

DeKalb County School District/Elementary Schools

Hambrick Elementary

Final

School Assessment Report

May 19, 2016



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School Executive Summary

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

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

Gross Area (SF):	72,384
Year Built:	1971
Last Renovation:	2015
Replacement Value:	\$17,829,028
Repair Cost:	\$4,763,344.72
Total FCI:	26.72 %
Total RSLI:	47.55 %
FCA Score:	73.28



Description:

The Hambrick Elementary School campus consists of two buildings located at 1101 Hambrick Road in Stone Mountain, Georgia. The original campus was constructed in 1971, additions to the main school building were constructed in 1972 and 1998, and a gymnasium building was constructed in 1998. In addition to the buildings, the campus contains a covered walkway and a playing field. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 3	Board District:	District 6
DOE Facility:	3057	Geographic Region:	Region 3
HS Attendance Area:	Stone Mountain HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	11.3		

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.

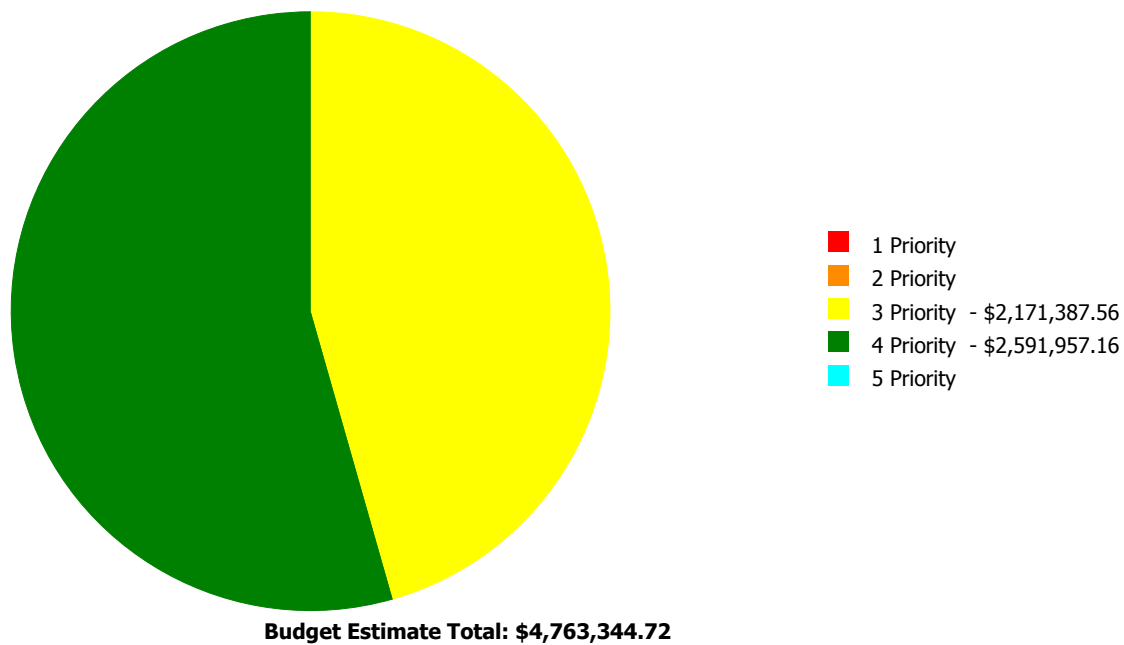
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	64.11 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	67.44 %	0.00 %	\$0.00
B20 - Exterior Enclosure	31.29 %	25.43 %	\$434,151.00
B30 - Roofing	83.70 %	0.00 %	\$0.00
C10 - Interior Construction	15.38 %	46.91 %	\$435,226.00
C30 - Interior Finishes	33.08 %	12.93 %	\$400,862.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	45.25 %	26.23 %	\$471,254.72
D30 - HVAC	87.57 %	12.08 %	\$326,412.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	33.82 %	67.18 %	\$1,431,771.00
E10 - Equipment	94.65 %	4.66 %	\$22,524.00
E20 - Furnishings	3.52 %	84.16 %	\$302,385.00
G20 - Site Improvements	7.84 %	97.53 %	\$885,411.99
G30 - Site Mechanical Utilities	12.05 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	37.32 %	20.03 %	\$53,347.01
Totals:	47.55 %	26.72 %	\$4,763,344.72

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1971, 1972 Building	51,191	28.69	\$0.00	\$0.00	\$1,709,579.72	\$1,672,973.00	\$0.00
1998 Addition	15,715	7.25	\$0.00	\$0.00	\$31,694.00	\$214,870.00	\$0.00
1998 Gym	5,478	20.97	\$0.00	\$0.00	\$161,302.00	\$34,167.00	\$0.00
Site	72,384	55.11	\$0.00	\$0.00	\$268,811.84	\$669,947.16	\$0.00
Total:		26.72	\$0.00	\$0.00	\$2,171,387.56	\$2,591,957.16	\$0.00

Deficiencies By Priority



Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	51,191
Year Built:	1971
Last Renovation:	2015
Replacement Value:	\$11,791,046
Repair Cost:	\$3,382,552.72
Total FCI:	28.69 %
Total RSLI:	48.70 %
FCA Score:	71.31



Description:

The main building at Hambrick Elementary School is a one-story building located at 1101 Hambrick Road in Stone Mountain, Georgia. Originally built in 1971, there have been two additions in 1972 and 1998, and renovations in 2010. A SPLOST III renovation project for HVAC, ceiling, and lighting system renovations will be complete in 2015. A SPLOST IV project for ADA upgrades to restrooms, water piping, and lighting is planned. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2010, 2011	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	56.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	56.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.00 %	35.74 %	\$434,151.00
B30 - Roofing	84.00 %	0.00 %	\$0.00
C10 - Interior Construction	0.00 %	69.75 %	\$435,226.00
C30 - Interior Finishes	30.25 %	12.06 %	\$277,163.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	52.00 %	36.14 %	\$471,254.72
D30 - HVAC	88.29 %	12.88 %	\$256,211.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	31.93 %	74.88 %	\$1,183,638.00
E10 - Equipment	95.70 %	4.73 %	\$22,524.00
E20 - Furnishings	0.00 %	110.00 %	\$302,385.00
Totals:	48.70 %	28.69 %	\$3,382,552.72

Photo Album

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

1). South Elevation - Jul 01, 2015



2). East Elevation - Jul 01, 2015



3). North Elevation - Jul 01, 2015



4). West Elevation - Jul 01, 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.

School Assessment Report - 1971, 1972 Building

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.49	S.F.	51,191	100	1971	2071		56.00 %	0.00 %	56			\$332,230
A1020	Special Foundations	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$7.09	S.F.	51,191	100	1971	2071		56.00 %	0.00 %	56			\$362,944
A2010	Basement Excavation	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B1010	Floor Construction	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$5.34	S.F.	51,191	100	1971	2071		56.00 %	0.00 %	56			\$273,360
B2010	Exterior Walls	\$16.02	S.F.	51,191	60	1971	2031		26.67 %	0.00 %	16			\$820,080
B2020	Exterior Windows	\$6.79	S.F.	51,191	30	1971	2001		0.00 %	110.00 %	-14		\$382,346.00	\$347,587
B2030	Exterior Doors	\$0.92	S.F.	51,191	30	1971	2001		0.00 %	110.00 %	-14		\$51,805.00	\$47,096
B3010	Roof Coverings - Asphalt Shingles	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	51,191	25	2011	2036		84.00 %	0.00 %	21			\$1,059,654
B3010	Roof Coverings - EPDM	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3020	Roof Openings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C1010	Partitions	\$7.01	S.F.	51,191	40	1971	2011		0.00 %	40.00 %	-4		\$143,540.00	\$358,849
C1020	Interior Doors	\$2.39	S.F.	51,191	30	1971	2001		0.00 %	110.00 %	-14		\$134,581.00	\$122,346
C1030	Fittings	\$2.79	S.F.	51,191	20	1971	1991		0.00 %	110.00 %	-24		\$157,105.00	\$142,823
C3010	Wall Finishes - Ceramic Tile	\$9.91	S.F.	20,477	50	1971	2021		12.00 %	0.00 %	6			\$202,927
C3010	Wall Finishes - Paint	\$1.93	S.F.	30,714	10	1971	1981		0.00 %	110.00 %	-34		\$65,206.00	\$59,278
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	2,560	8	1998	2006		0.00 %	110.00 %	-9		\$23,936.00	\$21,760
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	7,679	50	1971	2021		12.00 %	0.00 %	6			\$111,269
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	23,036	50	1971	2021		12.00 %	0.00 %	6			\$1,221,138
C3020	Floor Finishes - VCT	\$9.54	S.F.	17,917	20	1971	1991		0.00 %	110.00 %	-24		\$188,021.00	\$170,928
C3020	Floor Finishes - Wood	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$9.98	S.F.	51,191	20	2015	2035		100.00 %	0.00 %	20			\$510,886
D1010	Elevators and Lifts	\$1.17	S.F.	0	30	1971	2001		0.00 %	0.00 %	-14			\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	51,191	20	2010	2030		75.00 %	3.48 %	15		\$31,473.72	\$904,033
D2020	Domestic Water Distribution	\$3.99	S.F.	51,191	30	1971	2001		0.00 %	110.00 %	-14		\$224,677.00	\$204,252
D2030	Sanitary Waste	\$3.41	S.F.	51,191	30	1971	2001		0.00 %	110.00 %	-14		\$192,017.00	\$174,561
D2040	Rain Water Drainage	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.41	S.F.	51,191	30	1971	2001		0.00 %	110.00 %	-14		\$23,087.00	\$20,988

School Assessment Report - 1971, 1972 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 \$
D3020	Heat Generating Systems	\$4.55	S.F.	51,191	30	1971	2001		0.00 %	110.00 %	-14		\$256,211.00	\$232,919
D3030	Cooling Generating Systems	\$4.73	S.F.	51,191	30	2015	2045		100.00 %	0.00 %	30			\$242,133
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	51,191	30	2015	2045		100.00 %	0.00 %	30			\$282,062
D3050	Terminal & Package Units	\$18.52	S.F.	51,191	15	2015	2030		100.00 %	0.00 %	15			\$948,057
D3060	Controls & Instrumentation	\$3.60	S.F.	51,191	20	2015	2035		100.00 %	0.00 %	20			\$184,288
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.96	S.F.	51,191	30	2015	2045		100.00 %	0.00 %	30			\$100,334
D4010	Sprinklers	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	51,191	30	1971	2001		0.00 %	110.00 %	-14		\$101,921.00	\$92,656
D5020	Branch Wiring	\$6.78	S.F.	51,191	30	1971	2001		0.00 %	110.00 %	-14		\$381,782.00	\$347,075
D5020	Lighting	\$8.90	S.F.	51,191	30	2015	2045		100.00 %	0.00 %	30			\$455,600
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	51,191	10	2000	2010		0.00 %	110.00 %	-5		\$315,337.00	\$286,670
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	51,191	10	1971	1981		0.00 %	110.00 %	-34		\$69,261.00	\$62,965
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	51,191	10	2015	2025		100.00 %	0.00 %	10			\$31,227
D5030	Communications and Security - Telephone & Data	\$5.60	S.F.	51,191	10	2000	2010		0.00 %	110.00 %	-5		\$315,337.00	\$286,670
D5090	Other Electrical Systems - Emergency Generator	\$0.35	S.F.	51,191	15	2015	2030		100.00 %	0.00 %	15			\$17,917
E1010	Commercial Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.40	S.F.	51,191	20	1971	1991		0.00 %	110.00 %	-24		\$22,524.00	\$20,476
E1090	Other Equipment - Kitchen Equipment	\$8.91	S.F.	51,191	20	2015	2035		100.00 %	0.00 %	20			\$456,112
E2010	Fixed Furnishings	\$5.37	S.F.	51,191	20	1971	1991		0.00 %	110.00 %	-24		\$302,385.00	\$274,896
Total									48.70 %	28.69 %			\$3,382,552.72	\$11,791,046

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$3,382,553	\$0	\$0	\$0	\$0	\$0	\$2,016,597	\$0	\$30,321	\$0	\$1,074,448	\$6,503,919
* 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	\$382,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$382,346
B2030 - Exterior Doors	\$51,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,805
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

