

DeKalb County School District/Leased/Charter

Hatton Drive Warehouse

Final

School Assessment Report

May 20, 2016



Table of Contents

School Executive Summary	3
School Condition Summary	4
<u>Main Building</u>	6
Executive Summary	6
Condition Summary	7
Photo Album	8
Condition Detail	9
System Listing	10
Renewal Schedule	11
Forecasted Sustainment Requirement	13
Deficiency Summary By System	14
Deficiency Summary By Priority	15
Deficiency By Priority Investment	16
Deficiency Summary By Category	17
Deficiency Details By Priority	18
<u>Site</u>	28
Executive Summary	28
Condition Summary	29
Photo Album	30
Condition Detail	31
System Listing	32
Renewal Schedule	33
Forecasted Sustainment Requirement	35
Deficiency Summary By System	36
Deficiency Summary By Priority	37
Deficiency By Priority Investment	38
Deficiency Summary By Category	39
Deficiency Details By Priority	40
Glossary	44

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):	25,352
Year Built:	1966
Last Renovation:	
Replacement Value:	\$3,777,364
Repair Cost:	\$2,194,332.99
Total FCI:	58.09 %
Total RSLI:	25.28 %
FCA Score:	41.91



Description:

The Hatton Drive Warehouse campus consist of one building located at 280 Hatton Drive in Scottsdale, GA. The campus was originally constructed around 1966, with no additions or major renovations since then. 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 2	Board District:	District 2
DOE Facility:	9009	Geographic Region:	Region 2
HS Attendance Area:	Druid Hills HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	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.

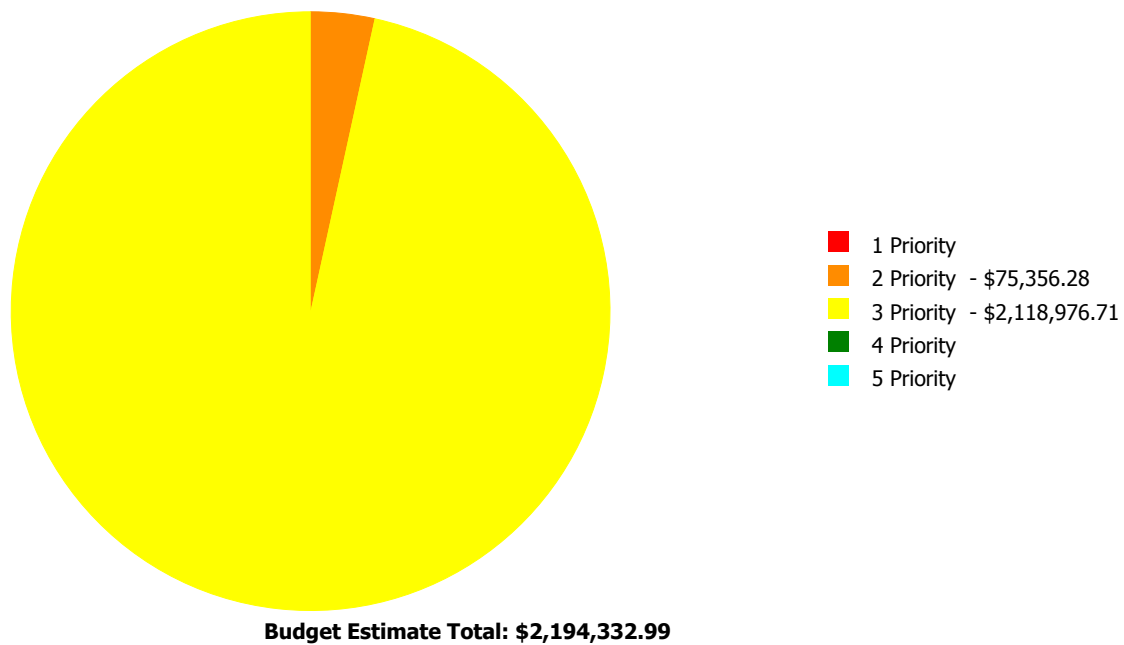
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	51.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	51.00 %	34.43 %	\$72,367.20
B20 - Exterior Enclosure	43.90 %	16.59 %	\$38,685.08
B30 - Roofing	0.00 %	110.00 %	\$227,838.00
C10 - Interior Construction	0.00 %	87.17 %	\$105,641.00
C30 - Interior Finishes	0.00 %	110.00 %	\$120,752.00
D20 - Plumbing	0.00 %	110.00 %	\$81,709.00
D30 - HVAC	0.00 %	110.00 %	\$1,061,945.00
D50 - Electrical	53.69 %	19.80 %	\$186,566.00
E10 - Equipment	0.00 %	110.00 %	\$4,741.00
F10 - Special Construction	16.67 %	0.00 %	\$0.00
G20 - Site Improvements	0.00 %	110.00 %	\$223,534.10
G30 - Site Mechanical Utilities	3.56 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$70,554.61
Totals:	25.28 %	58.09 %	\$2,194,332.99

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
Main Building	25,352	57.16	\$0.00	\$75,356.28	\$1,824,888.00	\$0.00	\$0.00
Site	25,352	64.97	\$0.00	\$0.00	\$294,088.71	\$0.00	\$0.00
Total:		58.09	\$0.00	\$75,356.28	\$2,118,976.71	\$0.00	\$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:	Leased
Gross Area (SF):	25,352
Year Built:	1966
Last Renovation:	
Replacement Value:	\$3,324,687
Repair Cost:	\$1,900,244.28
Total FCI:	57.16 %
Total RSLI:	28.52 %
FCA Score:	42.84



Description:

Hatton Drive Warehouse is a one story building located at 280 Hatton Drive in Scottsdale GA. The estimated construction date of this building is 1966 based on information provided by building staff. In 2007, there was a small office area renovation of carpet, paint, interior doors and ceiling systems. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	8010	Fire Sprinkler System:	No
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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	51.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	51.00 %	34.43 %	\$72,367.20
B20 - Exterior Enclosure	43.90 %	16.59 %	\$38,685.08
B30 - Roofing	0.00 %	110.00 %	\$227,838.00
C10 - Interior Construction	0.00 %	87.17 %	\$105,641.00
C30 - Interior Finishes	0.00 %	110.00 %	\$120,752.00
D20 - Plumbing	0.00 %	110.00 %	\$81,709.00
D30 - HVAC	0.00 %	110.00 %	\$1,061,945.00
D50 - Electrical	53.69 %	19.80 %	\$186,566.00
E10 - Equipment	0.00 %	110.00 %	\$4,741.00
F10 - Special Construction	16.67 %	0.00 %	\$0.00
Totals:	28.52 %	57.16 %	\$1,900,244.28

