

DeKalb County School District/Middle Schools

Lithonia Middle

Final

School Assessment Report

May 20, 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):	173,707
Year Built:	1938
Last Renovation:	
Replacement Value:	\$40,978,767
Repair Cost:	\$15,924,864.54
Total FCI:	38.86 %
Total RSLI:	28.64 %
FCA Score:	61.14



Description:

Lithonia Middle School campus consists of two school buildings located at 2451 Randall Avenue in Lithonia, Georgia. The original campus was constructed in 1938 and additions to the original school building were constructed in 1953, 1965, 1967, 1970, 1974, and 2003. In addition to the school buildings, the campus contains storage buildings, wrestling building, covered walkway, baseball field, football field, tennis courts, and track. 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.

School Assessment Report - Lithonia Middle

Attributes:

General Attributes:

Assigned Region:	Region 4	Board District:	District 5
DOE Facility:	1624	Geographic Region:	Region 4
HS Attendance Area:	Lithonia HS	Jurisdictional City:	City of Lithonia
Site Acreage:	27.5		

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.

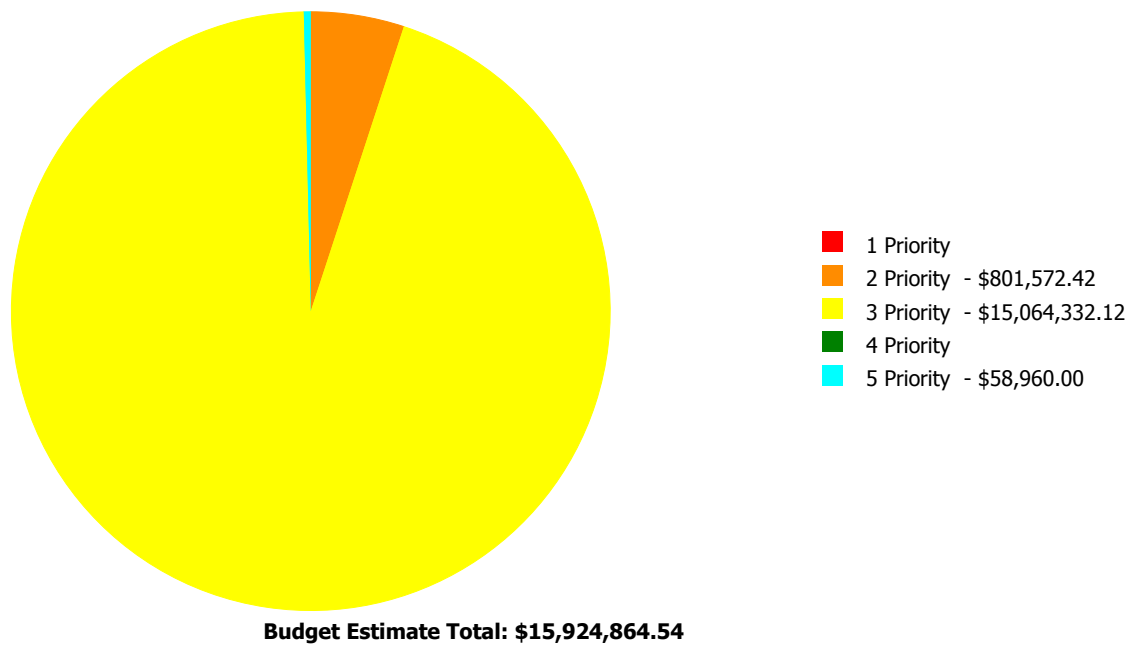
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	44.41 %	0.00 %	\$0.00
A20 - Basement Construction	38.00 %	0.00 %	\$0.00
B10 - Superstructure	49.55 %	0.00 %	\$0.00
B20 - Exterior Enclosure	34.16 %	29.42 %	\$1,303,609.62
B30 - Roofing	33.52 %	18.38 %	\$478,526.00
C10 - Interior Construction	41.60 %	13.47 %	\$283,776.00
C20 - Stairs	44.34 %	0.00 %	\$0.00
C30 - Interior Finishes	24.76 %	13.37 %	\$670,983.25
D10 - Conveying	60.00 %	0.00 %	\$0.00
D20 - Plumbing	25.28 %	59.61 %	\$1,835,437.09
D30 - HVAC	18.11 %	65.78 %	\$4,263,603.00
D40 - Fire Protection	60.00 %	0.00 %	\$0.00
D50 - Electrical	34.59 %	36.45 %	\$1,399,836.00
E10 - Equipment	28.64 %	0.00 %	\$0.00
E20 - Furnishings	11.04 %	79.63 %	\$900,679.00
F10 - Special Construction	40.00 %	0.00 %	\$0.00
G20 - Site Improvements	4.71 %	93.51 %	\$3,762,327.32
G30 - Site Mechanical Utilities	38.45 %	53.42 %	\$678,325.84
G40 - Site Electrical Utilities	38.41 %	54.40 %	\$347,761.42
Totals:	28.64 %	38.86 %	\$15,924,864.54

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1938 Building	19,760	15.36	\$0.00	\$0.00	\$570,877.09	\$0.00	\$0.00
1938 Football Storage Building	225	30.03	\$0.00	\$4,156.00	\$1,287.00	\$0.00	\$0.00
1953, 1965, 1967, 1970, 1974 Building	124,627	37.32	\$0.00	\$449,655.00	\$9,130,077.87	\$0.00	\$0.00
1965 Wrestling Building	1,125	34.98	\$0.00	\$0.00	\$41,110.00	\$0.00	\$0.00
1974 Storage Building 1	121	26.90	\$0.00	\$0.00	\$2,927.00	\$0.00	\$0.00
1974 Storage Building 2	77	28.43	\$0.00	\$0.00	\$1,862.00	\$0.00	\$0.00
2003 Addition	27,772	16.97	\$0.00	\$0.00	\$875,538.00	\$0.00	\$58,960.00
Site	173,707	80.72	\$0.00	\$347,761.42	\$4,440,653.16	\$0.00	\$0.00
Total:		38.86	\$0.00	\$801,572.42	\$15,064,332.12	\$0.00	\$58,960.00

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:	Middle School
Gross Area (SF):	19,760
Year Built:	1938
Last Renovation:	2003
Replacement Value:	\$3,716,366
Repair Cost:	\$570,877.09
Total FCI:	15.36 %
Total RSLI:	28.90 %
FCA Score:	84.64



Description:

The original Lithonia Middle School building is a one-story building located at 2451 Randall Avenue in Lithonia, Georgia. Originally built in 1938, there have been six additions in 1953, 1965, 1967, 1970, 1974, and 2003, and major renovations in 2003. 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:	4010	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	23.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	23.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	36.77 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	110.00 %	\$449,935.00
C10 - Interior Construction	32.71 %	0.00 %	\$0.00
C20 - Stairs	23.00 %	0.00 %	\$0.00
C30 - Interior Finishes	28.51 %	0.00 %	\$0.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	47.24 %	0.35 %	\$1,177.09
D30 - HVAC	18.95 %	16.43 %	\$119,765.00
D40 - Fire Protection	60.00 %	0.00 %	\$0.00
D50 - Electrical	41.30 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	28.90 %	15.36 %	\$570,877.09

Photo Album

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

1). North Elevation - Aug 11, 2015



2). South Elevation - Aug 11, 2015



3). Northeast Elevations - Aug 11, 2015



4). North Elevation - Aug 11, 2015



5). East Elevation - Aug 11, 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 - 1938 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	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.63	S.F.	19,760	100	1938	2038		23.00 %	0.00 %	23			\$32,209
A1020	Special Foundations	\$0.00	S.F.	0	100	1938	2038		23.00 %	0.00 %	23			\$0
A1030	Slab on Grade	\$3.56	S.F.	19,760	100	1938	2038		23.00 %	0.00 %	23			\$70,346
A2010	Basement Excavation	\$0.00	S.F.	0	100	1938	2038		23.00 %	0.00 %	23			\$0
A2020	Basement Walls	\$0.00	S.F.	0	100	1938	2038		23.00 %	0.00 %	23			\$0
B1010	Floor Construction	\$0.00	S.F.	0	100	1938	2038		23.00 %	0.00 %	23			\$0
B1020	Roof Construction	\$7.88	S.F.	19,760	100	1938	2038		23.00 %	0.00 %	23			\$155,709
B2010	Exterior Walls	\$15.93	S.F.	19,760	100	1938	2038		23.00 %	0.00 %	23			\$314,777
B2020	Exterior Windows	\$8.60	S.F.	19,760	30	2003	2033		60.00 %	0.00 %	18			\$169,936
B2030	Exterior Doors	\$0.84	S.F.	19,760	30	2003	2033		60.00 %	0.00 %	18			\$16,598
B3010	Roof Coverings - Asphalt Shingles	\$0.00	S.F.	0	10	1938	1948		0.00 %	0.00 %	-67			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	19,760	20	1980	2000		0.00 %	110.00 %	-15		\$449,935.00	\$409,032
B3010	Roof Coverings - EPDM	\$0.00	S.F.	0	15	1938	1953		0.00 %	0.00 %	-62			\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.	0	30	1938	1968		0.00 %	0.00 %	-47			\$0
B3010	Roof Coverings Standing Seam Metal	\$0.00	S.F.	0	75	1938	2013		0.00 %	0.00 %	-2			\$0
B3020	Roof Openings	\$0.00	S.F.	0	30	1938	1968		0.00 %	0.00 %	-47			\$0
C1010	Partitions	\$7.91	S.F.	19,760	100	1938	2038		23.00 %	0.00 %	23			\$156,302
C1020	Interior Doors	\$2.26	S.F.	19,760	30	2003	2033		60.00 %	0.00 %	18			\$44,658
C1030	Fittings	\$2.07	S.F.	19,760	20	2003	2023		40.00 %	0.00 %	8			\$40,903
C2010	Stair Construction	\$1.06	S.F.	19,760	100	1938	2038		23.00 %	0.00 %	23			\$20,946
C3010	Wall Finishes - Ceramic & Glazed	\$0.00	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	19,760	10	2013	2023		80.00 %	0.00 %	8			\$38,137
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.	0	10	1938	1948		0.00 %	0.00 %	-67			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	1,976	8	2003	2011	2017	25.00 %	0.00 %	2			\$16,796
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	1,976	50	1938	1988	2017	4.00 %	0.00 %	2			\$28,632
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	3,952	50	1938	1988	2020	10.00 %	0.00 %	5			\$209,496
C3020	Floor Finishes - VCT	\$9.54	S.F.	11,856	20	2003	2023		40.00 %	0.00 %	8			\$113,106
C3020	Floor Finishes - Wood	\$0.00	S.F.	0	20	1938	1958		0.00 %	0.00 %	-57			\$0
C3030	Ceiling Finishes	\$6.06	S.F.	19,760	20	2003	2023		40.00 %	0.00 %	8			\$119,746
D1010	Elevators and Lifts	\$0.00	S.F.	0	30				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$8.13	S.F.	19,760	30	2003	2033		60.00 %	0.73 %	18		\$1,177.09	\$160,649
D2020	Domestic Water Distribution	\$3.84	S.F.	19,760	30	1995	2025		33.33 %	0.00 %	10			\$75,878
D2030	Sanitary Waste	\$4.33	S.F.	19,760	30	1995	2025		33.33 %	0.00 %	10			\$85,561
D2040	Rain Water Drainage	\$0.00	S.F.	0	30				0.00 %	0.00 %				\$0

School Assessment Report - 1938 Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Natural Gas	\$0.77	S.F.	19,760	30	2003	2033		60.00 %	0.00 %	18			\$15,215
D3020	Heat Generating Systems	\$0.00	S.F.	19,760	30	2003	2033		60.00 %	0.00 %	18			\$0
D3030	Cooling Generating Systems	\$0.00	S.F.	19,760	25	2003	2028		52.00 %	0.00 %	13			\$0
D3040	Distribution Systems & Exhaust Systems	\$5.51	S.F.	19,760	30	2003	2033	2015	0.00 %	110.00 %	0		\$119,765.00	\$108,878
D3050	Terminal & Package Units	\$27.81	S.F.	19,760	15	2003	2018		20.00 %	0.00 %	3			\$549,526
D3060	Controls & Instrumentation	\$3.57	S.F.	19,760	20	2003	2023		40.00 %	0.00 %	8			\$70,543
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	S.F.	0	30				0.00 %	0.00 %				\$0
D4010	Sprinklers	\$4.13	S.F.	19,760	30	2003	2033		60.00 %	0.00 %	18			\$81,609
D4020	Standpipes	\$0.00	S.F.	0	30				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.73	S.F.	19,760	40	1995	2035		50.00 %	0.00 %	20			\$34,185
D5020	Branch Wiring	\$5.53	S.F.	19,760	30	1995	2025		33.33 %	0.00 %	10			\$109,273
D5020	Lighting	\$8.36	S.F.	19,760	30	2003	2033		60.00 %	0.00 %	18			\$165,194
D5030	Communications and Security - Fire Alarm	\$1.44	S.F.	19,760	15	2003	2018		20.00 %	0.00 %	3			\$28,454
D5030	Communications and Security - PA & Clock Systems	\$3.33	S.F.	19,760	15	2003	2018		20.00 %	0.00 %	3			\$65,801
D5030	Communications and Security - Security & CCTV	\$1.21	S.F.	19,760	15	2003	2018		20.00 %	0.00 %	3			\$23,910
D5090	Other Electrical Systems - Emergency Generator	\$0.84	S.F.	0	20				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$2.76	S.F.	19,760	20	2003	2023		40.00 %	0.00 %	8			\$54,538
E1090	Other Equipment (Athletic Equipment)	\$0.00	S.F.	0	15				0.00 %	0.00 %				\$0
E1090	Other Equipment (Kitchen Equipment)	\$0.00	S.F.	0	20				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$6.57	S.F.	19,760	20	2003	2023		40.00 %	0.00 %	8			\$129,823
F1010	Special Structures - Canopies	\$0.00	S.F.	0	20				0.00 %	0.00 %				\$0
Total									28.90 %	15.36 %			\$570,877.09	\$3,716,366

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:	\$570,877	\$0	\$53,014	\$802,564	\$0	\$267,149	\$0	\$0	\$789,801	\$0	\$425,026	\$2,908,431
* 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	\$449,935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,935
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	\$0	\$0	\$0	\$0	\$0	\$56,997	\$0	\$0	\$56,997
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,141	\$0	\$0	\$53,141
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$19,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,830	\$44,431
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$33,413	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,413
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$267,149	\$0	\$0	\$0	\$0	\$0	\$267,149
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,608	\$0	\$0	\$157,608
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	\$166,859	\$0	\$0	\$166,859
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$1,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,177
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,171	\$112,171
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,485	\$126,485
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$119,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,765
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$660,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$660,529
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,299	\$0	\$0	\$98,299
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

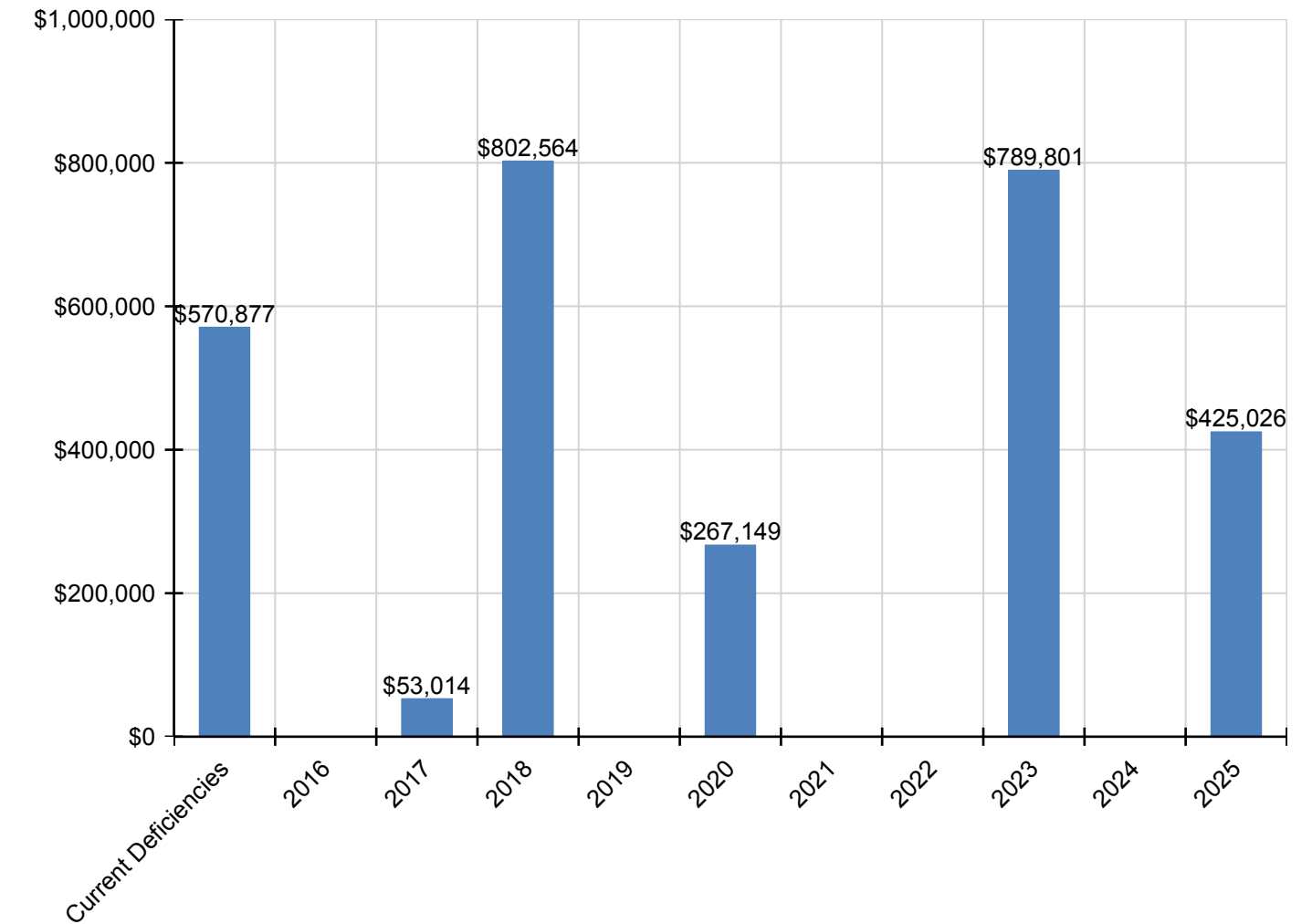
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D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161,539	\$161,539
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$34,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,202
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$79,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,093
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$28,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,740
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,995	\$0	\$75,995
E1090 - Other Equipment (Athletic Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment (Kitchen Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,902	\$0	\$180,902
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

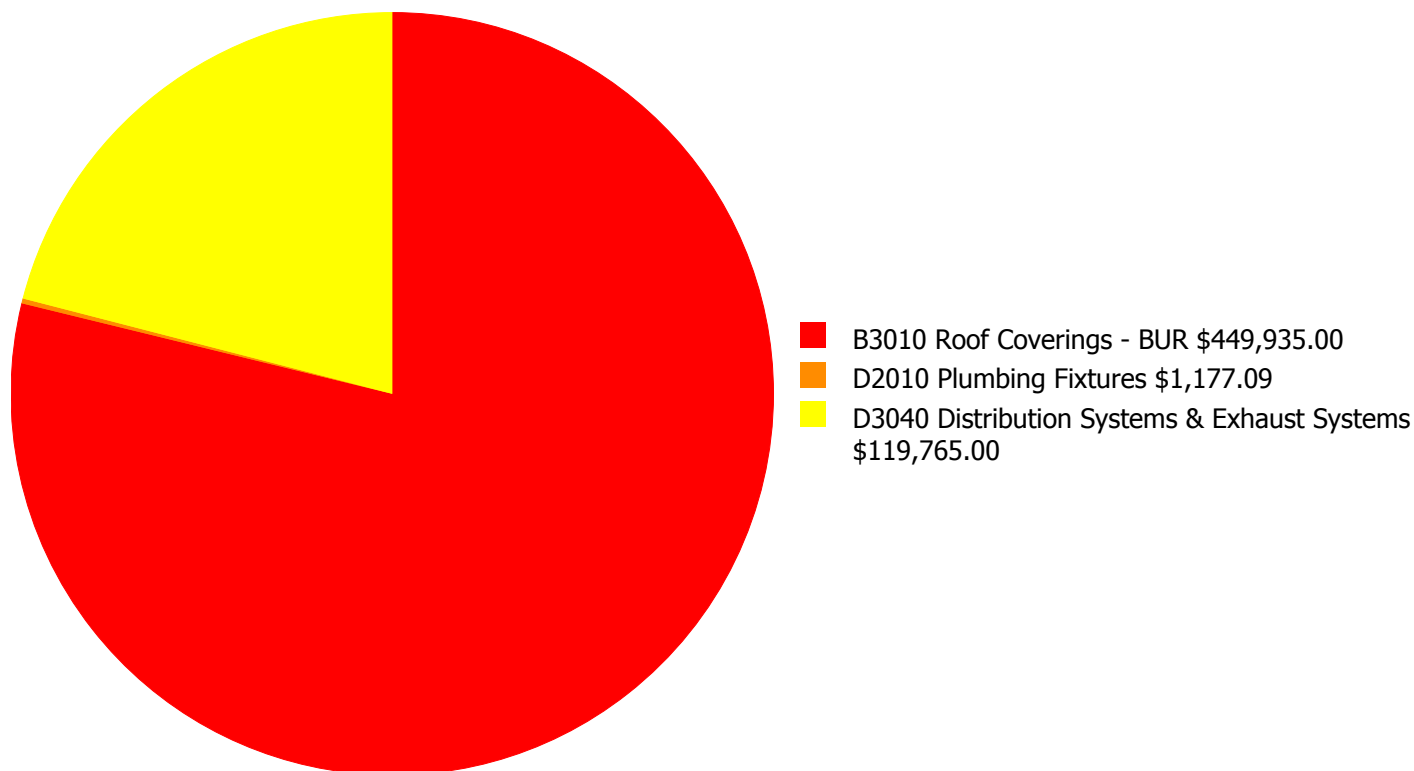
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