School Assessment Report - 1971, 1972 Building

C1010 - Partitions	\$143,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,540
C1020 - Interior Doors	\$134,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,581
C1030 - Fittings	\$157,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,105
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$266,536	\$0	\$0	\$0	\$0	\$266,536
C3010 - Wall Finishes - Paint	\$65,206	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,631	\$152,837
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$23,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,321	\$0	\$0	\$54,257
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$146,147	\$0	\$0	\$0	\$0	\$146,147
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$1,603,913	\$0	\$0	\$0	\$0	\$1,603,913
C3020 - Floor Finishes - VCT	\$188,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,021
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$31,474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,474
D2020 - Domestic Water Distribution	\$224,677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$224,677
D2030 - Sanitary Waste	\$192,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192,017
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$23,087	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,087
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$256,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$256,211
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

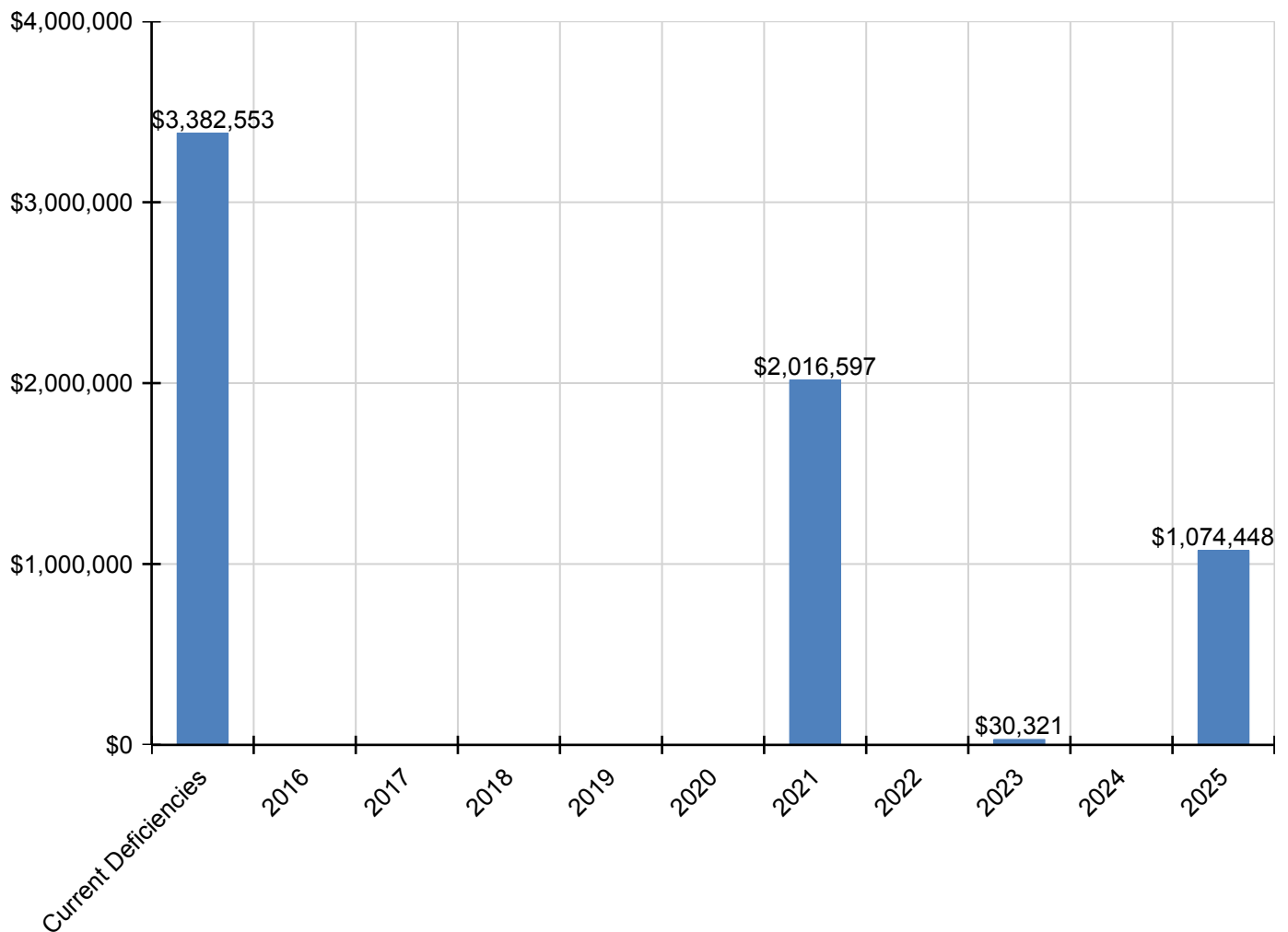
School Assessment Report - 1971, 1972 Building

D5010 - Electrical Service/Distribution	\$101,921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,921
D5020 - Branch Wiring	\$381,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$381,782
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Clock & PA Systems	\$315,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$423,787	\$739,124
D5030 - Communications and Security - Fire Alarm	\$69,261	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,081	\$162,342
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,162	\$46,162
D5030 - Communications and Security - Telephone & Data	\$315,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$423,787	\$739,124
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$22,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,524
E1090 - Other Equipment - Kitchen 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	\$302,385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$302,385

* Indicates non-renewable system

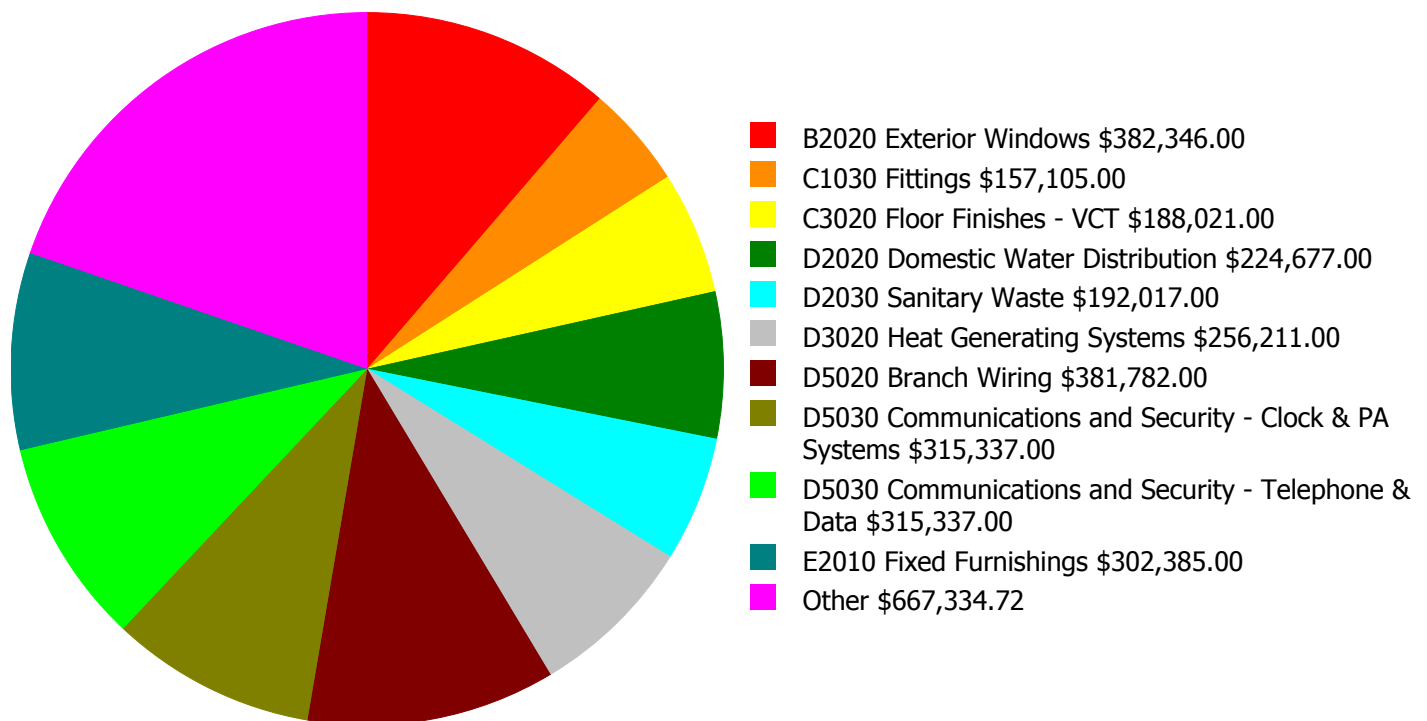
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

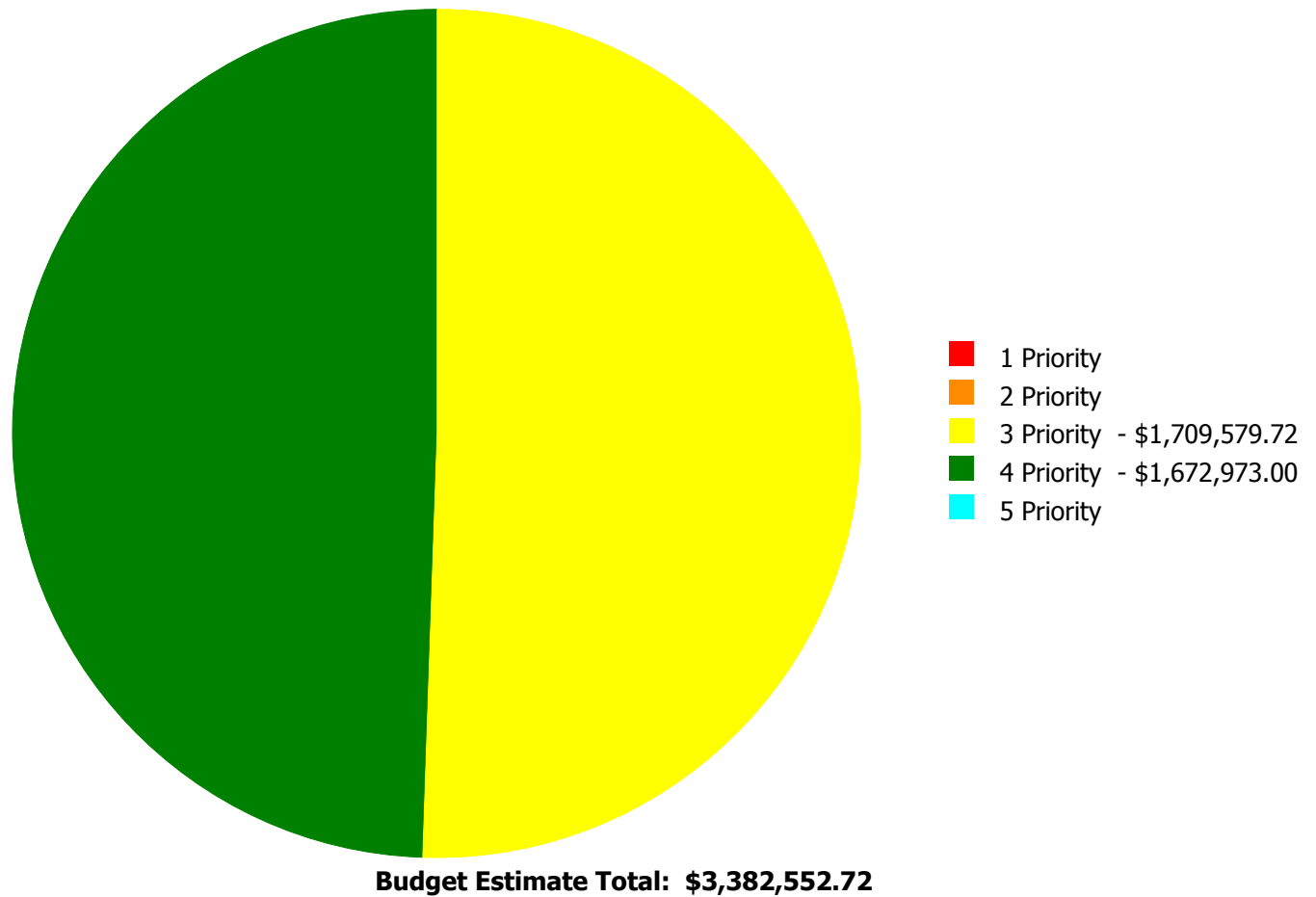
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$3,382,552.72