Photo Album

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

1). North Elevation - May 12, 2015



2). West Elevation - May 12, 2015



3). South Elevation - May 12, 2015



4). East Elevation - May 12, 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 - Main 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	\$1.71	S.F.	25,352	100	1966	2066		51.00 %	0.00 %	51			\$43,352
A1030	Slab on Grade	\$16.27	S.F.	25,352	100	1966	2066		51.00 %	0.00 %	51			\$412,477
A2010	Basement Excavation	\$0.00	S.F.		100	1966	2066		51.00 %	0.00 %	51			\$0
A2020	Basement Walls	\$0.00	S.F.		100	1966	2066		51.00 %	0.00 %	51			\$0
B1020	Roof Construction	\$8.29	S.F.	25,352	100	1966	2066		51.00 %	34.43 %	51		\$72,367.20	\$210,168
B2010	Exterior Walls	\$7.92	S.F.	25,352	100	1966	2066		51.00 %	1.49 %	51		\$2,989.08	\$200,788
B2020	Exterior Windows	\$0.00	S.F.	25,352	30	1966	1996		0.00 %	0.00 %	-19			\$0
B2030	Exterior Doors	\$1.28	S.F.	25,352	30	1966	1996		0.00 %	110.00 %	-19		\$35,696.00	\$32,451
B3010	Roof Coverings	\$7.49	S.F.	25,352	20	1966	1986		0.00 %	110.00 %	-29		\$208,875.00	\$189,886
B3020	Roof Openings	\$0.68	S.F.	25,352	30	1966	1996		0.00 %	110.00 %	-19		\$18,963.00	\$17,239
C1010	Partitions	\$0.91	S.F.	25,352	40	1966	2006		0.00 %	0.00 %	-9			\$23,070
C1020	Interior Doors	\$0.30	S.F.	25,352	30	1966	1996		0.00 %	79.99 %	-19		\$6,084.00	\$7,606
C1030	Fittings	\$3.57	S.F.	25,352	20	1980	2000		0.00 %	110.00 %	-15		\$99,557.00	\$90,507
C3010	Wall Finishes	\$0.99	S.F.	25,352	20	1966	1986		0.00 %	110.00 %	-29		\$27,608.00	\$25,098
C3020	Floor Finishes	\$2.46	S.F.	25,352	20	1966	1986		0.00 %	110.00 %	-29		\$68,603.00	\$62,366
C3030	Ceiling Finishes	\$0.88	S.F.	25,352	20	1966	1986		0.00 %	110.00 %	-29		\$24,541.00	\$22,310
D2010	Plumbing Fixtures	\$1.78	S.F.	25,352	20	1966	1986		0.00 %	110.00 %	-29		\$49,639.00	\$45,127
D2020	Domestic Water Distribution	\$0.25	S.F.	25,352	30	1966	1996		0.00 %	110.00 %	-19		\$6,972.00	\$6,338
D2030	Sanitary Waste	\$0.90	S.F.	25,352	30	1966	1996		0.00 %	110.00 %	-19		\$25,098.00	\$22,817
D2040	Rain Water Drainage	\$0.00	S.F.		30	1966	1996		0.00 %	0.00 %	-19			\$0
D3040	Distribution Systems	\$12.25	S.F.	25,352	20	1986	2006		0.00 %	110.00 %	-9		\$341,618.00	\$310,562
D3050	Terminal & Package Units	\$21.43	S.F.	25,352	20	1986	2006		0.00 %	110.00 %	-9		\$597,623.00	\$543,293
D3060	Controls & Instrumentation	\$4.40	S.F.	25,352	20	1986	2006		0.00 %	110.00 %	-9		\$122,704.00	\$111,549
D5010	Electrical Service/Distribution	\$0.52	S.F.	25,352	30	1966	1996		0.00 %	110.00 %	-19		\$14,501.00	\$13,183
D5020	Lighting and Branch Wiring	\$7.38	S.F.	25,352	30	1986	2016		3.33 %	0.00 %	1			\$187,098
D5030	Communications and Security - Fire Alarm	\$0.66	S.F.	25,352	10	2010	2020		50.00 %	0.00 %	5			\$16,732
D5030	Communications and Security - PA & Clock System	\$4.18	S.F.	25,352	10	1995	2005		0.00 %	110.00 %	-10		\$116,569.00	\$105,971
D5030	Communications and Security - Security & CCTV	\$1.01	S.F.	25,352	10	2013	2023		80.00 %	0.00 %	8			\$25,606
D5030	Communications and Security - Telephone System	\$1.99	S.F.	25,352	10	1995	2005		0.00 %	110.00 %	-10		\$55,496.00	\$50,450
D5090	Other Electrical Systems - Emergency Generator	\$21.43	S.F.	25,352	15	2013	2028		86.67 %	0.00 %	13			\$543,293
E1030	Vehicular Equipment - Loading Dock Equip.	\$0.17	S.F.	25,352	20	1966	1986		0.00 %	110.00 %	-29		\$4,741.00	\$4,310
F1010	Special Structures - Canopies	\$2.62	S.F.	397	30	1966	1996	2020	16.67 %	0.00 %	5			\$1,040
Total									28.52 %	57.16 %			\$1,900,244.28	\$3,324,687

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$1,900,244	\$211,982	\$0	\$0	\$0	\$22,664	\$0	\$0	\$35,680	\$0	\$231,240	\$2,401,810
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$72,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,367
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$2,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,989
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$35,696	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,696
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$208,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208,875
B3020 - Roof Openings	\$18,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,963
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	\$6,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,084
C1030 - Fittings	\$99,557	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,557
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$27,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,608
C3020 - Floor Finishes	\$68,603	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,603

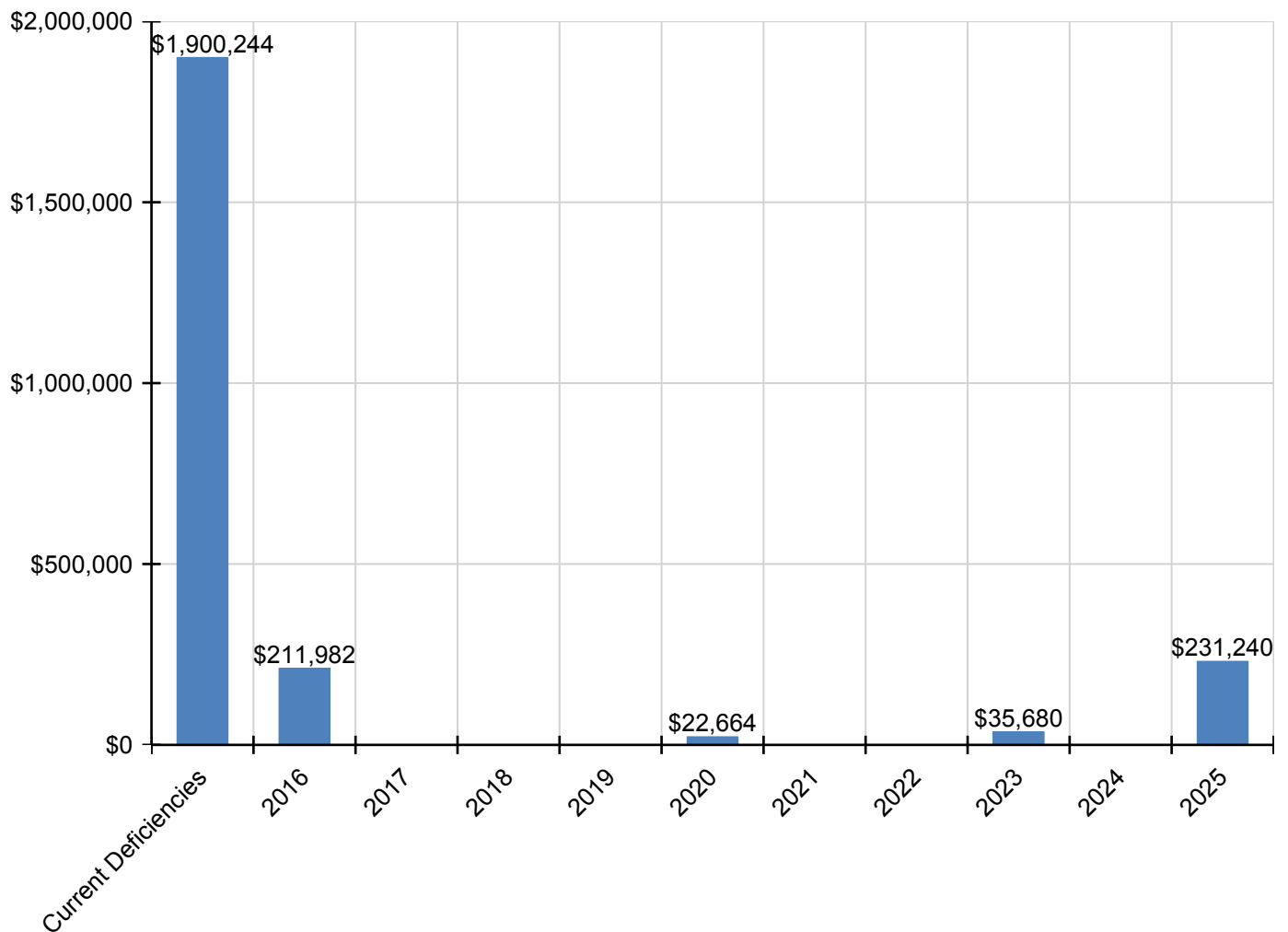
School Assessment Report - Main Building

