			$138,050
A2010	Basement Excavation	$0.14	S.F.	38,778	100	1965	2065		50.00 %	0.00 %	50			$5,429
A2020	Basement Walls	$1.64	S.F.	38,778	100	1965	2065		50.00 %	0.00 %	50			$63,596
B1010	Floor Construction	$0.00	S.F.	0	100	1967	2067		52.00 %	0.00 %	52			$0
B1020	Roof Construction	$11.74	S.F.	38,778	100	1967	2067		52.00 %	0.00 %	52			$455,254
B2010	Exterior Walls	$15.69	S.F.	38,778	100	1967	2067		52.00 %	31.14 %	52		$189,438.12	$608,427
B2020	Exterior Windows	$1.42	S.F.	38,778	30	1967	1997		0.00 %	110.00 %	-18		$60,571.00	$55,065
B2030	Exterior Doors	$0.66	S.F.	38,778	30	1967	1997		0.00 %	110.00 %	-18		$28,153.00	$25,593
B3010	Roof Coverings - Asphalt Shingles	$0.00	S.F.	0	10	1967	1977		0.00 %	0.00 %	-38			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	38,778	20	2007	2027		60.00 %	0.00 %	12			$802,705
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	15	1967	1982		0.00 %	0.00 %	-33			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	30	1967	1997		0.00 %	0.00 %	-18			$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.		75	1967	2042		36.00 %	0.00 %	27			$0
B3020	Roof Openings	$0.00	S.F.	0	30	1967	1997		0.00 %	0.00 %	-18			$0
C1010	Partitions	$19.44	S.F.	38,778	100	1967	2067		52.00 %	0.00 %	52			$753,844
C1020	Interior Doors	$6.11	S.F.	38,778	30	1967	1997		0.00 %	80.00 %	-18		$189,547.00	$236,934
C1030	Fittings	$6.20	S.F.	38,778	20	2006	2026		55.00 %	0.00 %	11			$240,424
C2010	Stair Construction	$2.21	S.F.	38,778	100	1967	2067		52.00 %	0.00 %	52			$85,699
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	3,490	30	1967	1997		0.00 %	110.00 %	-18		$39,427.00	$35,842
C3010	Wall Finishes - Paint	$1.93	S.F.	30,363	10	2003	2013		0.00 %	110.00 %	-2		$64,461.00	$58,601
C3010	Wall Finishes - Wood Paneling	$2.13	S.F.	1,047	30	1985	2015		0.00 %	110.00 %	0		$2,453.00	$2,230
C3020	Floor Finishes - Carpet	$8.50	S.F.	6,980	8	2003	2011		0.00 %	110.00 %	-4		$65,263.00	$59,330
C3020	Floor Finishes - Stained Concrete	$0.00	S.F.		50	2003	2053		76.00 %	0.00 %	38			$0
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	3,490	75	1967	2042		36.00 %	0.00 %	27			$185,005
C3020	Floor Finishes - VCT	$9.54	S.F.	28,308	20	2003	2023		40.00 %	0.00 %	8			$270,058
C3020	Floor Finishes - Wood	$0.00	S.F.	0	20	1965	1985		0.00 %	0.00 %	-30			$0
C3030	Ceiling Finishes	$9.98	S.F.	38,778	20	1967	1987		0.00 %	110.00 %	-28		$425,705.00	$387,004
D1010	Elevators and Lifts	$0.86	S.F.	38,778	30	1995	2025	2015	0.00 %	110.00 %	0		$36,684.00	$33,349
D2010	Plumbing Fixtures	$17.66	S.F.	38,778	20	1967	1987		0.00 %	110.00 %	-28		$753,301.00	$684,819
D2020	Domestic Water Distribution	$3.81	S.F.	38,778	30	1967	1997		0.00 %	110.00 %	-18		$162,519.00	$147,744
D2030	Sanitary Waste	$4.80	S.F.	38,778	30	1967	1997		0.00 %	110.00 %	-18		$204,748.00	$186,134
D2040	Rain Water Drainage	$0.92	S.F.	38,778	30	1967	1997		0.00 %	110.00 %	-18		$39,243.00	$35,676

School Assessment Report - 1967 Main Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.00	S.F.		0	1967			0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	38,778	40	1967	2007		0.00 %	110.00 %	-8		$32,845.00	$29,859
D3020	Heat Generating Systems	$4.55	S.F.	38,778	30	1991	2021		20.00 %	0.00 %	6			$176,440
D3030	Cooling Generating Systems	$4.73	S.F.	38,778	25	2015	2040		100.00 %	3.11 %	25		$5,704.67	$183,420
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	38,778	30	1967	1997		0.00 %	110.00 %	-18		$250,816.00	$228,015
D3050	Terminal & Package Units	$18.52	S.F.	5,000	15	2000	2015		0.00 %	110.00 %	0		$101,860.00	$92,600
D3060	Controls & Instrumentation	$3.19	S.F.	38,778	20	2003	2023		40.00 %	0.00 %	8			$123,702
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.	0	0	1967			0.00 %	0.00 %				$0
D4010	Sprinklers	$0.00	S.F.	0	0	1967			0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.	0	0	1967			0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	38,778	40	1967	2007		0.00 %	110.00 %	-8		$73,795.00	$67,086
D5020	Branch Wiring	$5.56	S.F.	38,778	30	1967	1997		0.00 %	110.00 %	-18		$237,166.00	$215,606
D5020	Lighting	$8.36	S.F.	38,778	30	1980	2010		0.00 %	110.00 %	-5		$356,602.00	$324,184
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	38,778	15	1967	1982		0.00 %	110.00 %	-33		$32,845.00	$29,859
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	38,778	15	2003	2018		20.00 %	0.00 %	3			$186,910
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	38,778	15	2010	2025		66.67 %	0.00 %	10			$44,982
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	38,778	20	2006	2026		55.00 %	0.00 %	11			$10,082
E1020	Institutional Equipment - Planitarium Eq	$8.46	S.F.	38,778	20	1967	1987		0.00 %	110.00 %	-28		$360,868.00	$328,062
E1090	Other Equipment (Kitchen Equipment)	$0.00	S.F.	0	0	1967			0.00 %	0.00 %				$0
E1090	Other Equipment (Sports Equipment)	$0.00	S.F.	0	0	1967			0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.18	S.F.	38,778	20	1967	1987		0.00 %	110.00 %	-28		$391,580.00	$355,982
F1010	Special Structures - Canopies	$0.00	S.F.	0	20	1967	1987		0.00 %	0.00 %	-28			$0
								Total	**28.87 %**	**49.71 %**			**$4,105,594.79**	**$8,258,784**

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:	**$4,105,595**	**$0**	**$0**	**$224,666**	**$0**	**$0**	**$231,746**	**$0**	**$631,357**	**$0**	**$153,129**	**$5,346,492**
*** 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**	$189,438	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$189,438**
B2020 - Exterior Windows	$60,571	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,571**
B2030 - Exterior Doors	$28,153	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,153**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

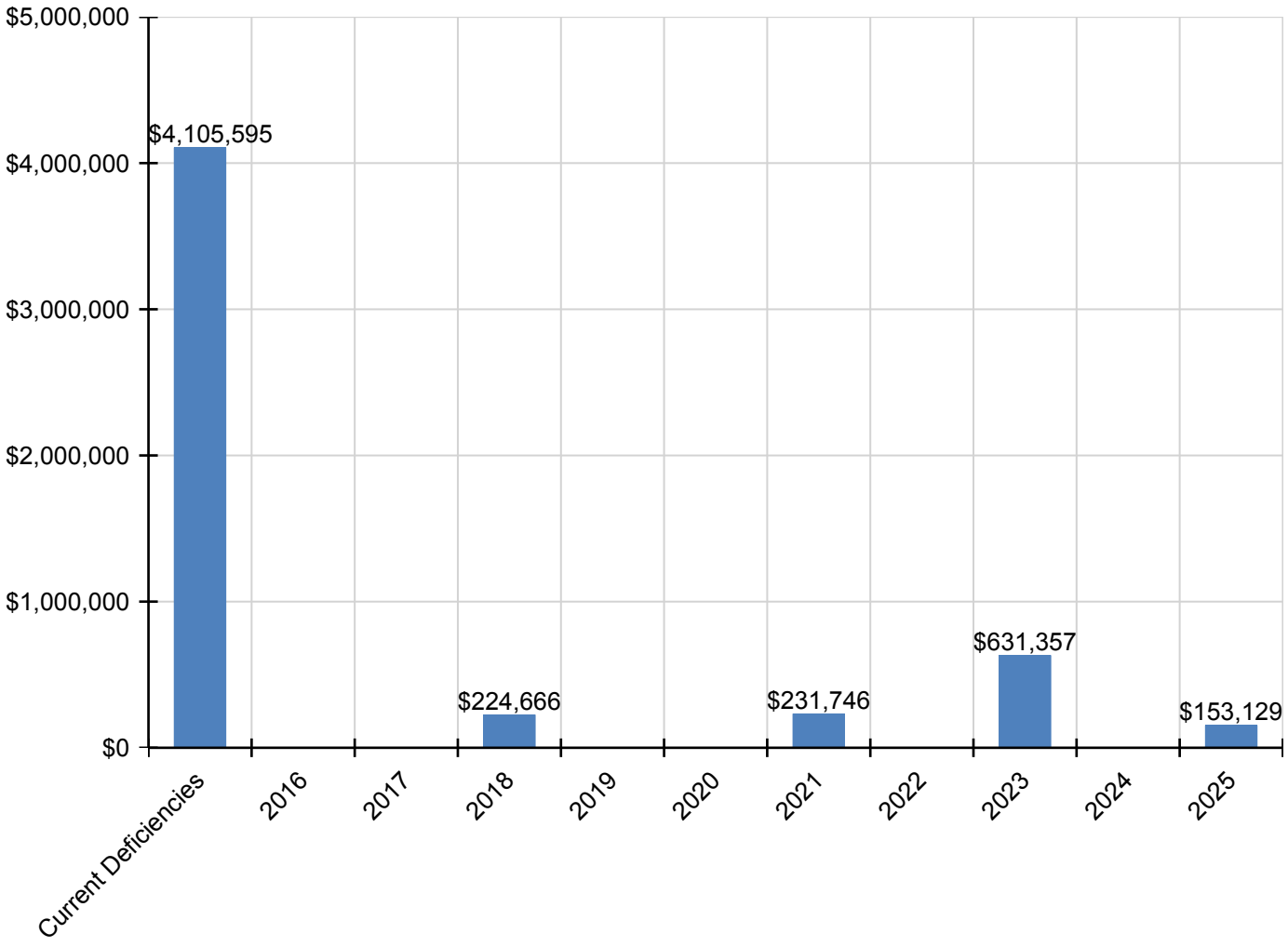
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$189,547	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$189,547**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$39,427	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,427**
C3010 - Wall Finishes - Paint	$64,461	$0	$0	$0	$0	$0	$0	$0	$0	$0	$86,630	**$151,091**
C3010 - Wall Finishes - Wood Paneling	$2,453	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,453**
C3020 - Floor Finishes - Carpet	$65,263	$0	$0	$0	$0	$0	$0	$0	$82,673	$0	$0	**$147,936**
C3020 - Floor Finishes - Stained Concrete	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$376,312	$0	$0	**$376,312**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$425,705	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$425,705**
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	$36,684	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,684**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$753,301	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$753,301**
D2020 - Domestic Water Distribution	$162,519	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$162,519**
D2030 - Sanitary Waste	$204,748	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$204,748**
D2040 - Rain Water Drainage	$39,243	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,243**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$32,845	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,845**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$231,746	$0	$0	$0	$0	**$231,746**
D3030 - Cooling Generating Systems	$5,705	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,705**
D3040 - Distribution Systems & Exhaust Systems	$250,816	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$250,816**
D3050 - Terminal & Package Units	$101,860	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,860**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$172,372	$0	$0	**$172,372**
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	$73,795	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,795**
D5020 - Branch Wiring	$237,166	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$237,166**
D5020 - Lighting	$356,602	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$356,602**
D5030 - Communications and Security - Fire Alarm	$32,845	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,845**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$224,666	$0	$0	$0	$0	$0	$0	$0	**$224,666**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$66,498	**$66,498**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment - Planitarium Eq	$360,868	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$360,868**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$391,580	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$391,580**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

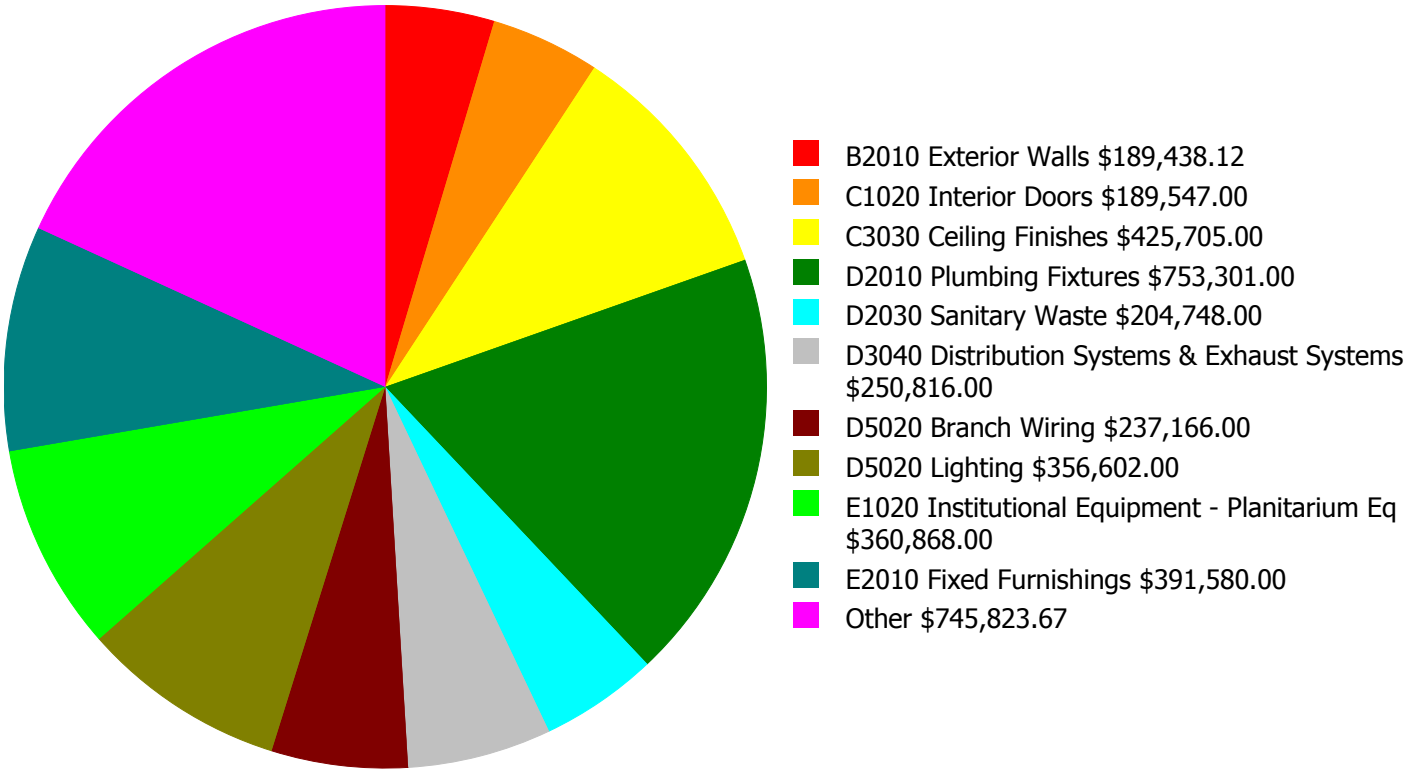
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

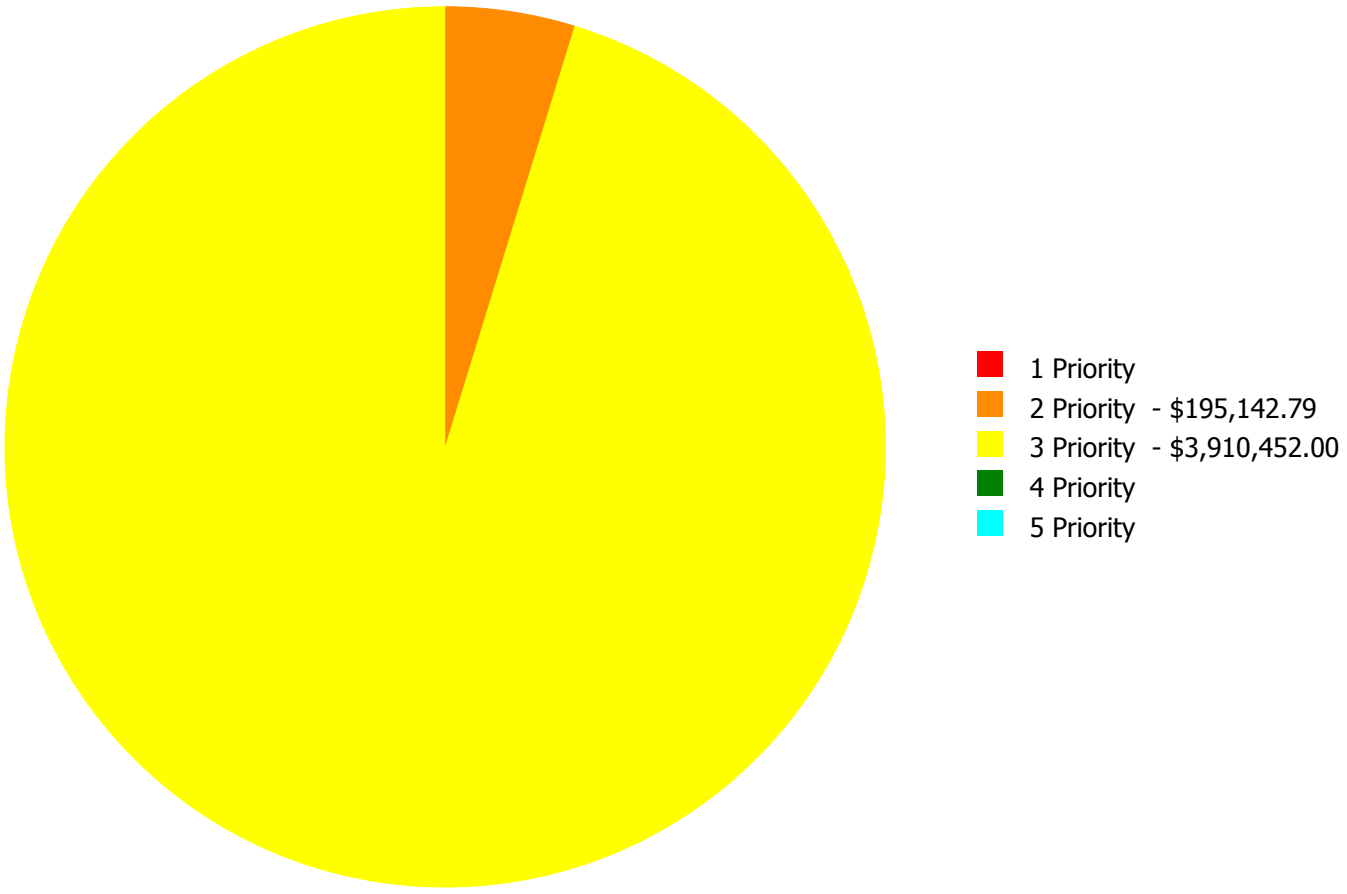
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $4,105,594.79