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

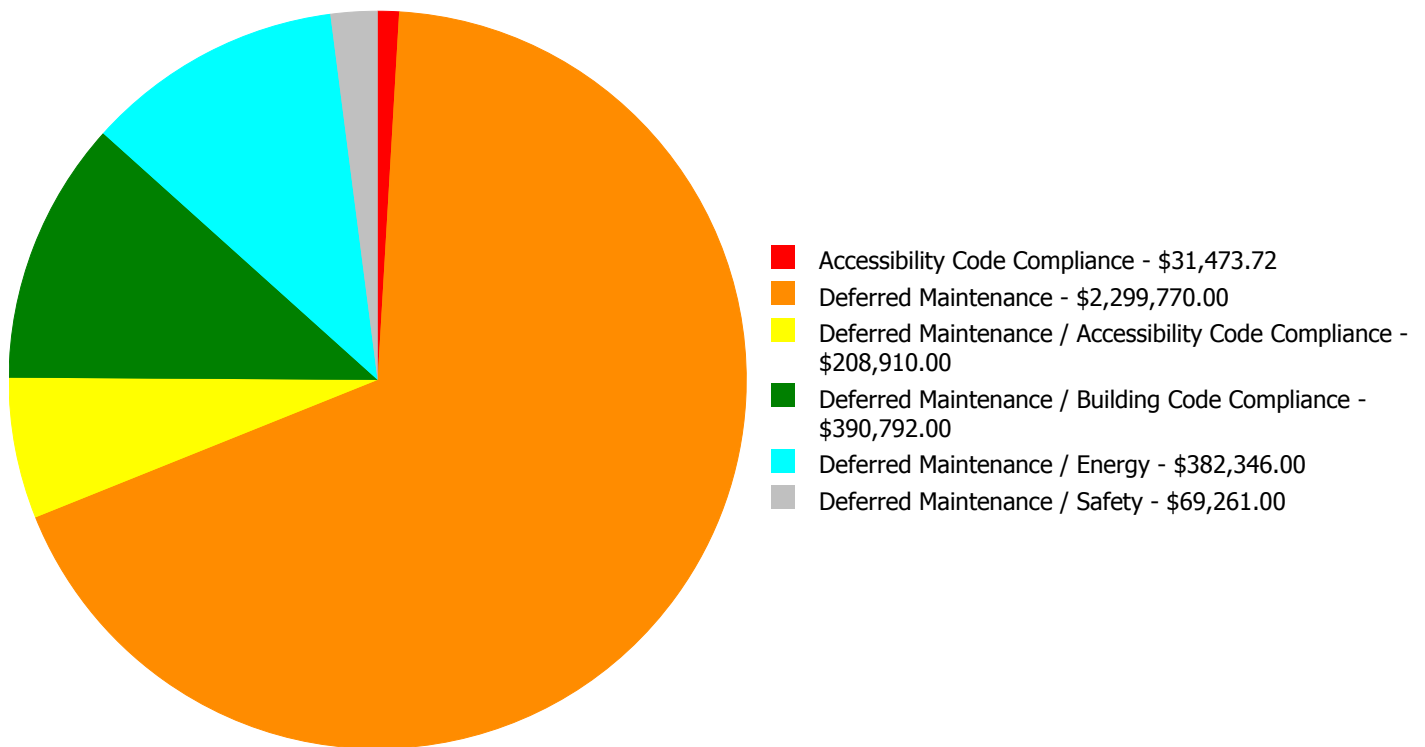
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$382,346.00	\$0.00	\$0.00	\$382,346.00
B2030	Exterior Doors	\$0.00	\$0.00	\$51,805.00	\$0.00	\$0.00	\$51,805.00
C1010	Partitions	\$0.00	\$0.00	\$143,540.00	\$0.00	\$0.00	\$143,540.00
C1020	Interior Doors	\$0.00	\$0.00	\$134,581.00	\$0.00	\$0.00	\$134,581.00
C1030	Fittings	\$0.00	\$0.00	\$157,105.00	\$0.00	\$0.00	\$157,105.00
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$65,206.00	\$0.00	\$0.00	\$65,206.00
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$23,936.00	\$0.00	\$0.00	\$23,936.00
C3020	Floor Finishes - VCT	\$0.00	\$0.00	\$188,021.00	\$0.00	\$0.00	\$188,021.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$31,473.72	\$0.00	\$0.00	\$31,473.72
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$224,677.00	\$0.00	\$0.00	\$224,677.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$192,017.00	\$0.00	\$0.00	\$192,017.00
D2090	Other Plumbing Systems - Natural Gas	\$0.00	\$0.00	\$23,087.00	\$0.00	\$0.00	\$23,087.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$0.00	\$256,211.00	\$0.00	\$256,211.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$0.00	\$101,921.00	\$0.00	\$101,921.00
D5020	Branch Wiring	\$0.00	\$0.00	\$0.00	\$381,782.00	\$0.00	\$381,782.00
D5030	Communications and Security - Clock & PA Systems	\$0.00	\$0.00	\$0.00	\$315,337.00	\$0.00	\$315,337.00
D5030	Communications and Security - Fire Alarm	\$0.00	\$0.00	\$69,261.00	\$0.00	\$0.00	\$69,261.00
D5030	Communications and Security - Telephone & Data	\$0.00	\$0.00	\$0.00	\$315,337.00	\$0.00	\$315,337.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$22,524.00	\$0.00	\$0.00	\$22,524.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$0.00	\$302,385.00	\$0.00	\$302,385.00
Total:		\$0.00	\$0.00	\$1,709,579.72	\$1,672,973.00	\$0.00	\$3,382,552.72

Deficiency Summary by Category

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



Budget Estimate Total: \$3,382,552.72

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$382,346.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The windows are original, not energy efficient, and should be scheduled for replacement.

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$51,805.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The exterior doors are original, not ADA compliant, and should be replaced.

System: C1010 - Partitions



Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

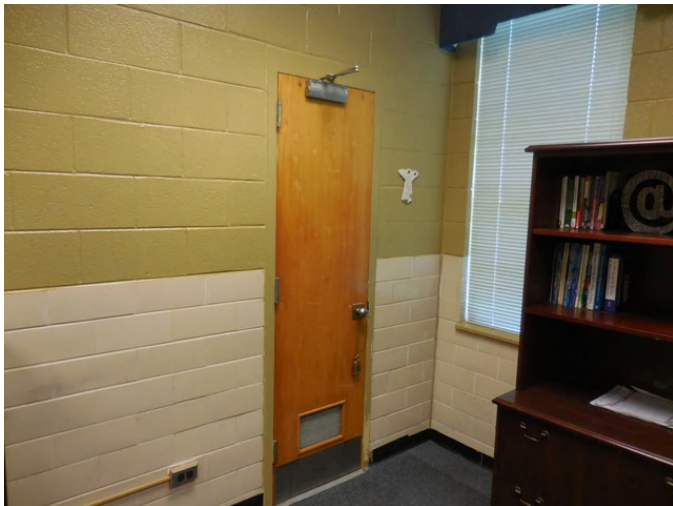
Estimate: \$143,540.00

Assessor Name: Ben Nixon

Date Created: 07/01/2015

Notes: The CMU/brick partitions are damaged and in need repair or replacement.

System: C1020 - Interior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$134,581.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$157,105.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions and signage, are beyond their expected service life, damaged, not ADA compliant, 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: 30,714.00

Unit of Measure: S.F.

Estimate: \$65,206.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Carpet



Location: Library, Offices

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 2,560.00

Unit of Measure: S.F.

Estimate: \$23,936.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - VCT



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 17,917.00

Unit of Measure: S.F.

Estimate: \$188,021.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D2010 - Plumbing Fixtures



Location: Hallways

Distress: Inadequate

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 4.00

Unit of Measure: Ea.

Estimate: \$31,473.72

Assessor Name: Ben Nixon

Date Created: 03/07/2016

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

System: D2020 - Domestic Water Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$224,677.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The water lines are original and the hot water heaters are severely rusted and need to be replaced. Domestic water distribution system is beyond service life and should be scheduled for replacement. SPLOST project 421-136 to install reduced pressure zone (RPZ) devices on existing domestic and fire water supply lines.

System: D2030 - Sanitary Waste



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$192,017.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D2090 - Other Plumbing Systems - Natural Gas



Location: Throughout Building and Roof Top

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$23,087.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The natural gas 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 / Safety

Priority: 3 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$69,261.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement. SPLOST project 111-422 to upgrade communications and security-fire alarm (1971 and 1972 buildings).

System: E1020 - Institutional Equipment



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$22,524.00

Assessor Name: Ben Nixon

Date Created: 03/03/2016

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

Priority 4 Priority:

System: D3020 - Heat Generating Systems



Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 4 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$256,211.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The boiler is original and still functional, but beyond its expected service life, not code compliant, and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution



Location: Main Switch Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$101,921.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The majority of the electric service/distribution system is original. A couple of panel boards have been updated to support the equipment, but the overall system is beyond its expected service life and should be scheduled for replacement.

School Assessment Report - 1971, 1972 Building

System: D5020 - Branch Wiring



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$381,782.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The majority of the branch wiring system is original. With the installation of new equipment, some wiring has been updated. The overall system is beyond its expected service life and should be scheduled for replacement.

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



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$315,337.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Telephone & Data



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$315,337.00

Assessor Name: Ben Nixon

Date Created: 07/01/2015

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

System: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 51,191.00

Unit of Measure: S.F.

Estimate: \$302,385.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	15,715
Year Built:	1998
Last Renovation:	2015
Replacement Value:	\$3,402,548
Repair Cost:	\$246,564.00
Total FCI:	7.25 %
Total RSLI:	60.23 %
FCA Score:	92.75



Description:

The 1998 classroom addition at Hambrick Elementary School is a one-story building located at 1101 Hambrick Road in Stone Mountain, Georgia. A SPLOST III renovation project for HVAC, ceiling, and lighting system renovations will be complete in 2015. A SPLOST IV project for ADA upgrades to restrooms, water piping, and lighting is planned. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2012	Fire Sprinkler System:	Yes
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	62.46 %	0.00 %	\$0.00
B30 - Roofing	84.00 %	0.00 %	\$0.00
C10 - Interior Construction	45.00 %	0.00 %	\$0.00
C30 - Interior Finishes	47.04 %	4.57 %	\$31,694.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	23.69 %	0.00 %	\$0.00
D30 - HVAC	100.00 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	43.34 %	47.61 %	\$214,870.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	60.23 %	7.25 %	\$246,564.00

Photo Album

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

1). North Elevation - Jul 01, 2015



2). East Elevation - Jul 01, 2015



3). South Elevation - Jul 01, 2015



Condition Detail

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

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

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System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.49	S.F.	15,715	100	1998	2098		83.00 %	0.00 %	83			\$101,990
A1020	Special Foundations	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$7.09	S.F.	15,715	100	1998	2098		83.00 %	0.00 %	83			\$111,419
A2010	Basement Excavation	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B1010	Floor Construction	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$5.34	S.F.	15,715	100	1998	2098		83.00 %	0.00 %	83			\$83,918
B2010	Exterior Walls	\$16.02	S.F.	15,715	60	1998	2058		71.67 %	0.00 %	43			\$251,754
B2020	Exterior Windows	\$6.79	S.F.	15,715	30	1998	2028		43.33 %	0.00 %	13			\$106,705
B2030	Exterior Doors	\$0.92	S.F.	15,715	30	1998	2028		43.33 %	0.00 %	13			\$14,458
B3010	Roof Coverings - Asphalt Shingles	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	15,715	25	2011	2036		84.00 %	0.00 %	21			\$325,301
B3010	Roof Coverings - EPDM	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3020	Roof Openings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C1010	Partitions	\$7.01	S.F.	15,715	40	1998	2038		57.50 %	0.00 %	23			\$110,162
C1020	Interior Doors	\$2.39	S.F.	15,715	30	1998	2028		43.33 %	0.00 %	13			\$37,559
C1030	Fittings	\$2.79	S.F.	15,715	20	1998	2018		15.00 %	0.00 %	3			\$43,845
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	786	30	1998	2028		43.33 %	0.00 %	13			\$8,072
C3010	Wall Finishes - Paint	\$1.93	S.F.	14,929	10	1998	2008		0.00 %	110.00 %	-7		\$31,694.00	\$28,813
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Carpet	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	1,572	50	1998	2048		66.00 %	0.00 %	33			\$22,778
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	7,857	50	1998	2048		66.00 %	0.00 %	33			\$416,500
C3020	Floor Finishes - VCT	\$9.54	S.F.	6,286	20	1998	2018		15.00 %	0.00 %	3			\$59,968
C3020	Floor Finishes - Wood	\$14.70	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			\$0
C3030	Ceiling Finishes	\$9.98	S.F.	15,715	20	1998	2018		15.00 %	0.00 %	3			\$156,836
D1010	Elevators and Lifts	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	15,715	20	1998	2018		15.00 %	0.00 %	3			\$277,527
D2020	Domestic Water Distribution	\$3.99	S.F.	15,715	30	1998	2028		43.33 %	0.00 %	13			\$62,703
D2030	Sanitary Waste	\$3.41	S.F.	15,715	30	1998	2028		43.33 %	0.00 %	13			\$53,588
D2040	Rain Water Drainage	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.41	S.F.	15,715	30	1998	2028		43.33 %	0.00 %	13			\$6,443