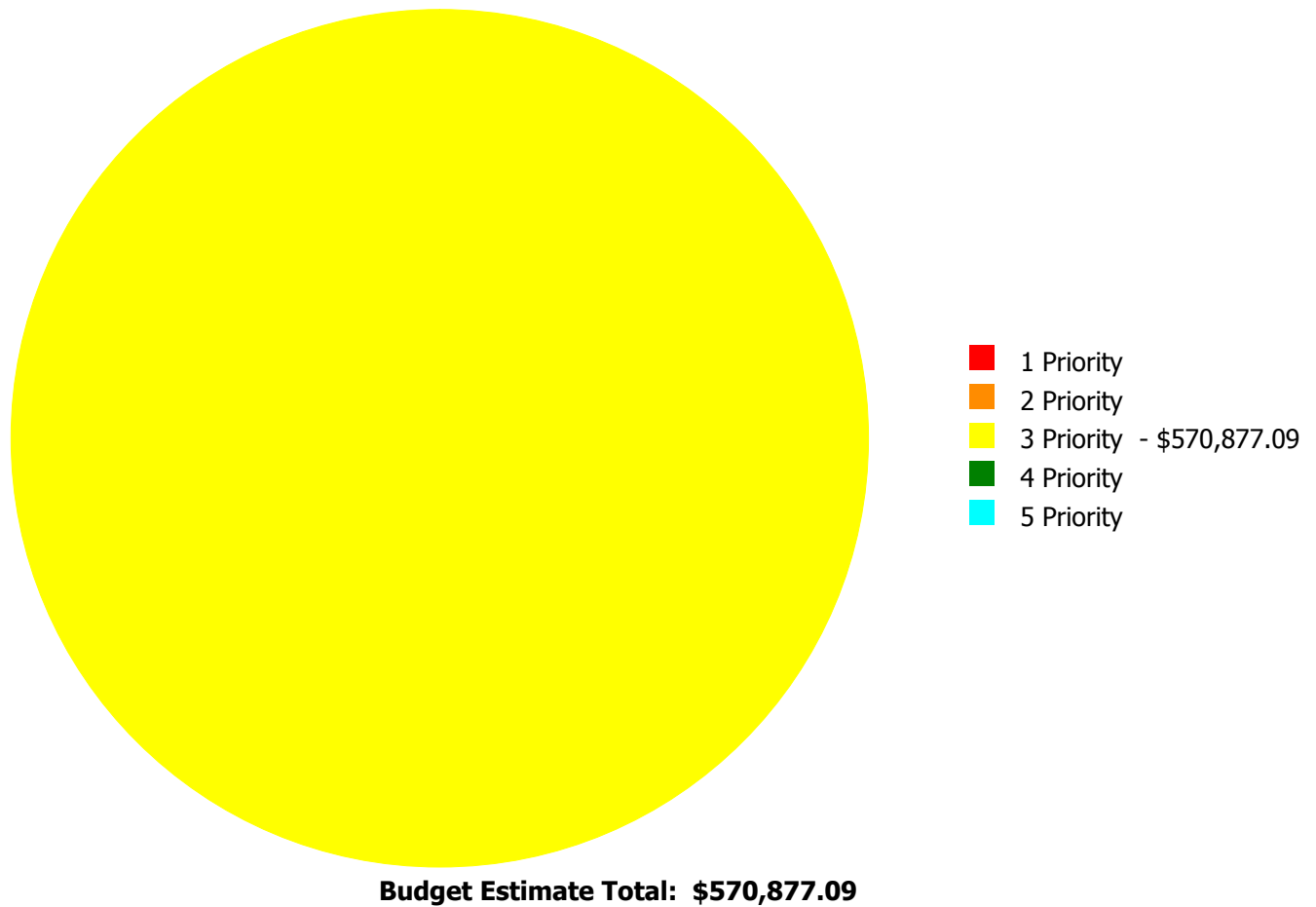
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$570,877.09

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

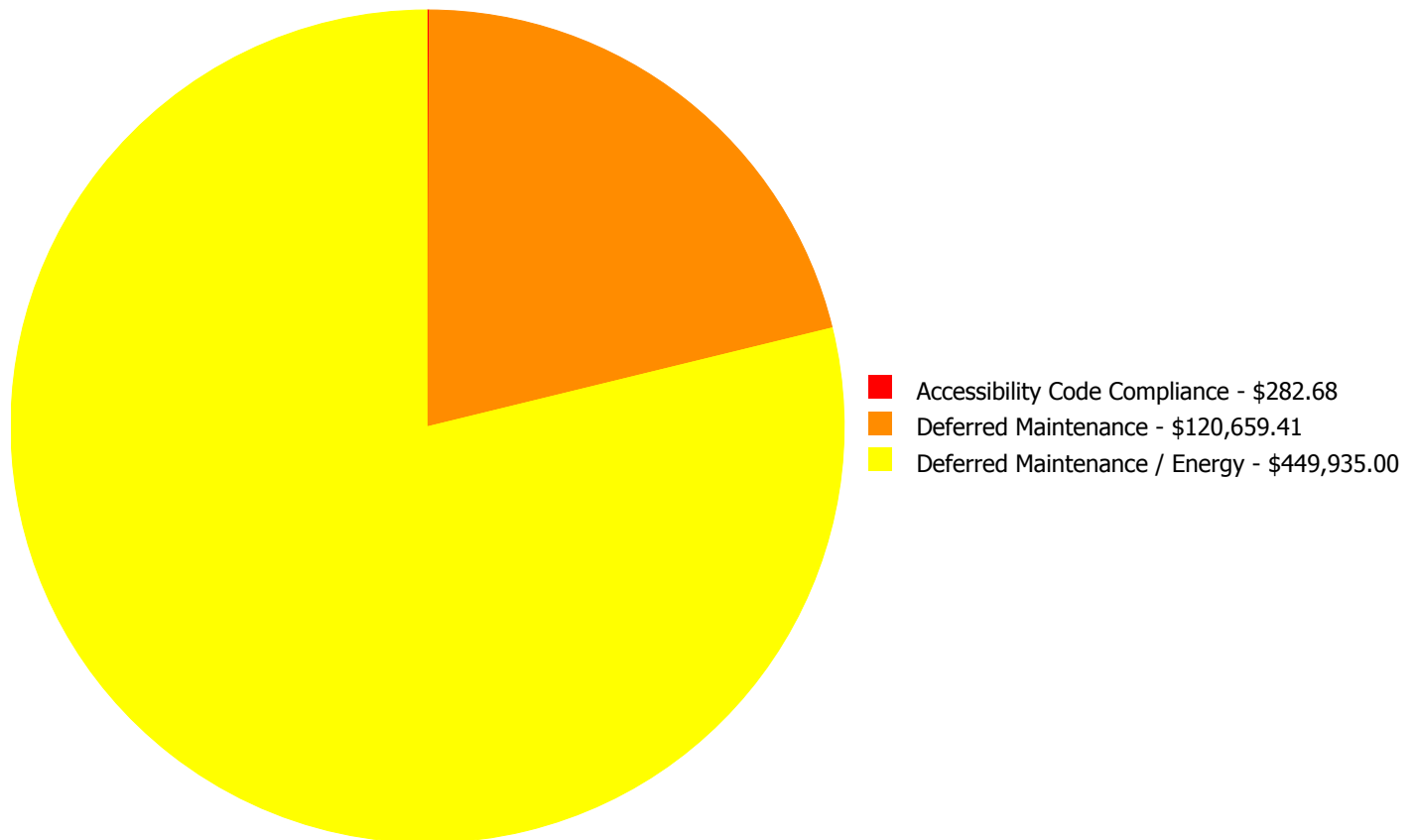
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B3010	Roof Coverings - BUR	\$0.00	\$0.00	\$449,935.00	\$0.00	\$0.00	\$449,935.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$1,177.09	\$0.00	\$0.00	\$1,177.09
D3040	Distribution Systems & Exhaust Systems	\$0.00	\$0.00	\$119,765.00	\$0.00	\$0.00	\$119,765.00
	Total:	\$0.00	\$0.00	\$570,877.09	\$0.00	\$0.00	\$570,877.09

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: \$570,877.09

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings - BUR



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 19,760.00

Unit of Measure: S.F.

Estimate: \$449,935.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced. SPLOST project 119-422 to replace the roof on the 38 building.

System: D2010 - Plumbing Fixtures



Location: Mens Restroom

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Replace lavatory, vitreous china

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$894.41

Assessor Name: Sam Mandola

Date Created: 08/13/2015

Notes: Lavatory sink is broken in the men's restroom and should be replaced. SPLOST project 119-422 to provide hall restroom renovations.

System: D2010 - Plumbing Fixtures



Location: Restrooms

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add ADA compliant insulation to lavatory piping

Qty: 3.00

Unit of Measure: Ea.

Estimate: \$282.68

Assessor Name: Sam Mandola

Date Created: 08/13/2015

Notes: All three restrooms lack insulation underneath the sinks, protecting the drain pipes. Provide insulation to comply with ADA standards. SPLOST project 119-422 to provide hall restroom renovations for ADA compliance.

System: D3040 - Distribution Systems & Exhaust Systems



Location: Roof

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 19,760.00

Unit of Measure: S.F.

Estimate: \$119,765.00

Assessor Name: Sam Mandola

Date Created: 08/13/2015

Notes: Exhaust units have been vandalized, resulting in no exhaust circulation in the restrooms throughout the building. System should be scheduled for replacement and measures should be take to prevent unauthorized access to the roof.

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:	Middle School
Gross Area (SF):	225
Year Built:	1938
Last Renovation:	
Replacement Value:	\$18,128
Repair Cost:	\$5,443.00
Total FCI:	30.03 %
Total RSLI:	16.72 %
FCA Score:	69.97



Description:

The football storage building at Lithonia Middle School is located at 2451 Randall Ave in Lithonia, Georgia. Originally built in 1938, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	Fire Sprinkler System:	No
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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	23.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	23.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	20.27 %	13.04 %	\$1,287.00
B30 - Roofing	0.00 %	110.01 %	\$4,156.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	0.00 %	\$0.00
Totals:	16.72 %	30.03 %	\$5,443.00

Photo Album

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

1). South Elevation - Aug 12, 2015



2). North Elevation - Aug 12, 2015



3). West Elevation - Aug 12, 2015



4). East Elevation - Aug 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.

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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	\$0.00	S.F.	0	100	1938	2038		23.00 %	0.00 %	23			\$0
A1030	Slab on Grade	\$3.60	S.F.	225	100	1938	2038		23.00 %	0.00 %	23			\$810
A2010	Basement Excavation	\$0.00	S.F.	0	100	1938	2038		23.00 %	0.00 %	23			\$0
A2020	Basement Walls	\$0.00	S.F.	0	100	1938	2038		23.00 %	0.00 %	23			\$0
B1020	Roof Construction	\$16.33	S.F.	225	100	1938	2038		23.00 %	0.00 %	23			\$3,674
B2010	Exterior Walls	\$38.65	S.F.	225	100	1938	2038		23.00 %	0.00 %	23			\$8,696
B2020	Exterior Windows	\$0.00	S.F.	0	30	1938	1968		0.00 %	0.00 %	-47			\$0
B2030	Exterior Doors	\$5.20	S.F.	225	30			2015	0.00 %	110.00 %	0		\$1,287.00	\$1,170
B3010	Roof Coverings	\$16.79	S.F.	225	20	1938	1958		0.00 %	110.01 %	-57		\$4,156.00	\$3,778
C1010	Partitions	\$0.00	S.F.	0	40	1938	1978		0.00 %	0.00 %	-37			\$0
C1020	Interior Doors	\$0.00	S.F.	0	30	1938	1968		0.00 %	0.00 %	-47			\$0
C1030	Fittings	\$0.00	S.F.	0	20	1938	1958		0.00 %	0.00 %	-57			\$0
C3010	Wall Finishes	\$0.00	S.F.	0	20	1938	1958		0.00 %	0.00 %	-57			\$0
C3020	Floor Finishes	\$0.00	S.F.	0	20	1938	1958		0.00 %	0.00 %	-57			\$0
C3030	Ceiling Finishes	\$6.06	S.F.	0	20	1938	1958		0.00 %	0.00 %	-57			\$0
D2040	Rain Water Drainage	\$1.55	S.F.	0	30				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$3.06	S.F.	0	40				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$12.57	S.F.	0	30				0.00 %	0.00 %				\$0
Total									16.72 %	30.03 %			\$5,443.00	\$18,128

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%

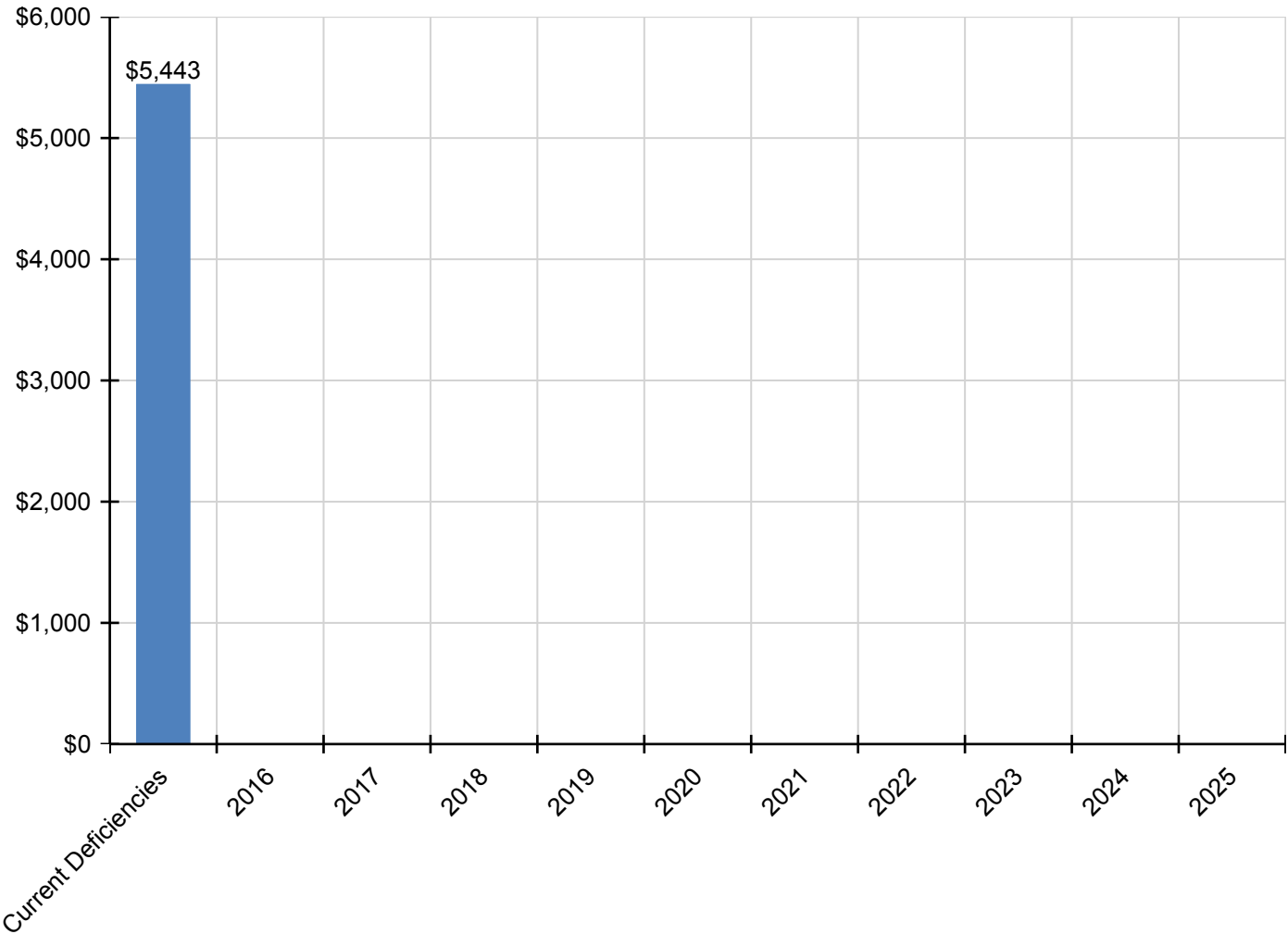
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System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$5,443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,443
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$1,287	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,287
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$4,156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,156
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting and Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