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: $4,105,594.79

Deficiency By Priority Investment Table

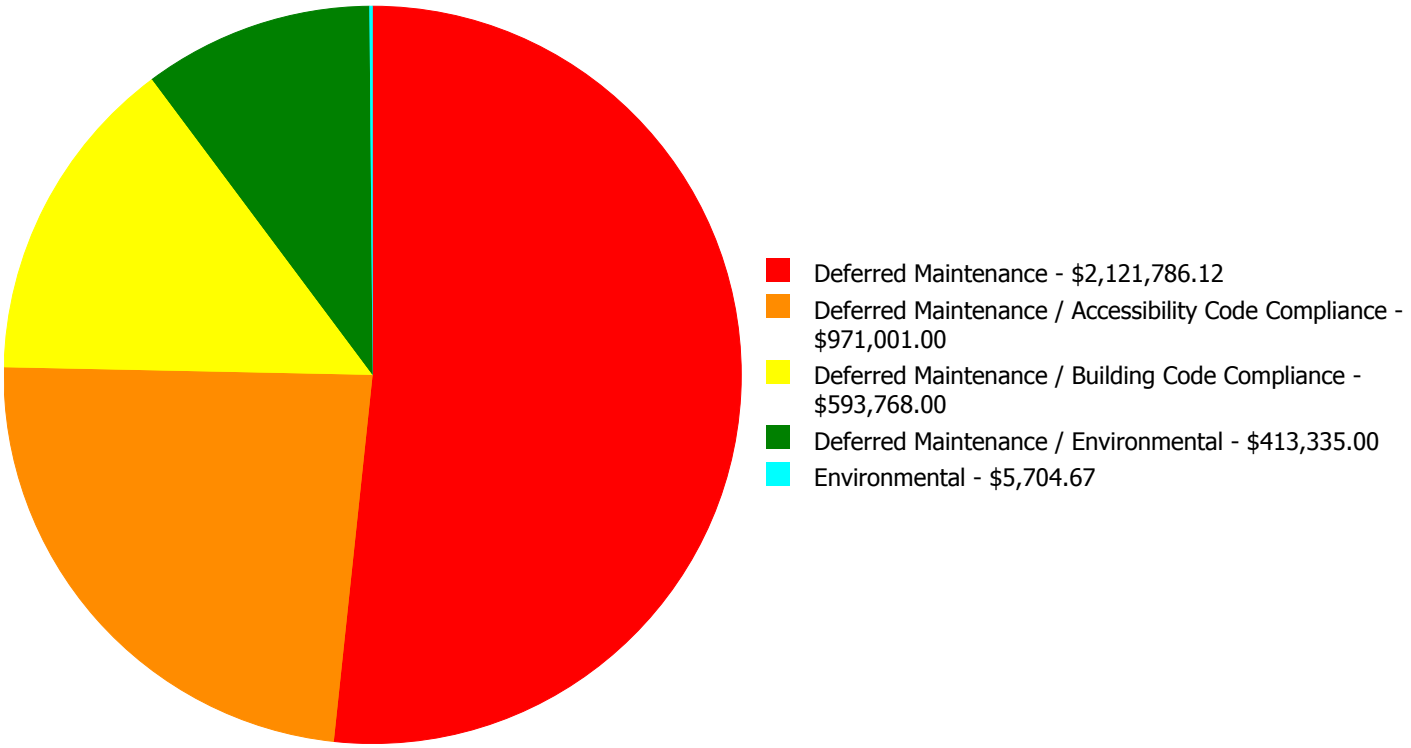
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$189,438.12	$0.00	$0.00	$0.00	$189,438.12
B2020	Exterior Windows	$0.00	$0.00	$60,571.00	$0.00	$0.00	$60,571.00
B2030	Exterior Doors	$0.00	$0.00	$28,153.00	$0.00	$0.00	$28,153.00
C1020	Interior Doors	$0.00	$0.00	$189,547.00	$0.00	$0.00	$189,547.00
C3010	Wall Finishes - Ceramic & Glazed	$0.00	$0.00	$39,427.00	$0.00	$0.00	$39,427.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$64,461.00	$0.00	$0.00	$64,461.00
C3010	Wall Finishes - Wood Paneling	$0.00	$0.00	$2,453.00	$0.00	$0.00	$2,453.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$65,263.00	$0.00	$0.00	$65,263.00
C3030	Ceiling Finishes	$0.00	$0.00	$425,705.00	$0.00	$0.00	$425,705.00
D1010	Elevators and Lifts	$0.00	$0.00	$36,684.00	$0.00	$0.00	$36,684.00
D2010	Plumbing Fixtures	$0.00	$0.00	$753,301.00	$0.00	$0.00	$753,301.00
D2020	Domestic Water Distribution	$0.00	$0.00	$162,519.00	$0.00	$0.00	$162,519.00
D2030	Sanitary Waste	$0.00	$0.00	$204,748.00	$0.00	$0.00	$204,748.00
D2040	Rain Water Drainage	$0.00	$0.00	$39,243.00	$0.00	$0.00	$39,243.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$32,845.00	$0.00	$0.00	$32,845.00
D3030	Cooling Generating Systems	$0.00	$5,704.67	$0.00	$0.00	$0.00	$5,704.67
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$250,816.00	$0.00	$0.00	$250,816.00
D3050	Terminal & Package Units	$0.00	$0.00	$101,860.00	$0.00	$0.00	$101,860.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$73,795.00	$0.00	$0.00	$73,795.00
D5020	Branch Wiring	$0.00	$0.00	$237,166.00	$0.00	$0.00	$237,166.00
D5020	Lighting	$0.00	$0.00	$356,602.00	$0.00	$0.00	$356,602.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$32,845.00	$0.00	$0.00	$32,845.00
E1020	Institutional Equipment - Planitarium Eq	$0.00	$0.00	$360,868.00	$0.00	$0.00	$360,868.00
E2010	Fixed Furnishings	$0.00	$0.00	$391,580.00	$0.00	$0.00	$391,580.00
	Total:	$0.00	$195,142.79	$3,910,452.00	$0.00	$0.00	$4,105,594.79

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: $4,105,594.79

Deficiency Details by Priority

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

Priority 2 Priority:

System: B2010 - Exterior Walls



Location: Interior offices and exterior of building

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Point field stone wall, 8" x 8" stones, 2nd floor

Qty: 1.00

Unit of Measure: C.S.F.

Estimate: $189,438.12

Assessor Name: Eduardo Lopez

Date Created: 05/11/2015

Notes: The exterior wall system is showing moisture damage. The wall system is reported to be a single wythe of granite masonry. The mortar is deteriorating and falling out of the joints, both in the interior offices and on the exterior of the building. The mortar is no longer serving the purpose for which it was intended. The Granite wall system should be repaired / replaced as required by an engineering study. Estimated 25% of exterior wall system cost, $167K. Pending results of the engineering study, the system should be repaired before the damage causes permanent structural and collateral interior damage.

System: D3030 - Cooling Generating Systems



Location: Mechanical Room

Distress: Beyond Service Life

Category: Environmental

Priority: 2 Priority

Correction: Removal of Chiller

Qty: 1.00

Unit of Measure: Ea.

Estimate: $5,704.67

Assessor Name: Sam Mandola

Date Created: 05/10/2016

Notes: The chiller is no longer in service, abandoned in place, and should be removed.

Priority 3 Priority:

System: B2020 - Exterior Windows



Location: Exterior walls

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 38,778.00

Unit of Measure: S.F.

Estimate: $60,571.00

Assessor Name: Eduardo Lopez

Date Created: 05/08/2015

Notes: The exterior windows are beyond service life and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior walls

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 38,778.00

Unit of Measure: S.F.

Estimate: $28,153.00

Assessor Name: Eduardo Lopez

Date Created: 05/08/2015

Notes: The exterior doors are original, beyond service life, do not seal properly, and should be replaced to improve ADA accessibility.

System: C1020 - Interior Doors



Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 38,778.00

Unit of Measure: S.F.

Estimate: $189,547.00

Assessor Name: Eduardo Lopez

Date Created: 05/08/2015

Notes: The interior door system is beyond service life and should be replaced. The interior door system is not ADA compliant.

System: C3010 - Wall Finishes - Ceramic & Glazed



Location: Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 3,490.00

Unit of Measure: S.F.

Estimate: $39,427.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

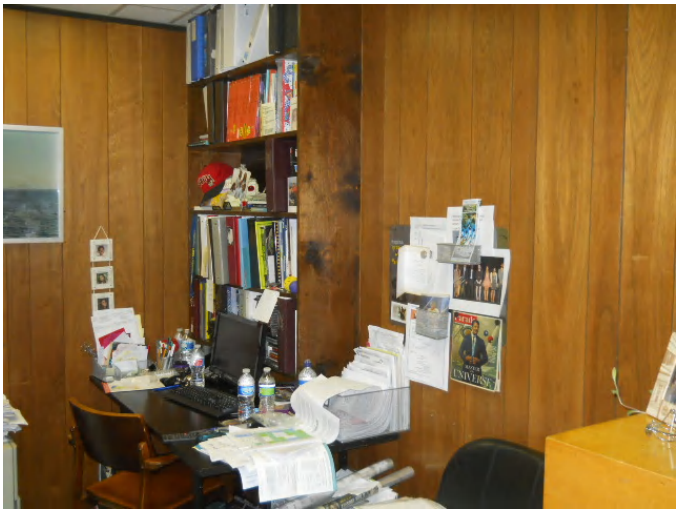
System: C3010 - Wall Finishes - Paint



Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,363.00
Unit of Measure: S.F.
Estimate: $64,461.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The painted wall finishes throughout the building are beyond service life and should be renewed.

System: C3010 - Wall Finishes - Wood Paneling



Location: Office areas
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,047.00
Unit of Measure: S.F.
Estimate: $2,453.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The wood paneling wall finishes in the office areas are beyond service life and should be replaced.

System: C3020 - Floor Finishes - Carpet



Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,980.00
Unit of Measure: S.F.
Estimate: $65,263.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The carpet floor finishes are beyond service life and should be replaced.

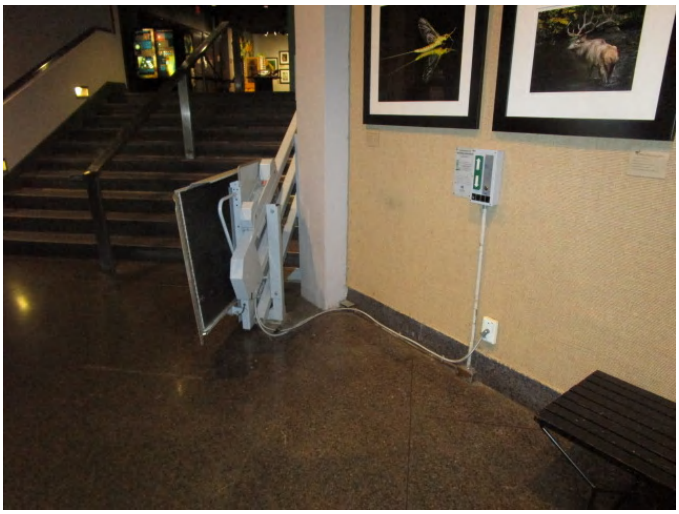
System: C3030 - Ceiling Finishes



Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 38,778.00
Unit of Measure: S.F.
Estimate: $425,705.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The ceiling finishes systems are beyond service life and should be replaced.

System: D1010 - Elevators and Lifts



Location: Stairs

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 38,778.00

Unit of Measure: S.F.

Estimate: $36,684.00

Assessor Name: Eduardo Lopez

Date Created: 05/08/2015

Notes: The lift system is unreliable, beyond service life, and should be scheduled for replacement. Additionally, the lift system is inadequate to evacuate handicap visitors in case of an emergency according to the Science Center staff.

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 38,778.00

Unit of Measure: S.F.

Estimate: $753,301.00

Assessor Name: Eduardo Lopez

Date Created: 05/08/2015

Notes: Some, but not all of the plumbing fixtures were replaced in 2014l. The remaining plumbing fixtures are beyond their expected service life, not all ADA compliant, not efficient, and should be scheduled for replacement. Water fountain protrudes into the hallway more than 4 inches in hallway. Protrusion is not ADA Compliant if more than 4 inches.

System: D2020 - Domestic Water Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 38,778.00

Unit of Measure: S.F.

Estimate: $162,519.00

Assessor Name: Eduardo Lopez

Date Created: 05/08/2015

Notes: The domestic water distribution system is beyond service life, has water quality issues, and should be scheduled for replacement. Black mastic on fiberglass duct wrap is identified as ACM by others.

System: D2030 - Sanitary Waste



Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 38,778.00

Unit of Measure: S.F.

Estimate: $204,748.00

Assessor Name: Eduardo Lopez

Date Created: 05/08/2015

Notes: The sanitary waste system is beyond service life and should be scheduled for replacement.

System: D2040 - Rain Water Drainage



Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 38,778.00
Unit of Measure: S.F.
Estimate: $39,243.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The roof water drainage system is beyond service life and should be scheduled for replacement.

System: D2090 - Other Plumbing Systems - Natural Gas



Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 38,778.00
Unit of Measure: S.F.
Estimate: $32,845.00
Assessor Name: Eduardo Lopez
Date Created: 05/08/2015

Notes: The natural gas system is beyond service life and should be scheduled for replacement.

System: D3040 - Distribution Systems & Exhaust Systems



Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 38,778.00

Unit of Measure: S.F.

Estimate: $250,816.00

Assessor Name: Eduardo Lopez

Date Created: 05/08/2015

Notes: The distribution systems and exhaust systems are beyond their expected service life and should be scheduled for replacement. Black mastic on fiberglass duct wrap is identified as ACM by others. Center staff reports indoor air quality problems.

System: D3050 - Terminal & Package Units



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,000.00

Unit of Measure: S.F.

Estimate: $101,860.00

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The terminal and package units system is beyond service life and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution



Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 38,778.00

Unit of Measure: S.F.

Estimate: $73,795.00

Assessor Name: Eduardo Lopez

Date Created: 05/08/2015

Notes: The electrical service/distribution system is beyond service life and should be scheduled for replacement.

System: D5020 - Branch Wiring



Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 38,778.00

Unit of Measure: S.F.

Estimate: $237,166.00

Assessor Name: Eduardo Lopez

Date Created: 05/08/2015

Notes: The branch wiring system is beyond service life, not code compliant, and should be scheduled for replacement.

System: D5020 - Lighting



Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 38,778.00

Unit of Measure: S.F.

Estimate: $356,602.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The original lighting system is beyond service life, inefficient, not code compliant, and should be scheduled for replacement.

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 38,778.00

Unit of Measure: S.F.

Estimate: $32,845.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: E1020 - Institutional Equipment - Planitarium Eq



Location: Planetarium
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 38,778.00
Unit of Measure: S.F.
Estimate: $360,868.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The original planetarium equipment is beyond service life, obsolete, no longer in use, and should be replaced. Partial improvements (new projection and sound system) are scheduled for June 2016 installation, but other work is still necessary.

System: E2010 - Fixed Furnishings



Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 38,778.00
Unit of Measure: S.F.
Estimate: $391,580.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The fixed furnishings system, including fixed auditorium seating and bookcases, are beyond service life and should be replaced. Partial improvements (new seat covers) are scheduled for June 2016 installation, but other work is still necessary.

Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	4,100
Year Built:	1984
Last Renovation:	
Replacement Value:	$710,735
Repair Cost:	$437,894.00
Total FCI:	61.61 %
Total RSLI:	21.77 %
FCA Score:	38.39



Description:

The 1986 classroom annex building at Fernbank Science Center is a one-story building located at 156 Heaton Park Drive N.E. in Atlanta, Georgia. There have been no additions or renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	8020	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	69.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	39.32 %	47.31 %	$53,399.00
B30 - Roofing	0.00 %	110.00 %	$19,483.00
C10 - Interior Construction	15.59 %	27.23 %	$31,316.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	23.19 %	51.18 %	$45,010.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$47,851.00
D30 - HVAC	0.00 %	110.00 %	$139,810.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	110.00 %	$101,025.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**21.77 %**	**61.61 %**	**$437,894.00**

Photo Album

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

1). North Elevation - May 08, 2015



2). West Elevation - May 08, 2015



3). South Elevation - May 08, 2015



4). East Elevation - May 08, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.51	S.F.	4,100	100	1984	2084		69.00 %	0.00 %	69			$14,391
A1020	Special Foundations	$4.36	S.F.	0	100	1984	2084		69.00 %	0.00 %	69			$0
A1030	Slab on Grade	$3.56	S.F.	4,100	100	1984	2084		69.00 %	0.00 %	69			$14,596
A2010	Basement Excavation	$0.14	S.F.	0	100	1984	2084		69.00 %	0.00 %	69			$0
A2020	Basement Walls	$1.64	S.F.	0	100	1984	2084		69.00 %	0.00 %	69			$0
B1010	Floor Construction	$15.61	S.F.	0	100	1984	2084		69.00 %	0.00 %	69			$0
B1020	Roof Construction	$11.74	S.F.	4,100	100	1984	2084		69.00 %	0.00 %	69			$48,134
B2010	Exterior Walls	$15.69	S.F.	4,100	100	1984	2084		69.00 %	0.00 %	69			$64,329
B2020	Exterior Windows	$11.18	S.F.	4,100	30	1984	2014		0.00 %	110.00 %	-1		$50,422.00	$45,838
B2030	Exterior Doors	$0.66	S.F.	4,100	30	1984	2014		0.00 %	110.01 %	-1		$2,977.00	$2,706
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	4,100	10	1984	1994	2015	0.00 %	110.00 %	0		$19,483.00	$17,712
B3010	Roof Coverings - BUR	$0.00	S.F.	0	25	1984	2009		0.00 %	0.00 %	-6			$0
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	15	1984	1999		0.00 %	0.00 %	-16			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.	0	75	1984	2059		58.67 %	0.00 %	44			$0
B3020	Roof Openings	$0.00	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0
C1010	Partitions	$19.44	S.F.	4,100	40	1984	2024		22.50 %	0.00 %	9			$79,704
C1020	Interior Doors	$6.11	S.F.	4,100	30	1984	2014		0.00 %	80.00 %	-1		$20,041.00	$25,051
C1030	Fittings	$2.50	S.F.	4,100	20	1984	2004		0.00 %	110.00 %	-11		$11,275.00	$10,250
C2010	Stair Construction	$2.21	S.F.	0	100	1984	2084		69.00 %	0.00 %	69			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	4,100	10	2011	2021		60.00 %	0.00 %	6			$7,913
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1984	1994		0.00 %	0.00 %	-21			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	0	8	1984	1992		0.00 %	0.00 %	-23			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	0	50	1984	2034		38.00 %	0.00 %	19			$0
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	1984	2034		38.00 %	0.00 %	19			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	4,100	20	2003	2023		40.00 %	0.00 %	8			$39,114
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1984	2004		0.00 %	0.00 %	-11			$0
C3030	Ceiling Finishes	$9.98	S.F.	4,100	20	1984	2004		0.00 %	110.00 %	-11		$45,010.00	$40,918
D1010	Elevators and Lifts	$0.00	S.F.	4,100	30	1984	2014		0.00 %	0.00 %	-1			$0
D2010	Plumbing Fixtures	$2.00	S.F.	4,100	20	1984	2004		0.00 %	110.00 %	-11		$9,020.00	$8,200
D2020	Domestic Water Distribution	$3.81	S.F.	4,100	30	1984	2014		0.00 %	110.00 %	-1		$17,183.00	$15,621
D2030	Sanitary Waste	$4.80	S.F.	4,100	30	1984	2014		0.00 %	110.00 %	-1		$21,648.00	$19,680
D2040	Rain Water Drainage	$0.00	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0

School Assessment Report - 1984 Classroom Annex

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.00	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0
D2090	Other Plumbing Systems - Natural Gas	$0.00	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0
D3020	Heat Generating Systems	$0.00	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0
D3030	Cooling Generating Systems	$0.00	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0
D3040	Distribution Systems & Exhaust Systems	$0.00	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0
D3050	Terminal & Package Units	$27.81	S.F.	4,100	15	1984	1999		0.00 %	110.00 %	-16		$125,423.00	$114,021
D3060	Controls & Instrumentation	$3.19	S.F.	4,100	20	1984	2004		0.00 %	110.00 %	-11		$14,387.00	$13,079
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0
D4010	Sprinklers	$0.00	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0
D4020	Standpipes	$0.47	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0
D5010	Electrical Service/Distribution	$1.73	S.F.	4,100	30	1984	2014		0.00 %	110.00 %	-1		$7,802.00	$7,093
D5020	Branch Wiring	$5.56	S.F.	4,100	30	1984	2014		0.00 %	110.00 %	-1		$25,076.00	$22,796
D5020	Lighting	$8.36	S.F.	4,100	30	1984	2014		0.00 %	110.00 %	-1		$37,704.00	$34,276
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	4,100	10	2003	2013		0.00 %	110.01 %	-2		$3,473.00	$3,157
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	4,100	10	2003	2013		0.00 %	110.00 %	-2		$21,738.00	$19,762
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	4,100	10	2003	2013		0.00 %	110.01 %	-2		$5,232.00	$4,756
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.	0	20	1984	2004		0.00 %	0.00 %	-11			$0
E1020	Institutional Equipment	$0.00	S.F.	0	20	1984	2004		0.00 %	0.00 %	-11			$0
E1090	Other Equipment (Kitchen Equipment)	$0.00	S.F.	0	20	1984	2004		0.00 %	0.00 %	-11			$0
E1090	Other Equipment (Sports Equipment)	$0.00	S.F.	0	15	1984	1999		0.00 %	0.00 %	-16			$0
E2010	Fixed Furnishings	$9.18	S.F.	4,100	20	2005	2025		50.00 %	0.00 %	10			$37,638
F1010	Special Structures - Canopies	$0.00	S.F.	0	20	1984	2004		0.00 %	0.00 %	-11			$0
								Total	**21.77 %**	**61.61 %**			**$437,894.00**	**$710,735**

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:	**$437,894**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,393**	**$0**	**$54,503**	**$114,395**	**$122,737**	**$739,922**
*** 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	$50,422	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,422**
B2030 - Exterior Doors	$2,977	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,977**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$19,483	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,184	**$45,667**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

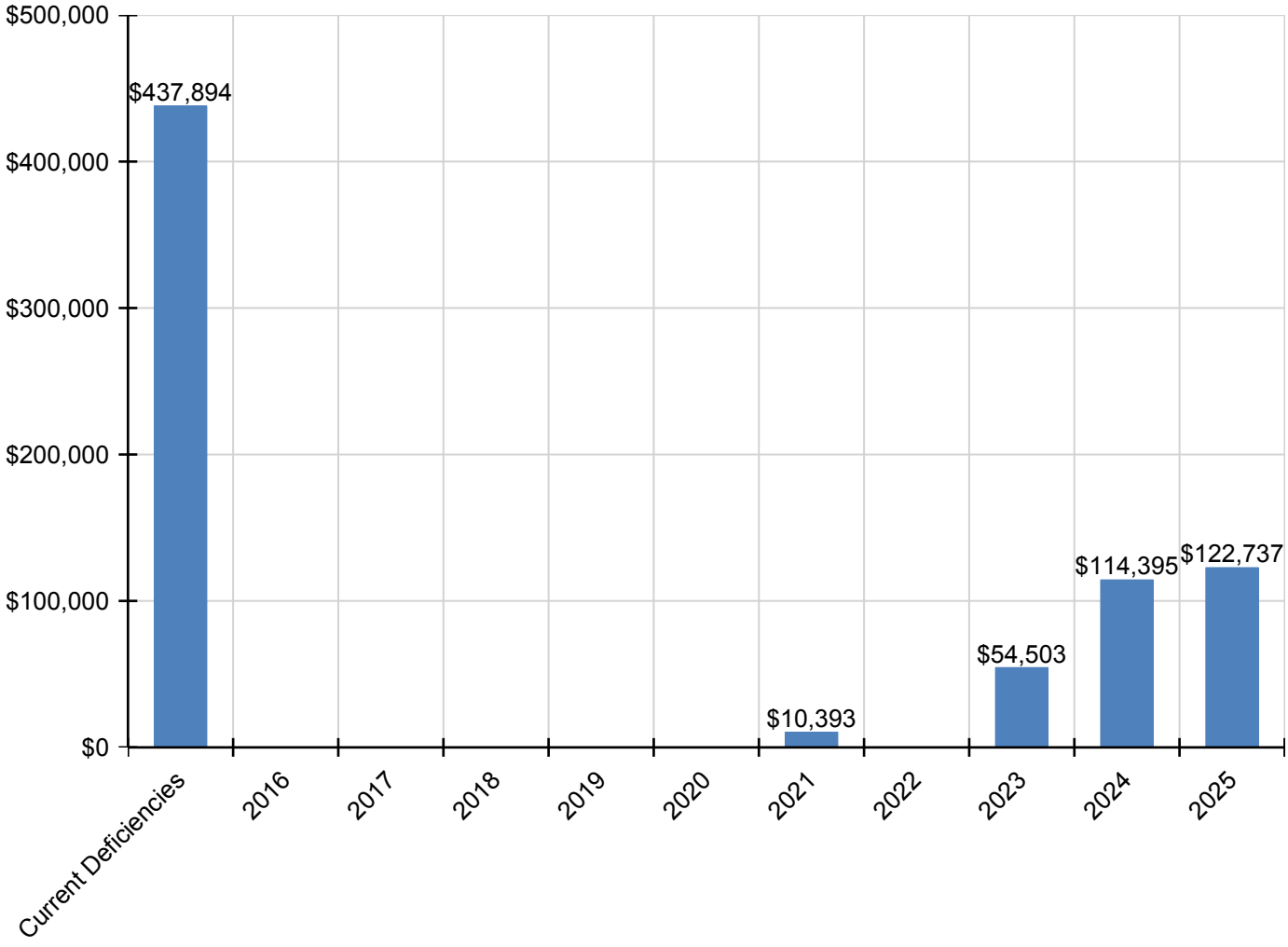
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$114,395	$0	**$114,395**
C1020 - Interior Doors	$20,041	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,041**
C1030 - Fittings	$11,275	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,275**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$10,393	$0	$0	$0	$0	**$10,393**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$54,503	$0	$0	**$54,503**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$45,010	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,010**
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	$9,020	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,020**
D2020 - Domestic Water Distribution	$17,183	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,183**
D2030 - Sanitary Waste	$21,648	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,648**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$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	$125,423	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$125,423**
D3060 - Controls & Instrumentation	$14,387	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,387**
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	$7,802	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,802**
D5020 - Branch Wiring	$25,076	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,076**
D5020 - Lighting	$37,704	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,704**
D5030 - Communications and Security - Fire Alarm	$3,473	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,667	**$8,140**
D5030 - Communications and Security - PA & Clock Systems	$21,738	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,214	**$50,952**
D5030 - Communications and Security - Security & CCTV	$5,232	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,031	**$12,263**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$55,641	**$55,641**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

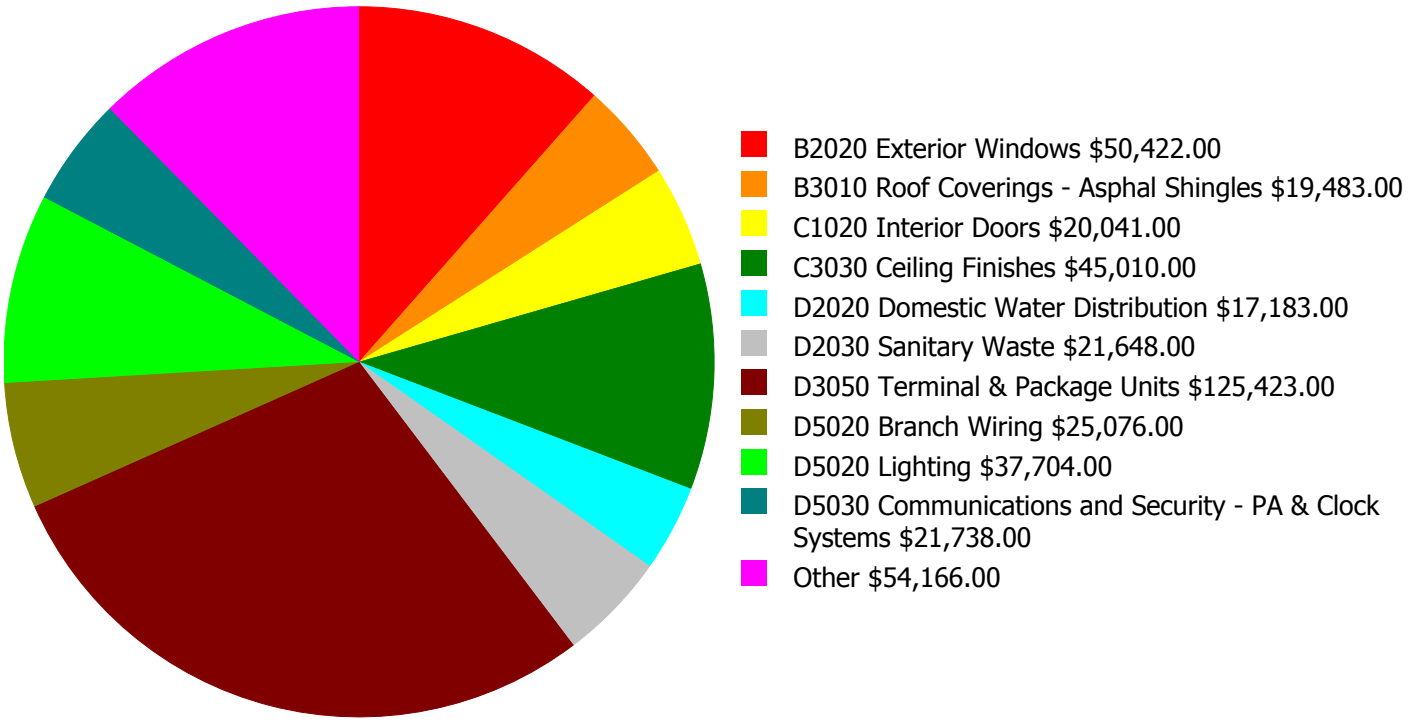
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

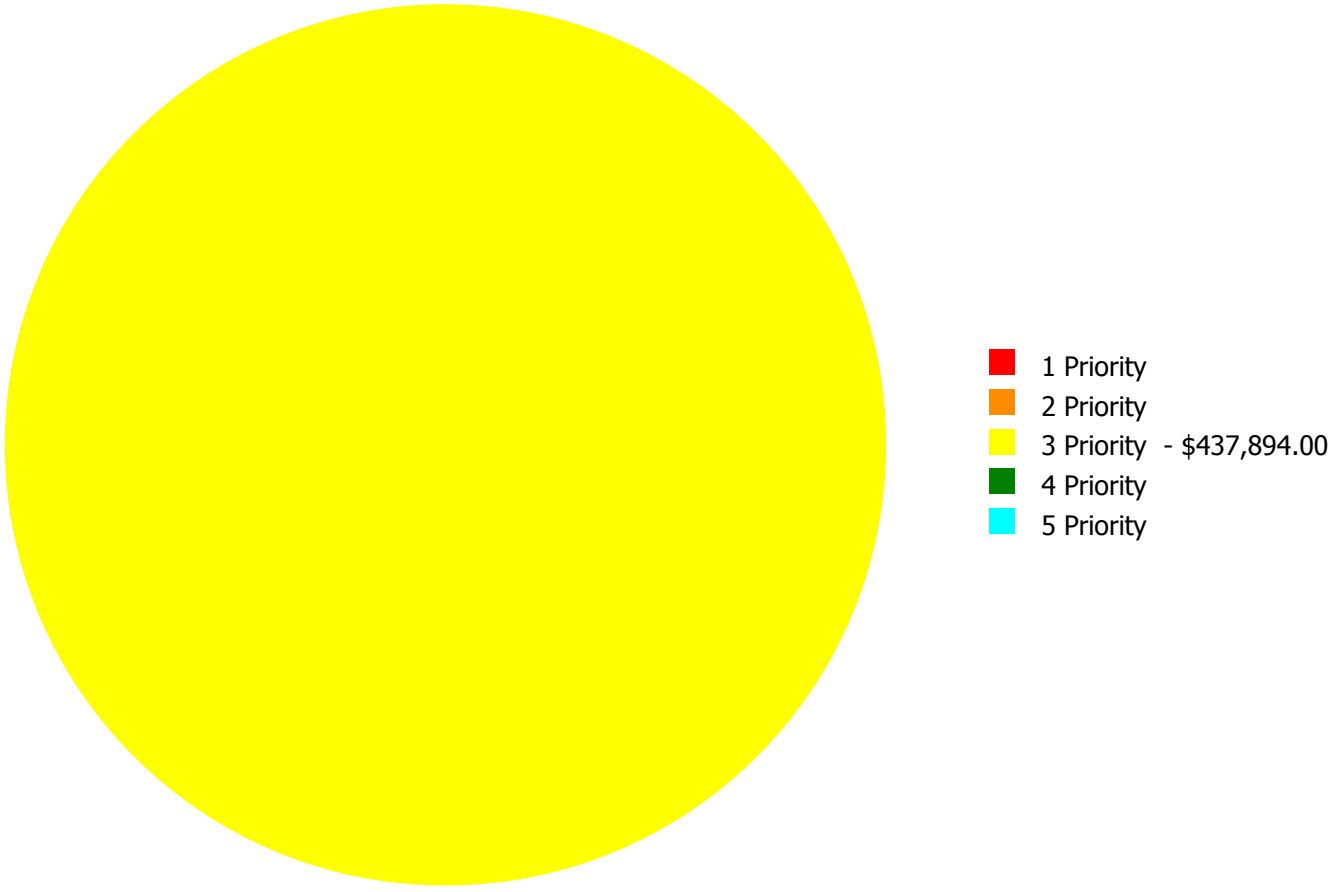
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $437,894.00