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System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D3020	Heat Generating Systems	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	15,715	30	2015	2045		100.00 %	0.00 %	30			\$86,590
D3050	Terminal & Package Units	\$27.81	S.F.	15,715	15	2015	2030		100.00 %	0.00 %	15			\$437,034
D3060	Controls & Instrumentation	\$3.60	S.F.	15,715	20	2015	2035		100.00 %	0.00 %	20			\$56,574
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D4010	Sprinklers	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5020	Branch Wiring	\$6.78	S.F.	15,715	30	1998	2028		43.33 %	0.00 %	13			\$106,548
D5020	Lighting	\$8.90	S.F.	15,715	30	2015	2045		100.00 %	0.00 %	30			\$139,864
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	15,715	10	1998	2008		0.00 %	110.00 %	-7		\$96,804.00	\$88,004
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	15,715	10	1998	2008		0.00 %	110.00 %	-7		\$21,262.00	\$19,329
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	15,715	10	2015	2025		100.00 %	0.00 %	10			\$9,586
D5030	Communications and Security - Telephone & Data	\$5.60	S.F.	15,715	10	1998	2008		0.00 %	110.00 %	-7		\$96,804.00	\$88,004
E1010	Commercial Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.40	S.F.	15,715	20	1998	2018		15.00 %	0.00 %	3			\$6,286
E1090	Other Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$5.37	S.F.	15,715	20	1998	2018		15.00 %	0.00 %	3			\$84,390
Total									60.23 %	7.25 %			\$246,564.00	\$3,402,548

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:	\$246,564	\$0	\$0	\$755,880	\$0	\$0	\$0	\$0	\$0	\$0	\$345,533	\$1,347,977
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - 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

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C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$52,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,701
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	\$31,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,594	\$74,288
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	\$72,082	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,082
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$188,516	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,516
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$333,588	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333,588
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

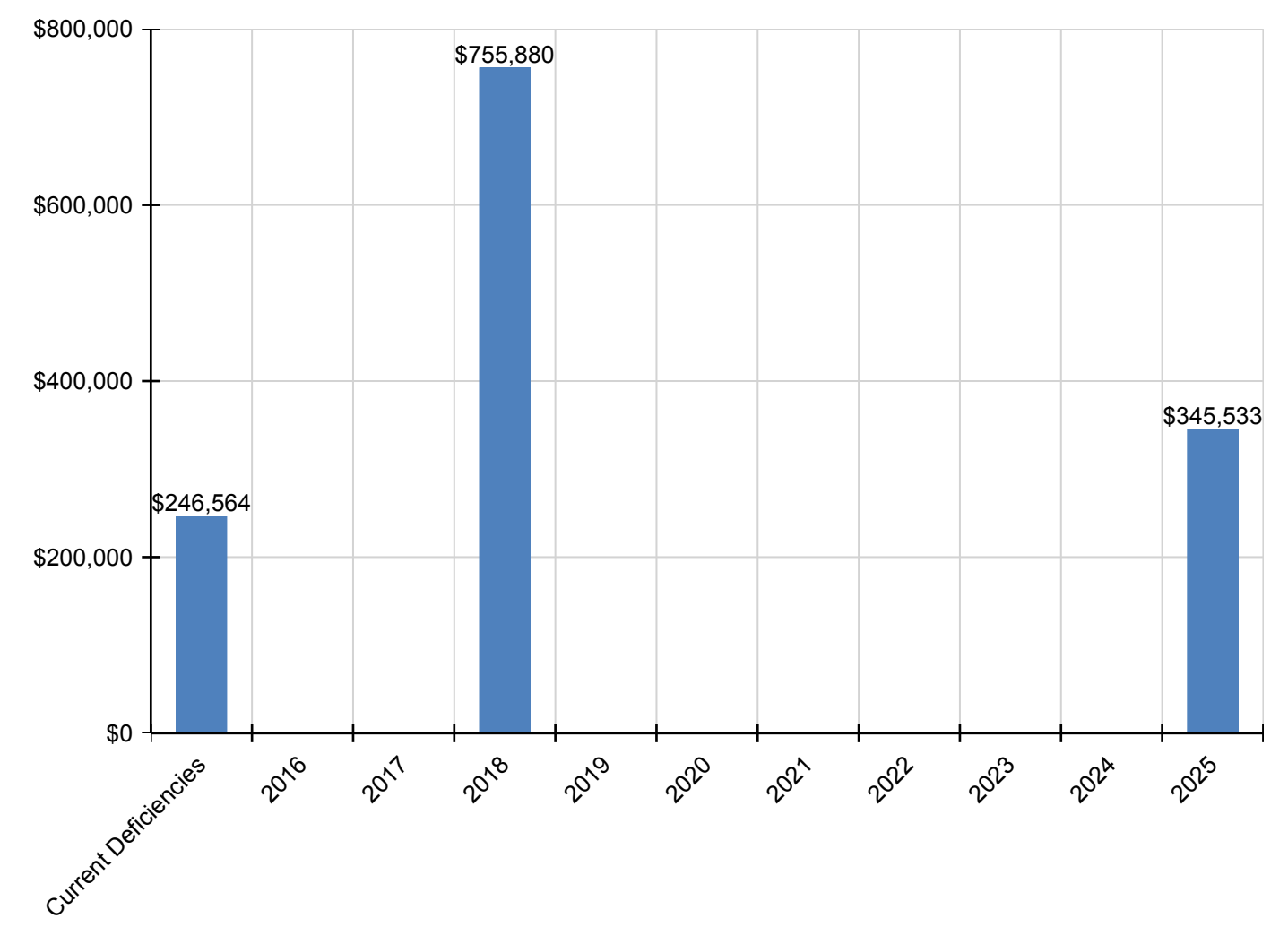
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D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Clock & PA Systems	\$96,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,096	\$226,900
D5030 - Communications and Security - Fire Alarm	\$21,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,574	\$49,836
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,172	\$14,172
D5030 - Communications and Security - Telephone & Data	\$96,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,096	\$226,900
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$7,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,556
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$101,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,437

* Indicates non-renewable system

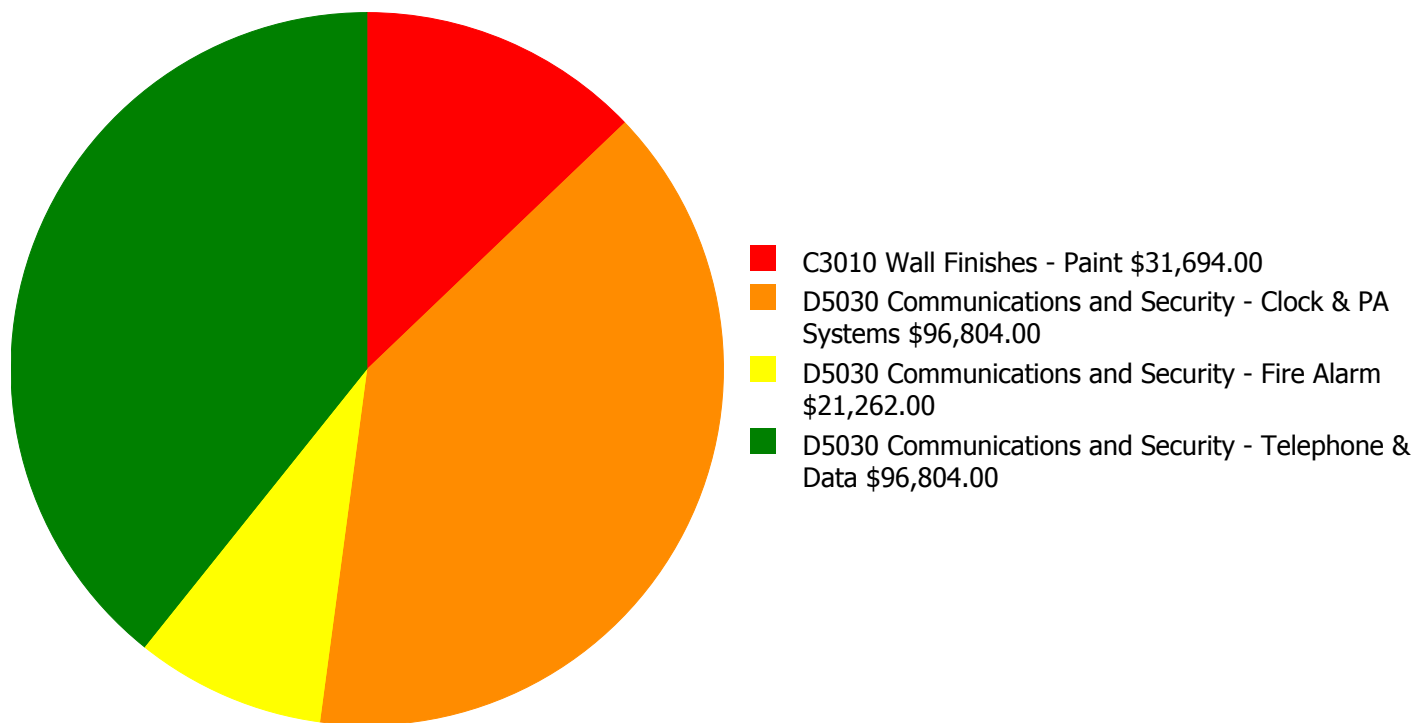
Forecasted Capital Renewal Requirement

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

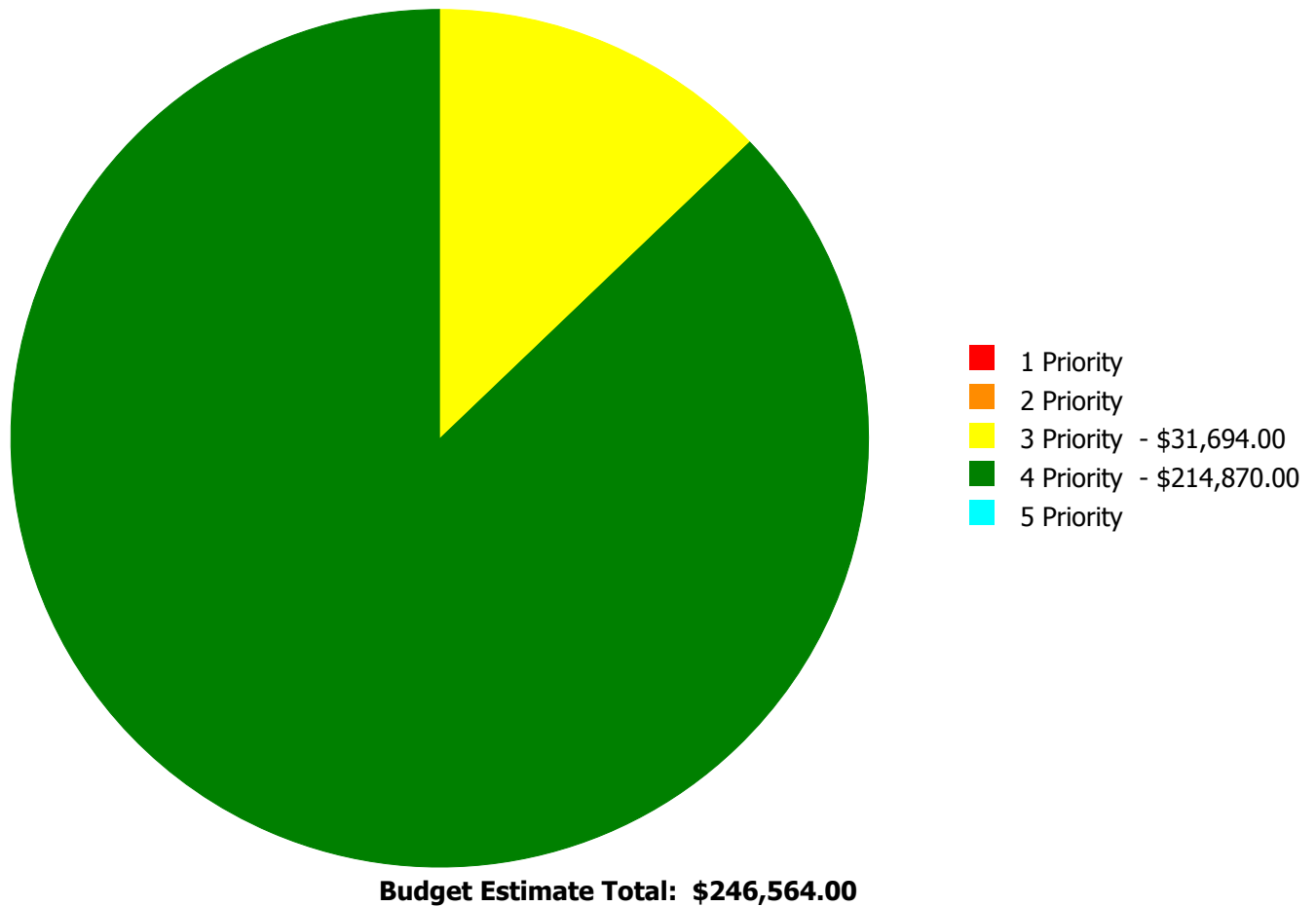
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$246,564.00