C3030 - Ceiling Finishes	\$24,541	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,541
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$49,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,639
D2020 - Domestic Water Distribution	\$6,972	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,972
D2030 - Sanitary Waste	\$25,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,098
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$341,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$341,618
D3050 - Terminal & Package Units	\$597,623	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$597,623
D3060 - Controls & Instrumentation	\$122,704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,704
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$14,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,501
D5020 - Lighting and Branch Wiring	\$0	\$211,982	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211,982
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$21,338	\$0	\$0	\$0	\$0	\$0	\$21,338
D5030 - Communications and Security - PA & Clock System	\$116,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,658	\$273,227
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,680	\$0	\$0	\$35,680
D5030 - Communications and Security - Telephone System	\$55,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,582	\$130,078
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
E1030 - Vehicular Equipment - Loading Dock Equip.	\$4,741	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,741
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$1,326	\$0	\$0	\$0	\$0	\$0	\$1,326

* Indicates non-renewable system

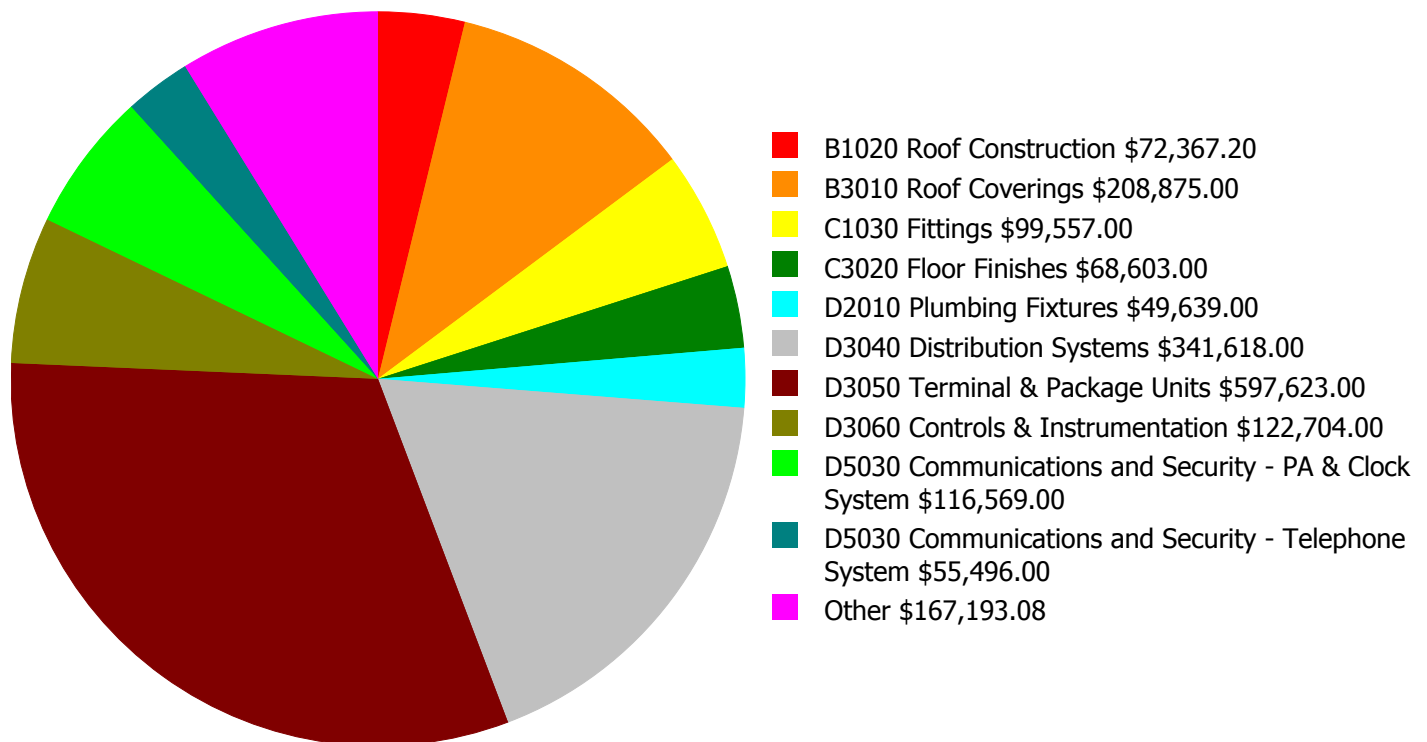
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