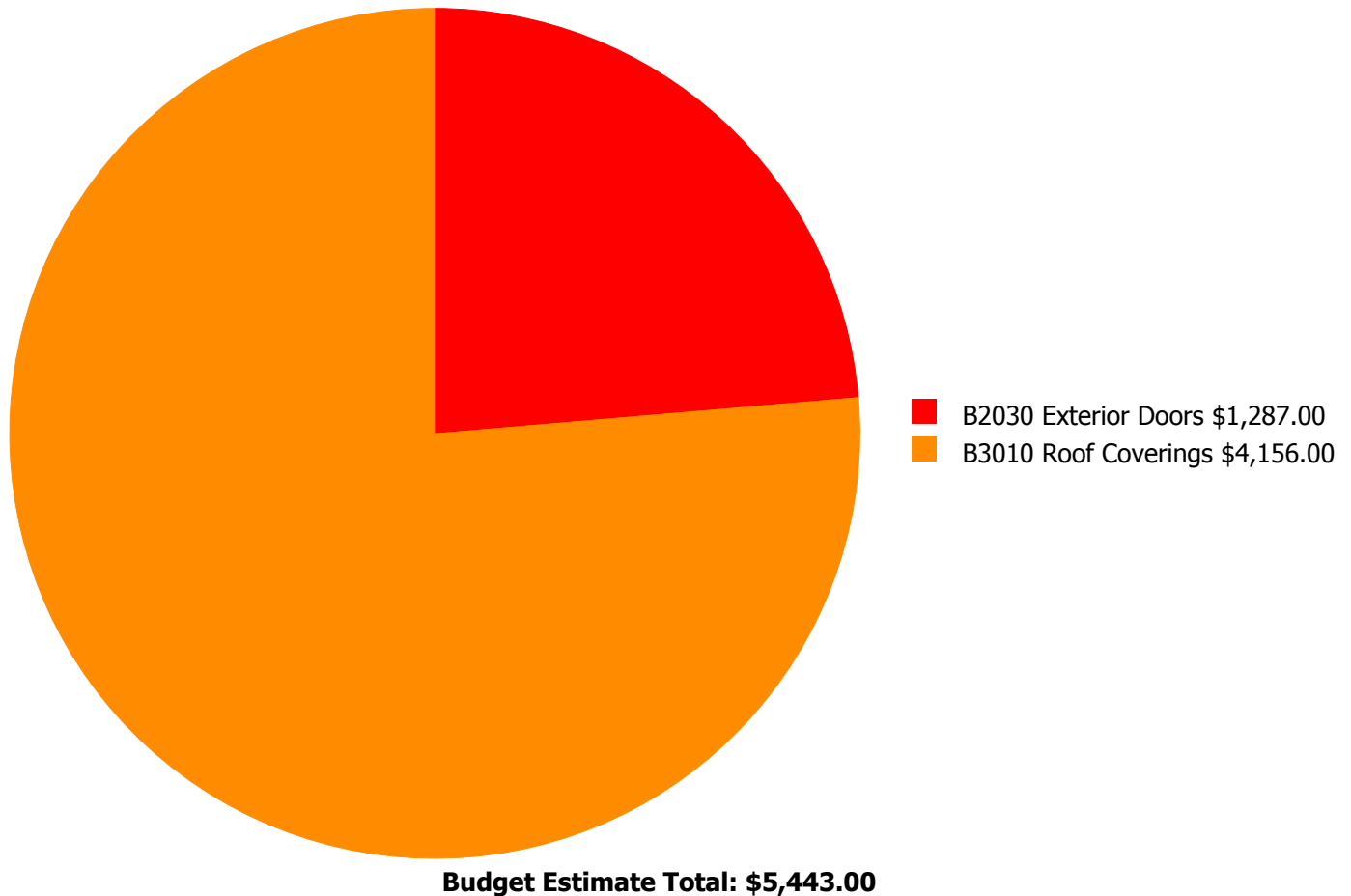
Forecasted Capital Renewal Requirement

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



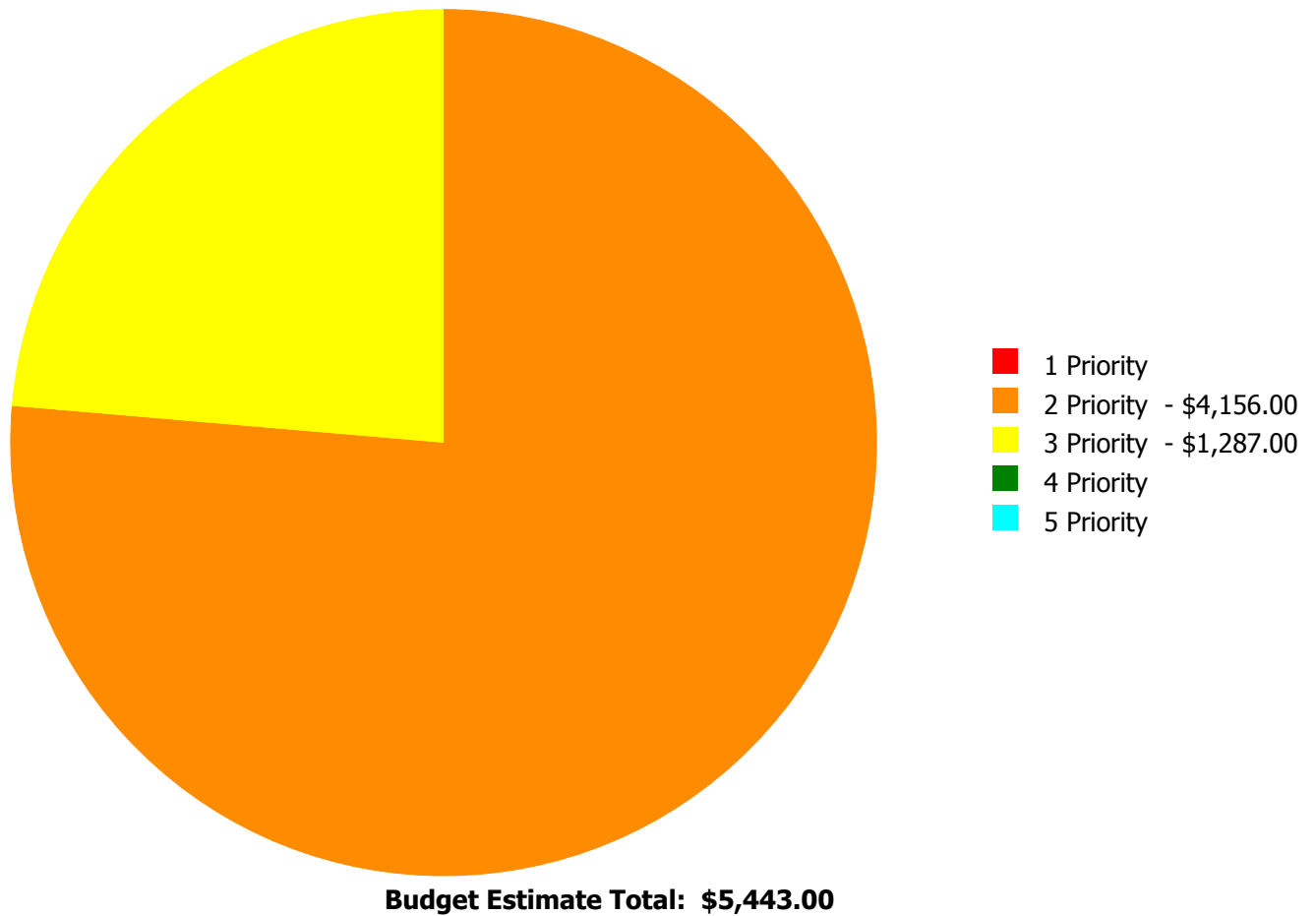
Deficiency Summary by System

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



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

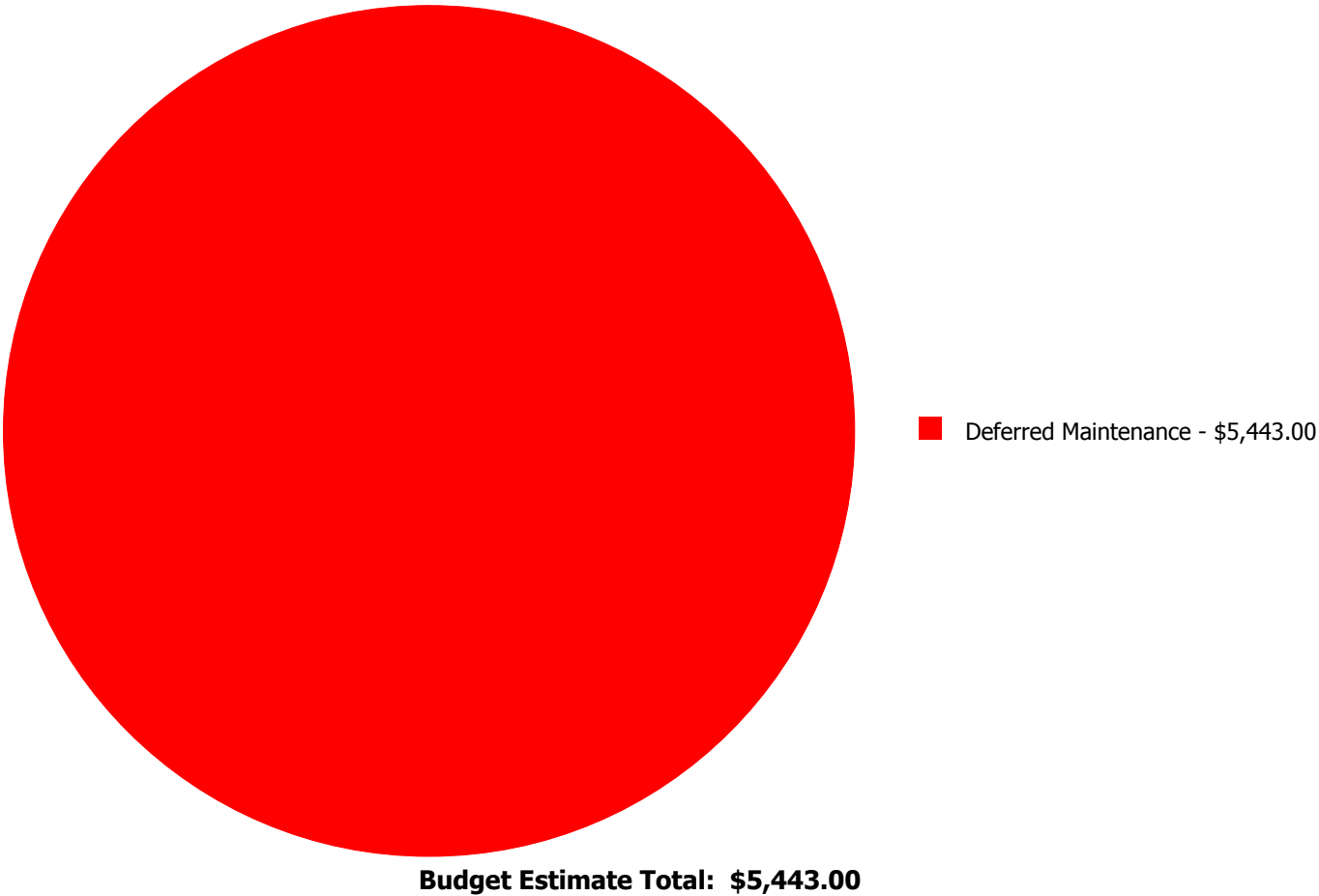
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2030	Exterior Doors	\$0.00	\$0.00	\$1,287.00	\$0.00	\$0.00	\$1,287.00
B3010	Roof Coverings	\$0.00	\$4,156.00	\$0.00	\$0.00	\$0.00	\$4,156.00
	Total:	\$0.00	\$4,156.00	\$1,287.00	\$0.00	\$0.00	\$5,443.00

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 2 Priority:

System: B3010 - Roof Coverings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Renew System

Qty: 225.00

Unit of Measure: S.F.

Estimate: \$4,156.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

Priority 3 Priority:

System: B2030 - Exterior Doors



Location: Exterior Wall

Distress: Missing

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 225.00

Unit of Measure: S.F.

Estimate: \$1,287.00

Assessor Name: Eduardo Lopez

Date Created: 09/20/2015

Notes: Exterior door is missing and is recommended to be provided.

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:	Middle School
Gross Area (SF):	124,627
Year Built:	1953
Last Renovation:	2003
Replacement Value:	\$25,671,577
Repair Cost:	\$9,579,732.87
Total FCI:	37.32 %
Total RSLI:	25.97 %
FCA Score:	62.68



Description:

The 1953-1974 building at Lithonia Middle School is a two-story building located at 2451 Randall Avenue in Lithonia, Georgia. Originally built in 1953 as an addition to the 1938 building, it now serves as the main building for the school. There have been additions in 1965, 1967, 1970, and 1974, and a major renovation in 2003. 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:	4010	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	38.00 %	0.00 %	\$0.00
A20 - Basement Construction	38.00 %	0.00 %	\$0.00
B10 - Superstructure	38.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.86 %	41.12 %	\$1,300,200.62
B30 - Roofing	39.67 %	0.00 %	\$0.00
C10 - Interior Construction	35.64 %	18.60 %	\$283,776.00
C20 - Stairs	38.00 %	0.00 %	\$0.00
C30 - Interior Finishes	18.57 %	15.69 %	\$586,058.25
D10 - Conveying	60.00 %	0.00 %	\$0.00
D20 - Plumbing	14.23 %	81.81 %	\$1,834,260.00
D30 - HVAC	19.12 %	69.67 %	\$3,294,265.00
D40 - Fire Protection	60.00 %	0.00 %	\$0.00
D50 - Electrical	30.53 %	49.36 %	\$1,380,494.00
E10 - Equipment	27.10 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$900,679.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	25.97 %	37.32 %	\$9,579,732.87

Photo Album

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

1). South Elevation - Aug 12, 2015



2). West Elevation - Aug 12, 2015



3). North Elevation - Aug 12, 2015



4). North Elevation - Aug 12, 2015



5). East Elevation - Aug 12, 2015



6). Southeast Elevation - Aug 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.

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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	\$1.63	S.F.	124,627	100	1953	2053		38.00 %	0.00 %	38			\$203,142
A1020	Special Foundations	\$0.00	S.F.	0	100	1953	2053		38.00 %	0.00 %	38			\$0
A1030	Slab on Grade	\$3.56	S.F.	124,627	100	1953	2053		38.00 %	0.00 %	38			\$443,672
A2010	Basement Excavation	\$1.31	S.F.	124,627	100	1953	2053		38.00 %	0.00 %	38			\$163,261
A2020	Basement Walls	\$1.66	S.F.	124,627	100	1953	2053		38.00 %	0.00 %	38			\$206,881
B1010	Floor Construction	\$17.86	S.F.	58,000	100	1953	2053		38.00 %	0.00 %	38			\$1,035,880
B1020	Roof Construction	\$7.88	S.F.	124,627	100	1953	2053		38.00 %	0.00 %	38			\$982,061
B2010	Exterior Walls	\$15.93	S.F.	124,627	100	1953	2053		38.00 %	0.31 %	38		\$6,074.62	\$1,985,308
B2020	Exterior Windows	\$8.60	S.F.	124,627	30	1975	2005		0.00 %	110.00 %	-10		\$1,178,971.00	\$1,071,792
B2030	Exterior Doors	\$0.84	S.F.	124,627	30	1953	1983		0.00 %	110.00 %	-32		\$115,155.00	\$104,687
B3010	Roof Coverings - Asphalt Shingles	\$0.00	S.F.	0	10	1953	1963		0.00 %	0.00 %	-52			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	89,740	20	2003	2023		40.00 %	0.00 %	8			\$1,857,618
B3010	Roof Coverings - EPDM	\$0.00	S.F.	0	15	1953	1968		0.00 %	0.00 %	-47			\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.	0	30	1953	1983		0.00 %	0.00 %	-32			\$0
B3010	Roof Coverings Standing Seam Metal	\$27.45	S.F.	1,000	75	1953	2028		17.33 %	0.00 %	13			\$27,450
B3020	Roof Openings	\$0.00	S.F.	0	30	1953	1983		0.00 %	0.00 %	-32			\$0
C1010	Partitions	\$7.91	S.F.	124,627	100	1953	2053		38.00 %	0.00 %	38			\$985,800
C1020	Interior Doors	\$2.26	S.F.	124,627	30	2003	2033		60.00 %	0.00 %	18			\$281,657
C1030	Fittings	\$2.07	S.F.	124,627	20	1995	2015		0.00 %	110.00 %	0		\$283,776.00	\$257,978
C2010	Stair Construction	\$1.06	S.F.	124,627	100	1953	2053		38.00 %	0.00 %	38			\$132,105
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	49,856	30	1975	2005		0.00 %	8.70 %	-10		\$44,546.40	\$512,021
C3010	Wall Finishes - Paint	\$1.93	S.F.	74,771	10	2003	2013		0.00 %	110.00 %	-2		\$158,739.00	\$144,308
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.	0	10	1953	1963		0.00 %	0.00 %	-52			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	12,463	8	2000	2008		0.00 %	110.00 %	-7		\$116,529.00	\$105,936
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	12,463	50	1953	2003		0.00 %	110.00 %	-12		\$198,648.00	\$180,589
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	24,925	50	1953	2003	2020	10.00 %	0.00 %	5			\$1,321,274
C3020	Floor Finishes - VCT	\$9.54	S.F.	56,082	20	2003	2023		40.00 %	0.00 %	8			\$535,022
C3020	Floor Finishes - Wood	\$9.73	S.F.	18,694	20	2000	2020		25.00 %	0.00 %	5			\$181,893
C3030	Ceiling Finishes	\$6.06	S.F.	124,627	20	2003	2023		40.00 %	8.95 %	8		\$67,595.85	\$755,240
D1010	Elevators and Lifts	\$1.02	S.F.	124,627	30	2003	2033		60.00 %	0.00 %	18			\$127,120
D2010	Plumbing Fixtures	\$8.13	S.F.	124,627	30	1995	2025	2015	0.00 %	110.00 %	0		\$1,114,539.00	\$1,013,218
D2020	Domestic Water Distribution	\$3.84	S.F.	124,627	30	2003	2033		60.00 %	0.00 %	18			\$478,568
D2030	Sanitary Waste	\$4.33	S.F.	124,627	30	1974	2004		0.00 %	110.00 %	-11		\$593,598.00	\$539,635
D2040	Rain Water Drainage	\$0.92	S.F.	124,627	30	1974	2004		0.00 %	110.00 %	-11		\$126,123.00	\$114,657

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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 \$
D2090	Other Plumbing Systems - Natural Gas	\$0.77	S.F.	124,627	30	1995	2025		33.33 %	0.00 %	10			\$95,963
D3020	Heat Generating Systems	\$4.55	S.F.	124,627	30	2003	2033		60.00 %	0.00 %	18			\$567,053
D3030	Cooling Generating Systems	\$4.73	S.F.	124,627	25	2003	2028		52.00 %	0.00 %	13			\$589,486
D3040	Distribution Systems & Exhaust Systems	\$5.51	S.F.	124,627	30	2003	2033	2015	0.00 %	110.00 %	0		\$755,364.00	\$686,695
D3050	Terminal & Package Units	\$18.52	S.F.	124,627	15	2003	2018	2015	0.00 %	110.00 %	0		\$2,538,901.00	\$2,308,092
D3060	Controls & Instrumentation	\$3.57	S.F.	124,627	20	2003	2023		40.00 %	0.00 %	8			\$444,918
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.06	S.F.	124,627	30	2003	2033		60.00 %	0.00 %	18			\$132,105
D4010	Sprinklers	\$4.13	S.F.	124,627	30	2003	2033		60.00 %	0.00 %	18			\$514,710
D4020	Standpipes	\$0.00	S.F.	0	30				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.73	S.F.	124,627	40	2003	2043		70.00 %	0.00 %	28			\$215,605
D5020	Branch Wiring	\$5.53	S.F.	124,627	30	1974	2004	2015	0.00 %	110.00 %	0		\$758,106.00	\$689,187
D5020	Lighting	\$8.36	S.F.	124,627	30	2003	2033		60.00 %	0.00 %	18			\$1,041,882
D5030	Communications and Security - Fire Alarm	\$1.44	S.F.	124,627	15	2003	2018		20.00 %	0.00 %	3			\$179,463
D5030	Communications and Security - PA & Clock Systems	\$3.33	S.F.	124,627	15	1995	2010		0.00 %	110.00 %	-5		\$456,509.00	\$415,008
D5030	Communications and Security - Security & CCTV	\$1.21	S.F.	124,627	15	2003	2018	2015	0.00 %	110.00 %	0		\$165,879.00	\$150,799
D5090	Other Electrical Systems - Emergency Generator	\$0.84	S.F.	124,627	20	2003	2023		40.00 %	0.00 %	8			\$104,687
E1010	Commercial Equipment	\$0.00	S.F.	0	20	1953	1973		0.00 %	0.00 %	-42			\$0
E1020	Institutional Equipment	\$2.76	S.F.	124,627	20	2003	2023		40.00 %	0.00 %	8			\$343,971
E1090	Other Equipment - Kitchen Equipment	\$5.01	S.F.	124,627	15	2003	2018		20.00 %	0.00 %	3			\$624,381
E2010	Fixed Furnishings	\$6.57	S.F.	124,627	20	1995	2015		0.00 %	110.00 %	0		\$900,679.00	\$818,799
F1010	Special Structures - Canopies	\$0.00	S.F.	0	20				0.00 %	0.00 %				\$0
Total									25.97 %	37.32 %			\$9,579,732.87	\$25,671,577

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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:	\$9,579,733	\$0	\$0	\$966,220	\$0	\$1,916,841	\$0	\$0	\$5,779,171	\$0	\$355,194	\$18,597,159
* 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	\$6,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,075
B2020 - Exterior Windows	\$1,178,971	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,178,971
B2030 - Exterior Doors	\$115,155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,155
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	\$2,588,493	\$0	\$0	\$2,588,493
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 - 1953, 1965, 1967, 1970, 1974 Building

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	\$283,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283,776
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$44,546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,546
C3010 - Wall Finishes - Paint	\$158,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,332	\$372,071
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$116,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,615	\$0	\$0	\$264,144
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$198,648	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$198,648
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$1,684,891	\$0	\$0	\$0	\$0	\$0	\$1,684,891
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$745,526	\$0	\$0	\$745,526
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$231,950	\$0	\$0	\$0	\$0	\$0	\$231,950
C3030 - Ceiling Finishes	\$67,596	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,052,387	\$0	\$0	\$1,119,983
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$1,114,539	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,114,539
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$593,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$593,598
D2040 - Rain Water Drainage	\$126,123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,123
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,862	\$141,862
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$755,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$755,364
D3050 - Terminal & Package Units	\$2,538,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,538,901
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$619,970	\$0	\$0	\$619,970
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

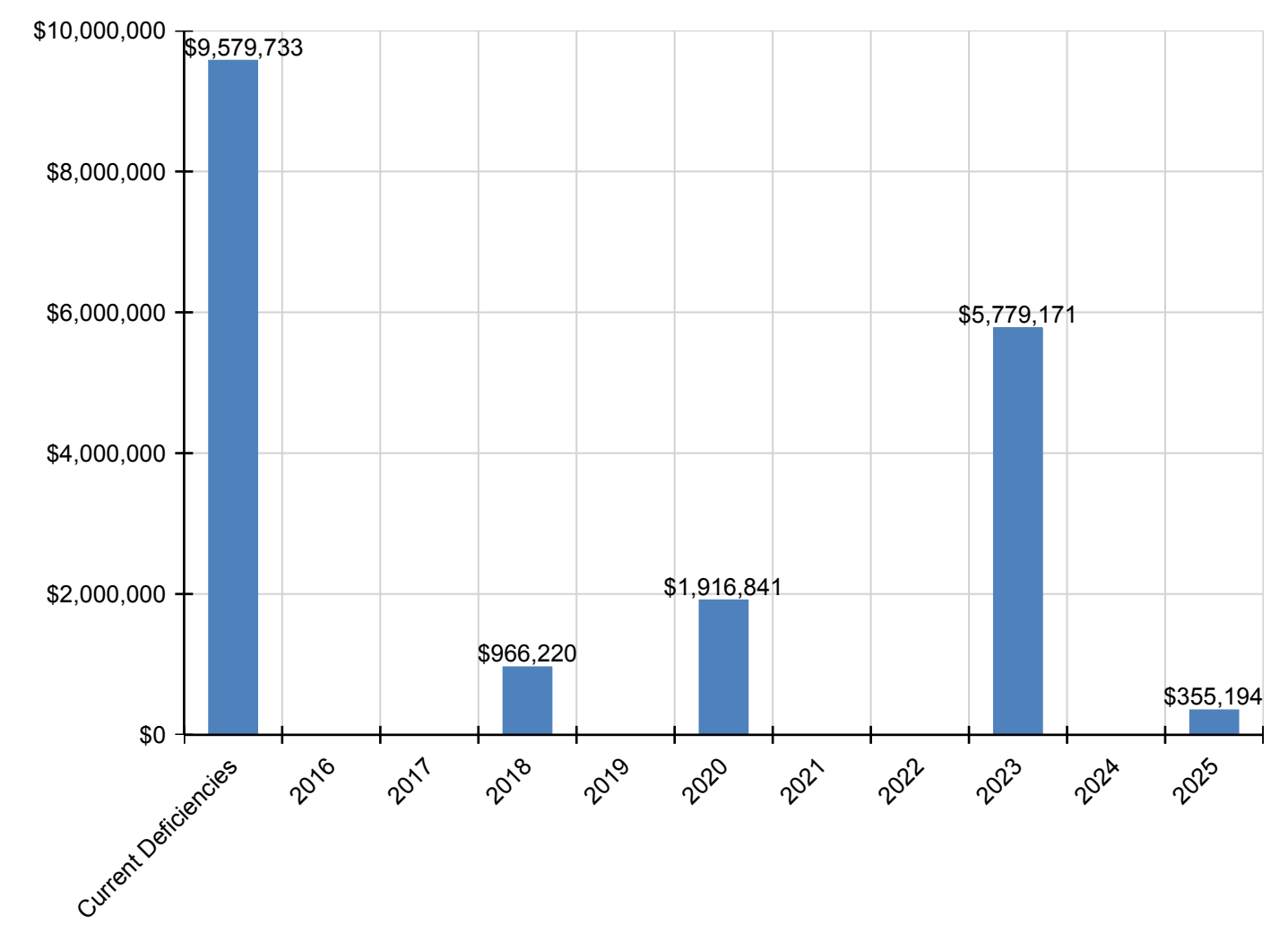
School Assessment Report - 1953, 1965, 1967, 1970, 1974 Building

D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$758,106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$758,106
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$215,714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215,714
D5030 - Communications and Security - PA & Clock Systems	\$456,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$456,509
D5030 - Communications and Security - Security & CCTV	\$165,879	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,879
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,875	\$0	\$0	\$145,875
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$479,305	\$0	\$0	\$479,305
E1090 - Other Equipment - Kitchen Equipment	\$0	\$0	\$0	\$750,506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750,506
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$900,679	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$900,679
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

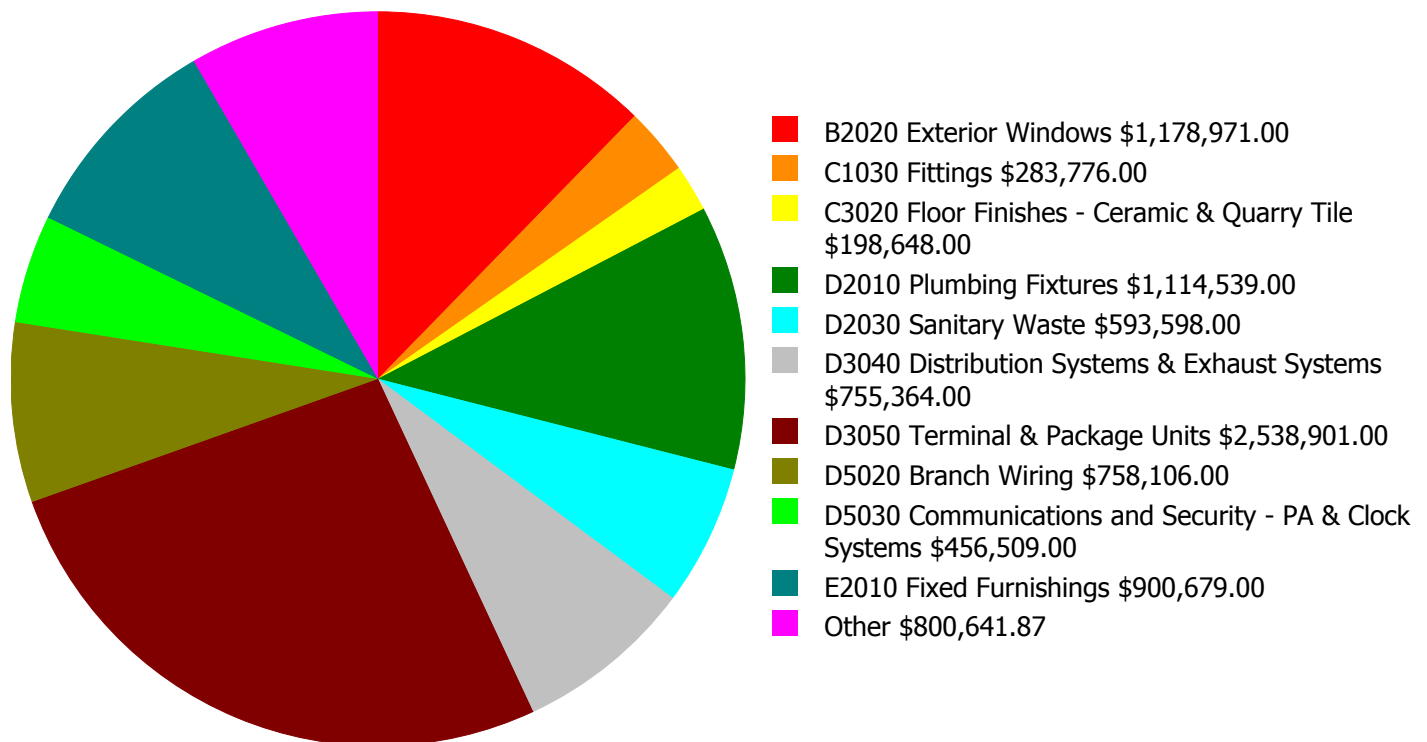
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