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

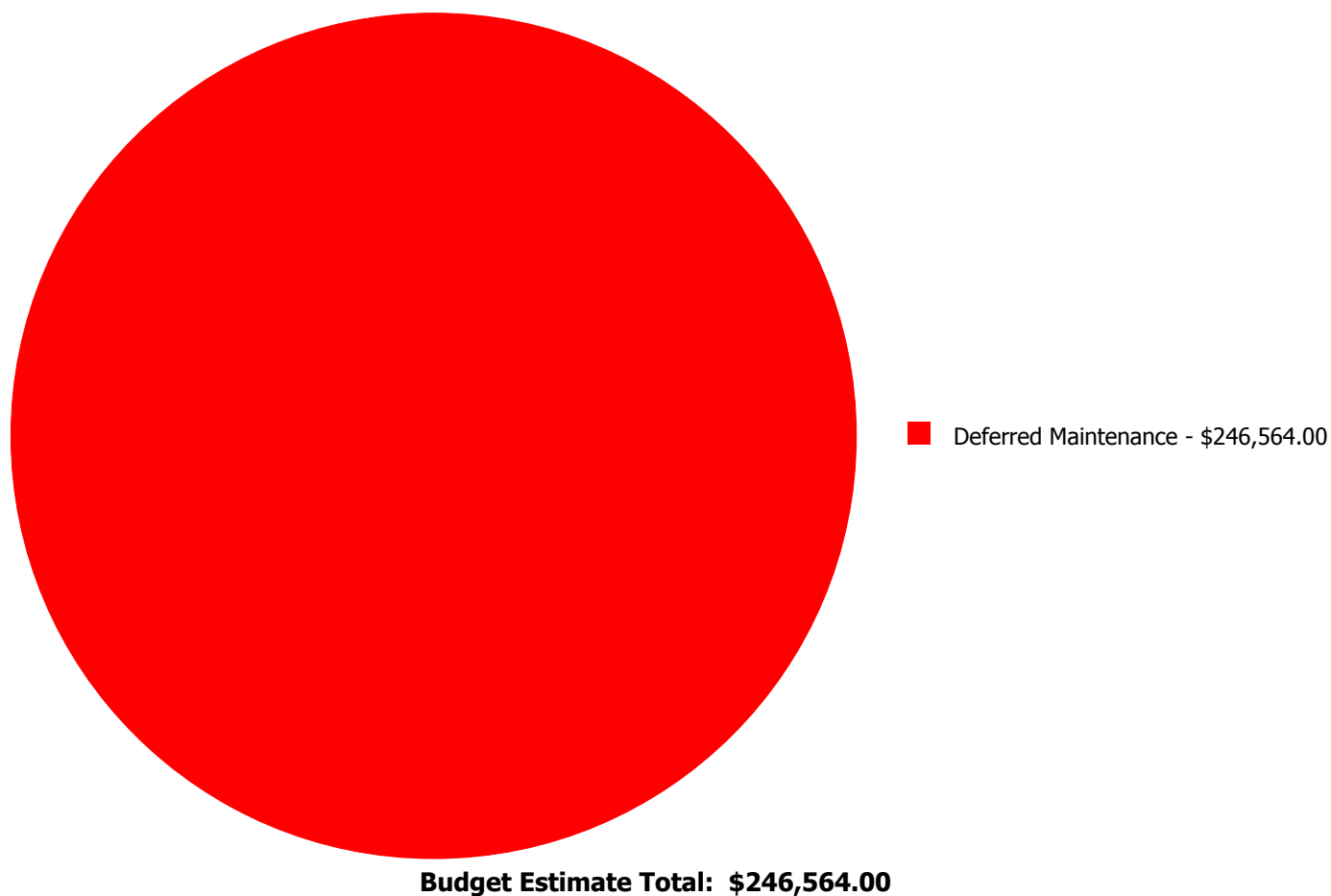
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$31,694.00	\$0.00	\$0.00	\$31,694.00
D5030	Communications and Security - Clock & PA Systems	\$0.00	\$0.00	\$0.00	\$96,804.00	\$0.00	\$96,804.00
D5030	Communications and Security - Fire Alarm	\$0.00	\$0.00	\$0.00	\$21,262.00	\$0.00	\$21,262.00
D5030	Communications and Security - Telephone & Data	\$0.00	\$0.00	\$0.00	\$96,804.00	\$0.00	\$96,804.00
	Total:	\$0.00	\$0.00	\$31,694.00	\$214,870.00	\$0.00	\$246,564.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 14,929.00

Unit of Measure: S.F.

Estimate: \$31,694.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Priority 4 Priority:

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



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 15,715.00

Unit of Measure: S.F.

Estimate: \$96,804.00

Assessor Name: Ben Nixon

Date Created: 07/01/2015

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

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 15,715.00

Unit of Measure: S.F.

Estimate: \$21,262.00

Assessor Name: Ben Nixon

Date Created: 07/01/2015

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

System: D5030 - Communications and Security - Telephone & Data



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 15,715.00

Unit of Measure: S.F.

Estimate: \$96,804.00

Assessor Name: Ben Nixon

Date Created: 07/01/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	1998
Last Renovation:	
Replacement Value:	\$932,117
Repair Cost:	\$195,469.00
Total FCI:	20.97 %
Total RSLI:	48.43 %
FCA Score:	79.03



Description:

The 1999 gymnasium at Hambrick Elementary School is a one-story building located at 1101 Hambrick Road in Stone Mountain Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	69.06 %	0.00 %	\$0.00
B30 - Roofing	77.33 %	0.00 %	\$0.00
C10 - Interior Construction	50.32 %	0.00 %	\$0.00
C30 - Interior Finishes	3.99 %	84.63 %	\$92,005.00
D20 - Plumbing	43.33 %	0.00 %	\$0.00
D30 - HVAC	22.13 %	53.04 %	\$70,201.00
D50 - Electrical	20.56 %	33.51 %	\$33,263.00
Totals:	48.43 %	20.97 %	\$195,469.00

Photo Album

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

1). South Elevation - Jul 01, 2015



2). North Elevation - Jul 01, 2015



3). East Elevation - Jul 01, 2015



4). West Elevation - Jul 01, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$9.34	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			\$51,165
A1030	Slab on Grade	\$6.21	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			\$34,018
B1020	Roof Construction	\$21.36	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			\$117,010
B2010	Exterior Walls	\$19.80	S.F.	5,478	60	1998	2058		71.67 %	0.00 %	43			\$108,464
B2030	Exterior Doors	\$2.01	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$11,011
B3010	Roof Coverings - Standing Seam Metal	\$11.91	S.F.	5,478	75	1998	2073		77.33 %	0.00 %	58			\$65,243
C1010	Partitions	\$12.78	S.F.	5,478	40	1998	2038		57.50 %	0.00 %	23			\$70,009
C1020	Interior Doors	\$4.24	S.F.	5,478	40	1998	2038		57.50 %	0.00 %	23			\$23,227
C1030	Fittings	\$3.46	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$18,954
C3010	Wall Finishes - Ceramic	\$6.65	S.F.	110	30	1998	2028		43.33 %	0.00 %	13			\$732
C3010	Wall Finishes - Paint	\$1.41	S.F.	5,368	10	1998	2008		0.00 %	110.00 %	-7		\$8,326.00	\$7,569
C3020	Floor Finishes - Ceramic Tile	\$6.67	S.F.	110	50	1998	2048		66.00 %	0.00 %	33			\$734
C3020	Floor Finishes - Neoprene	\$14.46	S.F.	5,204	10	1998	2008		0.00 %	110.00 %	-7		\$82,775.00	\$75,250
C3020	Floor Finishes - VCT	\$5.01	S.F.	164	15	1998	2013		0.00 %	109.98 %	-2		\$904.00	\$822
C3030	Ceiling Finishes	\$4.31	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$23,610
D2010	Plumbing Fixtures	\$9.66	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$52,917
D2020	Domestic Water Distribution	\$5.85	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$32,046
D2030	Sanitary Waste	\$0.87	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$4,766
D2040	Rain Water Drainage	\$0.22	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$1,205
D2090	Other Plumbing Systems - Natural Gas	\$0.32	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$1,753
D3040	Distribution Systems & Exhaust Systems	\$12.25	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$67,106
D3050	Terminal & Package Units	\$11.65	S.F.	5,478	15	1998	2013		0.00 %	110.00 %	-2		\$70,201.00	\$63,819
D3060	Controls & Instrumentation	\$0.26	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$1,424
D5010	Electrical Service/Distribution	\$1.24	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$6,793
D5020	Branch Wiring	\$5.24	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			\$28,705
D5020	Lighting	\$5.24	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$28,705
D5030	Communications and Security - Fire Alarm	\$2.13	S.F.	5,478	10	1998	2008		0.00 %	110.00 %	-7		\$12,835.00	\$11,668
D5030	Communications and Security - Public Address & Clock System	\$0.88	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			\$4,821
D5030	Communications and Security - Security & CCTV	\$0.88	S.F.	5,478	10	1998	2008		0.00 %	110.00 %	-7		\$5,303.00	\$4,821
D5030	Communications and Security - Telephone & Data	\$2.51	S.F.	5,478	10	1998	2008		0.00 %	110.00 %	-7		\$15,125.00	\$13,750
Total									48.43 %	20.97 %			\$195,469.00	\$932,117

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:	\$195,469	\$0	\$0	\$93,171	\$0	\$0	\$0	\$0	\$0	\$0	\$167,135	\$455,775
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$22,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,782
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$8,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,189	\$19,515
C3020 - Floor Finishes - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Neoprene	\$82,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,243	\$194,018
C3020 - Floor Finishes - VCT	\$904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$904
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$28,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,379
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

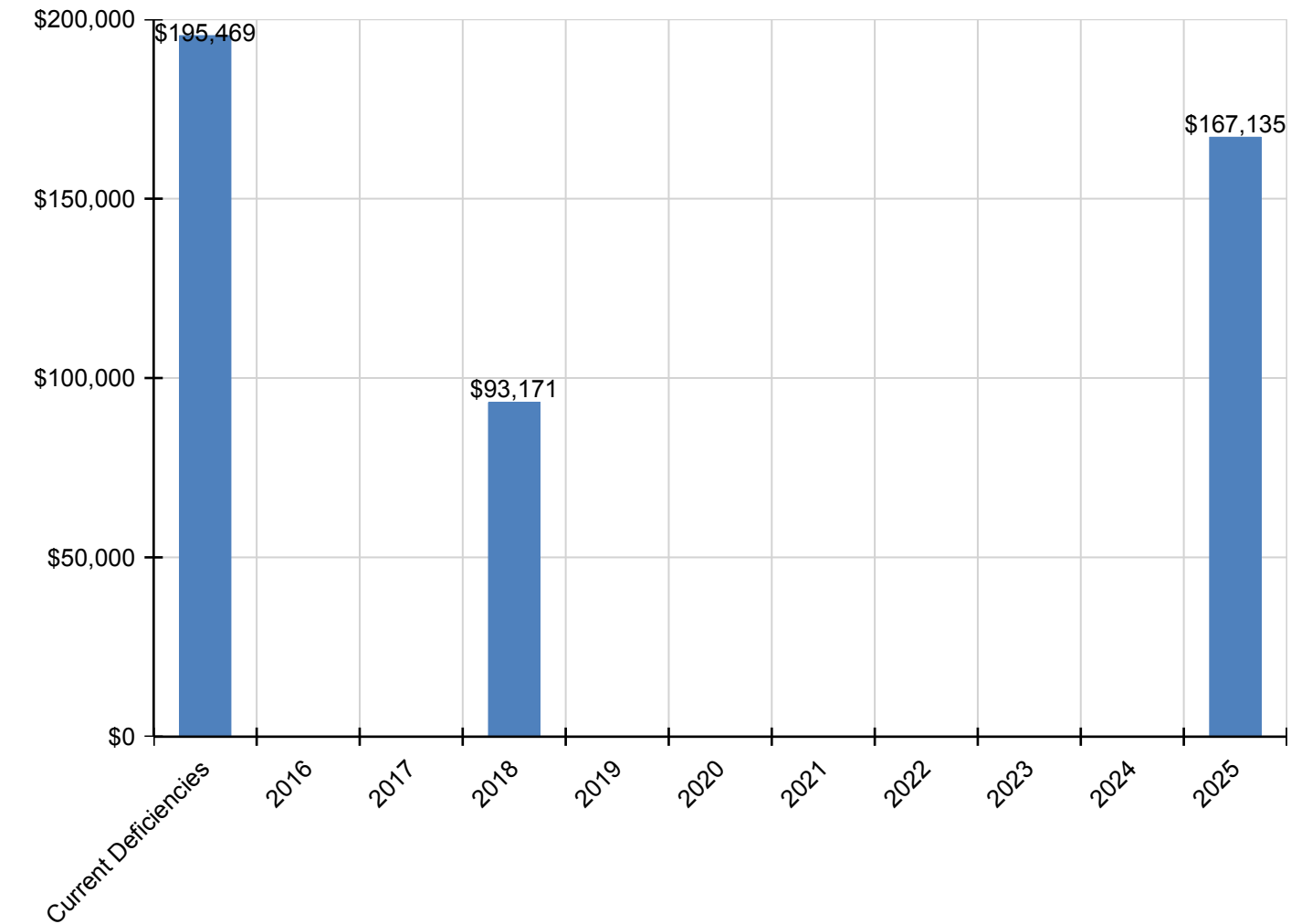
School Assessment Report - 1998 Gym

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$70,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,201
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$1,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,712
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$34,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,503
D5030 - Communications and Security - Fire Alarm	\$12,835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,249	\$30,084
D5030 - Communications and Security - Public Address & Clock System	\$0	\$0	\$0	\$5,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,795
D5030 - Communications and Security - Security & CCTV	\$5,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,127	\$12,430
D5030 - Communications and Security - Telephone & Data	\$15,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,327	\$35,452