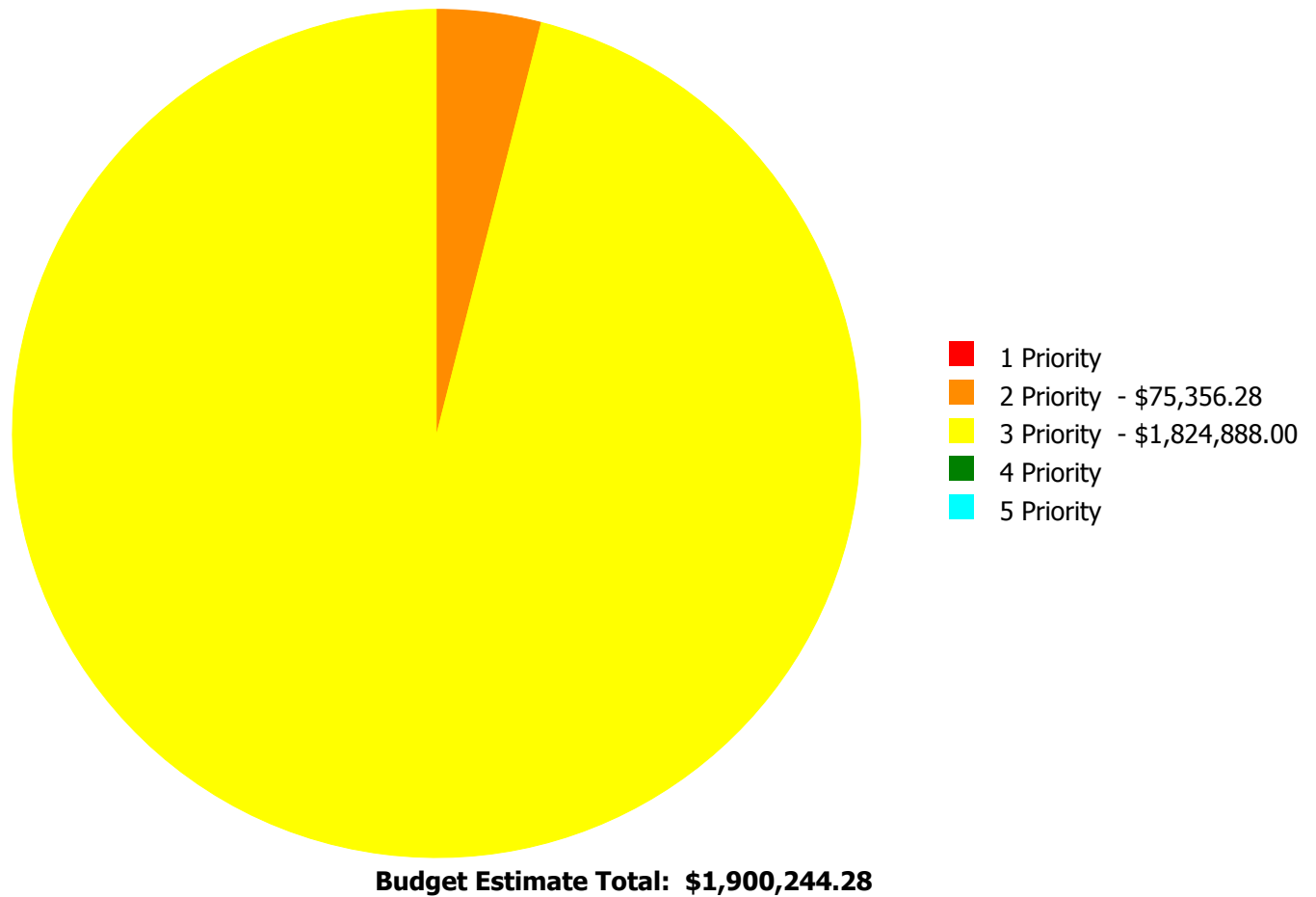
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$1,900,244.28

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

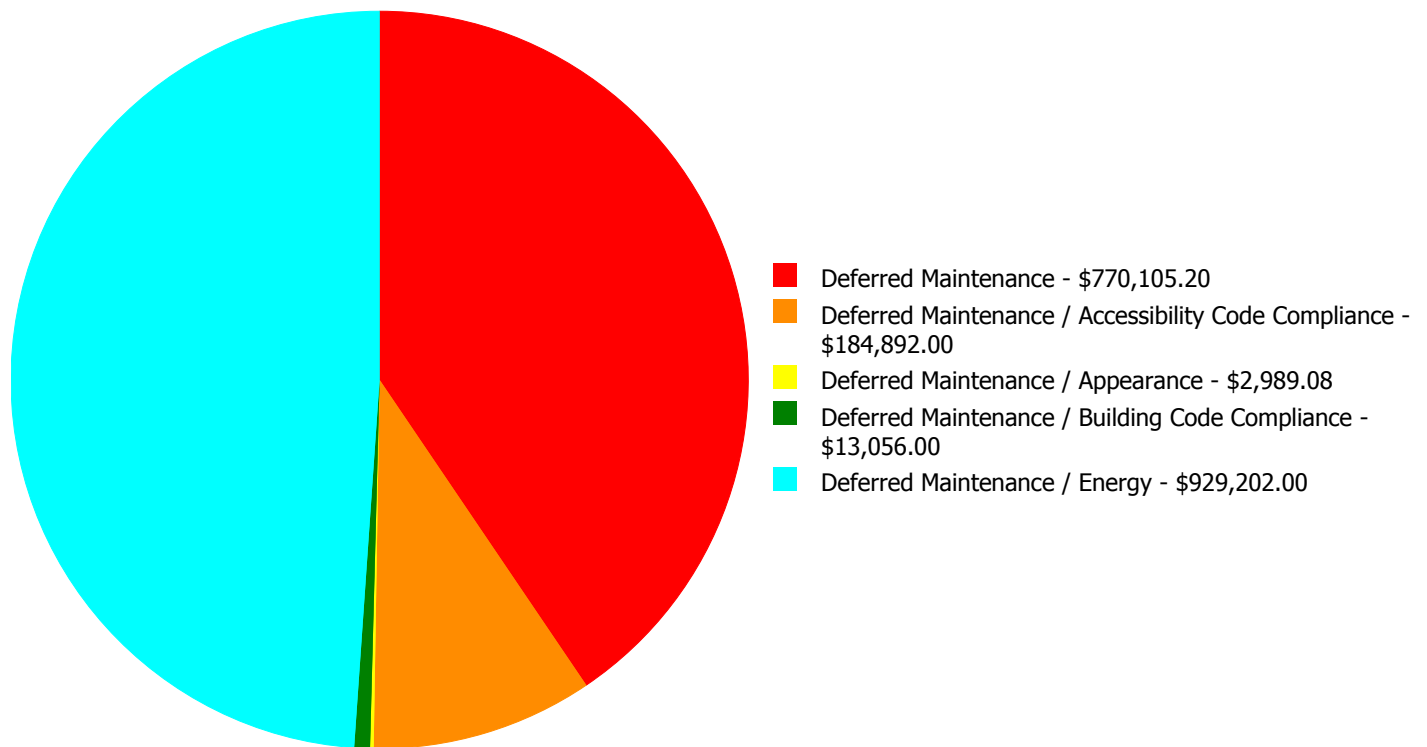
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B1020	Roof Construction	\$0.00	\$72,367.20	\$0.00	\$0.00	\$0.00	\$72,367.20
B2010	Exterior Walls	\$0.00	\$2,989.08	\$0.00	\$0.00	\$0.00	\$2,989.08
B2030	Exterior Doors	\$0.00	\$0.00	\$35,696.00	\$0.00	\$0.00	\$35,696.00
B3010	Roof Coverings	\$0.00	\$0.00	\$208,875.00	\$0.00	\$0.00	\$208,875.00
B3020	Roof Openings	\$0.00	\$0.00	\$18,963.00	\$0.00	\$0.00	\$18,963.00
C1020	Interior Doors	\$0.00	\$0.00	\$6,084.00	\$0.00	\$0.00	\$6,084.00
C1030	Fittings	\$0.00	\$0.00	\$99,557.00	\$0.00	\$0.00	\$99,557.00
C3010	Wall Finishes	\$0.00	\$0.00	\$27,608.00	\$0.00	\$0.00	\$27,608.00
C3020	Floor Finishes	\$0.00	\$0.00	\$68,603.00	\$0.00	\$0.00	\$68,603.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$24,541.00	\$0.00	\$0.00	\$24,541.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$49,639.00	\$0.00	\$0.00	\$49,639.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$6,972.00	\$0.00	\$0.00	\$6,972.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$25,098.00	\$0.00	\$0.00	\$25,098.00
D3040	Distribution Systems	\$0.00	\$0.00	\$341,618.00	\$0.00	\$0.00	\$341,618.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$597,623.00	\$0.00	\$0.00	\$597,623.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$122,704.00	\$0.00	\$0.00	\$122,704.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$14,501.00	\$0.00	\$0.00	\$14,501.00
D5030	Communications and Security - PA & Clock System	\$0.00	\$0.00	\$116,569.00	\$0.00	\$0.00	\$116,569.00
D5030	Communications and Security - Telephone System	\$0.00	\$0.00	\$55,496.00	\$0.00	\$0.00	\$55,496.00
E1030	Vehicular Equipment - Loading Dock Equip.	\$0.00	\$0.00	\$4,741.00	\$0.00	\$0.00	\$4,741.00
Total:		\$0.00	\$75,356.28	\$1,824,888.00	\$0.00	\$0.00	\$1,900,244.28

Deficiency Summary by Category

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



Budget Estimate Total: \$1,900,244.28

Deficiency Details by Priority

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

Priority 2 Priority:

System: B1020 - Roof Construction



Location: Roof

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Replace steel decking

Qty: 1.00

Unit of Measure: S.F.