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: $437,894.00

Deficiency By Priority Investment Table

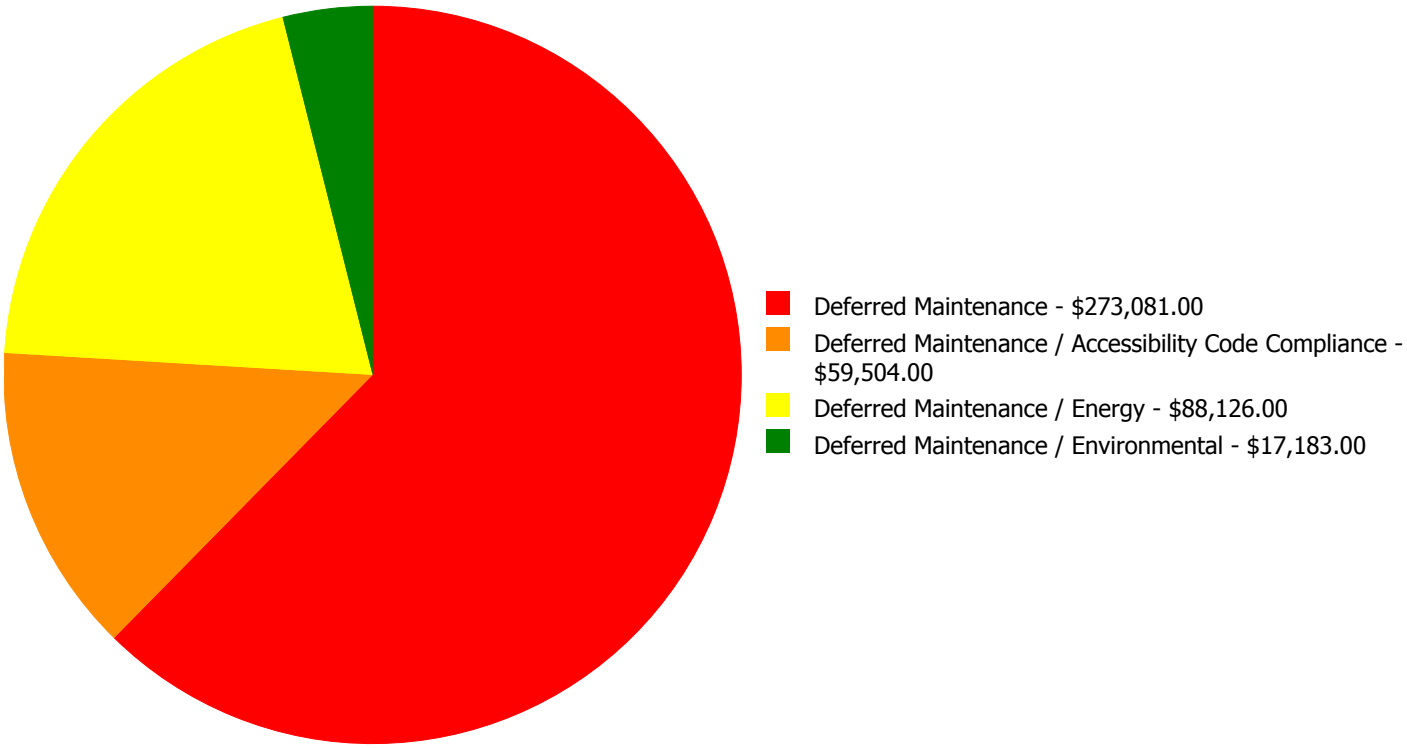
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$50,422.00	$0.00	$0.00	$50,422.00
B2030	Exterior Doors	$0.00	$0.00	$2,977.00	$0.00	$0.00	$2,977.00
B3010	Roof Coverings - Asphal Shingles	$0.00	$0.00	$19,483.00	$0.00	$0.00	$19,483.00
C1020	Interior Doors	$0.00	$0.00	$20,041.00	$0.00	$0.00	$20,041.00
C1030	Fittings	$0.00	$0.00	$11,275.00	$0.00	$0.00	$11,275.00
C3030	Ceiling Finishes	$0.00	$0.00	$45,010.00	$0.00	$0.00	$45,010.00
D2010	Plumbing Fixtures	$0.00	$0.00	$9,020.00	$0.00	$0.00	$9,020.00
D2020	Domestic Water Distribution	$0.00	$0.00	$17,183.00	$0.00	$0.00	$17,183.00
D2030	Sanitary Waste	$0.00	$0.00	$21,648.00	$0.00	$0.00	$21,648.00
D3050	Terminal & Package Units	$0.00	$0.00	$125,423.00	$0.00	$0.00	$125,423.00
D3060	Controls & Instrumentation	$0.00	$0.00	$14,387.00	$0.00	$0.00	$14,387.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$7,802.00	$0.00	$0.00	$7,802.00
D5020	Branch Wiring	$0.00	$0.00	$25,076.00	$0.00	$0.00	$25,076.00
D5020	Lighting	$0.00	$0.00	$37,704.00	$0.00	$0.00	$37,704.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$3,473.00	$0.00	$0.00	$3,473.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$21,738.00	$0.00	$0.00	$21,738.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$5,232.00	$0.00	$0.00	$5,232.00
	Total:	$0.00	$0.00	$437,894.00	$0.00	$0.00	$437,894.00

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: $437,894.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 4,100.00
Unit of Measure: S.F.
Estimate: $50,422.00
Assessor Name: Eduardo Lopez
Date Created: 09/09/2015

Notes: The exterior windows are aged, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 4,100.00
Unit of Measure: S.F.
Estimate: $2,977.00
Assessor Name: Eduardo Lopez
Date Created: 09/09/2015

Notes: The original exterior doors are aged, (hardware is) not ADA compliant, and should be replaced.

System: B3010 - Roof Coverings - Asphal Shingles



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 4,100.00

Unit of Measure: S.F.

Estimate: $19,483.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The roof covering is failing, beyond service life, and should be replaced.

System: C1020 - Interior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 4,100.00

Unit of Measure: S.F.

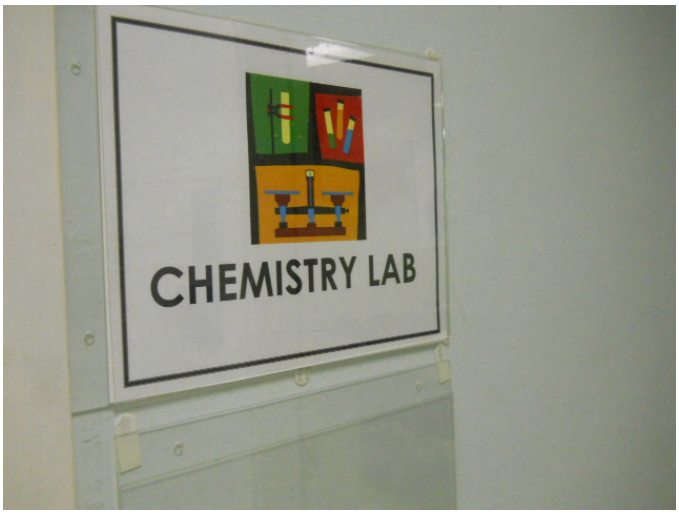
Estimate: $20,041.00

Assessor Name: Eduardo Lopez

Date Created: 09/09/2015

Notes: The interior doors are aged, failing, (hardware is) not ADA 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: 4,100.00

Unit of Measure: S.F.

Estimate: $11,275.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The fittings system, including signage and handrails at exit stairwells, is not code and ADA compliant, beyond service life, and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 4,100.00

Unit of Measure: S.F.

Estimate: $45,010.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: D2010 - Plumbing Fixtures



Location: Classroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,100.00
Unit of Measure: S.F.
Estimate: $9,020.00
Assessor Name: Eduardo Lopez
Date Created: 05/18/2015

Notes: The classroom sinks are beyond their expected service life and should be replaced.

System: D2020 - Domestic Water Distribution



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 4,100.00
Unit of Measure: S.F.
Estimate: $17,183.00
Assessor Name: Sam Mandola
Date Created: 09/09/2015

Notes: The domestic water distribution system is beyond its expected service life, has water quality issues, and should be scheduled for replacement.

System: D2030 - Sanitary Waste



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,100.00
Unit of Measure: S.F.
Estimate: $21,648.00
Assessor Name: Eduardo Lopez
Date Created: 09/09/2015

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

System: D3050 - Terminal & Package Units



Location: Exterior of building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,100.00
Unit of Measure: S.F.
Estimate: $125,423.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The terminal and package units system is beyond service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 4,100.00

Unit of Measure: S.F.

Estimate: $14,387.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: D5010 - Electrical Service/Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 4,100.00

Unit of Measure: S.F.

Estimate: $7,802.00

Assessor Name: Eduardo Lopez

Date Created: 09/09/2015

Notes: The electrical service/distribution 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: 4,100.00
Unit of Measure: S.F.
Estimate: $25,076.00
Assessor Name: Eduardo Lopez
Date Created: 09/09/2015

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

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 4,100.00
Unit of Measure: S.F.
Estimate: $37,704.00
Assessor Name: Eduardo Lopez
Date Created: 09/09/2015

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

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 4,100.00

Unit of Measure: S.F.

Estimate: $3,473.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The fire alarm system is beyond service life, not ADA compliant, and should be scheduled for replacement.

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



Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 4,100.00

Unit of Measure: S.F.

Estimate: $21,738.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The PA system is beyond service life, not ADA compliant, and should be scheduled for replacement.

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 4,100.00

Unit of Measure: S.F.

Estimate: $5,232.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The CCTV system is beyond service life and should be scheduled for replacement.

Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	100
Year Built:	1984
Last Renovation:	
Replacement Value:	$8,057
Repair Cost:	$572.00
Total FCI:	7.10 %
Total RSLI:	60.59 %
FCA Score:	92.90



Description:

The 1984 storage shed at Fernbank Science Center is located at 156 Heaton Park Drive N.E. in Atlanta, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

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	69.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.82 %	13.04 %	$572.00
B30 - Roofing	50.00 %	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:	**60.59 %**	**7.10 %**	**$572.00**

Photo Album

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

1). South Elevation - May 08, 2015



2). West Elevation - May 08, 2015



3). North Elevation - May 08, 2015



4). East Elevation - May 08, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	0	100	1984	2084		69.00 %	0.00 %	69			$0
A1030	Slab on Grade	$3.60	S.F.	100	100	1984	2084		69.00 %	0.00 %	69			$360
A2010	Basement Excavation	$0.00	S.F.	0	100	1984	2084		69.00 %	0.00 %	69			$0
A2020	Basement Walls	$0.00	S.F.	0	100	1984	2084		69.00 %	0.00 %	69			$0
B1020	Roof Construction	$16.33	S.F.	100	100	1984	2084		69.00 %	0.00 %	69			$1,633
B2010	Exterior Walls	$38.65	S.F.	100	100	1984	2084		69.00 %	0.00 %	69			$3,865
B2020	Exterior Windows	$0.00	S.F.	100	30	1984	2014		0.00 %	0.00 %	-1			$0
B2030	Exterior Doors	$5.20	S.F.	100	30	1984	2014		0.00 %	110.00 %	-1		$572.00	$520
B3010	Roof Coverings	$16.79	S.F.	100	20	2005	2025		50.00 %	0.00 %	10			$1,679
C1010	Partitions	$0.00	S.F.	0	40	1984	2024		22.50 %	0.00 %	9			$0
C1020	Interior Doors	$0.00	S.F.	0	30	1984	2014		0.00 %	0.00 %	-1			$0
C1030	Fittings	$0.00	S.F.	100	20	1984	2004		0.00 %	0.00 %	-11			$0
C3010	Wall Finishes	$0.00	S.F.	0	20	1984	2004		0.00 %	0.00 %	-11			$0
C3020	Floor Finishes	$0.00	S.F.	0	20	1984	2004		0.00 %	0.00 %	-11			$0
C3030	Ceiling Finishes	$0.00	S.F.	0	20	1984	2004		0.00 %	0.00 %	-11			$0
D2040	Rain Water Drainage	$0.00	S.F.	0	0	1984			0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.	0	0	1984			0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.	0	0	1984			0.00 %	0.00 %				$0
								Total	**60.59 %**	**7.10 %**			**$572.00**	**$8,057**

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.

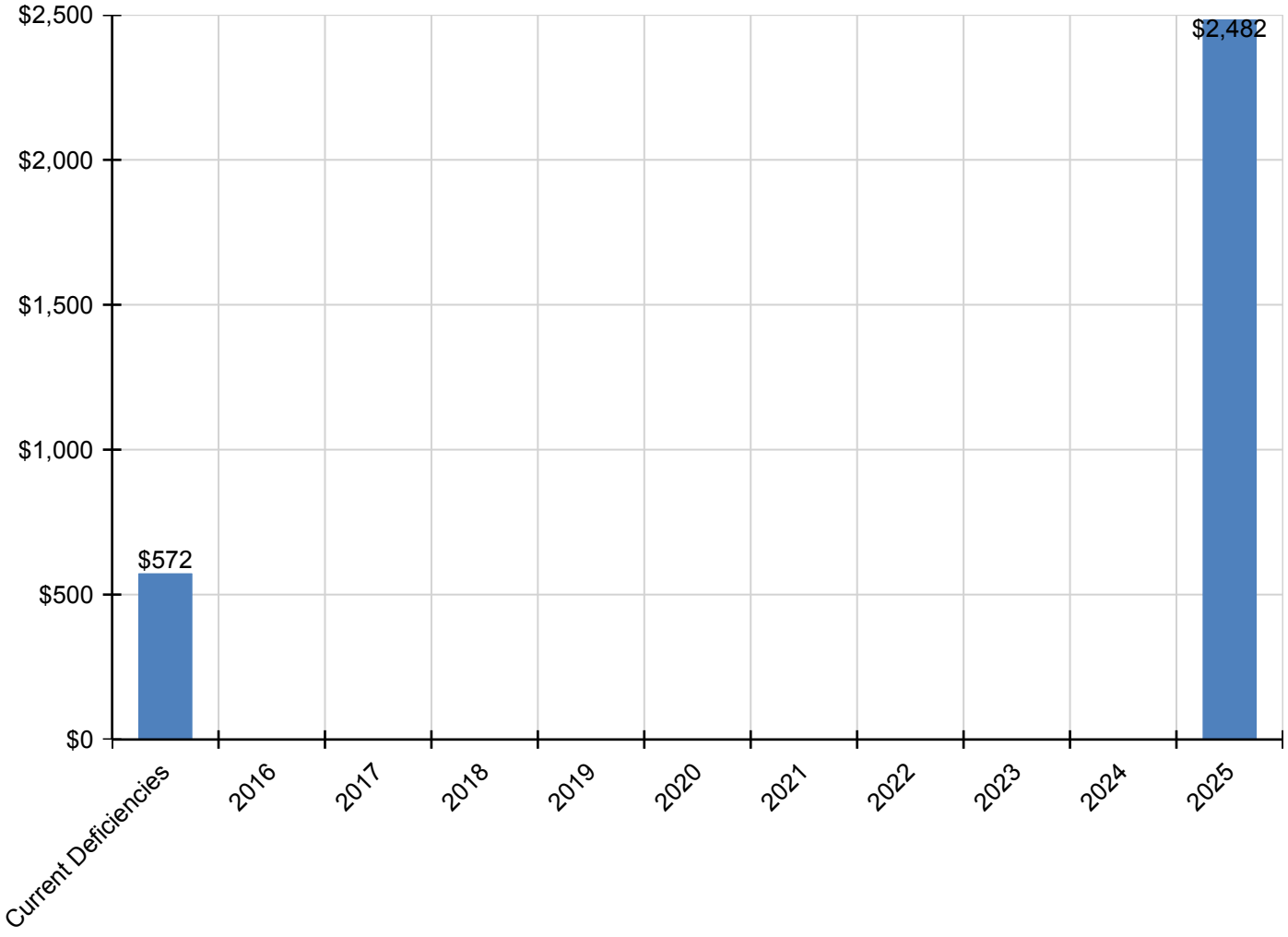
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$572**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,482**	**$3,054**
*** 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	$572	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$572**
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	$2,482	**$2,482**
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*