* Indicates non-renewable system

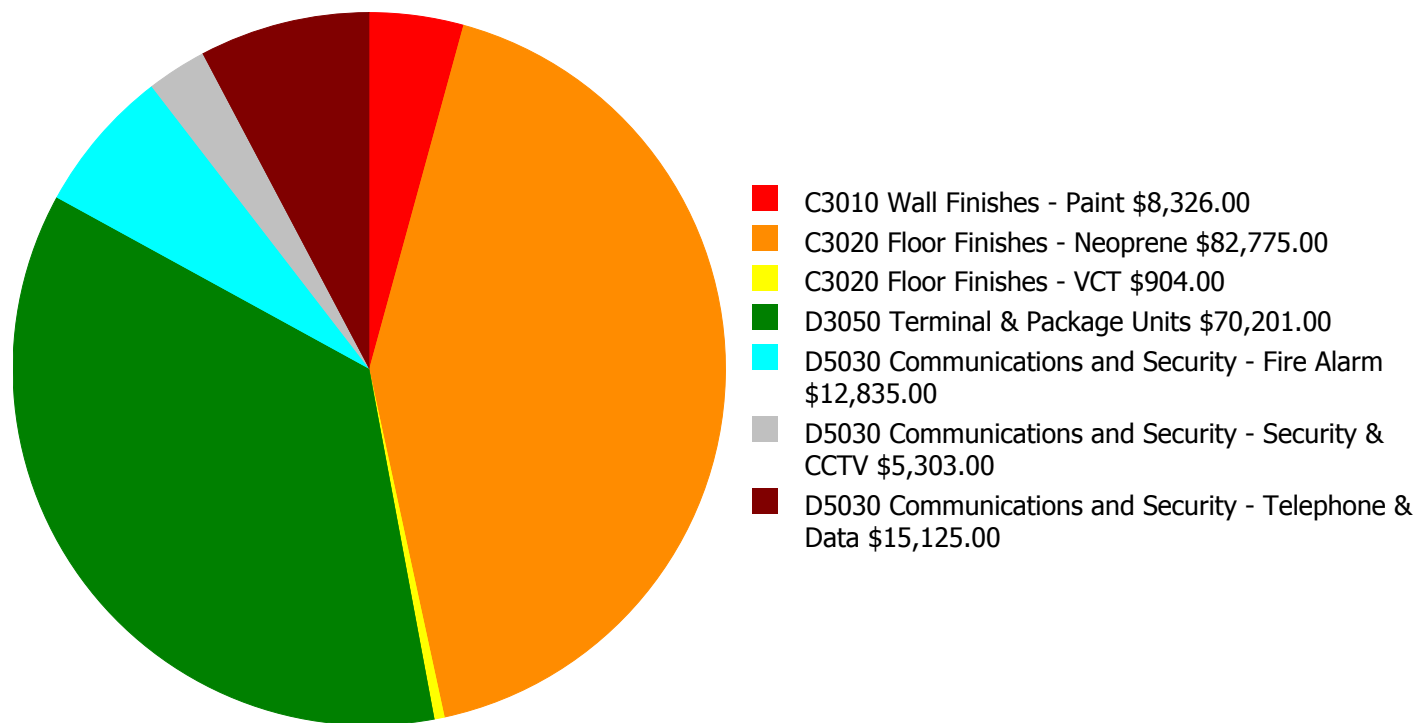
Forecasted Capital Renewal Requirement

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

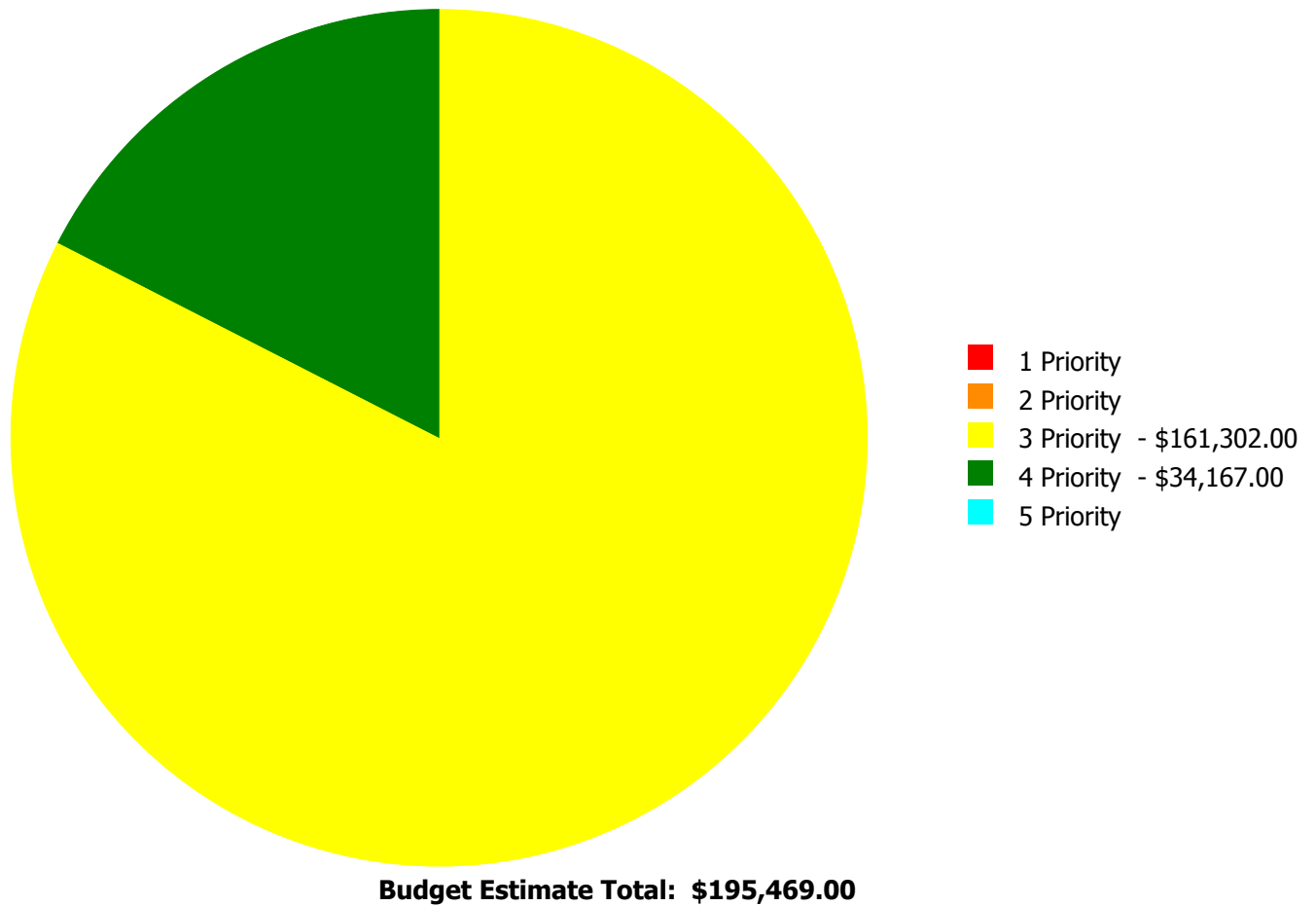
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$195,469.00

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

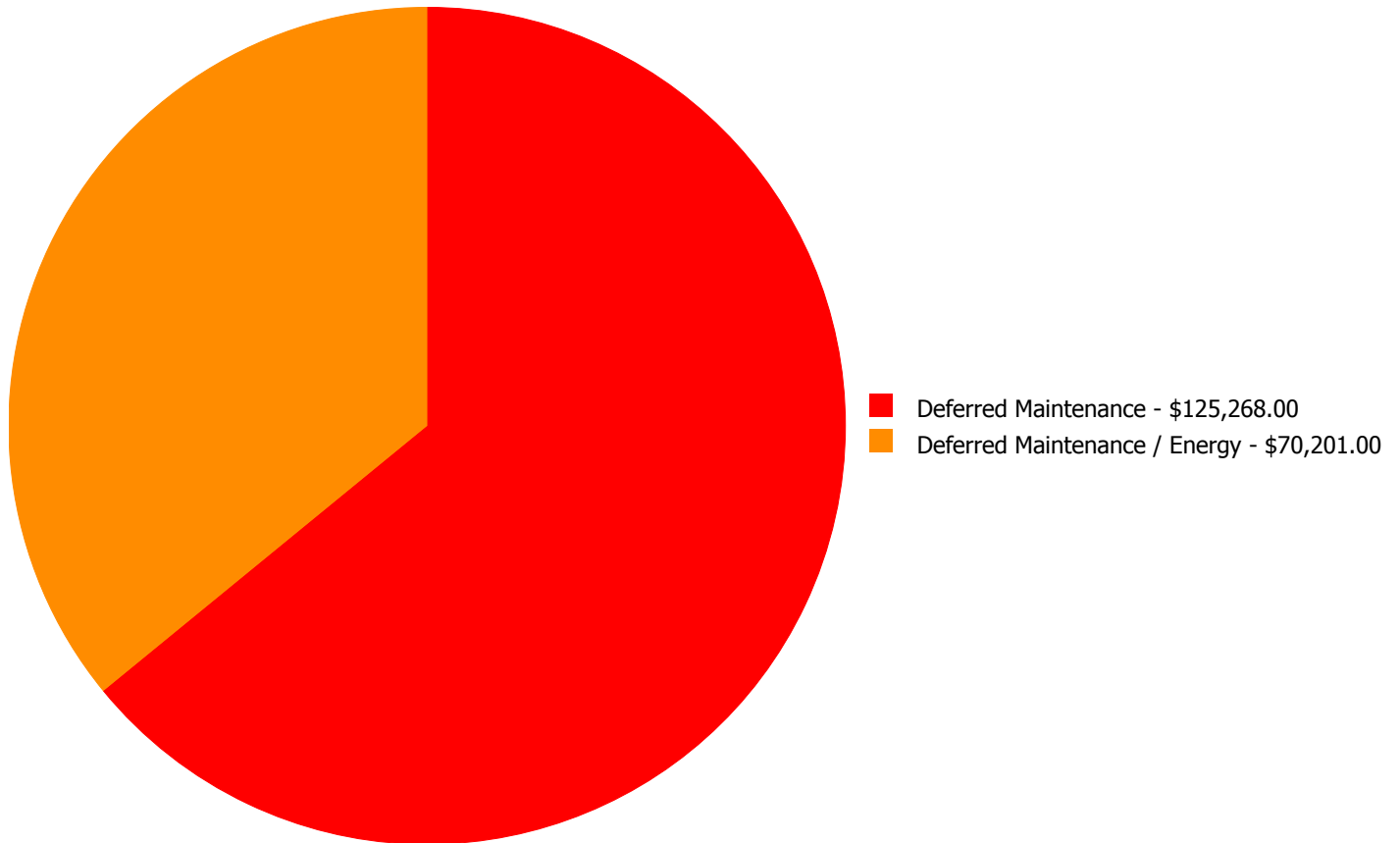
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$8,326.00	\$0.00	\$0.00	\$8,326.00
C3020	Floor Finishes - Neoprene	\$0.00	\$0.00	\$82,775.00	\$0.00	\$0.00	\$82,775.00
C3020	Floor Finishes - VCT	\$0.00	\$0.00	\$0.00	\$904.00	\$0.00	\$904.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$70,201.00	\$0.00	\$0.00	\$70,201.00
D5030	Communications and Security - Fire Alarm	\$0.00	\$0.00	\$0.00	\$12,835.00	\$0.00	\$12,835.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$0.00	\$0.00	\$5,303.00	\$0.00	\$5,303.00
D5030	Communications and Security - Telephone & Data	\$0.00	\$0.00	\$0.00	\$15,125.00	\$0.00	\$15,125.00
Total:		\$0.00	\$0.00	\$161,302.00	\$34,167.00	\$0.00	\$195,469.00

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: \$195,469.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,368.00

Unit of Measure: S.F.