Estimate: \$72,367.20

Assessor Name: Eduardo Lopez

Date Created: 05/11/2015

Notes: The roof fascia and soffit systems are showing water damage from backed up rain water gutters. The system should be repaired/replaced in conjunction with roof covering replacement. Estimated budgetary cost of repairs, not based on RSMeans data.

System: B2010 - Exterior Walls



Location: Loading Dock

Distress: Damaged

Category: Deferred Maintenance / Appearance

Priority: 2 Priority

Correction: Repair 8" concrete block wall, 1st floor

Qty: 50.00

Unit of Measure: S.F.

Estimate: \$2,989.08

Assessor Name: Eduardo Lopez

Date Created: 08/31/2015

Notes: The concrete wall near the loading dock is damaged and should be repaired.

Priority 3 Priority:

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$35,696.00

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The exterior doors are beyond service life, not ADA compliant, and should be scheduled for replacement.

System: B3010 - Roof Coverings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$208,875.00

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The built-up roof covering is leaking, beyond its expected service life, and should be replaced. In addition, the drainage system is blocked and causing damage to the structure.

System: B3020 - Roof Openings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

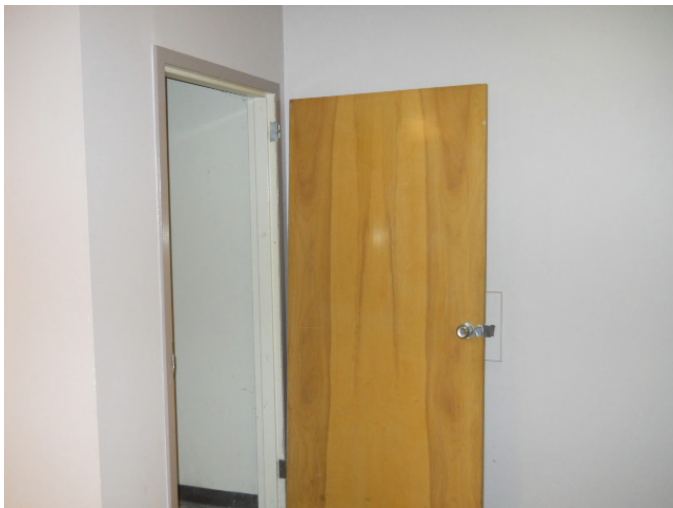
Estimate: \$18,963.00

Assessor Name: Eduardo Lopez

Date Created: 06/18/2015

Notes: Roof openings, including roof hatch, are beyond their expected service life and should be replaced in conjunction with the roof covering.

System: C1020 - Interior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$6,084.00

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The interior door system is beyond its expected service life, (hardware) is not ADA compliant, and should be replaced. Doors swing into exit corridor more than 50%.

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$99,557.00

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: Fittings, including toilet partitions and signage, are beyond service life, not ADA compliant, and should be replaced. Towel dispenser protrudes more than 4 inches from wall in restroom. Protrusion is not ADA compliant if more than 4 inches.

System: C3010 - Wall Finishes



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$27,608.00

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: Painted and ceramic tile wall finishes throughout the building are beyond their expected service life, damaged, and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$68,603.00

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: Floor finishes in the offices and restrooms, including carpet, ceramic tile and VCT, are beyond their expected service life, damaged, and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$24,541.00

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The acoustical ceiling tiles and grid system is beyond its expected service life, stained in multiple locations, and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$49,639.00

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The plumbing fixtures are beyond service life, not ADA compliant, and should be replaced.

System: D2020 - Domestic Water Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$6,972.00

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The domestic water distribution system is beyond its expected service life, not code compliant, and should be scheduled for replacement.

System: D2030 - Sanitary Waste



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 25,352.00
Unit of Measure: S.F.
Estimate: \$25,098.00
Assessor Name: Eduardo Lopez
Date Created: 05/07/2015

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

System: D3040 - Distribution Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 25,352.00
Unit of Measure: S.F.
Estimate: \$341,618.00
Assessor Name: Eduardo Lopez
Date Created: 06/19/2015

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

System: D3050 - Terminal & Package Units



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 25,352.00
Unit of Measure: S.F.
Estimate: \$597,623.00
Assessor Name: Eduardo Lopez
Date Created: 06/19/2015

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

System: D3060 - Controls & Instrumentation



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 25,352.00
Unit of Measure: S.F.
Estimate: \$122,704.00
Assessor Name: Eduardo Lopez
Date Created: 06/19/2015

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

System: D5010 - Electrical Service/Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$14,501.00

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

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

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



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

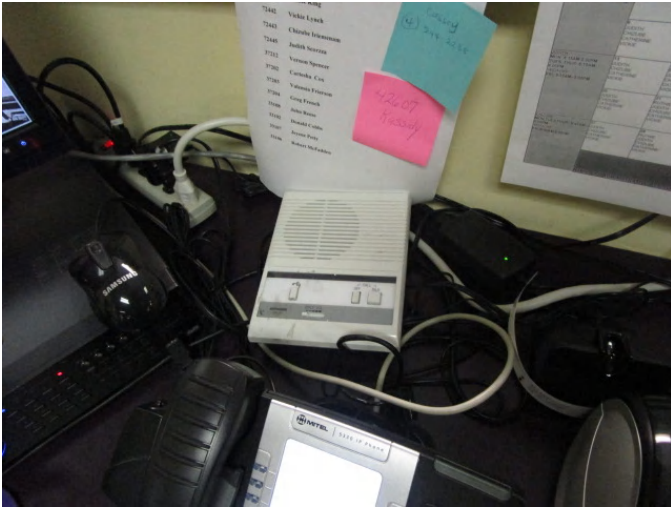
Estimate: \$116,569.00

Assessor Name: Eduardo Lopez

Date Created: 08/31/2015

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

System: D5030 - Communications and Security - Telephone System



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$55,496.00

Assessor Name: Eduardo Lopez

Date Created: 06/19/2015

Notes: The telephone, data and PA systems are beyond their expected service life and should be scheduled for replacement.

System: E1030 - Vehicular Equipment - Loading Dock Equip.



Location: Loading Dock

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$4,741.00

Assessor Name: Eduardo Lopez

Date Created: 08/31/2015

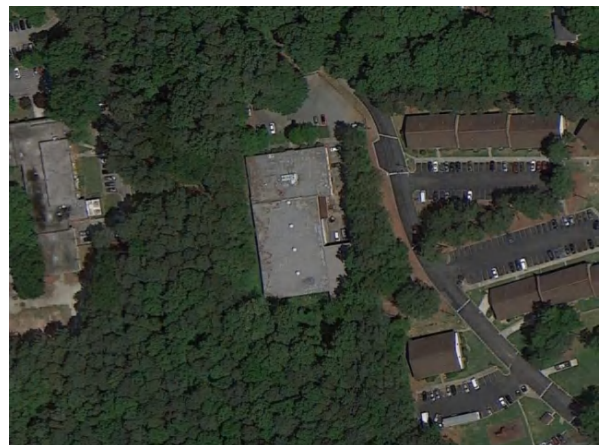
Notes: The loading dock equipment is in poor condition and should be replaced.