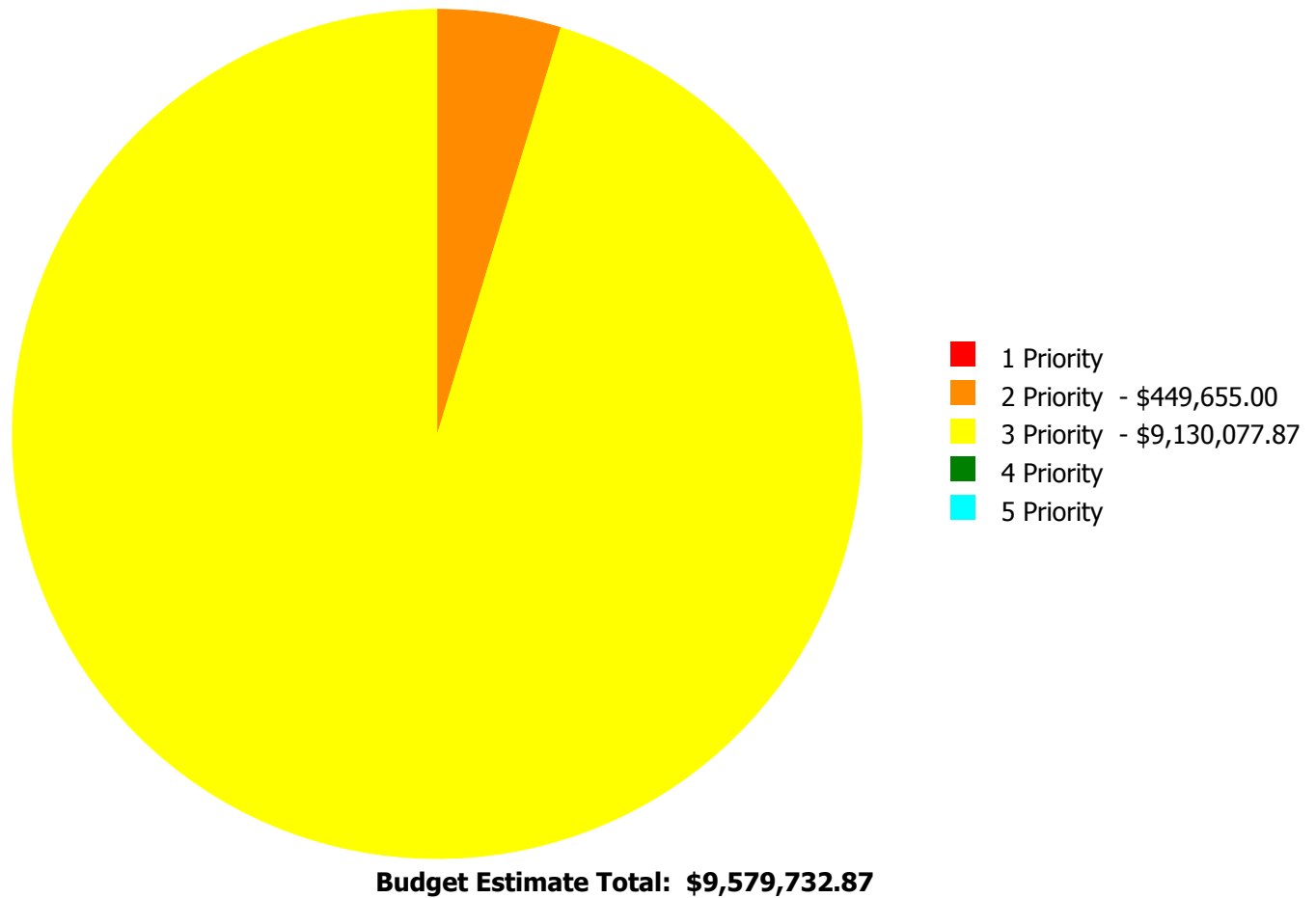
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$9,579,732.87

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

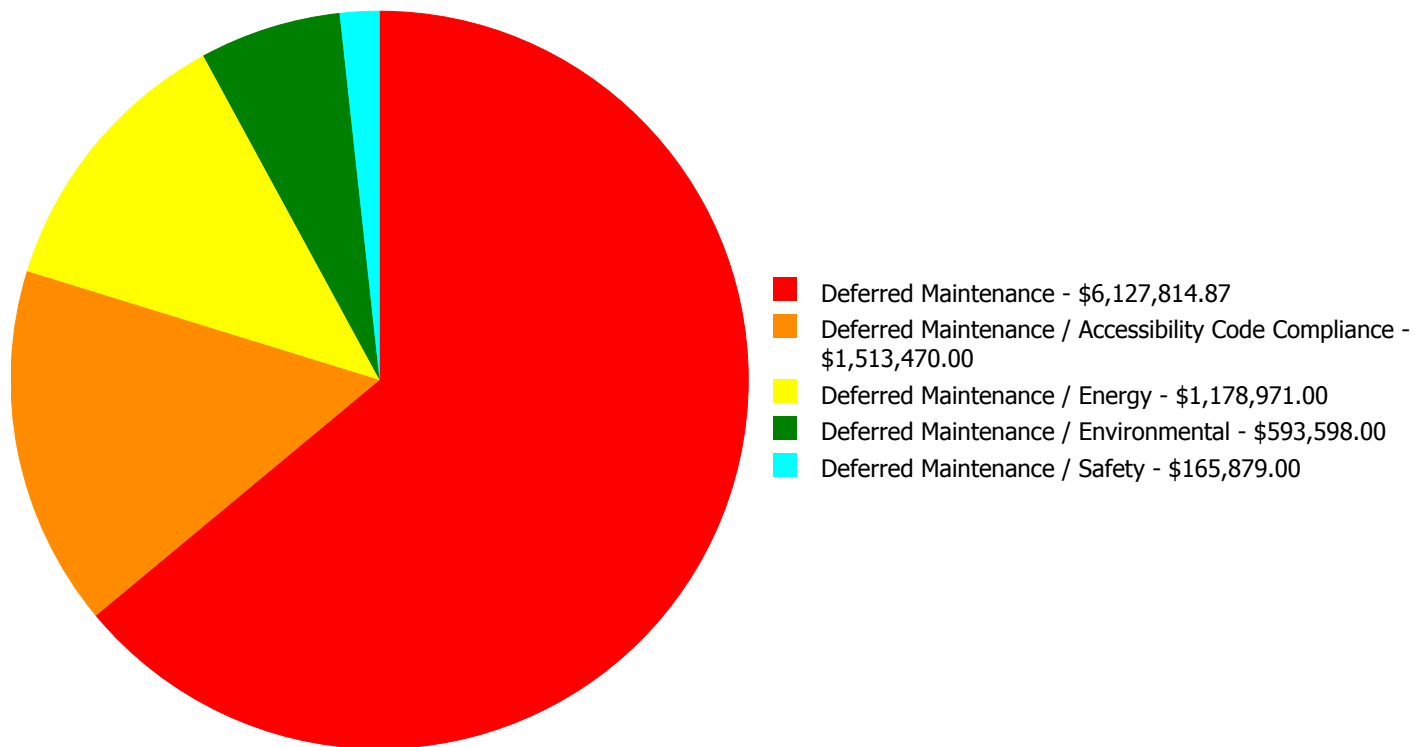
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2010	Exterior Walls	\$0.00	\$0.00	\$6,074.62	\$0.00	\$0.00	\$6,074.62
B2020	Exterior Windows	\$0.00	\$0.00	\$1,178,971.00	\$0.00	\$0.00	\$1,178,971.00
B2030	Exterior Doors	\$0.00	\$0.00	\$115,155.00	\$0.00	\$0.00	\$115,155.00
C1030	Fittings	\$0.00	\$283,776.00	\$0.00	\$0.00	\$0.00	\$283,776.00
C3010	Wall Finishes - Ceramic & Glazed	\$0.00	\$0.00	\$44,546.40	\$0.00	\$0.00	\$44,546.40
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$158,739.00	\$0.00	\$0.00	\$158,739.00
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$116,529.00	\$0.00	\$0.00	\$116,529.00
C3020	Floor Finishes - Ceramic & Quarry Tile	\$0.00	\$0.00	\$198,648.00	\$0.00	\$0.00	\$198,648.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$67,595.85	\$0.00	\$0.00	\$67,595.85
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$1,114,539.00	\$0.00	\$0.00	\$1,114,539.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$593,598.00	\$0.00	\$0.00	\$593,598.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$126,123.00	\$0.00	\$0.00	\$126,123.00
D3040	Distribution Systems & Exhaust Systems	\$0.00	\$0.00	\$755,364.00	\$0.00	\$0.00	\$755,364.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$2,538,901.00	\$0.00	\$0.00	\$2,538,901.00
D5020	Branch Wiring	\$0.00	\$0.00	\$758,106.00	\$0.00	\$0.00	\$758,106.00
D5030	Communications and Security - PA & Clock Systems	\$0.00	\$0.00	\$456,509.00	\$0.00	\$0.00	\$456,509.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$165,879.00	\$0.00	\$0.00	\$0.00	\$165,879.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$900,679.00	\$0.00	\$0.00	\$900,679.00
Total:		\$0.00	\$449,655.00	\$9,130,077.87	\$0.00	\$0.00	\$9,579,732.87

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: \$9,579,732.87

Deficiency Details by Priority

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

Priority 2 Priority:

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 2 Priority

Correction: Renew System

Qty: 124,627.00

Unit of Measure: S.F.

Estimate: \$283,776.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are aged, in poor condition, and should be replaced/upgraded to improve ADA accessibility. SPLOST project 119-422 to provide hall restroom renovations.

System: D5030 - Communications and Security - Security & CCTV



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 124,627.00

Unit of Measure: S.F.

Estimate: \$165,879.00

Assessor Name: Sam Mandola

Date Created: 08/13/2015

Notes: Security and CCTV system is beyond its expected service life, inadequate, and should be replaced/upgraded to provide full coverage. Staff requests additional key pads on exterior doors from 700 hall leading to 900.

Priority 3 Priority:

System: B2010 - Exterior Walls



Location: Exterior by Lobby to Gym

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Repaint exterior wall

Qty: 1,000.00

Unit of Measure: S.F.

Estimate: \$6,074.62

Assessor Name: Eduardo Lopez

Date Created: 08/13/2015

Notes: The painted exterior wall finish is aged, peeling, and should be replaced.

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 124,627.00

Unit of Measure: S.F.

Estimate: \$1,178,971.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 124,627.00

Unit of Measure: S.F.

Estimate: \$115,155.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: C3010 - Wall Finishes - Ceramic & Glazed



Location: Restrooms

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Repair 4" x 4" thin set ceramic tile - (2% of walls)

Qty: 40.00

Unit of Measure: C.S.F.

Estimate: \$44,546.40

Assessor Name: Eduardo Lopez

Date Created: 09/20/2015

Notes: The glazed bricks in restrooms are in poor condition, damaged with chips, cracks and patches, and should be re-surfaced.

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 74,771.00

Unit of Measure: S.F.

Estimate: \$158,739.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The painted wall finish is beyond its expected service life, damaged, fading, stained, and should be re-painted.

System: C3020 - Floor Finishes - Carpet



Location: Offices, Media Center, and Music

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 12,463.00

Unit of Measure: S.F.

Estimate: \$116,529.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The carpet is beyond its expected service life, stained in areas, and should be scheduled for replacement.

System: C3020 - Floor Finishes - Ceramic & Quarry Tile



Location: Kitchen and Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 12,463.00

Unit of Measure: S.F.

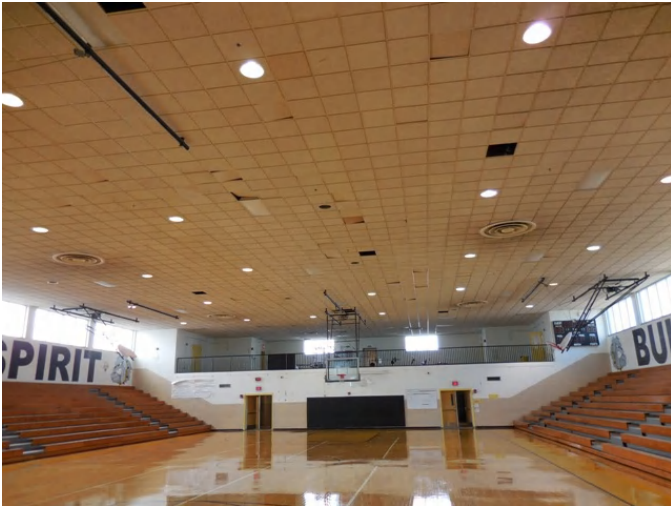
Estimate: \$198,648.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The quarry tile is aged, chipped, cracked, and patched, and should be replaced.

System: C3030 - Ceiling Finishes



Location: Gym

Distress: Inadequate

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Replace acoustic tile ceiling, fire-rated

Qty: 100.00

Unit of Measure: C.S.F.

Estimate: \$67,595.85

Assessor Name: Eduardo Lopez

Date Created: 09/20/2015

Notes: The original ceiling is aged and damaged, and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 124,627.00

Unit of Measure: S.F.

Estimate: \$1,114,539.00

Assessor Name: Sam Mandola

Date Created: 08/13/2015

Notes: Plumbing fixtures are broken, missing, worn and stained, are not ADA compliant, and should be replaced. The plumbing fixtures in the boys locker room are in particularly bad condition. SPLOST project 119-422 to provide hall restroom renovations.

System: D2030 - Sanitary Waste



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 124,627.00

Unit of Measure: S.F.

Estimate: \$593,598.00

Assessor Name: Eduardo Lopez

Date Created: 08/13/2015

Notes: Teachers have reported several backups and sewer odors coming from the restrooms. The system is beyond its expected service life and should be scheduled for replacement.

System: D2040 - Rain Water Drainage



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 124,627.00

Unit of Measure: S.F.

Estimate: \$126,123.00

Assessor Name: Eduardo Lopez

Date Created: 08/13/2015

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

System: D3040 - Distribution Systems & Exhaust Systems



Location: Roof

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 124,627.00

Unit of Measure: S.F.

Estimate: \$755,364.00

Assessor Name: Sam Mandola

Date Created: 08/13/2015

Notes: Exhaust units have been vandalized, resulting in no exhaust circulation in the restrooms throughout the building. System should be scheduled for replacement and measures should be take to prevent unauthorized access to the roof.

System: D3050 - Terminal & Package Units



Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 124,627.00
Unit of Measure: S.F.
Estimate: \$2,538,901.00
Assessor Name: Sam Mandola
Date Created: 08/13/2015

Notes: AC units have been vandalized. The coils are damaged and causing units to continuously breakdown. RTUs should be scheduled for replacement and measures should be taken to prevent unauthorized access to the roof.

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 124,627.00
Unit of Measure: S.F.
Estimate: \$758,106.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2015

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

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



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 124,627.00

Unit of Measure: S.F.

Estimate: \$456,509.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: PA and clock systems are beyond their expected service life, have reported outages, and should be scheduled for replacement.

System: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 124,627.00

Unit of Measure: S.F.

Estimate: \$900,679.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: Fixed furnishings are aged, failing, and should be repaired or 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:	Middle School
Gross Area (SF):	1,125
Year Built:	1965
Last Renovation:	
Replacement Value:	\$117,540
Repair Cost:	\$41,110.00
Total FCI:	34.98 %
Total RSLI:	33.07 %
FCA Score:	65.02



Description:

The wrestling building at Lithonia Middle School is located at 2451 Randall Ave in Lithonia, Georgia. Originally built in 1965, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	Fire Sprinkler System:	No
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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	50.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	50.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	48.99 %	2.23 %	\$990.00
B30 - Roofing	0.00 %	110.00 %	\$20,778.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	36.88 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	110.00 %	\$19,342.00
Totals:	33.07 %	34.98 %	\$41,110.00

Photo Album

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

1). South Elevation - Aug 12, 2015



2). East Elevation - Aug 12, 2015



3). North Elevation - Aug 12, 2015



4). West Elevation - Aug 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.
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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 - 1965 Wrestling 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	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.49	S.F.	1,125	100	1965	2065		50.00 %	0.00 %	50			\$5,051
A1030	Slab on Grade	\$3.60	S.F.	1,125	100	1965	2065		50.00 %	0.00 %	50			\$4,050
A2010	Basement Excavation	\$0.22	S.F.	0	100	1965	2065		50.00 %	0.00 %	50			\$0
A2020	Basement Walls	\$3.52	S.F.	0	100	1965	2065		50.00 %	0.00 %	50			\$0
B1020	Roof Construction	\$16.33	S.F.	1,125	100	1965	2065		50.00 %	0.00 %	50			\$18,371
B2010	Exterior Walls	\$38.65	S.F.	1,125	100	1965	2065		50.00 %	0.00 %	50			\$43,481
B2020	Exterior Windows	\$4.87	S.F.	0	30	1965	1995		0.00 %	0.00 %	-20			\$0
B2030	Exterior Doors	\$0.80	S.F.	1,125	30	1965	1995		0.00 %	110.00 %	-20		\$990.00	\$900
B3010	Roof Coverings	\$16.79	S.F.	1,125	20	1965	1985		0.00 %	110.00 %	-30		\$20,778.00	\$18,889
C1010	Partitions	\$13.04	S.F.	0	40	1965	2005		0.00 %	0.00 %	-10			\$0
C1020	Interior Doors	\$2.61	S.F.	0	30	1965	1995		0.00 %	0.00 %	-20			\$0
C1030	Fittings	\$3.04	S.F.	0	20	1965	1985		0.00 %	0.00 %	-30			\$0
C3010	Wall Finishes	\$1.61	S.F.	1,125	20	2008	2028		65.00 %	0.00 %	13			\$1,811
C3020	Floor Finishes - Rubber	\$6.58	S.F.	1,125	10	2008	2018		30.00 %	0.00 %	3			\$7,403
C3030	Ceiling Finishes	\$6.06	S.F.	0	20	1965	1985		0.00 %	0.00 %	-30			\$0
D2040	Rain Water Drainage	\$1.55	S.F.	0	30				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$3.06	S.F.	1,125	40	1965	2005		0.00 %	109.99 %	-10		\$3,787.00	\$3,443
D5020	Lighting and Branch Wiring	\$12.57	S.F.	1,125	30	1965	1995		0.00 %	110.00 %	-20		\$15,555.00	\$14,141
Total									33.07 %	34.98 %			\$41,110.00	\$117,540

Renewal Schedule

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

Inflation Rate: 3%

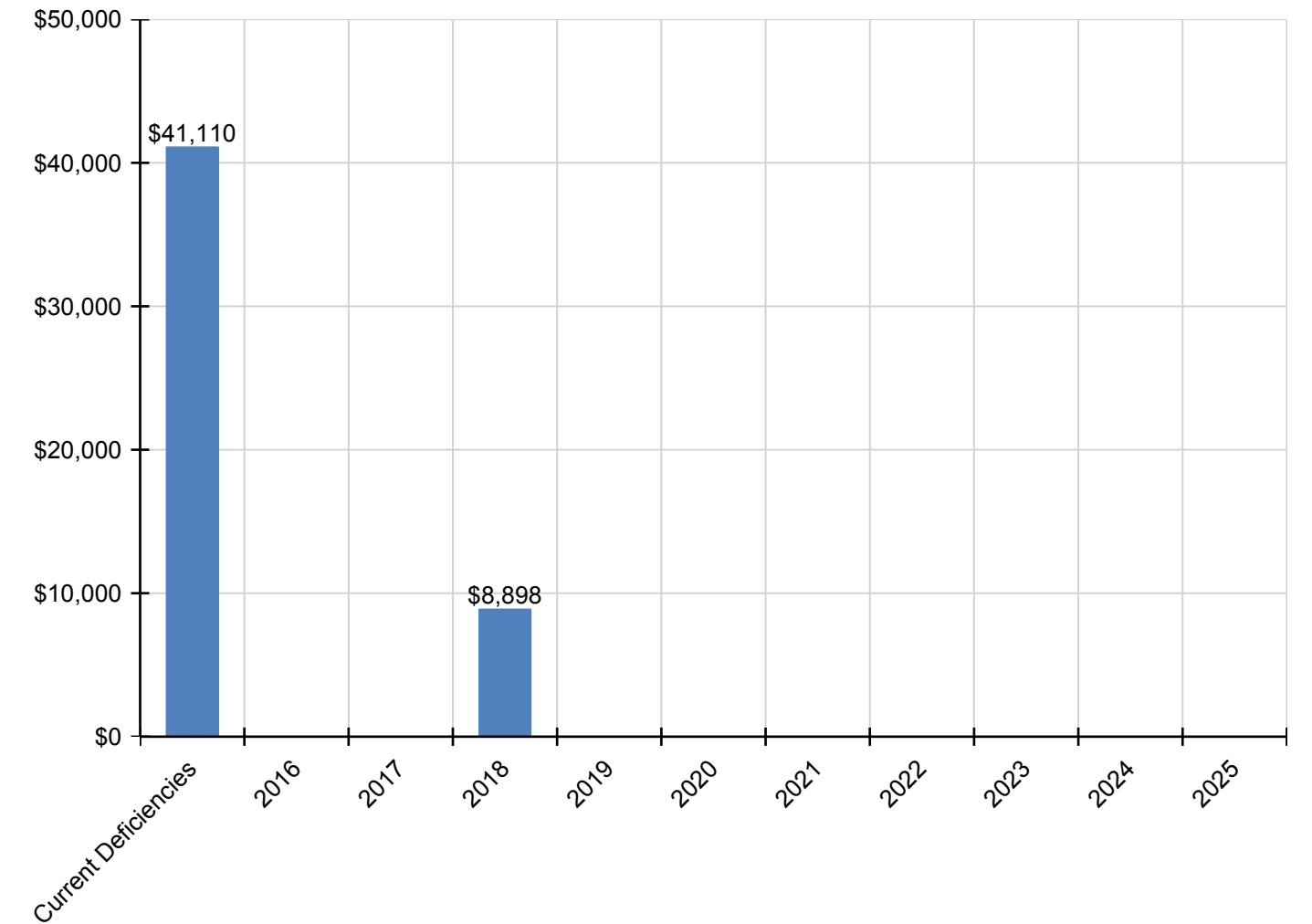
School Assessment Report - 1965 Wrestling Building

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$41,110	\$0	\$0	\$8,898	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,008
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$990	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$990
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$20,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,778
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Rubber	\$0	\$0	\$0	\$8,898	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,898
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$3,787	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,787
D5020 - Lighting and Branch Wiring	\$15,555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,555