Estimate: \$8,326.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Neoprene



Location: Basketball Court

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,204.00

Unit of Measure: S.F.

Estimate: \$82,775.00

Assessor Name: Ben Nixon

Date Created: 07/01/2015

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

System: D3050 - Terminal & Package Units



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$70,201.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: One PTAC AC unit is located in the office area of the gym. It is beyond its expected service life and should be scheduled for replacement. The main gym area does not have air conditioning and it should be provided.

Priority 4 Priority:

System: C3020 - Floor Finishes - VCT



Location: Entrance Area and Offices

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 164.00

Unit of Measure: S.F.

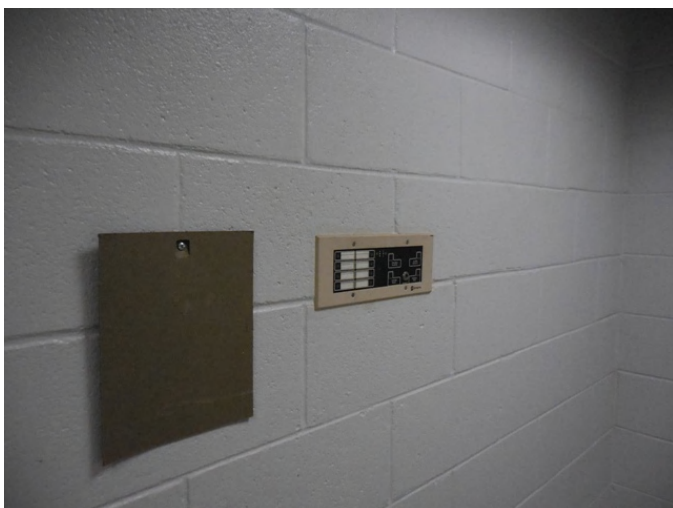
Estimate: \$904.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: VCT flooring is stained, worn and broken, and should be replaced.

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$12,835.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$5,303.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Telephone & Data



Location: Office Area

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$15,125.00

Assessor Name: Ben Nixon

Date Created: 07/01/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	72,384
Year Built:	1971
Last Renovation:	
Replacement Value:	\$1,703,317
Repair Cost:	\$938,759.00
Total FCI:	55.11 %
Total RSLI:	13.76 %
FCA Score:	44.89



Description:

The Hambrick Elementary School site was originally constructed in 1971, has a total area of 11.3 acres, and is occupied by approximately 72,384 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, landscaping, playing field, 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: 1270

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	7.84 %	97.53 %	\$885,411.99
G30 - Site Mechanical Utilities	12.05 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	37.32 %	20.03 %	\$53,347.01
Totals:	13.76 %	55.11 %	\$938,759.00

Photo Album

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

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



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$5.17	S.F.	18,651	25	1971	1996		0.00 %	110.00 %	-19		\$106,068.24	\$96,426
G2020	Parking Lots	\$4.56	S.F.	8,805	25	1971	1996		0.00 %	110.00 %	-19		\$44,165.88	\$40,151
G2030	Pedestrian Paving	\$1.50	S.F.	72,384	30	1971	2001		0.00 %	110.00 %	-14		\$119,433.60	\$108,576
G2040	Baseball Field	\$8.35	S.F.		0				0.00 %	0.00 %				\$0
G2040	Canopies	\$0.29	S.F.		0				0.00 %	0.00 %				\$0
G2040	Covered Walkways	\$48.72	S.F.	760	25	1998	2023		32.00 %	0.00 %	8			\$37,027
G2040	Fencing & Guardrails	\$0.91	S.F.	72,384	30	2012	2042		90.00 %	0.00 %	27			\$65,869
G2040	Football Field	\$5.85	S.F.		0				0.00 %	0.00 %				\$0
G2040	Hard Surface Play Area	\$6.26	S.F.	7,532	20	1971	1991		0.00 %	110.00 %	-24		\$51,865.35	\$47,150
G2040	Playing Field	\$3.92	S.F.	103,995	20	1971	1991		0.00 %	110.00 %	-24		\$448,426.44	\$407,660
G2040	Soccer/Lacross Field	\$5.00	S.F.		0				0.00 %	0.00 %				\$0
G2040	Softball Field	\$8.86	S.F.		0				0.00 %	0.00 %				\$0
G2040	Tennis Courts	\$18.47	S.F.		0				0.00 %	0.00 %				\$0
G2040	Track	\$7.04	S.F.		0				0.00 %	0.00 %				\$0
G2050	Landscaping	\$1.45	S.F.	72,384	15	1971	1986		0.00 %	110.00 %	-29		\$115,452.48	\$104,957
G3010	Water Supply	\$1.83	S.F.	72,384	50	1971	2021		12.00 %	0.00 %	6			\$132,463
G3020	Sanitary Sewer	\$1.15	S.F.	72,384	50	1971	2021		12.00 %	0.00 %	6			\$83,242
G3030	Storm Sewer	\$3.55	S.F.	72,384	50	1971	2021		12.00 %	0.00 %	6			\$256,963
G3060	Fuel Distribution	\$0.78	S.F.	72,384	40	1971	2011	2020	12.50 %	0.00 %	5			\$56,460
G4010	Electrical Distribution	\$1.86	S.F.	72,384	50	1971	2021		12.00 %	0.00 %	6			\$134,634
G4020	Site Lighting	\$1.15	S.F.	72,384	30	2015	2045		100.00 %	0.00 %	30			\$83,242
G4030	Site Communications & Security	\$0.67	S.F.	72,384	10	1998	2008		0.00 %	110.00 %	-7		\$53,347.01	\$48,497
Total									13.76 %	55.11 %			\$938,759.00	\$1,703,317

Renewal Schedule

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

School Assessment Report - Site

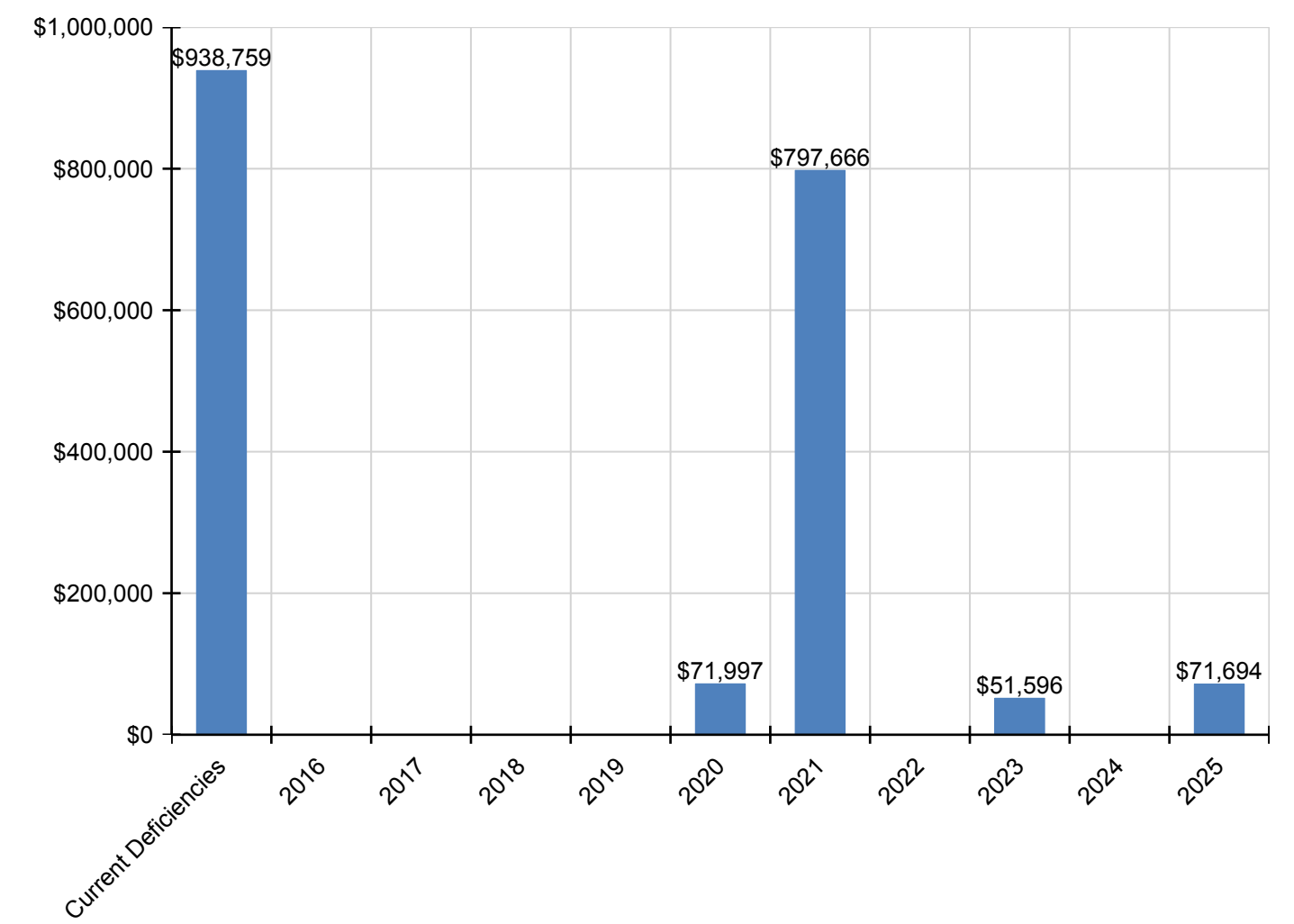
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$938,759	\$0	\$0	\$0	\$0	\$71,997	\$797,666	\$0	\$51,596	\$0	\$71,694	\$1,931,712
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$106,068	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,068
G2020 - Parking Lots	\$44,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,166
G2030 - Pedestrian Paving	\$119,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,434
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	\$51,596	\$0	\$0	\$51,596
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	\$51,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,865
G2040 - Playing Field	\$448,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$448,426
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	\$115,452	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,452
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$173,984	\$0	\$0	\$0	\$0	\$173,984
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$109,335	\$0	\$0	\$0	\$0	\$109,335
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$337,511	\$0	\$0	\$0	\$0	\$337,511
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$71,997	\$0	\$0	\$0	\$0	\$0	\$71,997
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$176,837	\$0	\$0	\$0	\$0	\$176,837
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$53,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,694	\$125,041