Executive Summary

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

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

Function:	Leased
Gross Area (SF):	25,352
Year Built:	1966
Last Renovation:	
Replacement Value:	\$452,677
Repair Cost:	\$294,088.71
Total FCI:	64.97 %
Total RSLI:	1.46 %
FCA Score:	35.03



Description:

The Hatton Drive Warehouse site was originally constructed in 1966, has a total area of 3 acres, and is occupied by approximately 25,352 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, landscaping, and fencing. Site mechanical and electrical features include water, sewer, and natural gas. 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: 9903

Condition Summary

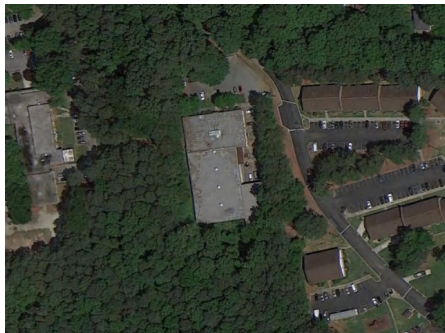
The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	0.00 %	110.00 %	\$223,534.10
G30 - Site Mechanical Utilities	3.57 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$70,554.61
Totals:	1.46 %	64.97 %	\$294,088.71

Photo Album

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

1). Aerial Image of Hatton Drive Warehouse -
Oct 22, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$5.17	S.F.	15,586	25	1966	1991		0.00 %	110.00 %	-24		\$88,637.58	\$80,580
G2020	Parking Lots	\$4.56	S.F.	5,433	25	1966	1991		0.00 %	110.00 %	-24		\$27,251.93	\$24,774
G2030	Pedestrian Paving	\$1.50	S.F.	25,352	30	1966	1996		0.00 %	110.00 %	-19		\$41,830.80	\$38,028
G2040	Baseball Field	\$8.35	S.F.		20	1966	1986		0.00 %	0.00 %	-29			\$0
G2040	Canopies	\$0.29	S.F.		25	1966	1991		0.00 %	0.00 %	-24			\$0
G2040	Covered Walkways	\$48.72	S.F.		25	1966	1991		0.00 %	0.00 %	-24			\$0
G2040	Fencing & Guardrails	\$0.91	S.F.	25,352	30	1966	1996		0.00 %	110.00 %	-19		\$25,377.35	\$23,070
G2040	Football Field	\$5.85	S.F.		20	1966	1986		0.00 %	0.00 %	-29			\$0
G2040	Hard Surface Play Area	\$6.26	S.F.		20	1966	1986		0.00 %	0.00 %	-29			\$0
G2040	Playing Field	\$3.92	S.F.		20	1966	1986		0.00 %	0.00 %	-29			\$0
G2040	Soccer/Lacross Field	\$5.00	S.F.		20	1966	1986		0.00 %	0.00 %	-29			\$0
G2040	Softball Field	\$8.86	S.F.		20	1966	1986		0.00 %	0.00 %	-29			\$0
G2040	Tennis Courts	\$18.47	S.F.		20	1966	1986		0.00 %	0.00 %	-29			\$0
G2040	Track	\$7.04	S.F.		10	1966	1976		0.00 %	0.00 %	-39			\$0
G2050	Landscaping	\$1.45	S.F.	25,352	10	1966	1976		0.00 %	110.00 %	-39		\$40,436.44	\$36,760
G3010	Water Supply	\$1.83	S.F.	25,352	50	1966	2016		2.00 %	0.00 %	1			\$46,394
G3020	Sanitary Sewer	\$1.15	S.F.	25,352	50	1966	2016		2.00 %	0.00 %	1			\$29,155
G3030	Storm Sewer	\$3.55	S.F.	25,352	50	1966	2016		2.00 %	0.00 %	1			\$90,000
G3060	Fuel Distribution	\$0.78	S.F.	25,352	30	1990	2020		16.67 %	0.00 %	5			\$19,775
G4010	Electrical Distribution	\$1.86	S.F.	25,352	30	1966	1996		0.00 %	110.00 %	-19		\$51,870.19	\$47,155
G4020	Site Lighting	\$1.15	S.F.		0	1966			0.00 %	0.00 %				\$0
G4030	Site Communications & Security	\$0.67	S.F.	25,352	30	1966	1996		0.00 %	110.00 %	-19		\$18,684.42	\$16,986
Total									1.46 %	64.97 %			\$294,088.71	\$452,677

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

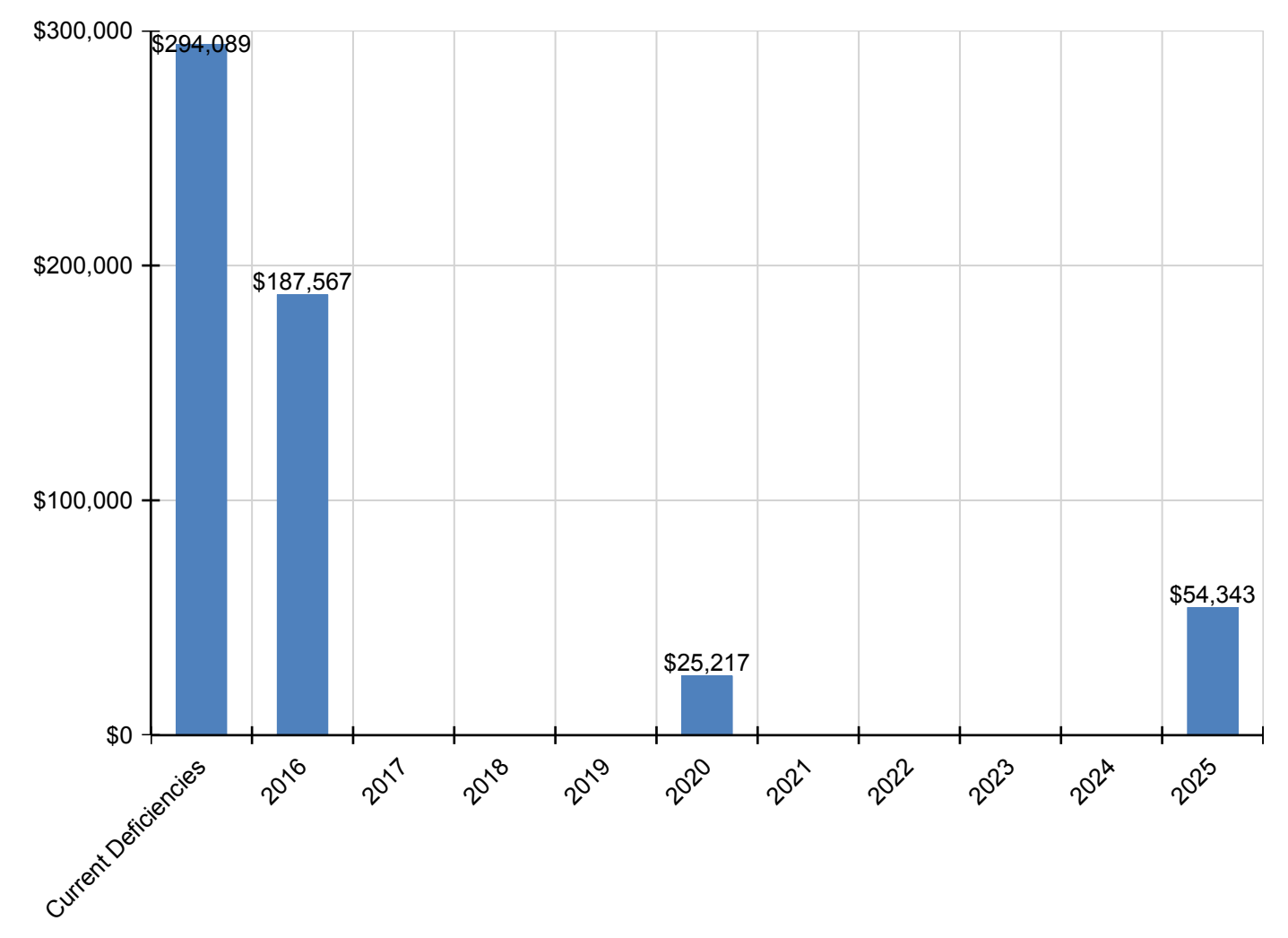
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$294,089	\$187,567	\$0	\$0	\$0	\$25,217	\$0	\$0	\$0	\$0	\$54,343	\$561,215
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	\$88,638	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,638
G2020 - Parking Lots	\$27,252	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,252
G2030 - Pedestrian Paving	\$41,831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,831
G2040 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Fencing & Guardrails	\$25,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,377
G2040 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Playing Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Soccer/Lacross Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2050 - Landscaping	\$40,436	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,343	\$94,779
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$52,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,565
G3020 - Sanitary Sewer	\$0	\$33,032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,032
G3030 - Storm Sewer	\$0	\$101,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,970
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$25,217	\$0	\$0	\$0	\$0	\$0	\$25,217
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$51,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,870
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$18,684	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,684