** Indicates non-renewable system*

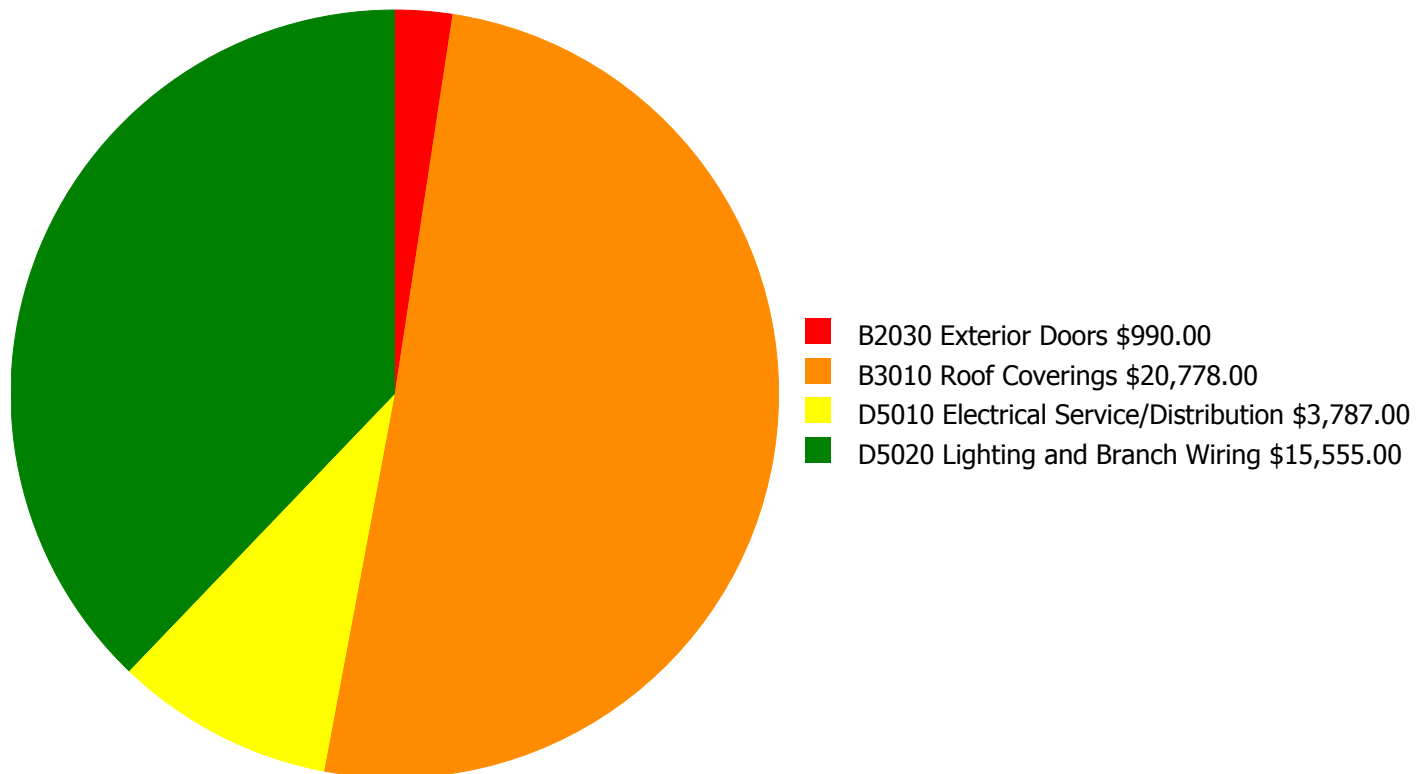
Forecasted Capital Renewal Requirement

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

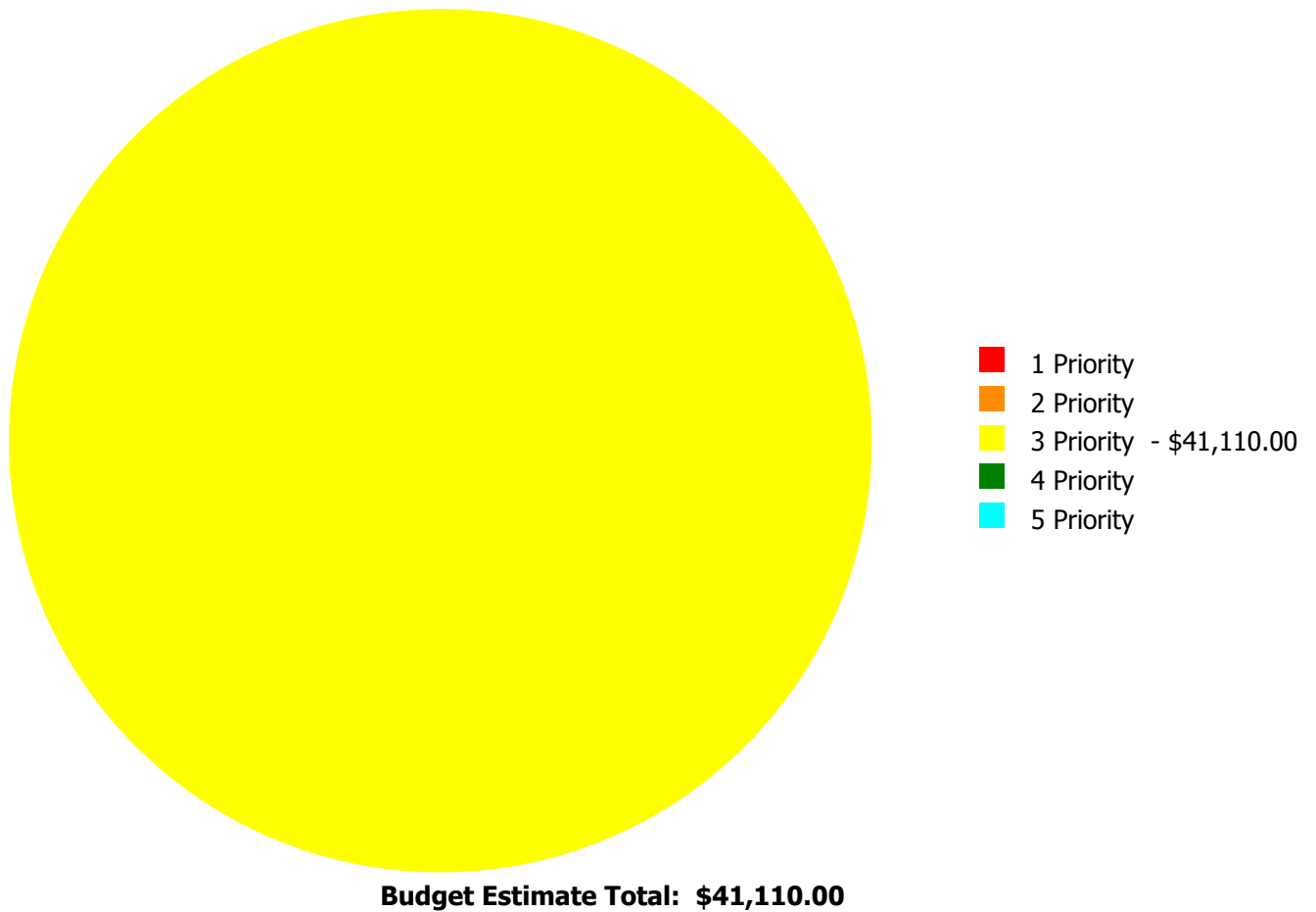
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$41,110.00

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

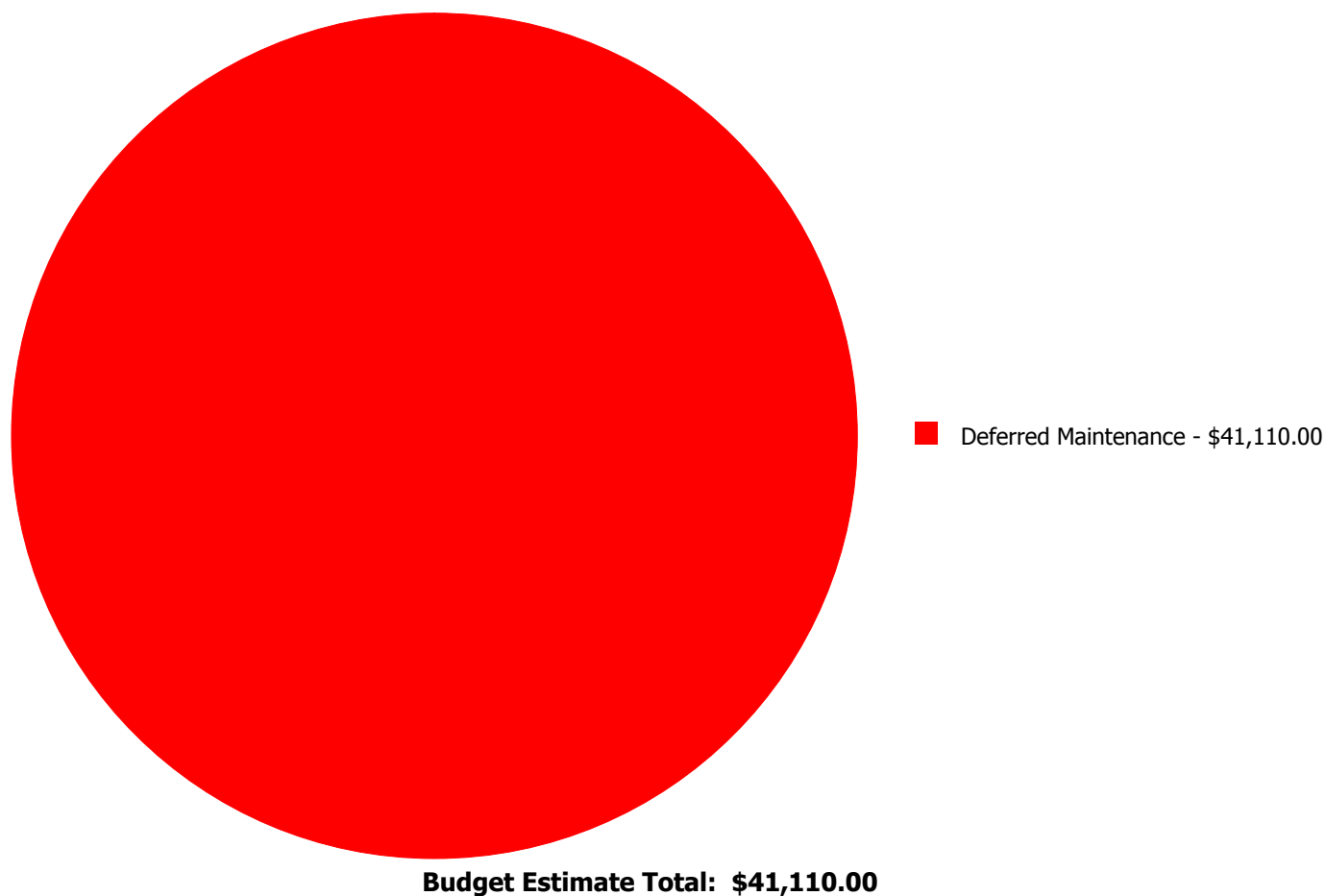
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2030	Exterior Doors	\$0.00	\$0.00	\$990.00	\$0.00	\$0.00	\$990.00
B3010	Roof Coverings	\$0.00	\$0.00	\$20,778.00	\$0.00	\$0.00	\$20,778.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$3,787.00	\$0.00	\$0.00	\$3,787.00
D5020	Lighting and Branch Wiring	\$0.00	\$0.00	\$15,555.00	\$0.00	\$0.00	\$15,555.00
	Total:	\$0.00	\$0.00	\$41,110.00	\$0.00	\$0.00	\$41,110.00

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: B2030 - Exterior Doors



Location: Exterior Wall

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 1,125.00

Unit of Measure: S.F.

Estimate: \$990.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The exterior door is aged, rusted, and should be replaced.

System: B3010 - Roof Coverings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 1,125.00

Unit of Measure: S.F.

Estimate: \$20,778.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The asphalt shingle roofing is aged, damaged, and should be replaced.

System: D5010 - Electrical Service/Distribution



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,125.00
Unit of Measure: S.F.
Estimate: \$3,787.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: D5020 - Lighting and Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,125.00
Unit of Measure: S.F.
Estimate: \$15,555.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Lighting and branch wiring 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:	Middle School
Gross Area (SF):	121
Year Built:	1974
Last Renovation:	
Replacement Value:	\$10,882
Repair Cost:	\$2,927.00
Total FCI:	26.90 %
Total RSLI:	41.38 %
FCA Score:	73.10



Description:

Storage building 1 at Lithonia Middle School is located at 2451 Randall Avenue in Lithonia, Georgia. Originally built in 1974, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	Fire Sprinkler System:	No
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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	59.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	59.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	46.81 %	11.74 %	\$692.00
B30 - Roofing	0.00 %	109.99 %	\$2,235.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	0.00 %	\$0.00
Totals:	41.38 %	26.90 %	\$2,927.00

Photo Album

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

1). South Elevation - Aug 12, 2015



2). West Elevation - Aug 12, 2015



3). North Elevation - Aug 12, 2015



4). East Elevation - Aug 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:

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9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
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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 - 1974 Storage Building 1

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.49	S.F.	121	100	1974	2074		59.00 %	0.00 %	59			\$543
A1030	Slab on Grade	\$3.60	S.F.	121	100	1974	2074		59.00 %	0.00 %	59			\$436
A2010	Basement Excavation	\$0.22	S.F.	0	100	1974	2074		59.00 %	0.00 %	59			\$0
A2020	Basement Walls	\$3.52	S.F.	0	100	1974	2074		59.00 %	0.00 %	59			\$0
B1020	Roof Construction	\$16.33	S.F.	121	100	1974	2074		59.00 %	0.00 %	59			\$1,976
B2010	Exterior Walls	\$38.65	S.F.	121	100	1974	2074		59.00 %	0.00 %	59			\$4,677
B2020	Exterior Windows	\$4.87	S.F.	121	30	1974	2004		0.00 %	0.00 %	-11			\$589
B2030	Exterior Doors	\$5.20	S.F.	121	30	1974	2004		0.00 %	110.02 %	-11		\$692.00	\$629
B3010	Roof Coverings	\$16.79	S.F.	121	20	1975	1995		0.00 %	109.99 %	-20		\$2,235.00	\$2,032
C1010	Partitions	\$13.04	S.F.	0	40	1974	2014		0.00 %	0.00 %	-1			\$0
C1020	Interior Doors	\$2.61	S.F.	0	30	1974	2004		0.00 %	0.00 %	-11			\$0
C1030	Fittings	\$3.04	S.F.		20	1974	1994		0.00 %	0.00 %	-21			\$0
C3010	Wall Finishes	\$1.61	S.F.		20	1974	1994		0.00 %	0.00 %	-21			\$0
C3020	Floor Finishes	\$6.58	S.F.		20	1974	1994		0.00 %	0.00 %	-21			\$0
C3030	Ceiling Finishes	\$6.06	S.F.	0	20	1974	1994		0.00 %	0.00 %	-21			\$0
D2040	Rain Water Drainage	\$1.55	S.F.	0	30				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$3.06	S.F.	0	40				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$12.57	S.F.	0	30				0.00 %	0.00 %				\$0
Total									41.38 %	26.90 %			\$2,927.00	\$10,882

Renewal Schedule

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

Inflation Rate: 3%

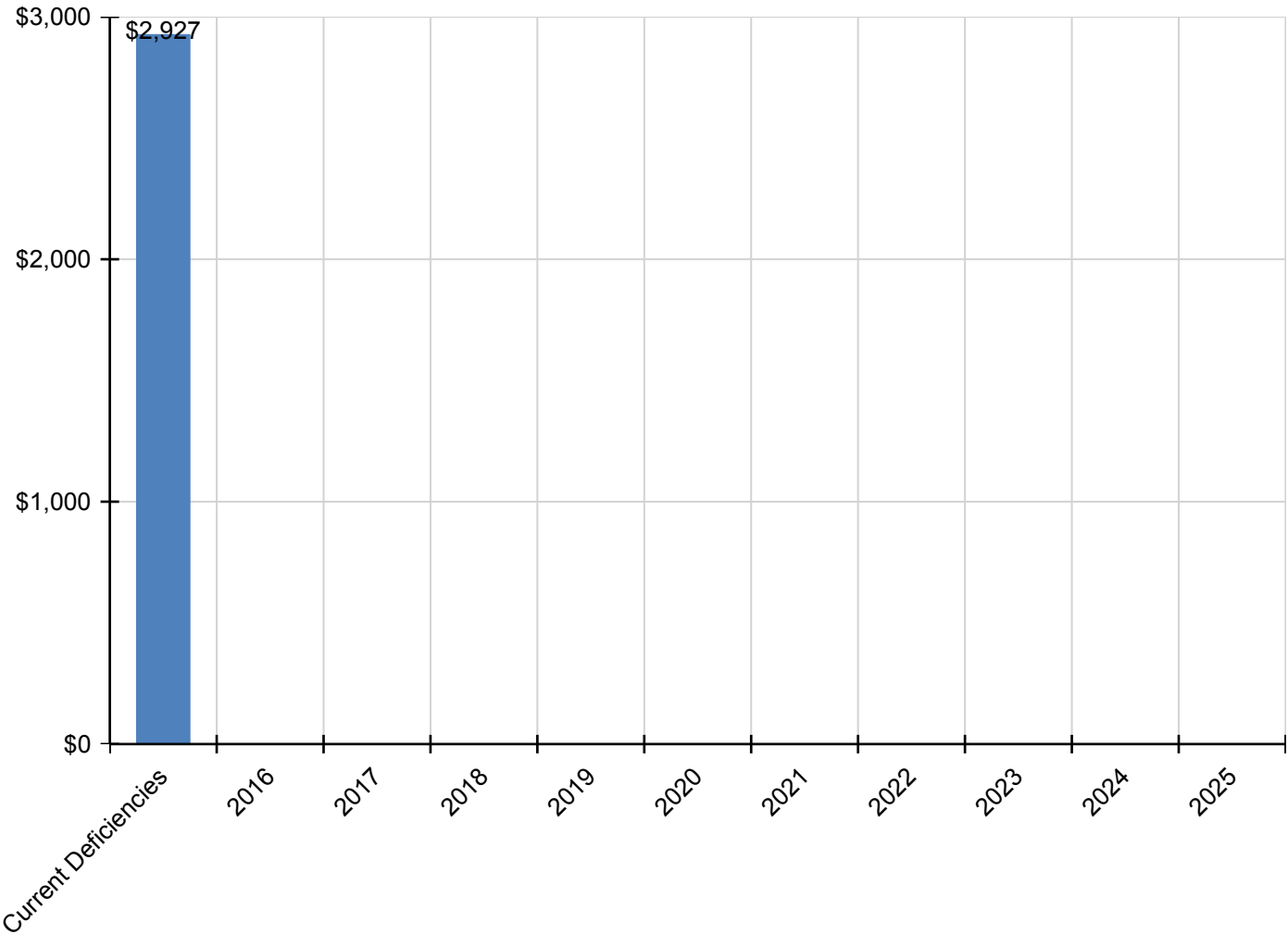
School Assessment Report - 1974 Storage Building 1

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$2,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,927
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$692
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$2,235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,235
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting and Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