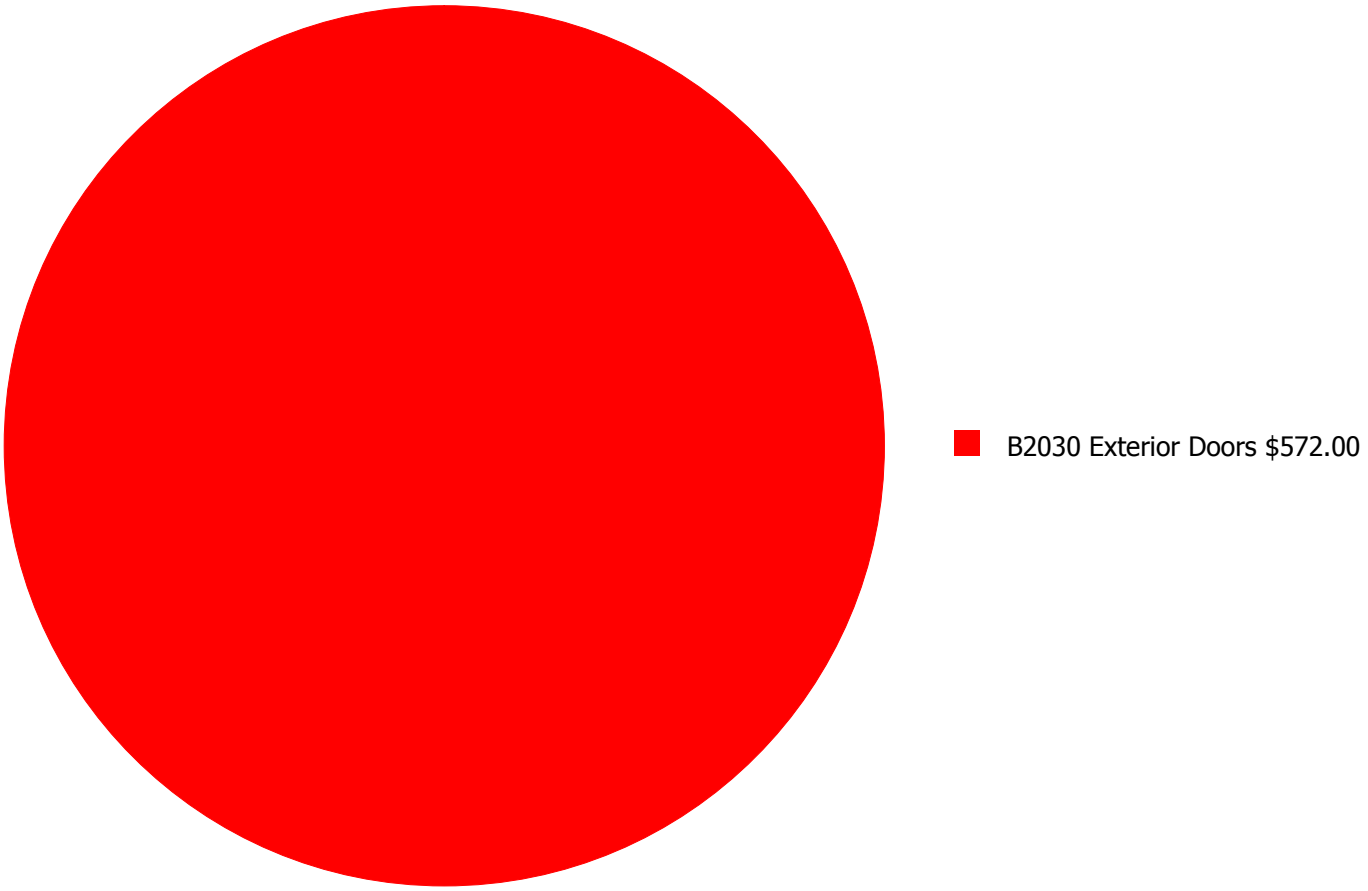
Forecasted Capital Renewal Requirement

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

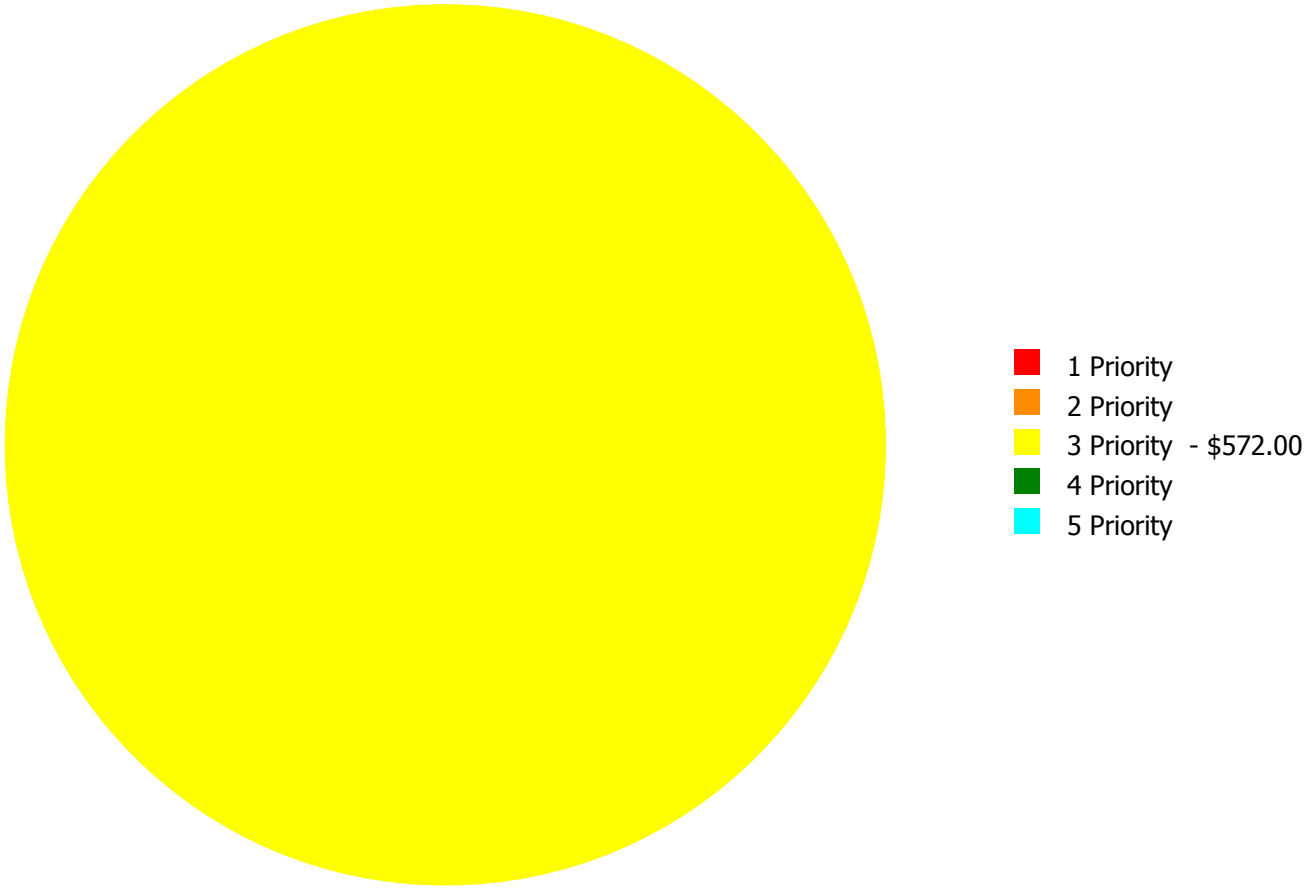
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $572.00

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: $572.00

Deficiency By Priority Investment Table

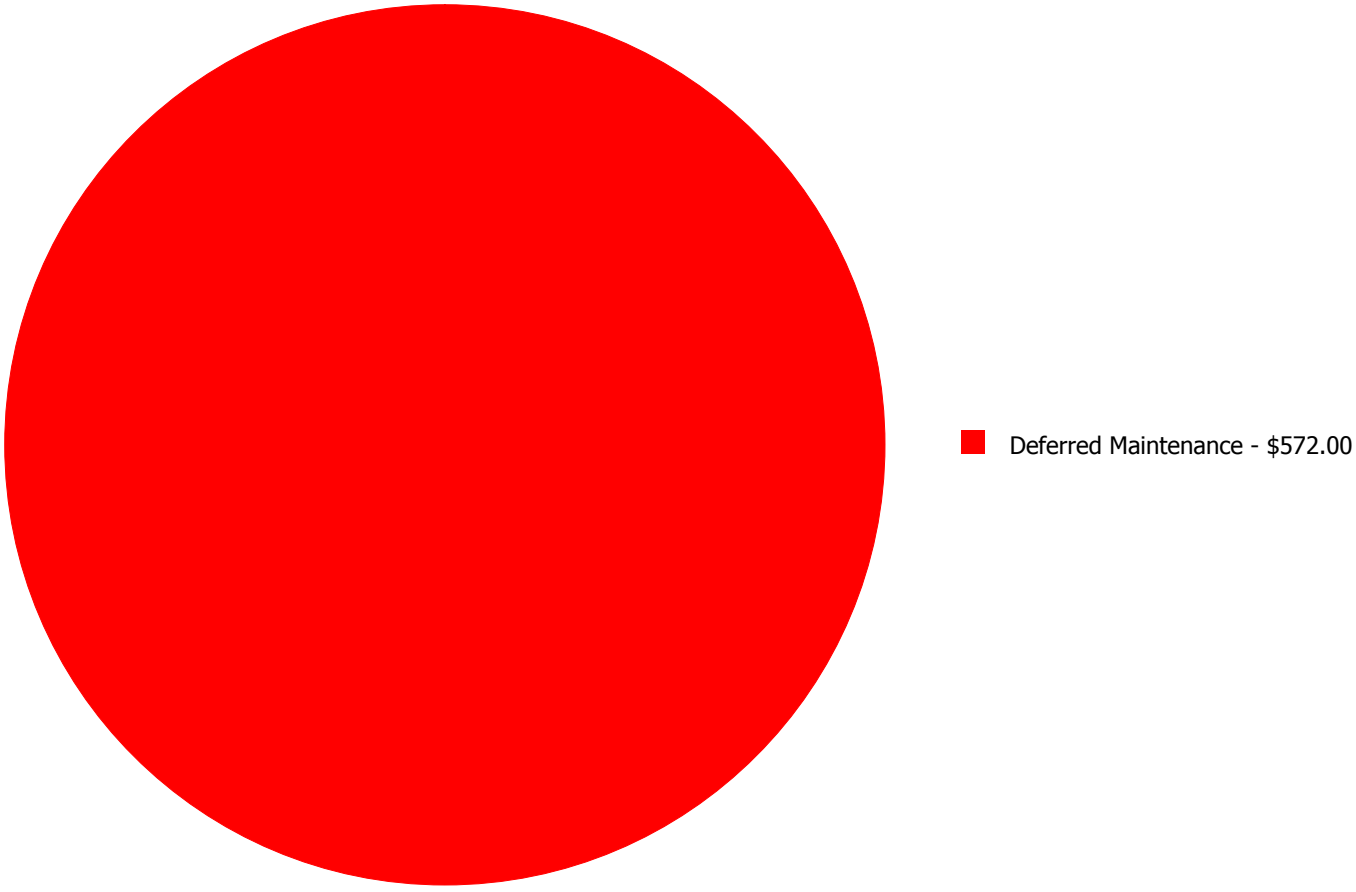
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$572.00	$0.00	$0.00	$572.00
	Total:	$0.00	$0.00	$572.00	$0.00	$0.00	$572.00

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: $572.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors



Location: Exterior wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 100.00
Unit of Measure: S.F.
Estimate: $572.00
Assessor Name: Dave Cunningham
Date Created: 04/11/2015

Notes: The exterior door is beyond service life and should be replaced.

Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	1,260
Year Built:	1986
Last Renovation:	
Replacement Value:	$143,275
Repair Cost:	$73,376.00
Total FCI:	51.21 %
Total RSLI:	31.55 %
FCA Score:	48.79



Description:

The 1986 storage building at Fernbank Science Center is a one-story building located at 156 Heaton Park Drive NE in Atlanta, Georgia. There have been no additions or renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	8030	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	71.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	71.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	59.48 %	0.00 %	$0.00
B30 - Roofing	0.00 %	110.01 %	$5,988.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	110.00 %	$28,288.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D30 - HVAC	0.00 %	110.00 %	$23,909.00
D50 - Electrical	9.22 %	65.28 %	$15,191.00
Totals:	**31.55 %**	**51.21 %**	**$73,376.00**

Photo Album

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

1). East Elevation - Sep 09, 2015



2). North Elevation - Sep 09, 2015



3). West Elevation - Sep 09, 2015



4). South Elevation - Sep 09, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.08	S.F.	1,260	100	1986	2086		71.00 %	0.00 %	71			$5,141
A1030	Slab on Grade	$3.27	S.F.	1,260	100	1986	2086		71.00 %	0.00 %	71			$4,120
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.	1,260	100	1986	2086		71.00 %	0.00 %	71			$18,031
B2010	Exterior Walls	$26.22	S.F.	1,260	100	1986	2086		71.00 %	0.00 %	71			$33,037
B2020	Exterior Windows	$0.00	S.F.		0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$5.38	S.F.	1,260	30	1986	2016		3.33 %	0.00 %	1			$6,779
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	1,260	15	1986	2001		0.00 %	110.01 %	-14		$5,988.00	$5,443
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 - Paint	$1.93	S.F.	1,260	10	1986	1996		0.00 %	109.99 %	-19		$2,675.00	$2,432
C3020	Floor Finishes - Carpet	$8.50	S.F.	1,260	8	1986	1994		0.00 %	110.00 %	-21		$11,781.00	$10,710
C3030	Ceiling Finishes	$9.98	S.F.	1,260	20	1986	2006		0.00 %	110.00 %	-9		$13,832.00	$12,575
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution Systems	$6.87	S.F.	1,260	30	1986	2016	2015	0.00 %	110.00 %	0		$9,522.00	$8,656
D3050	Terminal & Package Units	$10.38	S.F.	1,260	15	1986	2001		0.00 %	110.00 %	-14		$14,387.00	$13,079
D5010	Electrical Service/Distribution	$2.69	S.F.	1,260	40	1986	2026		27.50 %	0.00 %	11			$3,389
D5020	Lighting and Branch Wiring	$10.96	S.F.	1,260	30	1986	2016	2015	0.00 %	110.00 %	0		$15,191.00	$13,810
D5030	Communications and Security -PA & Clock Systems	$4.82	S.F.	1,260	15	2003	2018		20.00 %	0.00 %	3			$6,073
								Total	**31.55 %**	**51.21 %**			**$73,376.00**	**$143,275**

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%

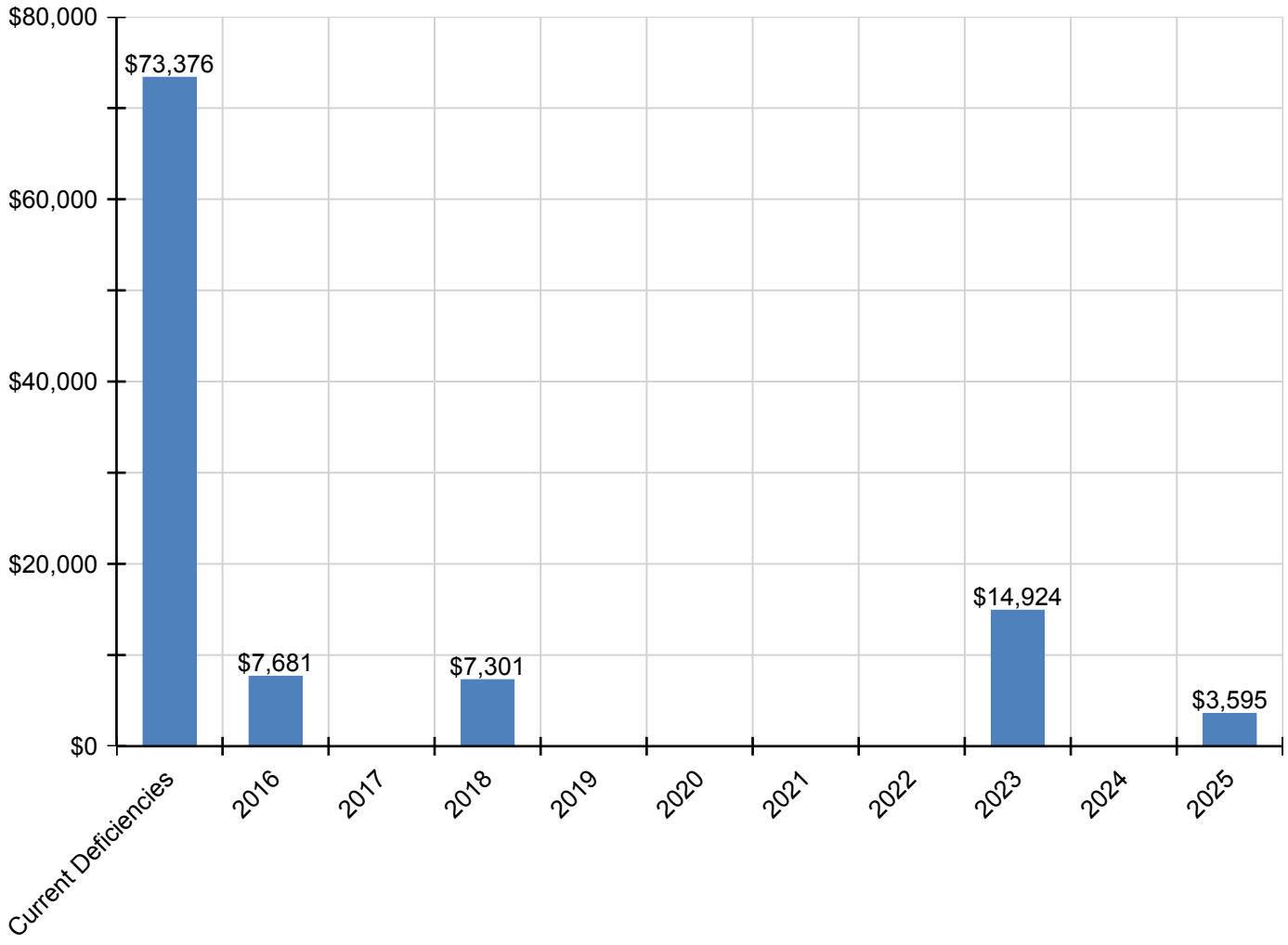
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$73,376**	**$7,681**	**$0**	**$7,301**	**$0**	**$0**	**$0**	**$0**	**$14,924**	**$0**	**$3,595**	**$106,876**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$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	$7,681	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,681**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$5,988	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,988**
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 - Paint	$2,675	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,595	**$6,270**
C3020 - Floor Finishes - Carpet	$11,781	$0	$0	$0	$0	$0	$0	$0	$14,924	$0	$0	**$26,705**
C3030 - Ceiling Finishes	$13,832	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,832**

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**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$9,522	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,522**
D3050 - Terminal & Package Units	$14,387	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,387**
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	$15,191	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,191**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$7,301	$0	$0	$0	$0	$0	$0	$0	**$7,301**