* Indicates non-renewable system

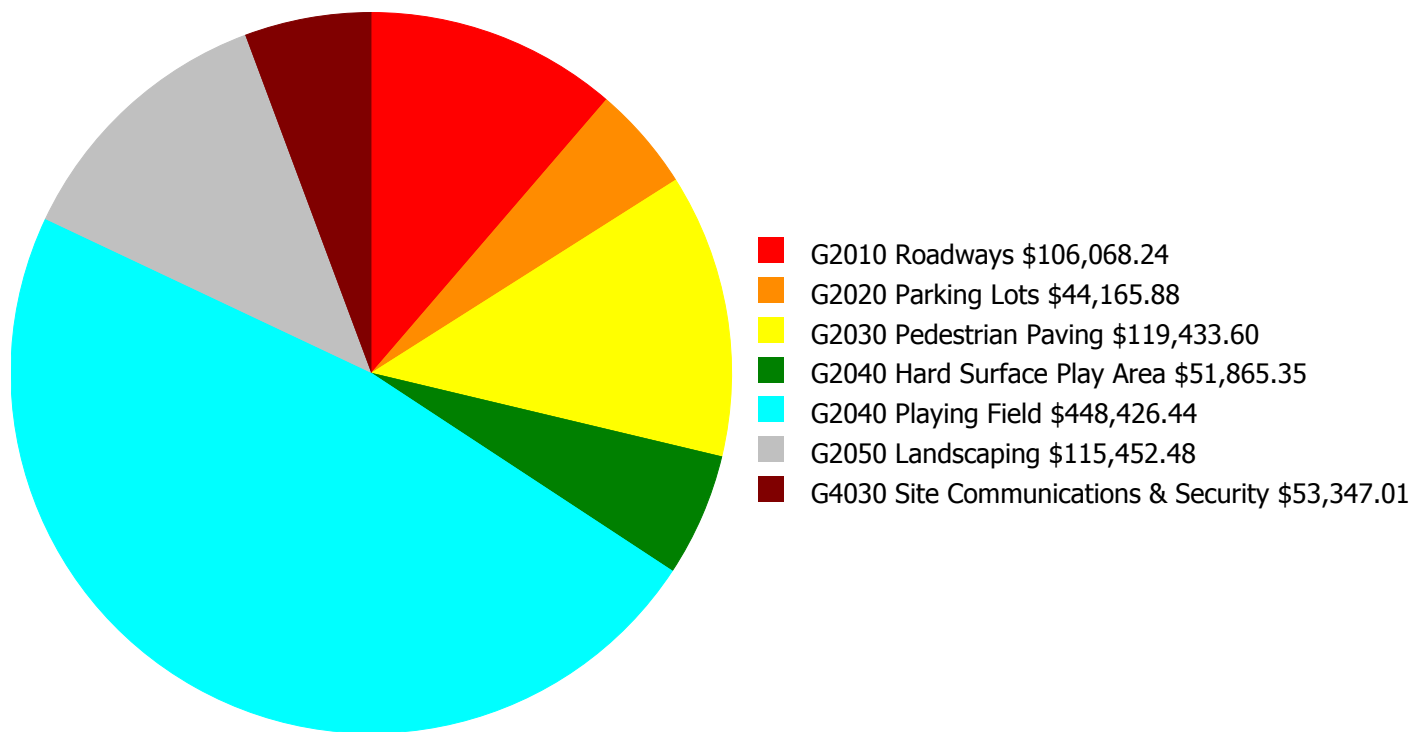
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

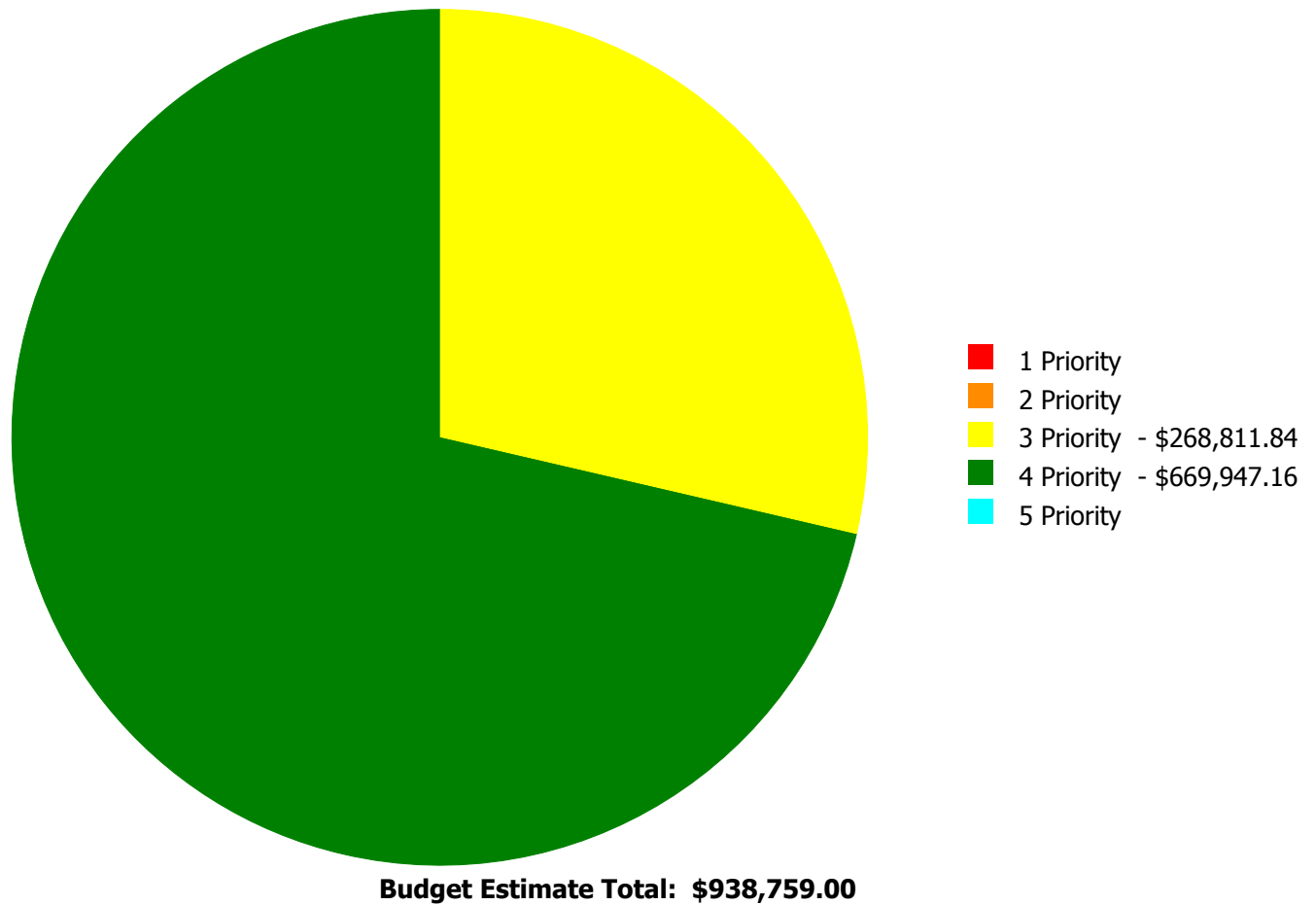
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$938,759.00

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

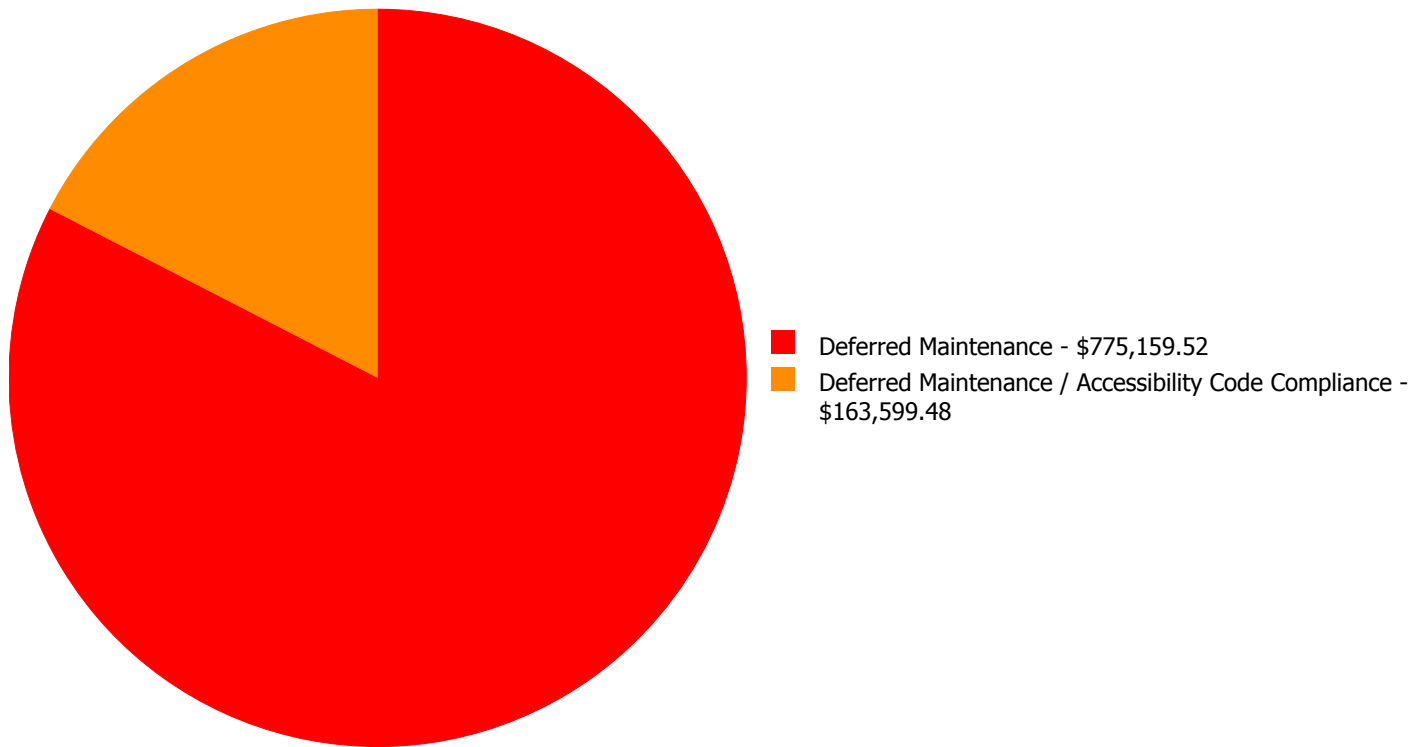
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	\$0.00	\$0.00	\$0.00	\$106,068.24	\$0.00	\$106,068.24
G2020	Parking Lots	\$0.00	\$0.00	\$44,165.88	\$0.00	\$0.00	\$44,165.88
G2030	Pedestrian Paving	\$0.00	\$0.00	\$119,433.60	\$0.00	\$0.00	\$119,433.60
G2040	Hard Surface Play Area	\$0.00	\$0.00	\$51,865.35	\$0.00	\$0.00	\$51,865.35
G2040	Playing Field	\$0.00	\$0.00	\$0.00	\$448,426.44	\$0.00	\$448,426.44
G2050	Landscaping	\$0.00	\$0.00	\$0.00	\$115,452.48	\$0.00	\$115,452.48
G4030	Site Communications & Security	\$0.00	\$0.00	\$53,347.01	\$0.00	\$0.00	\$53,347.01
	Total:	\$0.00	\$0.00	\$268,811.84	\$669,947.16	\$0.00	\$938,759.00

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: \$938,759.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2020 - Parking Lots



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 8,805.00

Unit of Measure: S.F.

Estimate: \$44,165.88

Assessor Name: Sam Mandola

Date Created: 06/30/2015

Notes: The parking lots are beyond their expected service life, not fully ADA compliant, and should be replaced. SPLOST project 111-422 to renovate parking from an ADA standpoint.

System: G2030 - Pedestrian Paving



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 72,384.00

Unit of Measure: S.F.

Estimate: \$119,433.60

Assessor Name: Sam Mandola

Date Created: 06/30/2015

Notes: Pedestrian paving is beyond its expected service life, inadequate, not fully ADA compliant, and should be replaced. SPLOST project 111-422 to replace the pedestrian paving near the gym (site).

System: G2040 - Hard Surface Play Area



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 7,532.00
Unit of Measure: S.F.
Estimate: \$51,865.35
Assessor Name: Eduardo Lopez
Date Created: 10/30/2015

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

System: G4030 - Site Communications & Security



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 72,384.00
Unit of Measure: S.F.
Estimate: \$53,347.01
Assessor Name: Eduardo Lopez
Date Created: 06/30/2015

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

Priority 4 Priority:

System: G2010 - Roadways



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 18,651.00

Unit of Measure: S.F.

Estimate: \$106,068.24

Assessor Name: Eduardo Lopez

Date Created: 06/30/2015

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

System: G2040 - Playing Field



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 103,995.00

Unit of Measure: S.F.

Estimate: \$448,426.44

Assessor Name: Eduardo Lopez

Date Created: 06/30/2015

Notes: The playing fields are beyond their expected service life, have bare spots, and should be re-sodded to prevent erosion. Part of a playing field is reduced by the portable classrooms on site.

System: G2050 - Landscaping



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 72,384.00

Unit of Measure: S.F.

Estimate: \$115,452.48

Assessor Name: Eduardo Lopez

Date Created: 06/30/2015

Notes: Landscaping is beyond its expected service life, worn and missing in areas, and should be replaced to prevent erosion.

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.

School Assessment Report - Hambrick Elementary

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.

School Assessment Report - Hambrick Elementary

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

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

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