* Indicates non-renewable system

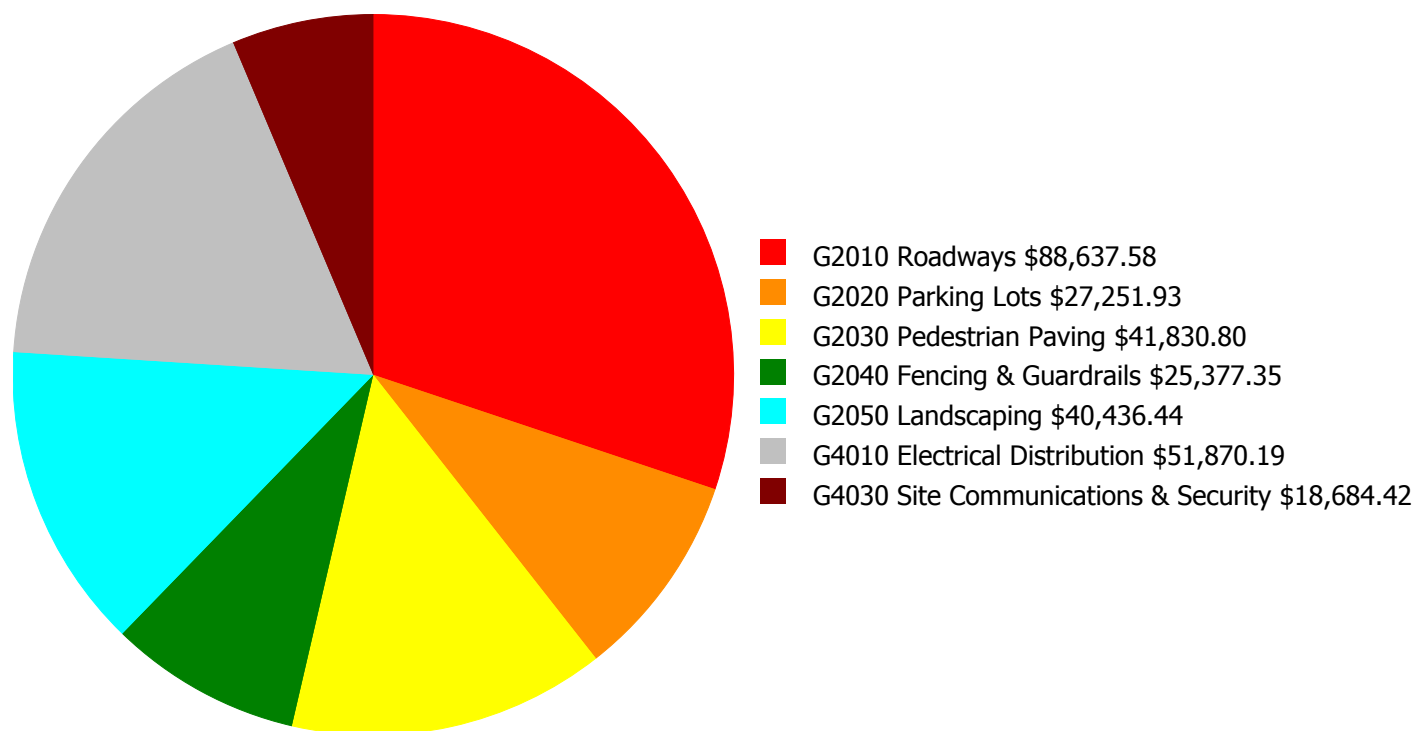
Forecasted Capital Renewal Requirement

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

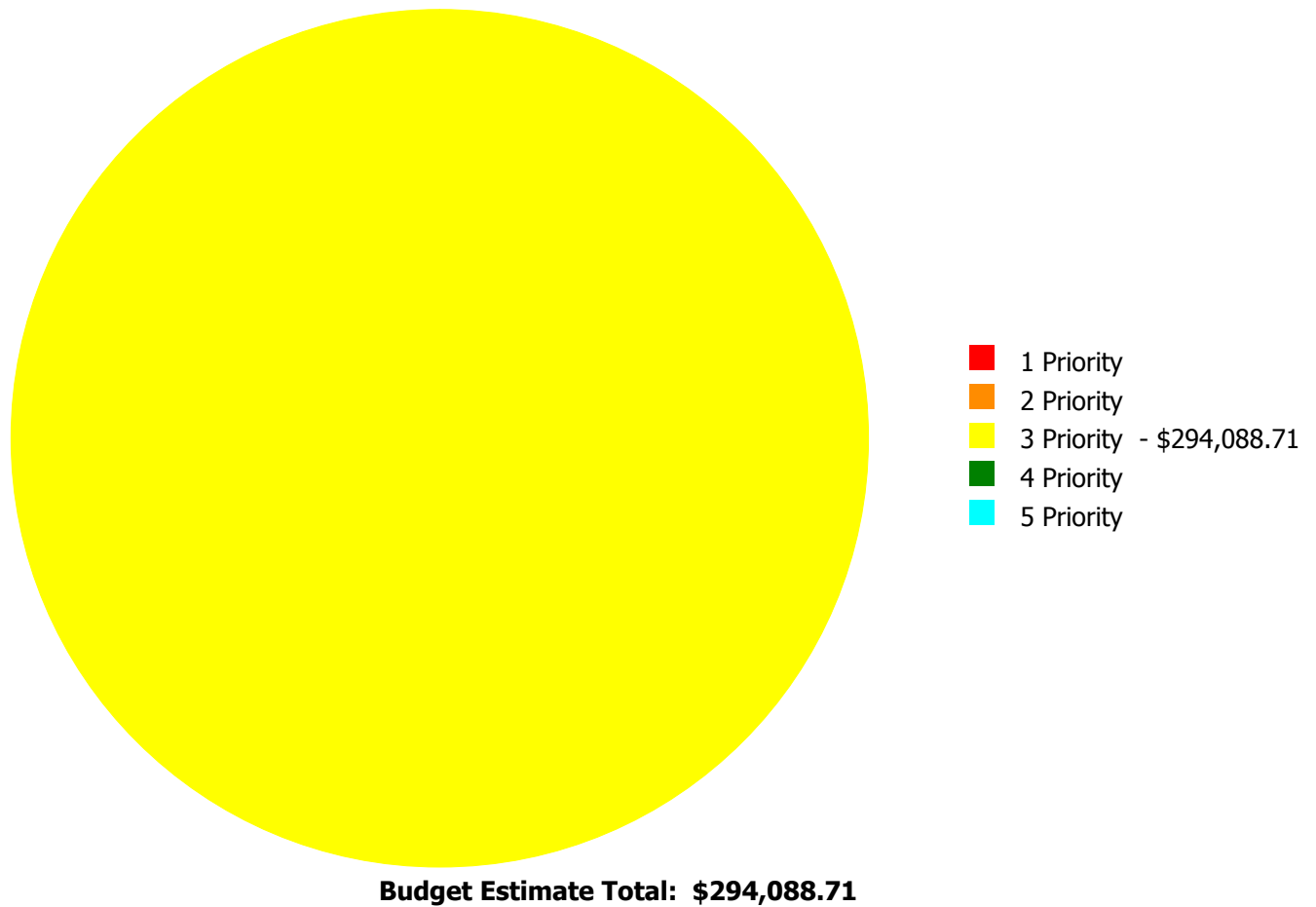
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$294,088.71