** Indicates non-renewable system*

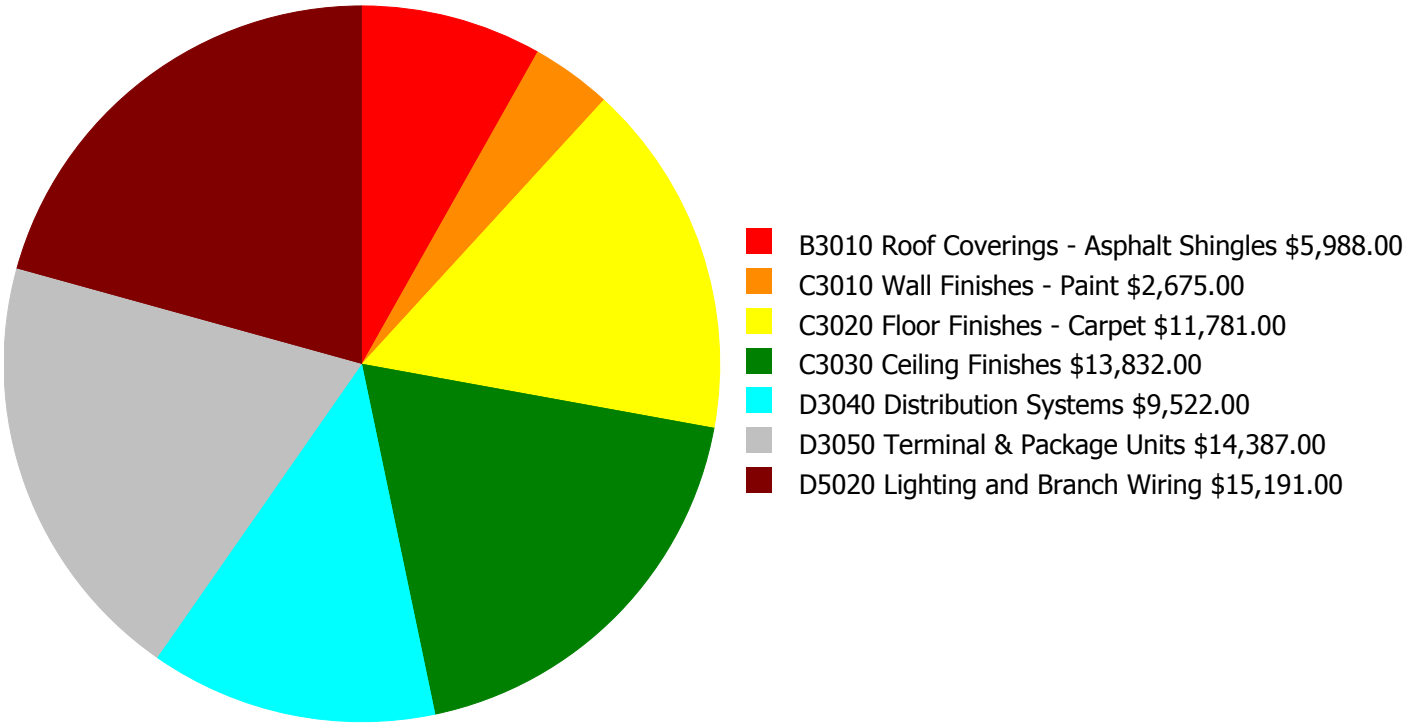
Forecasted Capital Renewal Requirement

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

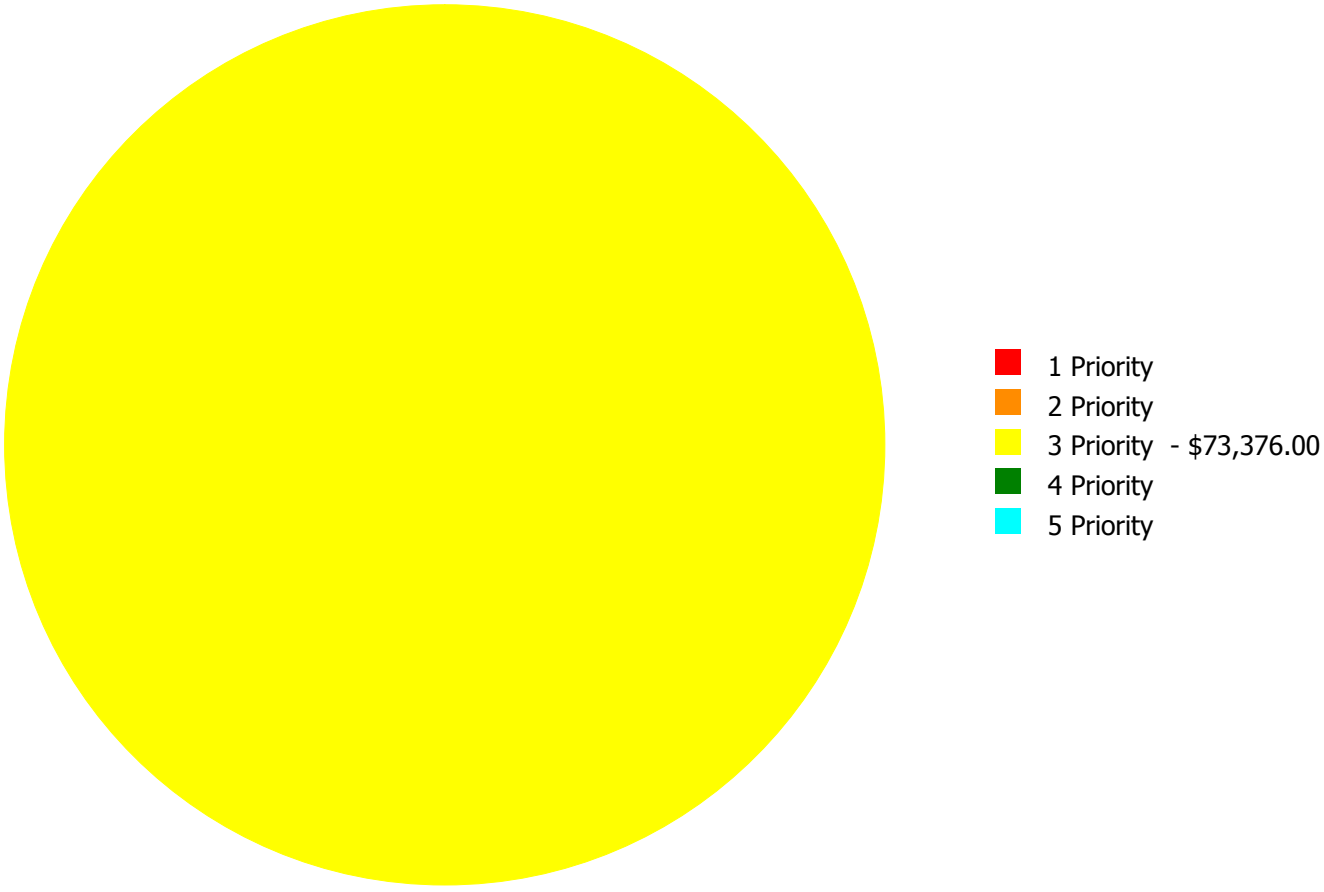
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $73,376.00

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: $73,376.00

Deficiency By Priority Investment Table

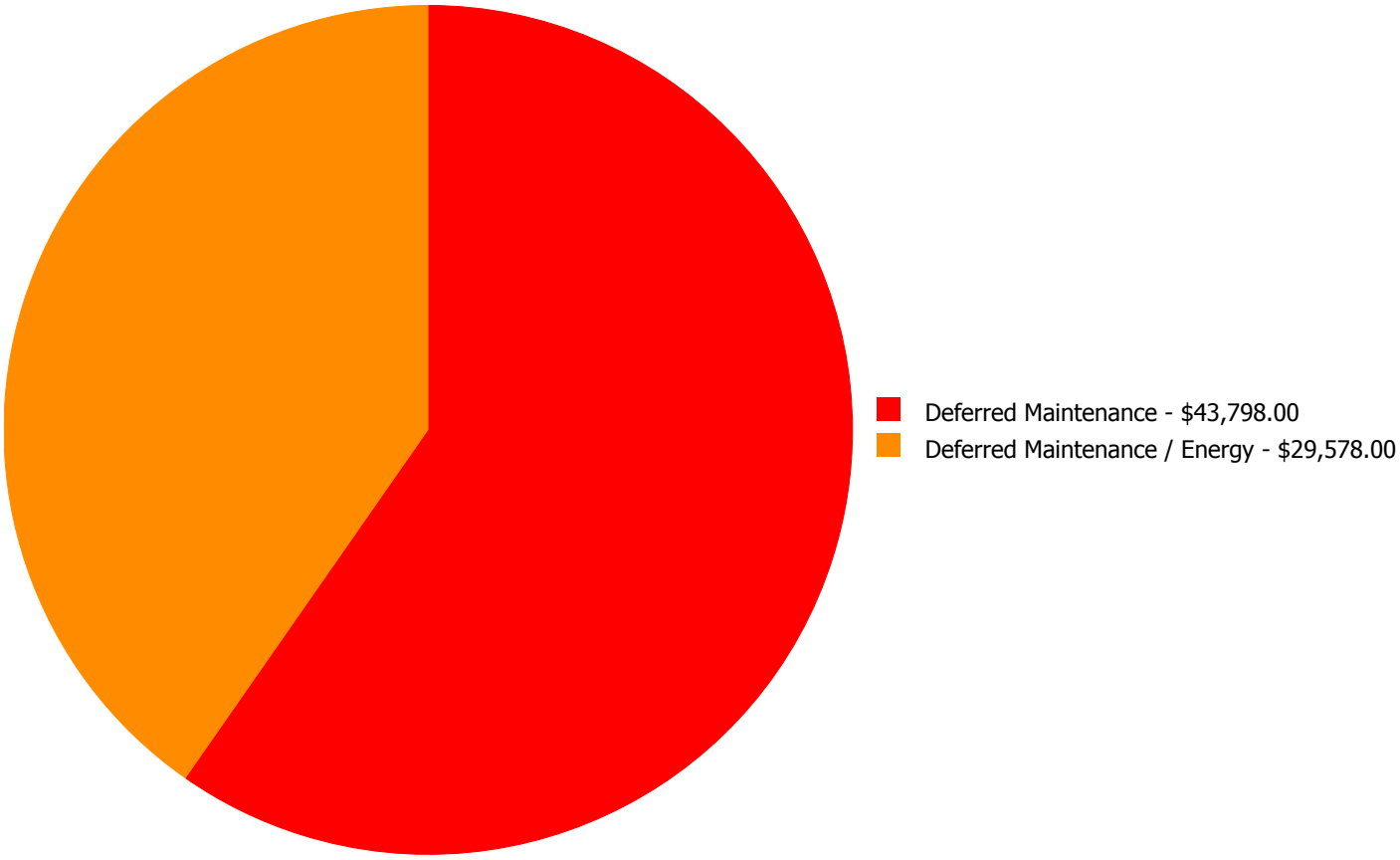
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - Asphalt Shingles	$0.00	$0.00	$5,988.00	$0.00	$0.00	$5,988.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$2,675.00	$0.00	$0.00	$2,675.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$11,781.00	$0.00	$0.00	$11,781.00
C3030	Ceiling Finishes	$0.00	$0.00	$13,832.00	$0.00	$0.00	$13,832.00
D3040	Distribution Systems	$0.00	$0.00	$9,522.00	$0.00	$0.00	$9,522.00
D3050	Terminal & Package Units	$0.00	$0.00	$14,387.00	$0.00	$0.00	$14,387.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$15,191.00	$0.00	$0.00	$15,191.00
	Total:	$0.00	$0.00	$73,376.00	$0.00	$0.00	$73,376.00

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: $73,376.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,260.00
Unit of Measure: S.F.
Estimate: $5,988.00
Assessor Name: Sam Mandola
Date Created: 09/09/2015

Notes: The asphalt shingle roof coverings is aged, showing signs of failure, and should be replaced.

System: C3010 - Wall Finishes - Paint



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,260.00
Unit of Measure: S.F.
Estimate: $2,675.00
Assessor Name: Sam Mandola
Date Created: 09/09/2015

Notes: The painted wall finishes are aged, scuffed, and stained, and should be replaced.

System: C3020 - Floor Finishes - Carpet



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,260.00
Unit of Measure: S.F.
Estimate: $11,781.00
Assessor Name: Sam Mandola
Date Created: 09/09/2015

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

System: C3030 - Ceiling Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,260.00
Unit of Measure: S.F.
Estimate: $13,832.00
Assessor Name: Sam Mandola
Date Created: 09/09/2015

Notes: The original ceiling tiles are aged, failing and should be replaced.

System: D3040 - Distribution Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,260.00
Unit of Measure: S.F.
Estimate: $9,522.00
Assessor Name: Sam Mandola
Date Created: 09/09/2015

Notes: The air distribution system is aged, becoming logistically unsupportable, and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 1,260.00
Unit of Measure: S.F.
Estimate: $14,387.00
Assessor Name: Sam Mandola
Date Created: 09/09/2015

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

System: D5020 - Lighting and Branch Wiring



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 1,260.00

Unit of Measure: S.F.

Estimate: $15,191.00

Assessor Name: Sam Mandola

Date Created: 09/09/2015

Notes: The original lighting and branch wiring system is operational, but is aged, in poor condition, and should be replaced.

Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	64
Year Built:	1985
Last Renovation:	
Replacement Value:	$6,273
Repair Cost:	$2,776.00
Total FCI:	44.25 %
Total RSLI:	41.84 %
FCA Score:	55.75



Description:

The security shed at the Fernbank Science Center is located at 156 Heaton Park Drive N.E. in Atlanta, Georgia. Originally built in 1985, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	70.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	70.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	55.52 %	22.73 %	$709.00
B30 - Roofing	0.00 %	109.95 %	$1,182.00
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 %	110.07 %	$885.00
Totals:	**41.83 %**	**44.25 %**	**$2,776.00**

Photo Album

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

1). North Elevation - May 08, 2015



2). West Elevation - May 08, 2015



3). South Elevation - May 08, 2015



4). East Elevation - May 08, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	0	100	1985	2085		70.00 %	0.00 %	70			$0
A1030	Slab on Grade	$3.60	S.F.	64	100	1985	2085		70.00 %	0.00 %	70			$230
A2010	Basement Excavation	$0.22	S.F.	0	100	1985	2085		70.00 %	0.00 %	70			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1985	2085		70.00 %	0.00 %	70			$0
B1020	Roof Construction	$16.33	S.F.	64	100	1985	2085		70.00 %	0.00 %	70			$1,045
B2010	Exterior Walls	$38.65	S.F.	64	100	1985	2085		70.00 %	0.00 %	70			$2,474
B2020	Exterior Windows	$4.87	S.F.	64	30	1985	2015		0.00 %	109.94 %	0		$343.00	$312
B2030	Exterior Doors	$5.20	S.F.	64	30	1985	2015		0.00 %	109.91 %	0		$366.00	$333
B3010	Roof Coverings	$16.79	S.F.	64	20	1985	2005	2015	0.00 %	109.95 %	0		$1,182.00	$1,075
C1010	Partitions	$13.04	S.F.	0	40	1985	2025		25.00 %	0.00 %	10			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1985	2015		0.00 %	0.00 %	0			$0
C1030	Fittings	$3.04	S.F.	0	20	1985	2005		0.00 %	0.00 %	-10			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1985	2005		0.00 %	0.00 %	-10			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1985	2005		0.00 %	0.00 %	-10			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1985	2005		0.00 %	0.00 %	-10			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1985	2015		0.00 %	0.00 %	0			$0
D5010	Electrical Service/Distribution	$0.00	S.F.		0	1985			0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	64	30	1985	2015		0.00 %	110.07 %	0		$885.00	$804
								Total	**41.83 %**	**44.25 %**			**$2,776.00**	**$6,273**

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%

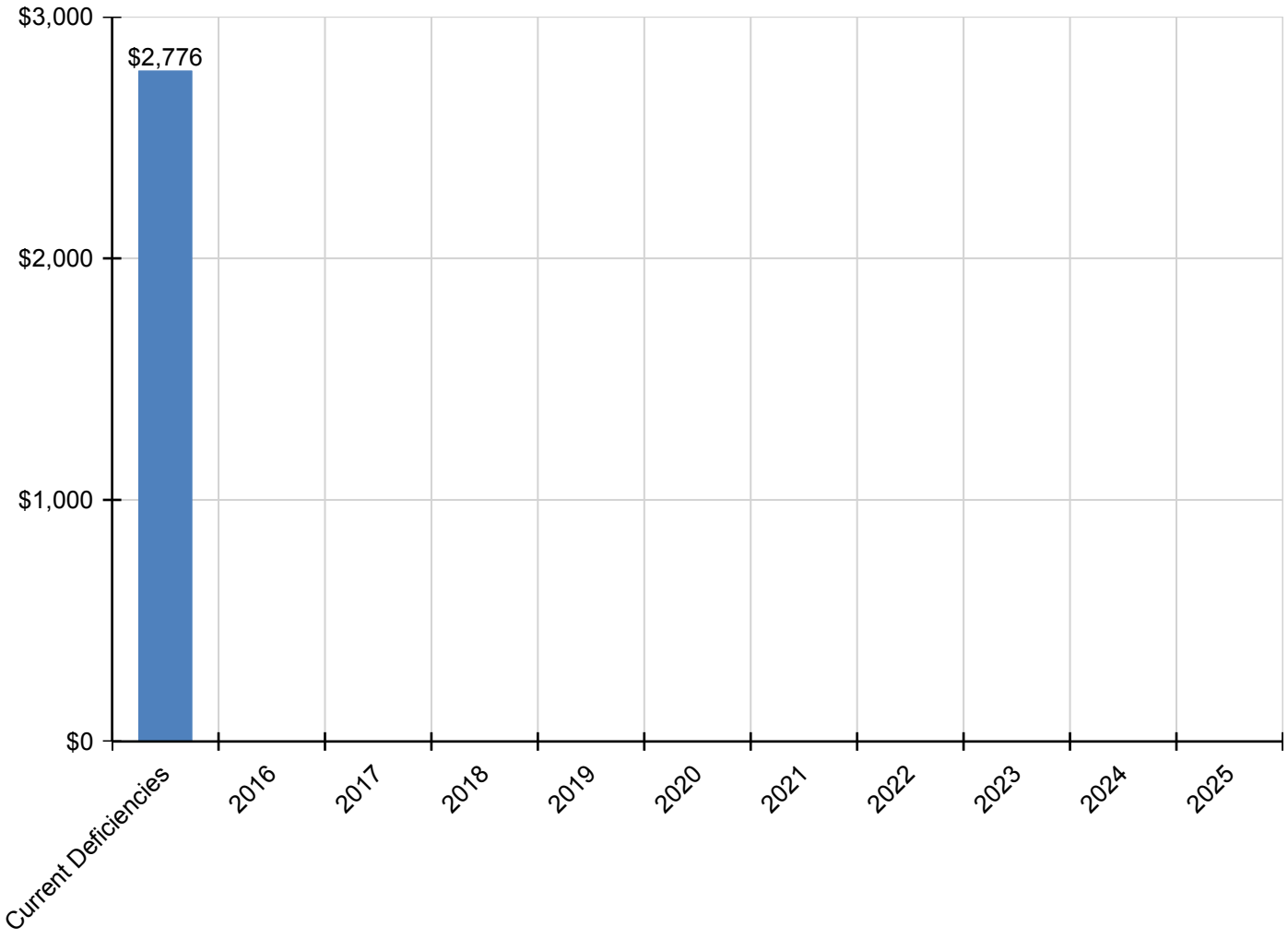
School Assessment Report - Security Shed