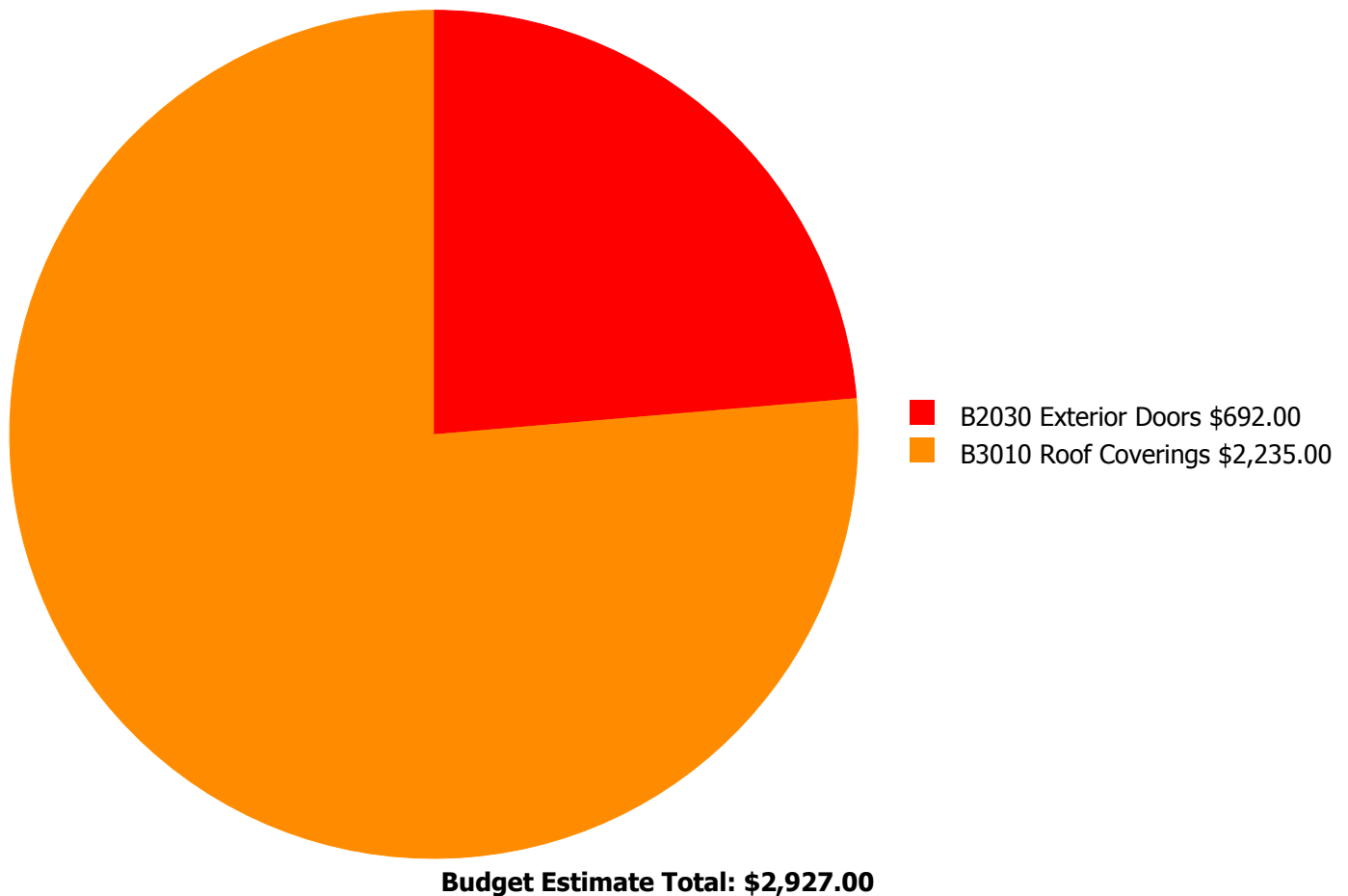
Forecasted Capital Renewal Requirement

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



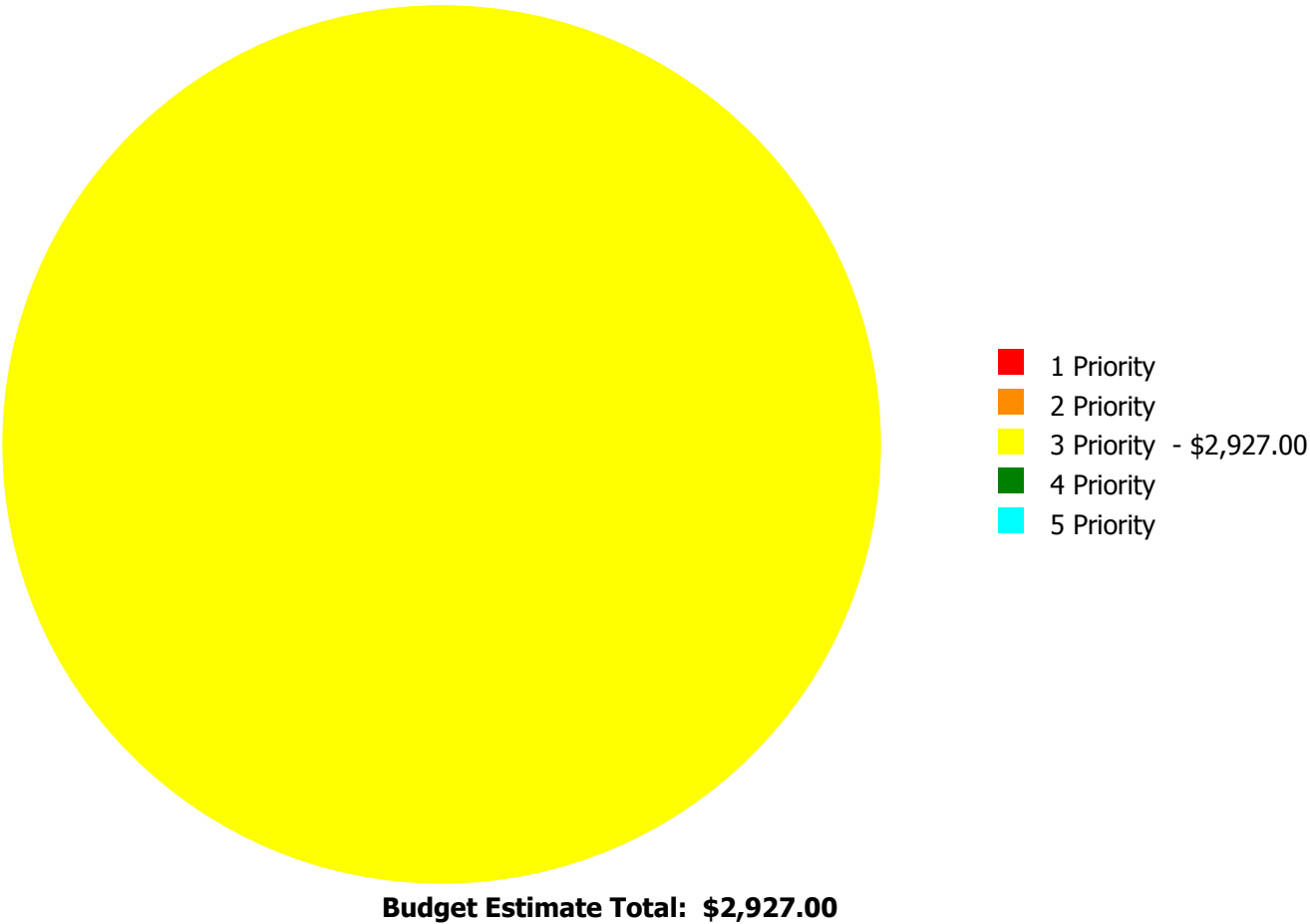
Deficiency Summary by System

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



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

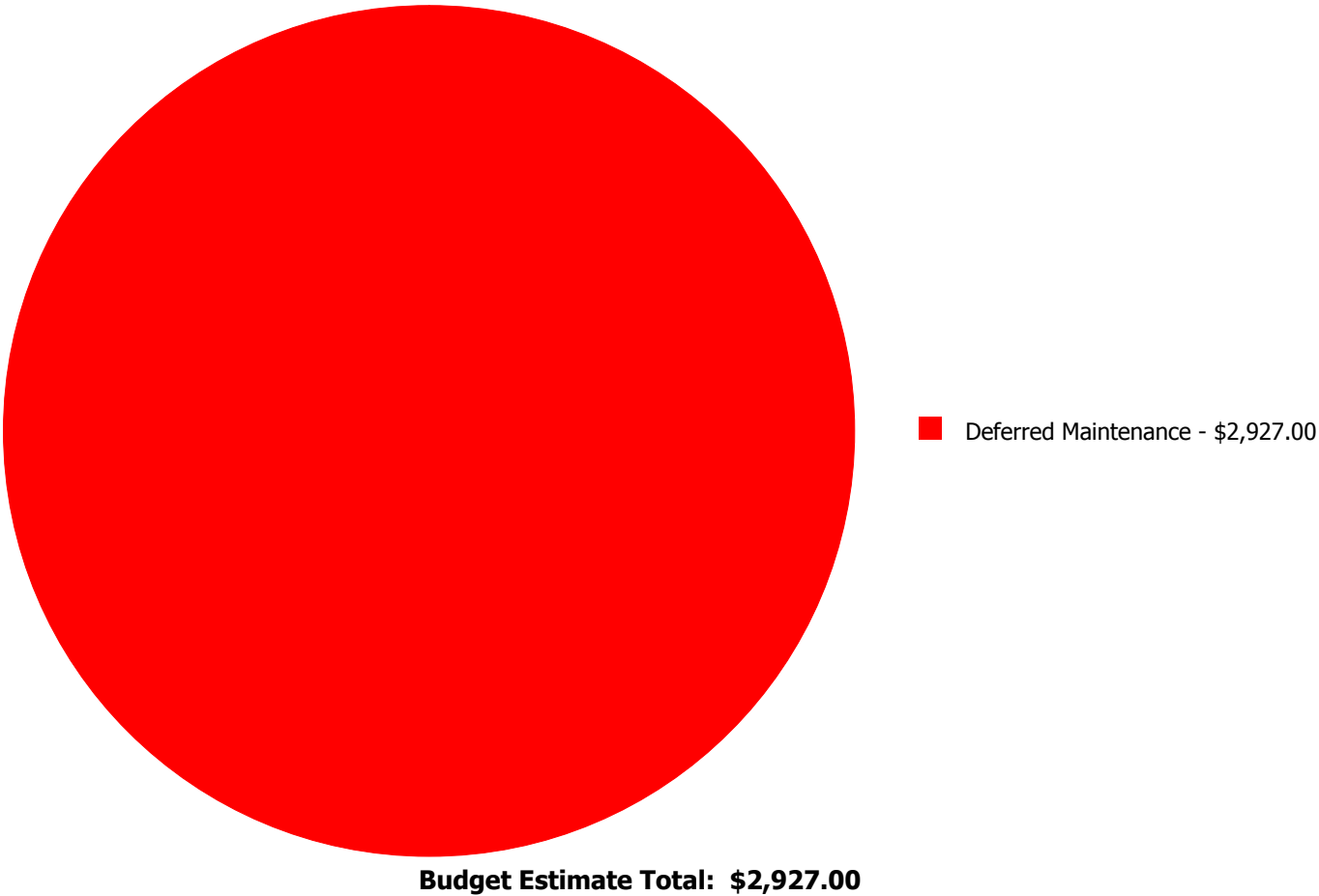
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2030	Exterior Doors	\$0.00	\$0.00	\$692.00	\$0.00	\$0.00	\$692.00
B3010	Roof Coverings	\$0.00	\$0.00	\$2,235.00	\$0.00	\$0.00	\$2,235.00
	Total:	\$0.00	\$0.00	\$2,927.00	\$0.00	\$0.00	\$2,927.00

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: B2030 - Exterior Doors



Location: Exterior Wall

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 121.00

Unit of Measure: S.F.

Estimate: \$692.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The exterior doors are aged, rusted, and should be replaced.

System: B3010 - Roof Coverings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 121.00

Unit of Measure: S.F.

Estimate: \$2,235.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced.

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:	Middle School
Gross Area (SF):	77
Year Built:	1974
Last Renovation:	
Replacement Value:	\$6,549
Repair Cost:	\$1,862.00
Total FCI:	28.43 %
Total RSLI:	43.75 %
FCA Score:	71.57



Description:

Storage building 2 at Lithonia Middle School is located at 2451 Randall Avenue in Lithonia, Georgia. Originally built in 1974, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	Fire Sprinkler System:	No
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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	59.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	59.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	52.01 %	13.03 %	\$440.00
B30 - Roofing	0.00 %	109.98 %	\$1,422.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	0.00 %	\$0.00
Totals:	43.75 %	28.43 %	\$1,862.00

Photo Album

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

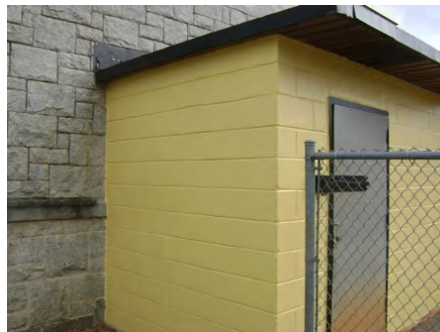
1). West Elevation - Aug 12, 2015



2). South Elevation - Aug 12, 2015



3). North Elevation - Aug 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 - 1974 Storage Building 2

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.49	S.F.	77	100	1974	2074		59.00 %	0.00 %	59			\$346
A1030	Slab on Grade	\$3.60	S.F.	77	100	1974	2074		59.00 %	0.00 %	59			\$277
A2010	Basement Excavation	\$0.22	S.F.	0	100	1974	2074		59.00 %	0.00 %	59			\$0
A2020	Basement Walls	\$3.52	S.F.	0	100	1974	2074		59.00 %	0.00 %	59			\$0
B1020	Roof Construction	\$16.33	S.F.	77	100	1974	2074		59.00 %	0.00 %	59			\$1,257
B2010	Exterior Walls	\$38.65	S.F.	77	100	1974	2074		59.00 %	0.00 %	59			\$2,976
B2020	Exterior Windows	\$4.87	S.F.	0	30	1974	2004		0.00 %	0.00 %	-11			\$0
B2030	Exterior Doors	\$5.20	S.F.	77	30	1974	2004		0.00 %	110.00 %	-11		\$440.00	\$400
B3010	Roof Coverings	\$16.79	S.F.	77	20	1974	1994		0.00 %	109.98 %	-21		\$1,422.00	\$1,293
C1010	Partitions	\$13.04	S.F.	0	40	1974	2014		0.00 %	0.00 %	-1			\$0
C1020	Interior Doors	\$2.61	S.F.	0	30	1974	2004		0.00 %	0.00 %	-11			\$0
C1030	Fittings	\$3.04	S.F.	0	20	1974	1994		0.00 %	0.00 %	-21			\$0
C3010	Wall Finishes	\$1.61	S.F.	0	20	1974	1994		0.00 %	0.00 %	-21			\$0
C3020	Floor Finishes	\$6.58	S.F.	0	20	1974	1994		0.00 %	0.00 %	-21			\$0
C3030	Ceiling Finishes	\$6.06	S.F.	0	20	1974	1994		0.00 %	0.00 %	-21			\$0
D2040	Rain Water Drainage	\$1.55	S.F.	0	30				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$3.06	S.F.	0	30				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$12.57	S.F.	0	30				0.00 %	0.00 %				\$0
Total									43.75 %	28.43 %			\$1,862.00	\$6,549

Renewal Schedule

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

Inflation Rate: 3%

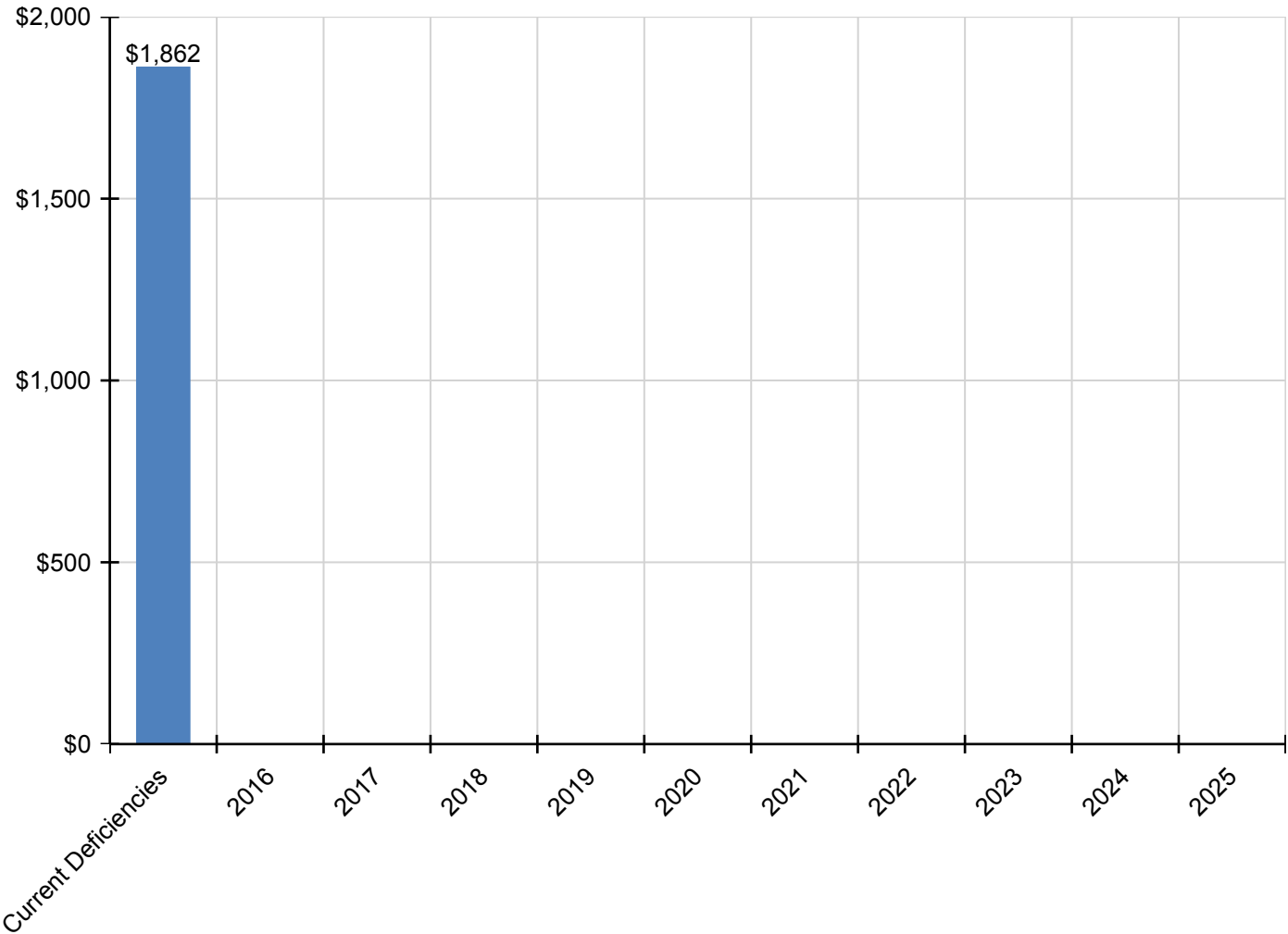
School Assessment Report - 1974 Storage Building 2

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$1,862	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,862
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$440
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$1,422	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,422
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting and Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