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

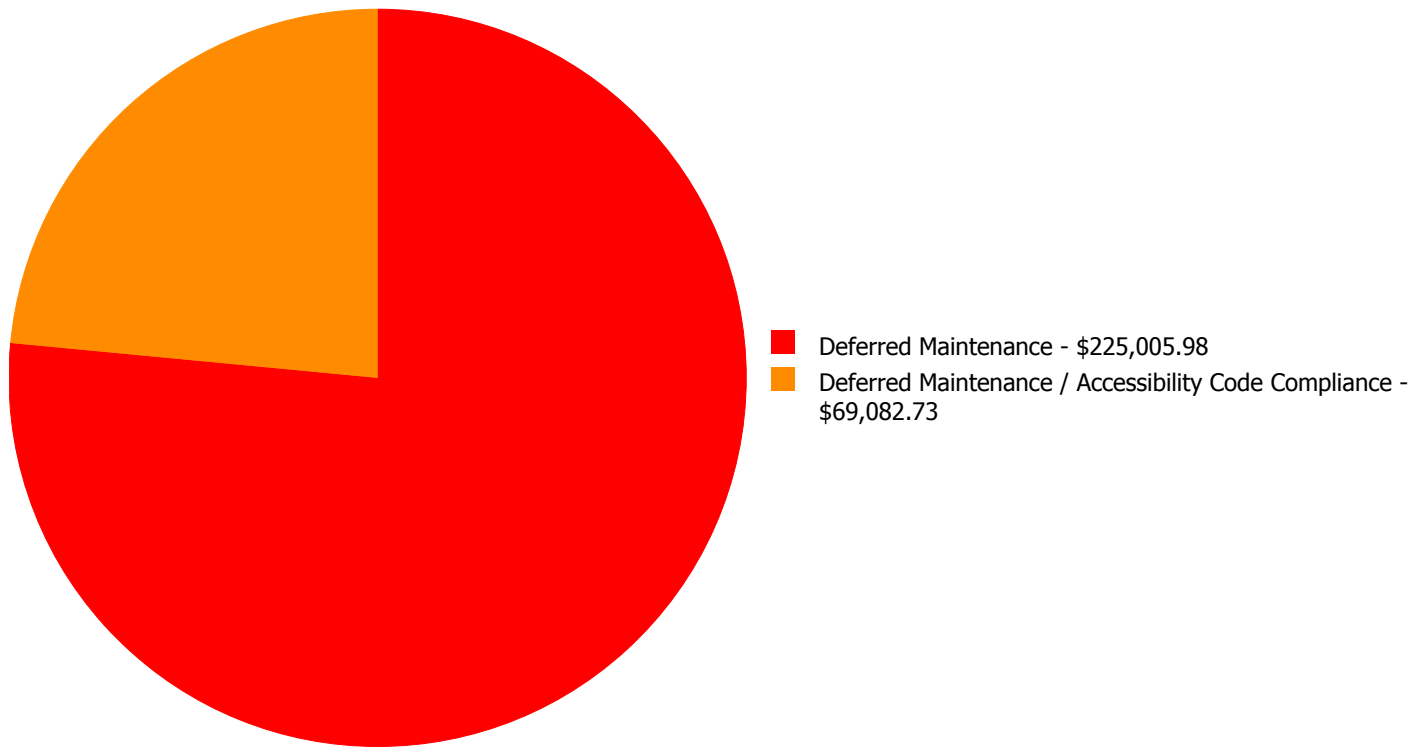
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$88,637.58	\$0.00	\$0.00	\$88,637.58
G2020	Parking Lots	\$0.00	\$0.00	\$27,251.93	\$0.00	\$0.00	\$27,251.93
G2030	Pedestrian Paving	\$0.00	\$0.00	\$41,830.80	\$0.00	\$0.00	\$41,830.80
G2040	Fencing & Guardrails	\$0.00	\$0.00	\$25,377.35	\$0.00	\$0.00	\$25,377.35
G2050	Landscaping	\$0.00	\$0.00	\$40,436.44	\$0.00	\$0.00	\$40,436.44
G4010	Electrical Distribution	\$0.00	\$0.00	\$51,870.19	\$0.00	\$0.00	\$51,870.19
G4030	Site Communications & Security	\$0.00	\$0.00	\$18,684.42	\$0.00	\$0.00	\$18,684.42
	Total:	\$0.00	\$0.00	\$294,088.71	\$0.00	\$0.00	\$294,088.71

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: \$294,088.71

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 15,586.00

Unit of Measure: S.F.

Estimate: \$88,637.58

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The roadways/drive lanes are beyond their service life and should be replaced.

System: G2020 - Parking Lots



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,433.00

Unit of Measure: S.F.

Estimate: \$27,251.93

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The parking lots are failing, beyond service life, not ADA compliant, and should be replaced.

System: G2030 - Pedestrian Paving



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$41,830.80

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

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

System: G2040 - Fencing & Guardrails



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$25,377.35

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The fence is beyond service life and should be replaced. Vines have encroached and damaged the fence.

System: G2050 - Landscaping



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$40,436.44

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: Landscaping is poorly maintained, with vines encroaching on the fences and building, and should be replaced.

System: G4010 - Electrical Distribution



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$51,870.19

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

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

System: G4030 - Site Communications & Security



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 25,352.00

Unit of Measure: S.F.

Estimate: \$18,684.42

Assessor Name: Eduardo Lopez

Date Created: 05/07/2015

Notes: The electric gate system is beyond its expected service life and should be replaced.

Glossary

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

School Assessment Report - Hatton Drive Warehouse

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 - Hatton Drive Warehouse

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.

School Assessment Report - Hatton Drive Warehouse

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.

School Assessment Report - Hatton Drive Warehouse

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.