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$2,776**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,776**
* 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	$343	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$343**
B2030 - Exterior Doors	$366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$366**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$1,182	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,182**
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	$885	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$885**

** Indicates non-renewable system*

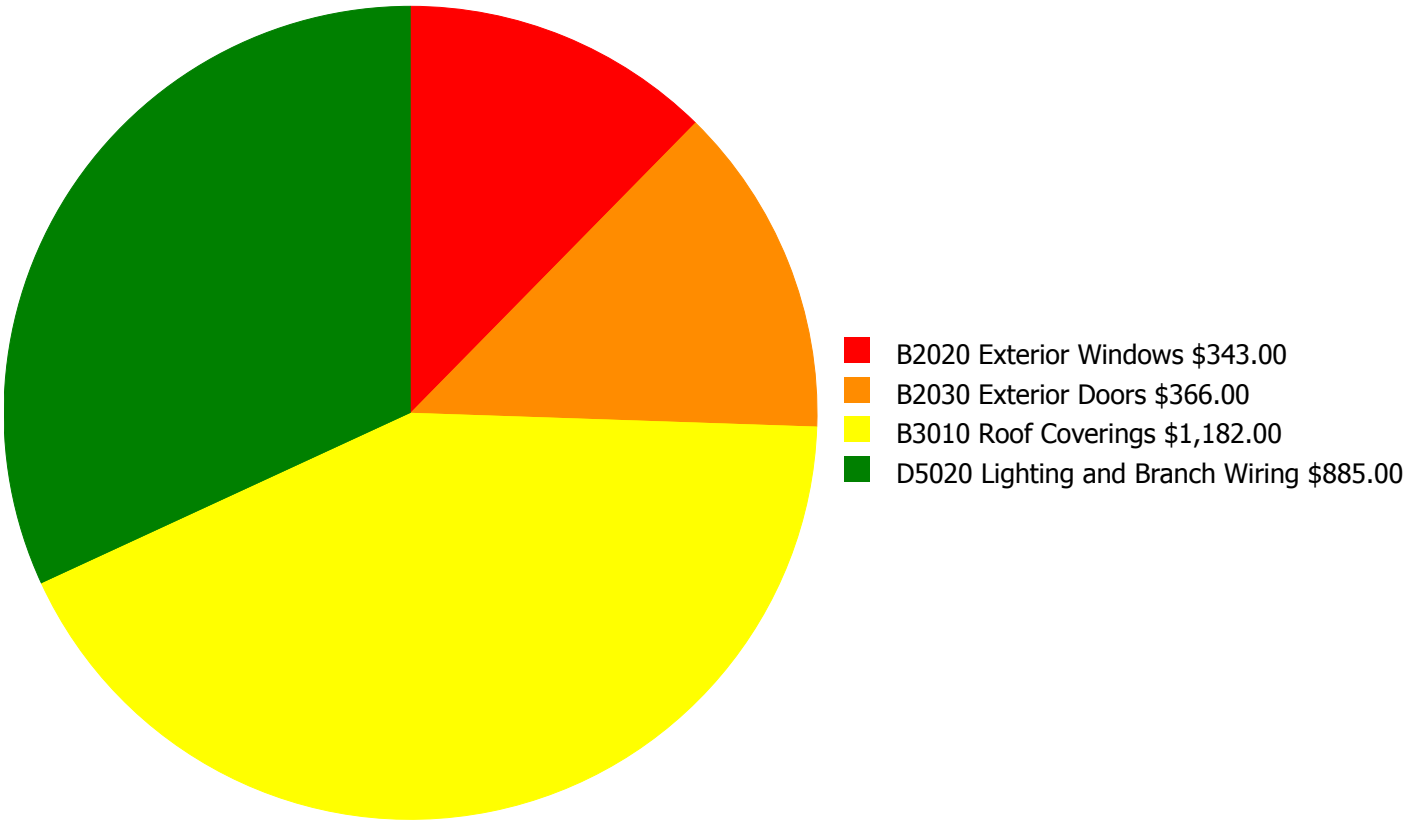
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

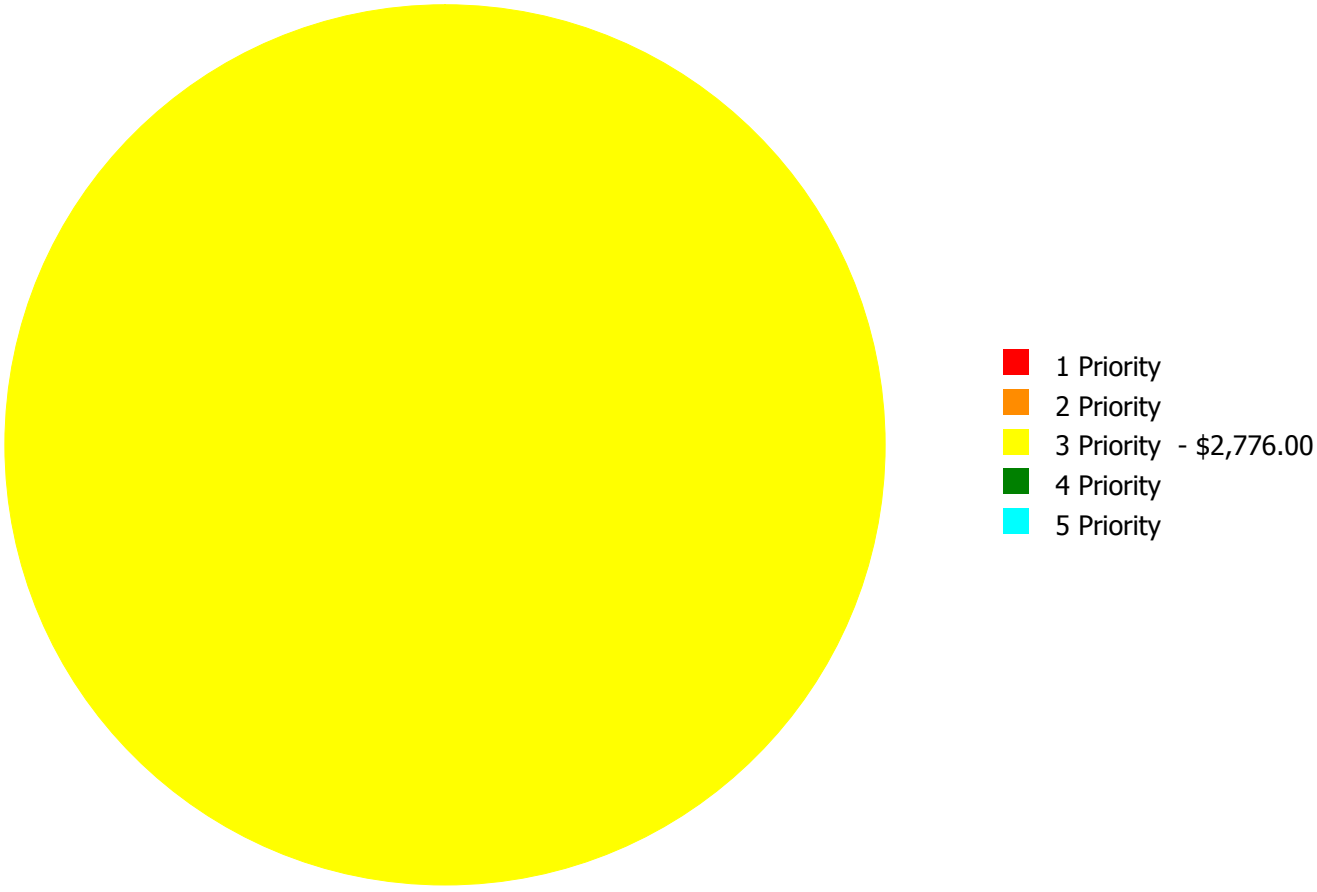
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $2,776.00

Deficiency Summary by Priority

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



Budget Estimate Total: $2,776.00

Deficiency By Priority Investment Table

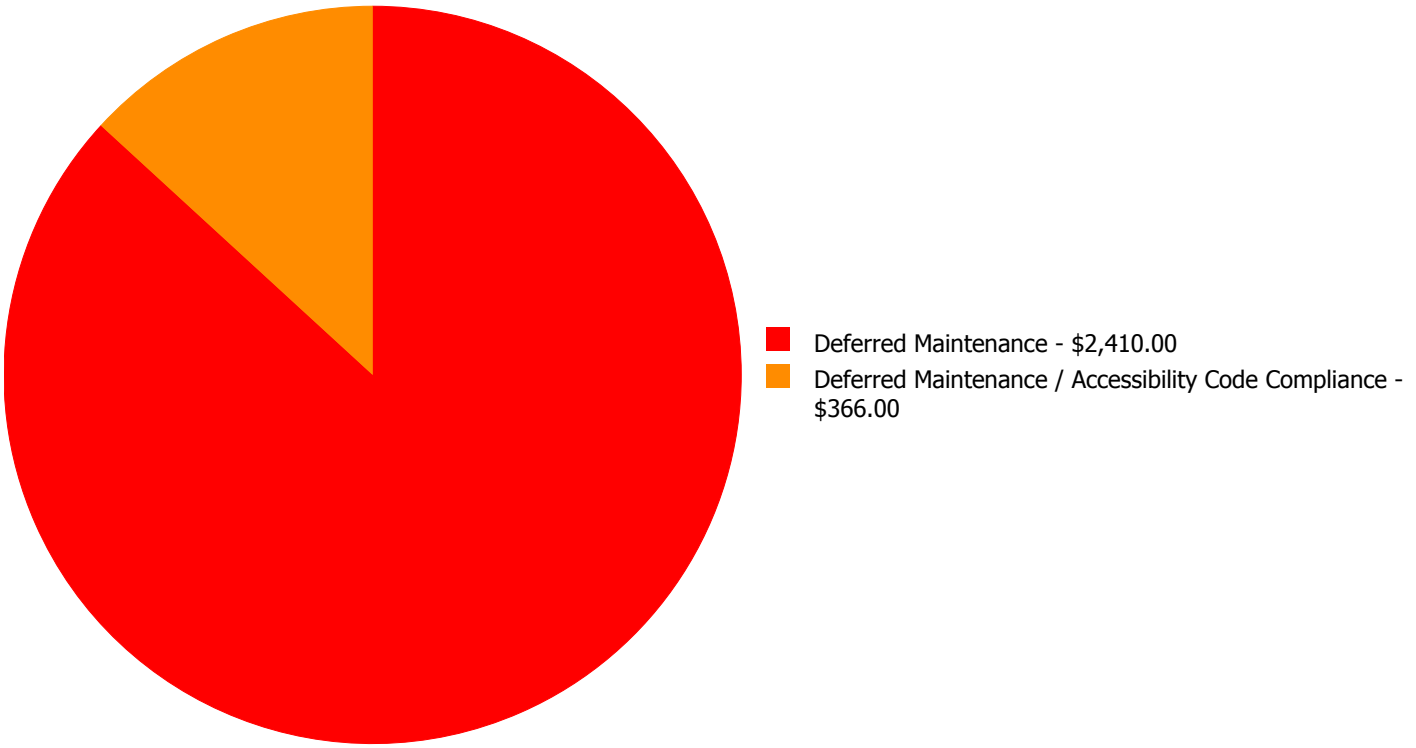
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$343.00	$0.00	$0.00	$343.00
B2030	Exterior Doors	$0.00	$0.00	$366.00	$0.00	$0.00	$366.00
B3010	Roof Coverings	$0.00	$0.00	$1,182.00	$0.00	$0.00	$1,182.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$885.00	$0.00	$0.00	$885.00
	Total:	$0.00	$0.00	$2,776.00	$0.00	$0.00	$2,776.00

Deficiency Summary by Category

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



Budget Estimate Total: $2,776.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows



Location: Exterior walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 64.00
Unit of Measure: S.F.
Estimate: $343.00
Assessor Name: Wesley Benefield
Date Created: 04/11/2015

Notes: The exterior window system is beyond service life and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior wall
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 64.00
Unit of Measure: S.F.
Estimate: $366.00
Assessor Name: Wesley Benefield
Date Created: 04/11/2015

Notes: The exterior door system is beyond service life, not ADA compliant, and should be replaced.

System: B3010 - Roof Coverings



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 64.00
Unit of Measure: S.F.
Estimate: $1,182.00
Assessor Name: Wesley Benefield
Date Created: 04/11/2015

Notes: The roof covering is beyond service life and should be replaced.

System: D5020 - Lighting and Branch Wiring



Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 64.00
Unit of Measure: S.F.
Estimate: $885.00
Assessor Name: Wesley Benefield
Date Created: 04/11/2015

Notes: The lighting and branch wiring systems are beyond service life and should be scheduled for replacement.

Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	44,302
Year Built:	1967
Last Renovation:	
Replacement Value:	$765,207
Repair Cost:	$726,719.10
Total FCI:	94.97 %
Total RSLI:	11.03 %
FCA Score:	5.03



Description:

The Fernbank Science Center site was originally constructed in 1967, has a total area of 4 acres, and is occupied by approximately 44,302 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:	
Site Code:	1735

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	19.37 %	83.60 %	$364,151.53
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$183,233.08
G40 - Site Electrical Utilities	0.00 %	110.00 %	$179,334.49
Totals:	**11.03 %**	**94.97 %**	**$726,719.10**

Photo Album

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

1). Aerial Image of Fernbank Science Center - May 08, 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.	34,424	25	1965	1990		0.00 %	110.00 %	-25		$195,769.29	$177,972
G2020	Parking Lots	$4.56	S.F.	18,996	25	1965	1990		0.00 %	110.00 %	-25		$95,283.94	$86,622
G2030	Pedestrian Paving	$1.50	S.F.	44,302	30	1965	1995		0.00 %	110.00 %	-20		$73,098.30	$66,453
G2040	Baseball Field	$8.35	S.F.		20	1965	1985		0.00 %	0.00 %	-30			$0
G2040	Canopies	$0.29	S.F.		25	1965	1990		0.00 %	0.00 %	-25			$0
G2040	Covered Walkways	$48.72	S.F.		25	1965	1990		0.00 %	0.00 %	-25			$0
G2040	Fencing & Guardrails	$0.91	S.F.	44,302	30	2000	2030		50.00 %	0.00 %	15			$40,315
G2040	Football Field	$5.85	S.F.		20	1965	1985		0.00 %	0.00 %	-30			$0
G2040	Hard Surface Play Area	$6.26	S.F.		20	1965	1985		0.00 %	0.00 %	-30			$0
G2040	Playing Field	$3.92	S.F.		20	1965	1985		0.00 %	0.00 %	-30			$0
G2040	Soccer/Lacross Field	$5.00	S.F.		20	1965	1985		0.00 %	0.00 %	-30			$0
G2040	Softball Field	$8.86	S.F.		20	1965	1985		0.00 %	0.00 %	-30			$0
G2040	Tennis Courts	$18.47	S.F.		20	1965	1985		0.00 %	0.00 %	-30			$0
G2040	Track	$7.04	S.F.		10	1965	1975		0.00 %	0.00 %	-40			$0
G2050	Landscaping	$1.45	S.F.	44,302	10	2015	2025		100.00 %	0.00 %	10			$64,238
G3010	Water Supply	$1.83	S.F.	44,302	50	1965	2015		0.00 %	110.00 %	0		$89,179.93	$81,073
G3020	Sanitary Sewer	$1.15	S.F.	44,302	50	1965	2015		0.00 %	110.00 %	0		$56,042.03	$50,947
G3030	Storm Sewer	$3.55	S.F.		0	1965			0.00 %	0.00 %				$0
G3060	Fuel Distribution	$0.78	S.F.	44,302	50	1965	2015		0.00 %	110.00 %	0		$38,011.12	$34,556
G4010	Electrical Distribution	$1.86	S.F.	44,302	30	1965	1995		0.00 %	110.00 %	-20		$90,641.89	$82,402
G4020	Site Lighting	$1.15	S.F.	44,302	30	1965	1995		0.00 %	110.00 %	-20		$56,042.03	$50,947
G4030	Site Communications & Security	$0.67	S.F.	44,302	30	1965	1995		0.00 %	110.00 %	-20		$32,650.57	$29,682
								Total	**11.03 %**	**94.97 %**			**$726,719.10**	**$765,207**