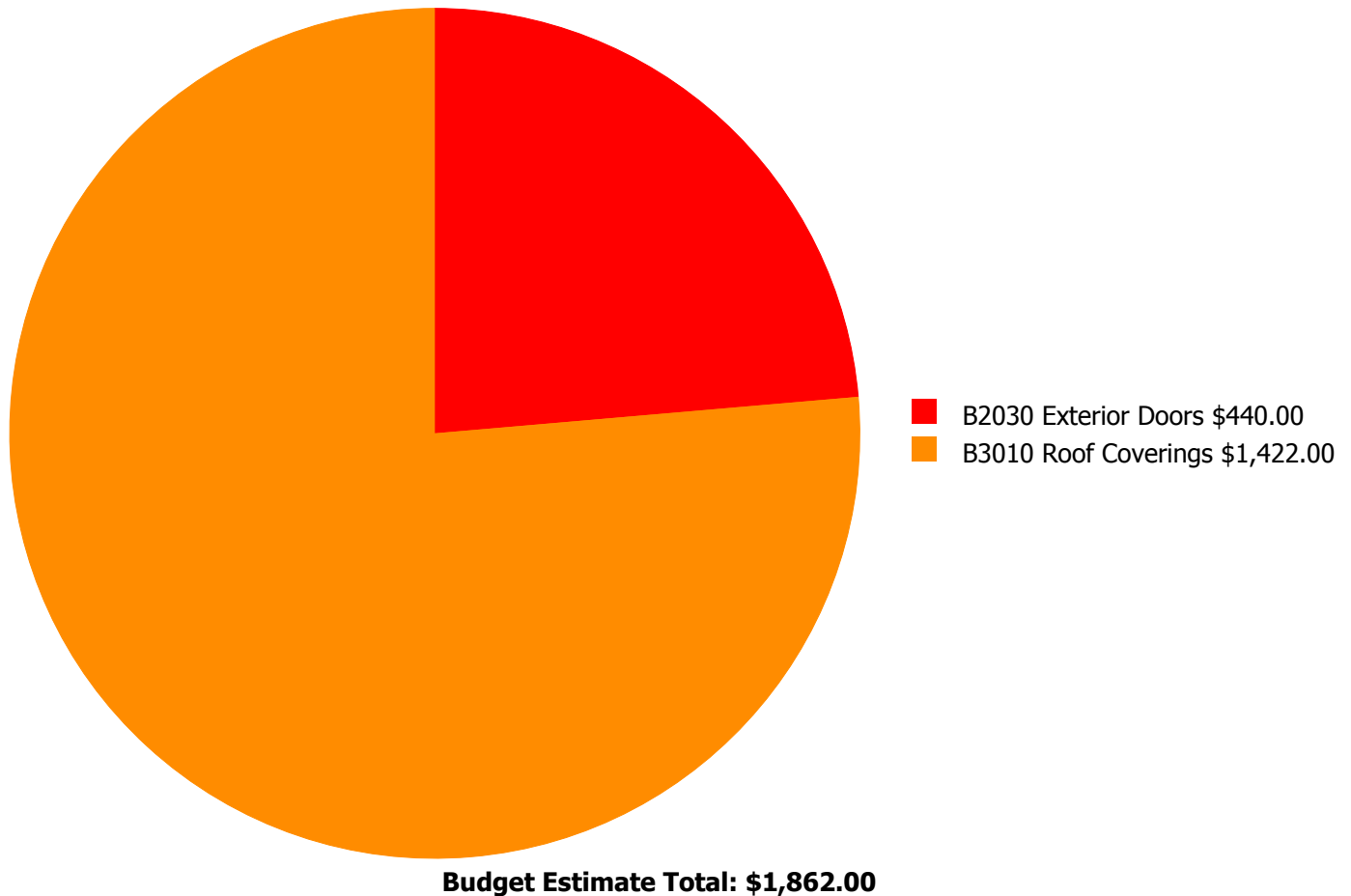
Forecasted Capital Renewal Requirement

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



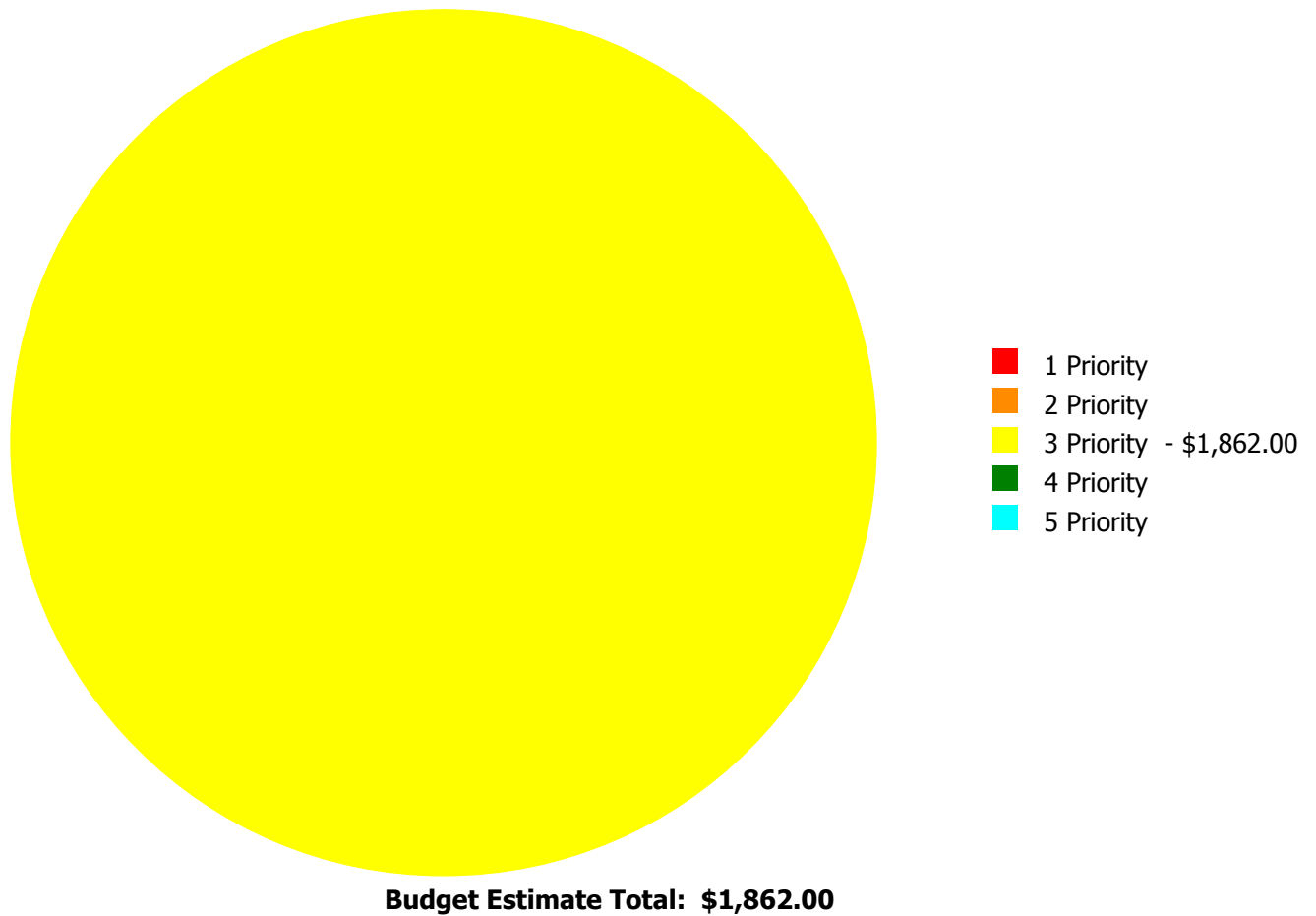
Deficiency Summary by System

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



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

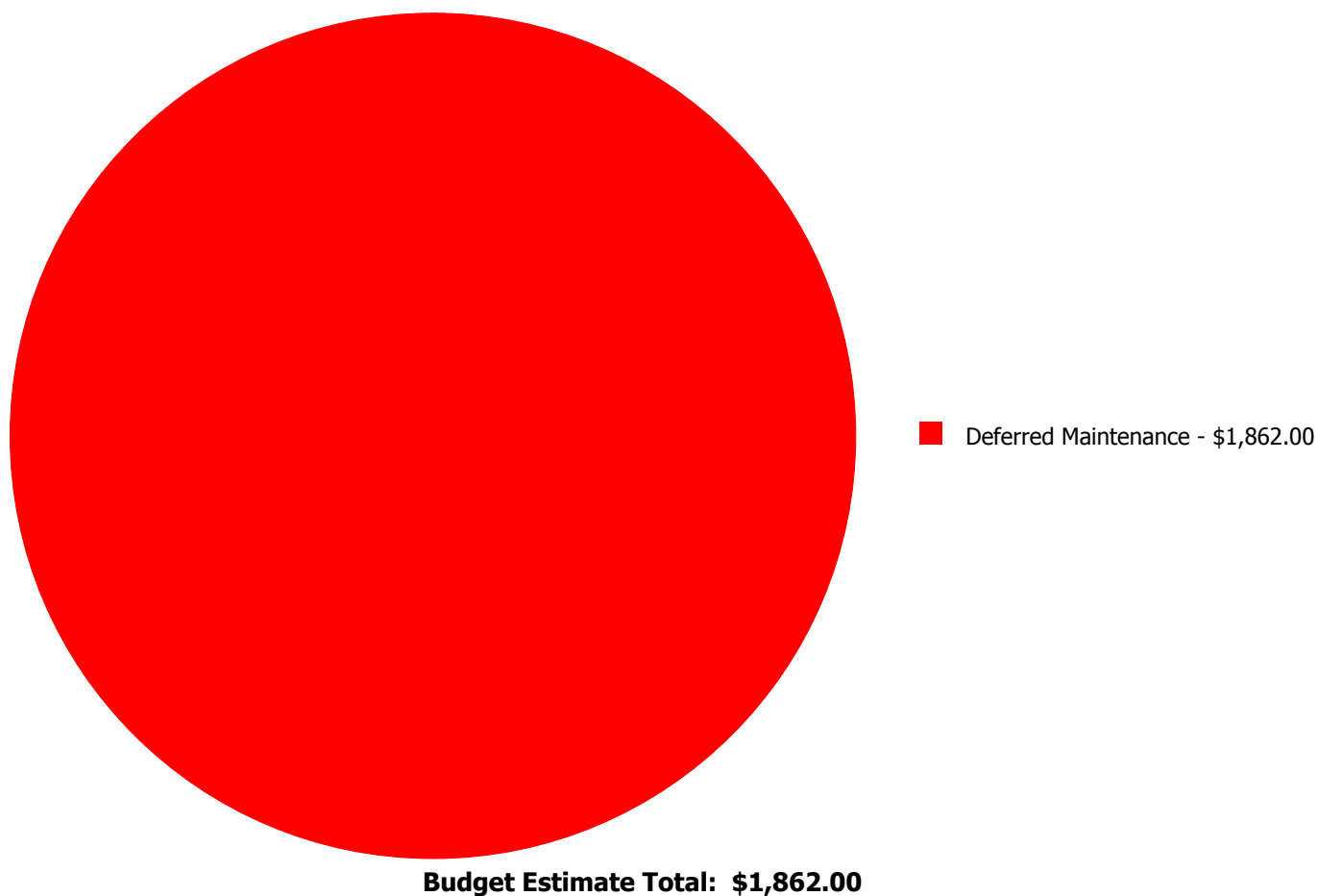
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2030	Exterior Doors	\$0.00	\$0.00	\$440.00	\$0.00	\$0.00	\$440.00
B3010	Roof Coverings	\$0.00	\$0.00	\$1,422.00	\$0.00	\$0.00	\$1,422.00
	Total:	\$0.00	\$0.00	\$1,862.00	\$0.00	\$0.00	\$1,862.00

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: B2030 - Exterior Doors



Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 77.00
Unit of Measure: S.F.
Estimate: \$440.00
Assessor Name: Sam Mandola
Date Created: 09/16/2015

Notes: The exterior door is aged, damaged, and should be replaced.

System: B3010 - Roof Coverings



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 77.00
Unit of Measure: S.F.
Estimate: \$1,422.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced.

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:	Middle School
Gross Area (SF):	27,772
Year Built:	2003
Last Renovation:	
Replacement Value:	\$5,505,245
Repair Cost:	\$934,498.00
Total FCI:	16.97 %
Total RSLI:	54.90 %
FCA Score:	83.03



Description:

The 2003 classroom addition at Lithonia Middle School is a two-story building located at 2451 Randall Avenue in Lithonia, Georgia. There have been no major renovations to this addition. 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:	4010	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	88.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	77.58 %	0.00 %	\$0.00
B30 - Roofing	44.02 %	0.00 %	\$0.00
C10 - Interior Construction	74.71 %	0.00 %	\$0.00
C20 - Stairs	88.00 %	0.00 %	\$0.00
C30 - Interior Finishes	52.98 %	11.38 %	\$84,925.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	12.83 %	82.92 %	\$849,573.00
D40 - Fire Protection	60.00 %	0.00 %	\$0.00
D50 - Electrical	49.73 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
F10 - Special Construction	40.00 %	0.00 %	\$0.00
Totals:	54.90 %	16.97 %	\$934,498.00

Photo Album

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

1). East Elevation - Aug 12, 2015



2). Southeast Elevation - Aug 12, 2015



3). West Elevation - Aug 12, 2015



4). North Roof Elevation - Aug 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.

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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	\$1.63	S.F.	27,772	100	2003	2103		88.00 %	0.00 %	88			\$45,268
A1020	Special Foundations	\$0.00	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			\$0
A1030	Slab on Grade	\$3.56	S.F.	27,772	100	2003	2103		88.00 %	0.00 %	88			\$98,868
A2010	Basement Excavation	\$0.00	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			\$0
A2020	Basement Walls	\$0.00	S.F.	0	100	2003	2103		88.00 %	0.00 %	88			\$0
B1010	Floor Construction	\$17.86	S.F.	27,772	100	2003	2103		88.00 %	0.00 %	88			\$496,008
B1020	Roof Construction	\$7.88	S.F.	27,772	100	2003	2103		88.00 %	0.00 %	88			\$218,843
B2010	Exterior Walls	\$15.93	S.F.	27,772	100	2003	2103		88.00 %	0.00 %	88			\$442,408
B2020	Exterior Windows	\$8.60	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$238,839
B2030	Exterior Doors	\$0.84	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$23,328
B3010	Roof Coverings - Asphalt Shingles	\$0.00	S.F.	0	10	2003	2013		0.00 %	0.00 %	-2			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	12,456	20	2003	2023		40.00 %	0.00 %	8			\$257,839
B3010	Roof Coverings - EPDM	\$0.00	S.F.	0	15	2003	2018		20.00 %	0.00 %	3			\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			\$0
B3010	Roof Coverings Standing Seam Metal	\$27.45	S.F.	945	75	2003	2078		84.00 %	0.00 %	63			\$25,940
B3020	Roof Openings	\$0.00	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			\$0
C1010	Partitions	\$7.91	S.F.	27,772	100	2003	2103		88.00 %	0.00 %	88			\$219,677
C1020	Interior Doors	\$2.26	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$62,765
C1030	Fittings	\$2.07	S.F.	27,772	20	2003	2023		40.00 %	0.00 %	8			\$57,488
C2010	Stair Construction	\$1.06	S.F.	27,772	100	2003	2103		88.00 %	0.00 %	88			\$29,438
C3010	Wall Finishes - Ceramic & Glazed	\$0.00	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	27,772	10	2003	2013		0.00 %	110.00 %	-2		\$58,960.00	\$53,600
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.	0	10	2003	2013		0.00 %	0.00 %	-2			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	2,777	8	2003	2011		0.00 %	110.00 %	-4		\$25,965.00	\$23,605
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	4,166	50	2003	2053		76.00 %	0.00 %	38			\$60,365
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	5,554	50	2003	2053		76.00 %	0.00 %	38			\$294,418
C3020	Floor Finishes - VCT	\$9.54	S.F.	15,275	20	2003	2023		40.00 %	0.00 %	8			\$145,724
C3020	Floor Finishes - Wood	\$0.00	S.F.	0	20	2003	2023		40.00 %	0.00 %	8			\$0
C3030	Ceiling Finishes	\$6.06	S.F.	27,772	20	2003	2023		40.00 %	0.00 %	8			\$168,298
D1010	Elevators and Lifts	\$0.00	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$0
D2010	Plumbing Fixtures	\$8.13	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$225,786
D2020	Domestic Water Distribution	\$3.84	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$106,644
D2030	Sanitary Waste	\$4.33	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$120,253
D2040	Rain Water Drainage	\$0.92	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$25,550

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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 \$
D2090	Other Plumbing Systems - Natural Gas	\$0.77	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$21,384
D3020	Heat Generating Systems	\$0.00	S.F.	0	30				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$0.00	S.F.	0	25				0.00 %	0.00 %				\$0
D3040	Distribution Systems & Exhaust Systems	\$5.51	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$153,024
D3050	Terminal & Package Units	\$27.81	S.F.	27,772	15	2003	2018	2015	0.00 %	110.00 %	0		\$849,573.00	\$772,339
D3060	Controls & Instrumentation	\$3.57	S.F.	27,772	20	2003	2023		40.00 %	0.00 %	8			\$99,146
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	S.F.	0	30				0.00 %	0.00 %				\$0
D4010	Sprinklers	\$4.13	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$114,698
D4020	Standpipes	\$0.00	S.F.	0	30				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.73	S.F.	27,772	40	2003	2043		70.00 %	0.00 %	28			\$48,046
D5020	Branch Wiring	\$5.53	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$153,579
D5020	Lighting	\$8.36	S.F.	27,772	30	2003	2033		60.00 %	0.00 %	18			\$232,174
D5030	Communications and Security - Fire Alarm	\$1.44	S.F.	27,772	15	2003	2018		20.00 %	0.00 %	3			\$39,992
D5030	Communications and Security - PA & Clock Systems	\$3.33	S.F.	27,772	15	2003	2018		20.00 %	0.00 %	3			\$92,481
D5030	Communications and Security - Security & CCTV	\$1.21	S.F.	27,772	15	2003	2018		20.00 %	0.00 %	3			\$33,604
D5090	Other Electrical Systems - Emergency Generator	\$0.84	S.F.	0	20				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$2.76	S.F.	27,772	20	2003	2023		40.00 %	0.00 %	8			\$76,651
E1090	Other Equipment (Athletic Equipment)	\$0.00	S.F.	0	15				0.00 %	0.00 %				\$0
E1090	Other Equipment (Kitchen Equipment)	\$0.00	S.F.	0	20				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$6.57	S.F.	27,772	20	2003	2023		40.00 %	0.00 %	8			\$182,462
F1010	Special Structures - Canopies	\$1.61	S.F.	27,772	20	2003	2023		40.00 %	0.00 %	8			\$44,713
Total									54.90 %	16.97 %			\$934,498.00	\$5,505,245

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:	\$934,498	\$0	\$0	\$199,625	\$0	\$0	\$0	\$0	\$1,471,376	\$0	\$79,237	\$2,684,736
* 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	\$359,285	\$0	\$0	\$359,285
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	\$0	\$0	\$0	\$0	\$0	\$80,107	\$0	\$0	\$80,107
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$58,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,237	\$138,197
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$25,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,892	\$0	\$0	\$58,857
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$203,058	\$0	\$0	\$203,058
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	\$234,515	\$0	\$0	\$234,515
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$849,573	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$849,573
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,155	\$0	\$0	\$138,155
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

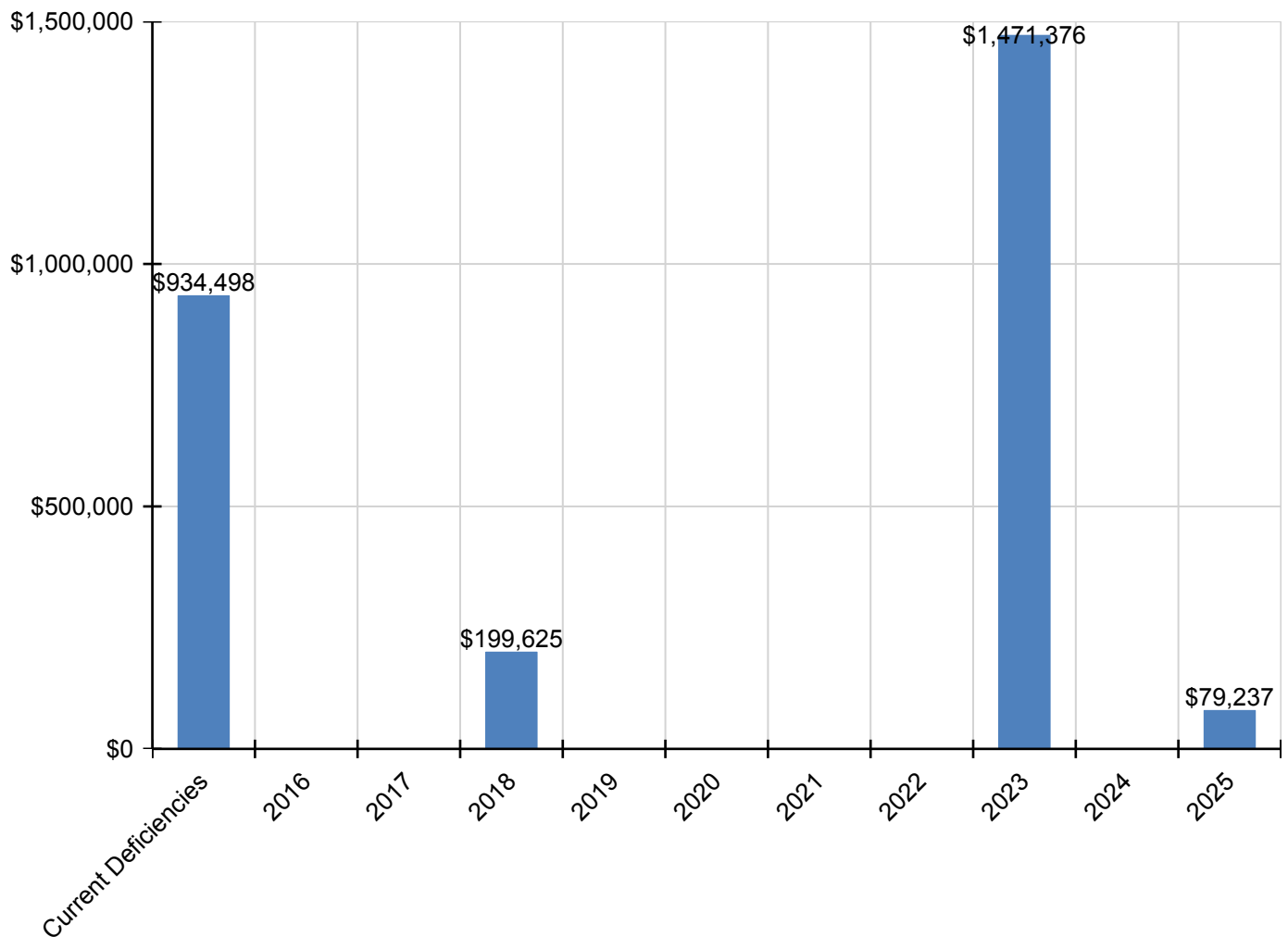
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D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$48,070	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,070
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$111,162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,162
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$40,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,393
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,809	\$0	\$0	\$106,809
E1090 - Other Equipment (Athletic Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment (Kitchen Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254,251	\$0	\$0	\$254,251
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,305	\$0	\$0	\$62,305

* Indicates non-renewable system

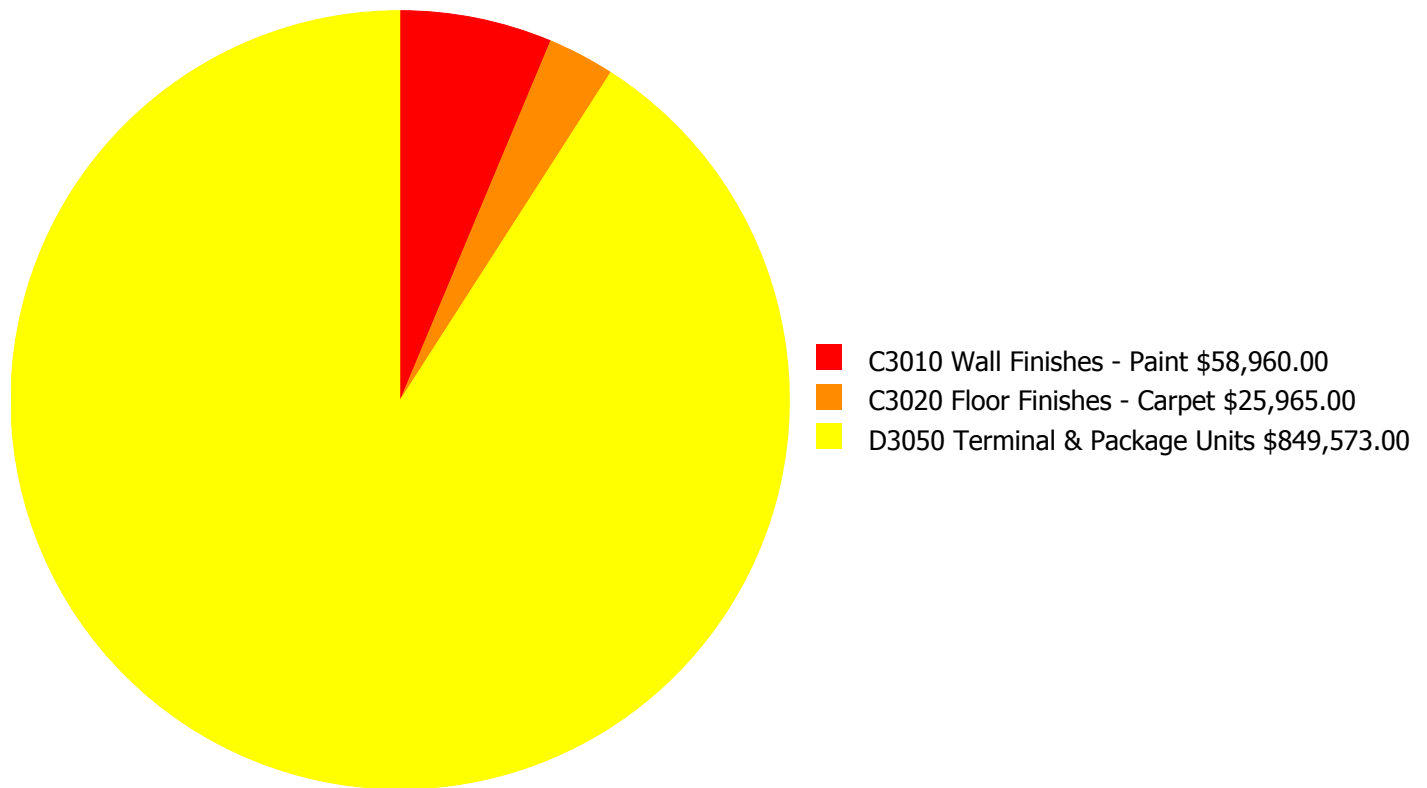
Forecasted Capital Renewal Requirement

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

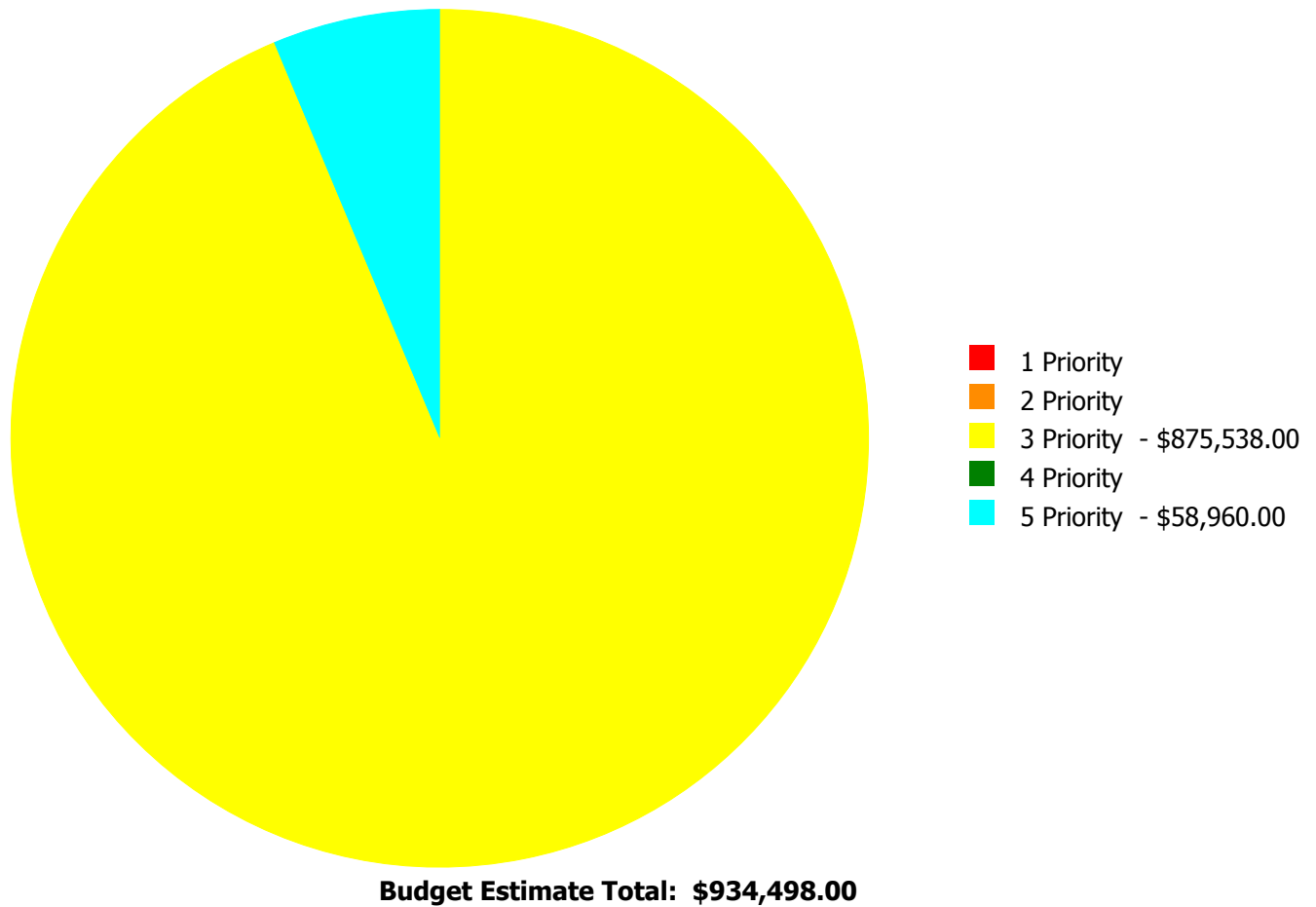
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$934,498.00