Renewal Schedule

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

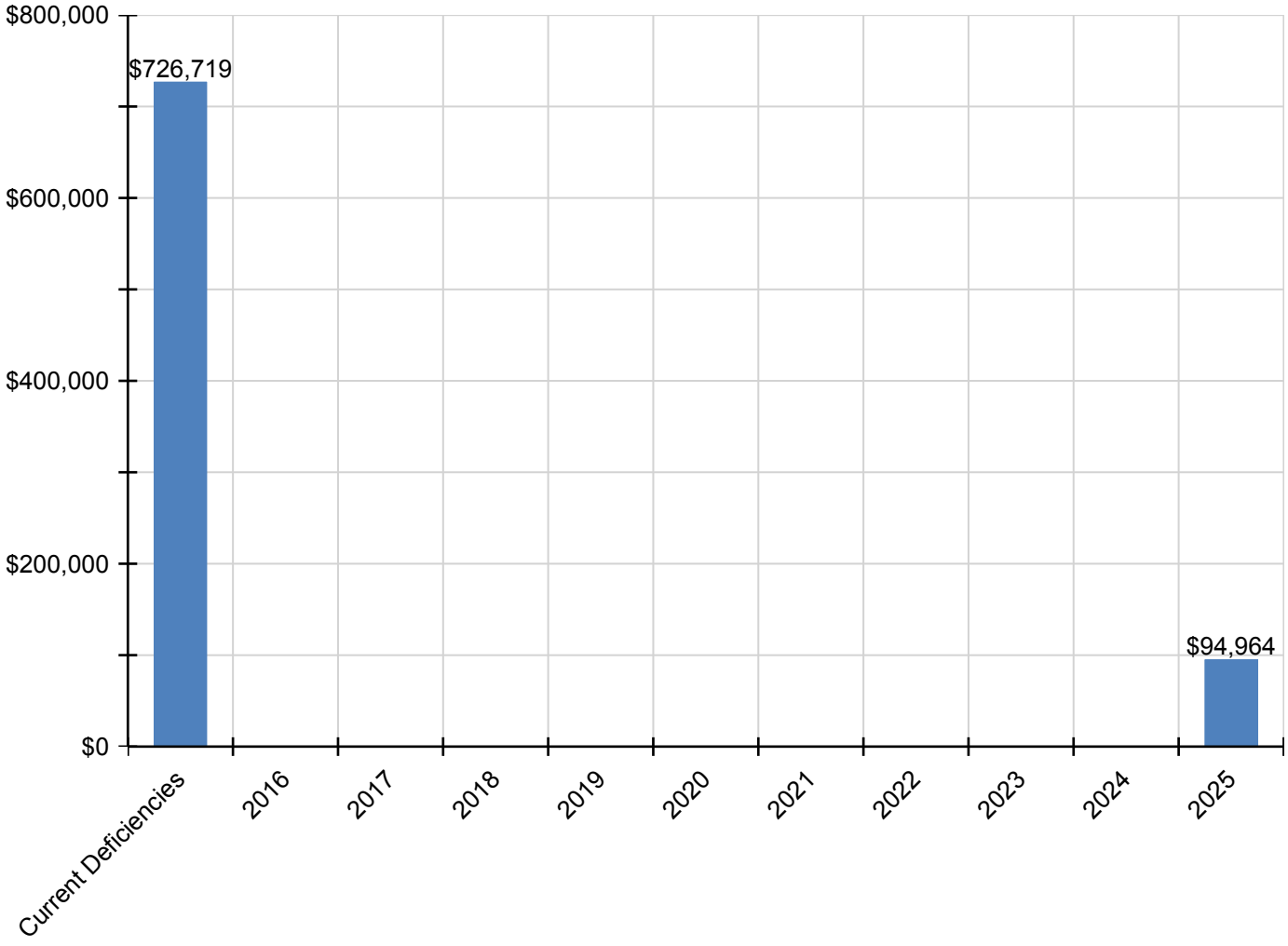
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$726,719**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$94,964**	**$821,683**
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	$195,769	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$195,769**
G2020 - Parking Lots	$95,284	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$95,284**
G2030 - Pedestrian Paving	$73,098	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,098**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$94,964	**$94,964**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$89,180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,180**
G3020 - Sanitary Sewer	$56,042	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,042**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$38,011	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,011**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$90,642	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,642**
G4020 - Site Lighting	$56,042	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,042**
G4030 - Site Communications & Security	$32,651	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,651**

** Indicates non-renewable system*

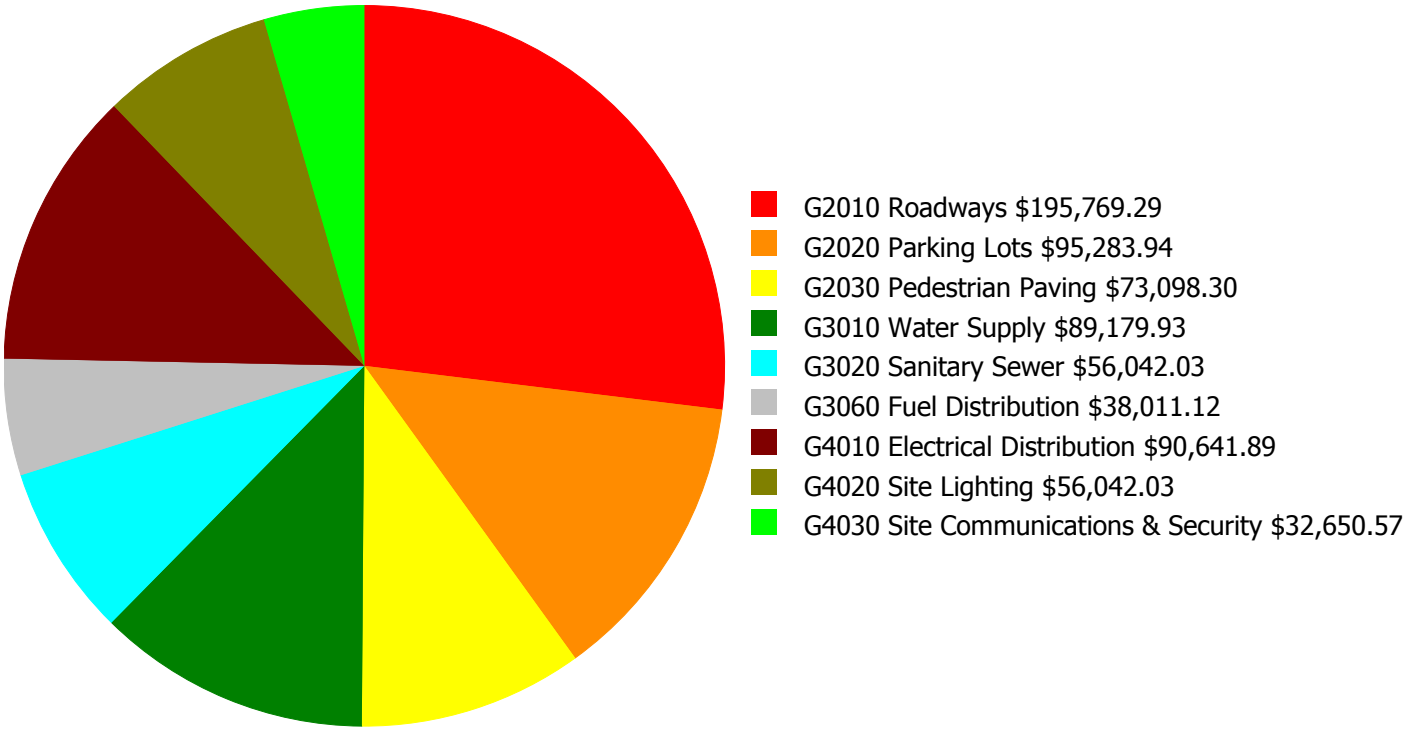
Forecasted Capital Renewal Requirement

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

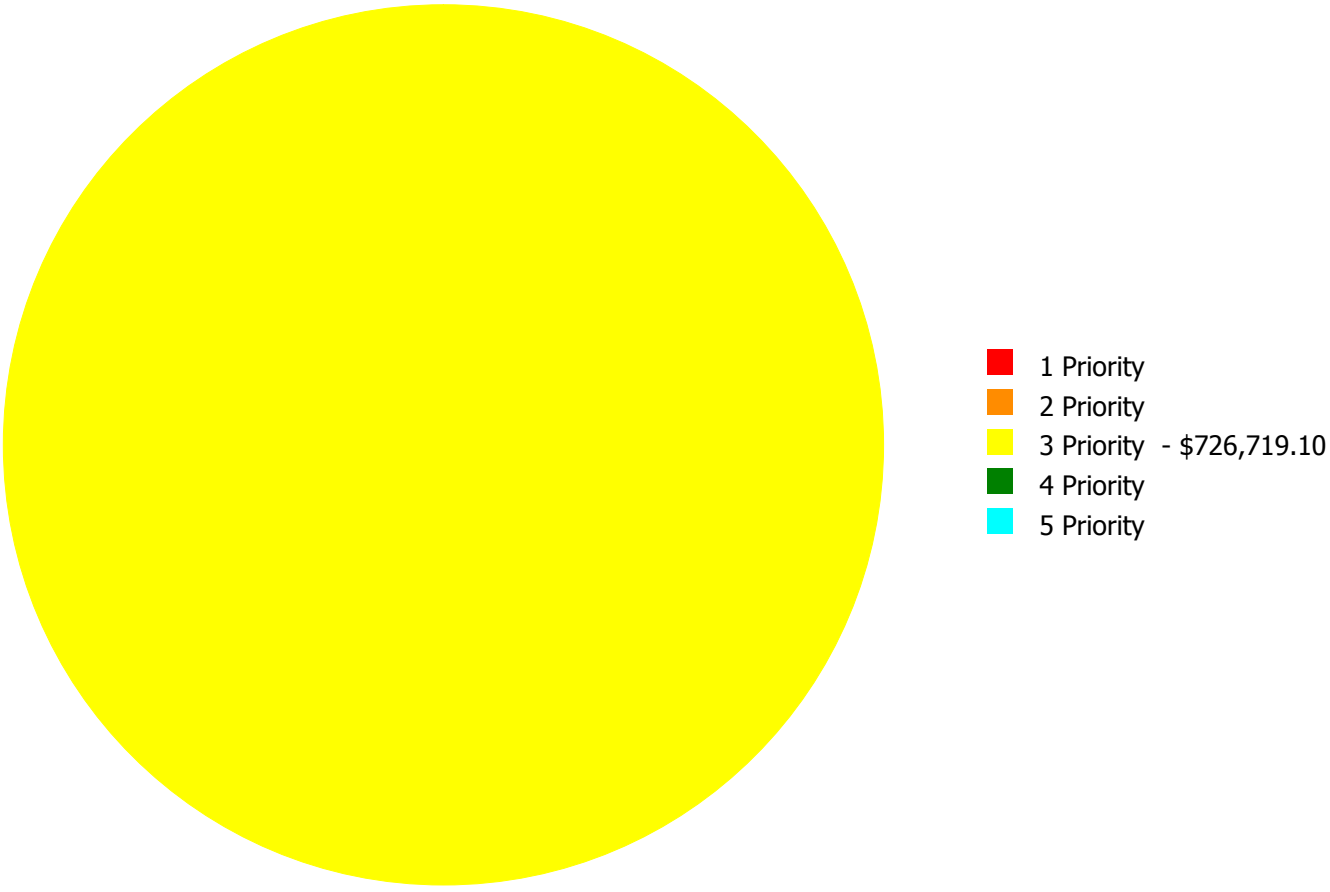
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $726,719.10

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: $726,719.10

Deficiency By Priority Investment Table

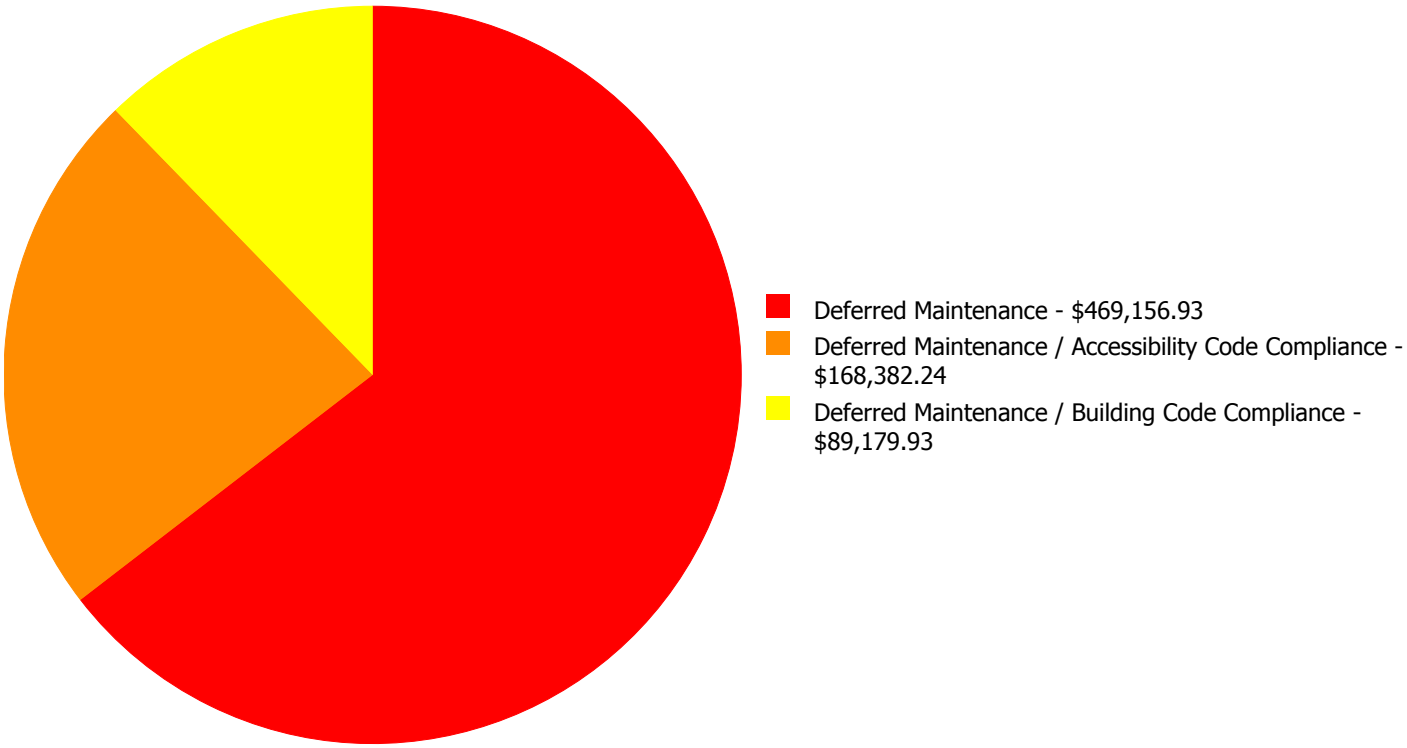
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$195,769.29	$0.00	$0.00	$195,769.29
G2020	Parking Lots	$0.00	$0.00	$95,283.94	$0.00	$0.00	$95,283.94
G2030	Pedestrian Paving	$0.00	$0.00	$73,098.30	$0.00	$0.00	$73,098.30
G3010	Water Supply	$0.00	$0.00	$89,179.93	$0.00	$0.00	$89,179.93
G3020	Sanitary Sewer	$0.00	$0.00	$56,042.03	$0.00	$0.00	$56,042.03
G3060	Fuel Distribution	$0.00	$0.00	$38,011.12	$0.00	$0.00	$38,011.12
G4010	Electrical Distribution	$0.00	$0.00	$90,641.89	$0.00	$0.00	$90,641.89
G4020	Site Lighting	$0.00	$0.00	$56,042.03	$0.00	$0.00	$56,042.03
G4030	Site Communications & Security	$0.00	$0.00	$32,650.57	$0.00	$0.00	$32,650.57
	Total:	$0.00	$0.00	$726,719.10	$0.00	$0.00	$726,719.10

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: $726,719.10

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 34,424.00
Unit of Measure: S.F.
Estimate: $195,769.29
Assessor Name: Eduardo Lopez
Date Created: 05/07/2015

Notes: The driveway / roadway system is deteriorating, beyond service life, and should be replaced.

System: G2020 - Parking Lots



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 18,996.00
Unit of Measure: S.F.
Estimate: $95,283.94
Assessor Name: Eduardo Lopez
Date Created: 05/07/2015

Notes: The parking lot system is deteriorating, beyond service life, not 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: 44,302.00

Unit of Measure: S.F.

Estimate: $73,098.30

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The pedestrian paving system is beyond service life, damaged, not ADA compliant, and should be replaced.

System: G3010 - Water Supply



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 44,302.00

Unit of Measure: S.F.

Estimate: $89,179.93

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The site water supply system is beyond service life, not code compliant, and should be scheduled for replacement.

System: G3020 - Sanitary Sewer



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 44,302.00
Unit of Measure: S.F.
Estimate: $56,042.03
Assessor Name: Eduardo Lopez
Date Created: 05/07/2015

Notes: The site sanitary sewer system is beyond 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: 44,302.00
Unit of Measure: S.F.
Estimate: $38,011.12
Assessor Name: Eduardo Lopez
Date Created: 05/07/2015

Notes: The site natural gas system is beyond service life and should be scheduled for replacement.

System: G4010 - Electrical Distribution



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 44,302.00
Unit of Measure: S.F.
Estimate: $90,641.89
Assessor Name: Eduardo Lopez
Date Created: 05/07/2015

Notes: The site electrical distribution system is beyond service life and should be scheduled for replacement.

System: G4020 - Site Lighting



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 44,302.00
Unit of Measure: S.F.
Estimate: $56,042.03
Assessor Name: Eduardo Lopez
Date Created: 05/07/2015

Notes: The site lighting system is beyond service life, inadequate in some areas, and should be scheduled for replacement.

System: G4030 - Site Communications & Security



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 44,302.00

Unit of Measure: S.F.

Estimate: $32,650.57

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The site communications system is beyond service life and should be scheduled for replacement.

Glossary

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

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.