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

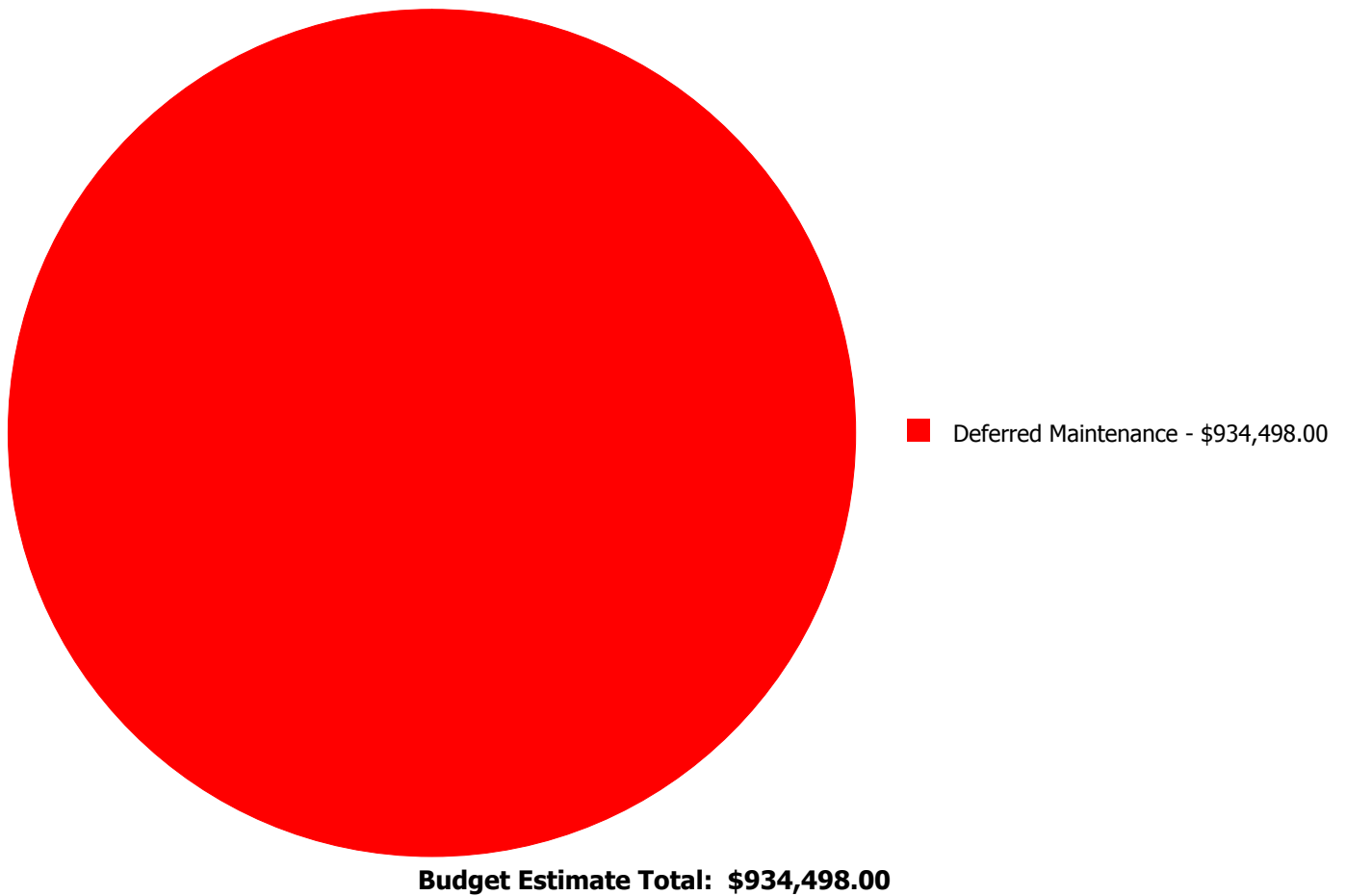
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$0.00	\$0.00	\$58,960.00	\$58,960.00
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$25,965.00	\$0.00	\$0.00	\$25,965.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$849,573.00	\$0.00	\$0.00	\$849,573.00
	Total:	\$0.00	\$0.00	\$875,538.00	\$0.00	\$58,960.00	\$934,498.00

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: C3020 - Floor Finishes - Carpet



Location: Offices and Classroom

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 2,777.00

Unit of Measure: S.F.

Estimate: \$25,965.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units



Location: Roof

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 27,772.00

Unit of Measure: S.F.

Estimate: \$849,573.00

Assessor Name: Eduardo Lopez

Date Created: 08/13/2015

Notes: Maintenance staff reports that someone has gained access to the roof near the kitchen area on several occasions. From the roof, AC units have been vandalized. The coils are damaged and causing units to continuously breakdown. RTUs should be scheduled for replacement and measures should be taken to prevent unauthorized access to the roof.

Priority 5 Priority:

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 5 Priority

Correction: Renew System

Qty: 27,772.00

Unit of Measure: S.F.

Estimate: \$58,960.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

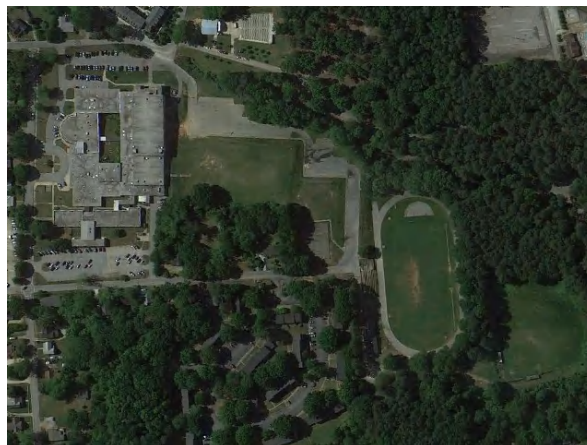
Notes: The painted wall finish is beyond its expected service life, scuffed and stained in areas, and should be scheduled for replacement.

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 $100 - \text{Total FCI}$ (without the %) where 100 is best and 0 is worst condition.

Function:	Middle School
Gross Area (SF):	173,707
Year Built:	1938
Last Renovation:	
Replacement Value:	\$5,932,480
Repair Cost:	\$4,788,414.58
Total FCI:	80.72 %
Total RSLI:	15.56 %
FCA Score:	19.28



Description:

The Lithonia Middle School site was originally constructed in 1938, has a total area of 27.5 acres, and is occupied by approximately 173707 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, football field, baseball field, tennis courts, track, 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: 1390

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	4.71 %	93.51 %	\$3,762,327.32
G30 - Site Mechanical Utilities	38.45 %	53.42 %	\$678,325.84
G40 - Site Electrical Utilities	38.41 %	54.40 %	\$347,761.42
Totals:	15.56 %	80.72 %	\$4,788,414.58

Photo Album

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

1). Aerial Image of Lithonia Middle School -
Sep 19, 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.	93,394	25	1965	1990		0.00 %	110.00 %	-25		\$531,131.68	\$482,847
G2020	Parking Lots	\$4.56	S.F.	59,664	25	1965	1990		0.00 %	110.00 %	-25		\$299,274.62	\$272,068
G2030	Pedestrian Paving	\$1.50	S.F.	173,707	30	1965	1995		0.00 %	110.00 %	-20		\$286,616.55	\$260,561
G2040	Baseball Field	\$8.35	S.F.	97,323	20	1975	1995		0.00 %	110.00 %	-20		\$893,911.76	\$812,647
G2040	Canopies	\$0.29	S.F.	2,018	50	2004	2054		78.00 %	0.00 %	39			\$585
G2040	Covered Walkways	\$48.72	S.F.	2,877	50	1965	2015	2020	10.00 %	0.00 %	5			\$140,167
G2040	Fencing & Guardrails	\$0.91	S.F.	173,707	30	1975	2005		0.00 %	110.00 %	-10		\$173,880.71	\$158,073
G2040	Football Field	\$5.85	S.F.	106,205	20	1975	1995		0.00 %	110.00 %	-20		\$683,429.18	\$621,299
G2040	Hard Surface Play Area	\$6.26	S.F.	0	20				0.00 %	0.00 %				\$0
G2040	Playing Field	\$3.92	S.F.	84,270	20	1995	2015	2020	25.00 %	0.00 %	5			\$330,338
G2040	Retaining Wall	\$96.36	S.F.	1,600	30	2003	2033		60.00 %	15.78 %	18		\$24,336.27	\$154,176
G2040	Soccer/Lacross Field	\$5.00	S.F.	0	20				0.00 %	0.00 %				\$0
G2040	Softball Field	\$8.86	S.F.	0	20				0.00 %	0.00 %				\$0
G2040	Tennis Courts	\$18.47	S.F.	13,223	20	1995	2015		0.00 %	110.00 %	0		\$268,651.69	\$244,229
G2040	Track	\$7.04	S.F.	41,843	10	1975	1985		0.00 %	110.00 %	-30		\$324,032.19	\$294,575
G2050	Landscaping	\$1.45	S.F.	173,707	15	1965	1980		0.00 %	110.00 %	-35		\$277,062.67	\$251,875
G3010	Water Supply	\$1.83	S.F.	173,707	50	2003	2053		76.00 %	0.00 %	38			\$317,884
G3020	Sanitary Sewer	\$1.15	S.F.	173,707	50	2003	2053		76.00 %	0.00 %	38			\$199,763
G3030	Storm Sewer	\$3.55	S.F.	173,707	50	1955	2005		0.00 %	110.00 %	-10		\$678,325.84	\$616,660
G3060	Fuel Distribution	\$0.78	S.F.	173,707	40	2003	2043		70.00 %	0.00 %	28			\$135,491
G4010	Electrical Distribution	\$1.86	S.F.	173,707	50	2003	2053		76.00 %	0.00 %	38			\$323,095
G4020	Site Lighting	\$1.15	S.F.	173,707	30	1990	2020	2015	0.00 %	110.00 %	0		\$219,739.36	\$199,763
G4030	Site Communications & Security	\$0.67	S.F.	173,707	10	2003	2013		0.00 %	110.00 %	-2		\$128,022.06	\$116,384
Total									15.56 %	80.72 %			\$4,788,414.58	\$5,932,480

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

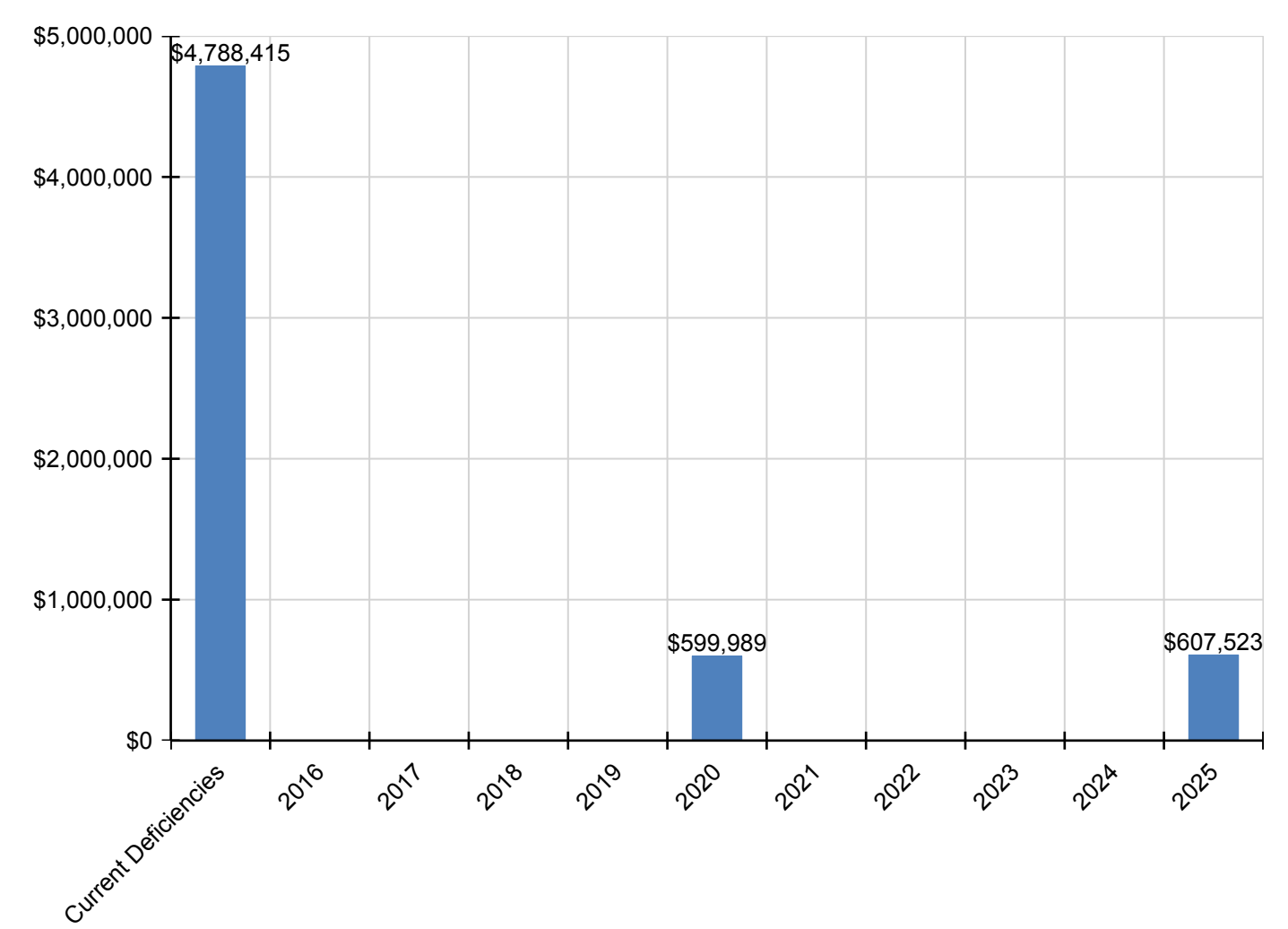
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$4,788,415	\$0	\$0	\$0	\$0	\$599,989	\$0	\$0	\$0	\$0	\$607,523	\$5,995,927
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	\$531,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$531,132
G2020 - Parking Lots	\$299,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$299,275
G2030 - Pedestrian Paving	\$286,617	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$286,617
G2040 - Baseball Field	\$893,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$893,912
G2040 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$178,742	\$0	\$0	\$0	\$0	\$0	\$178,742
G2040 - Fencing & Guardrails	\$173,881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,881
G2040 - Football Field	\$683,429	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$683,429
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	\$421,248	\$0	\$0	\$0	\$0	\$0	\$421,248
G2040 - Retaining Wall	\$24,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,336
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	\$268,652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$268,652
G2040 - Track	\$324,032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$435,472	\$759,504
G2050 - Landscaping	\$277,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$277,063
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$678,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$678,326
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$219,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$219,739
G4030 - Site Communications & Security	\$128,022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,051	\$300,073

* Indicates non-renewable system

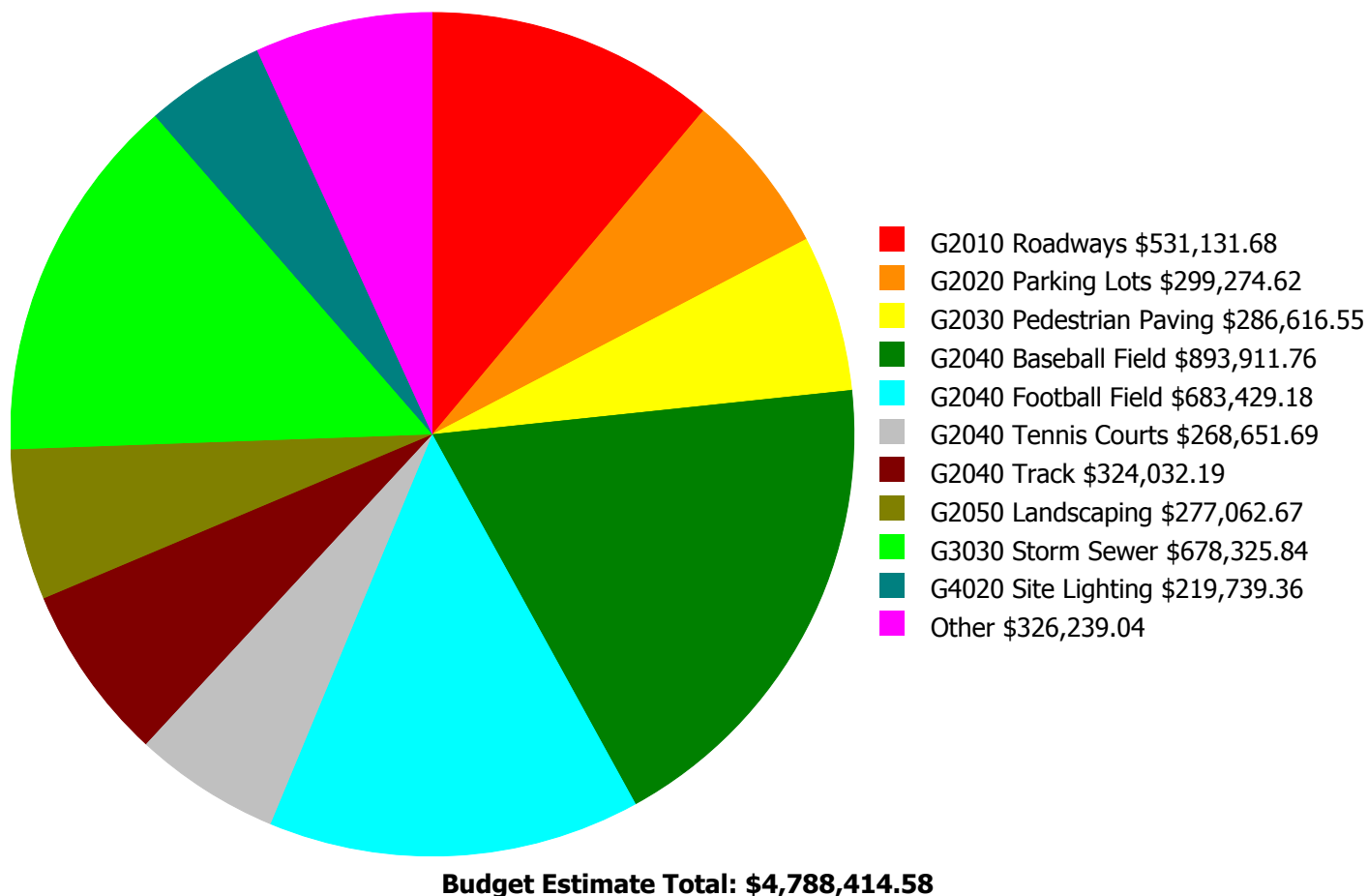
Forecasted Capital Renewal Requirement

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



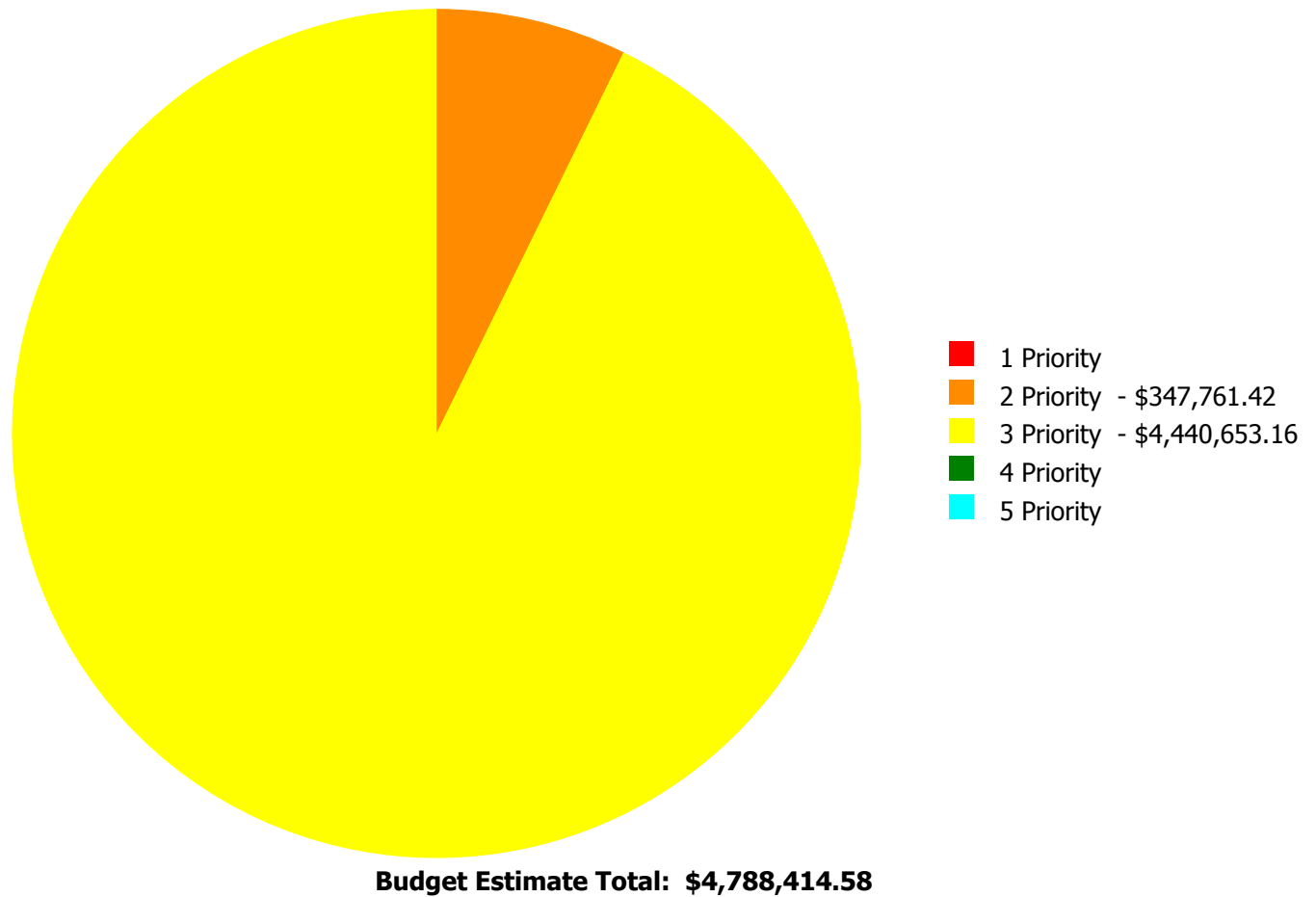
Deficiency Summary by System

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.



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

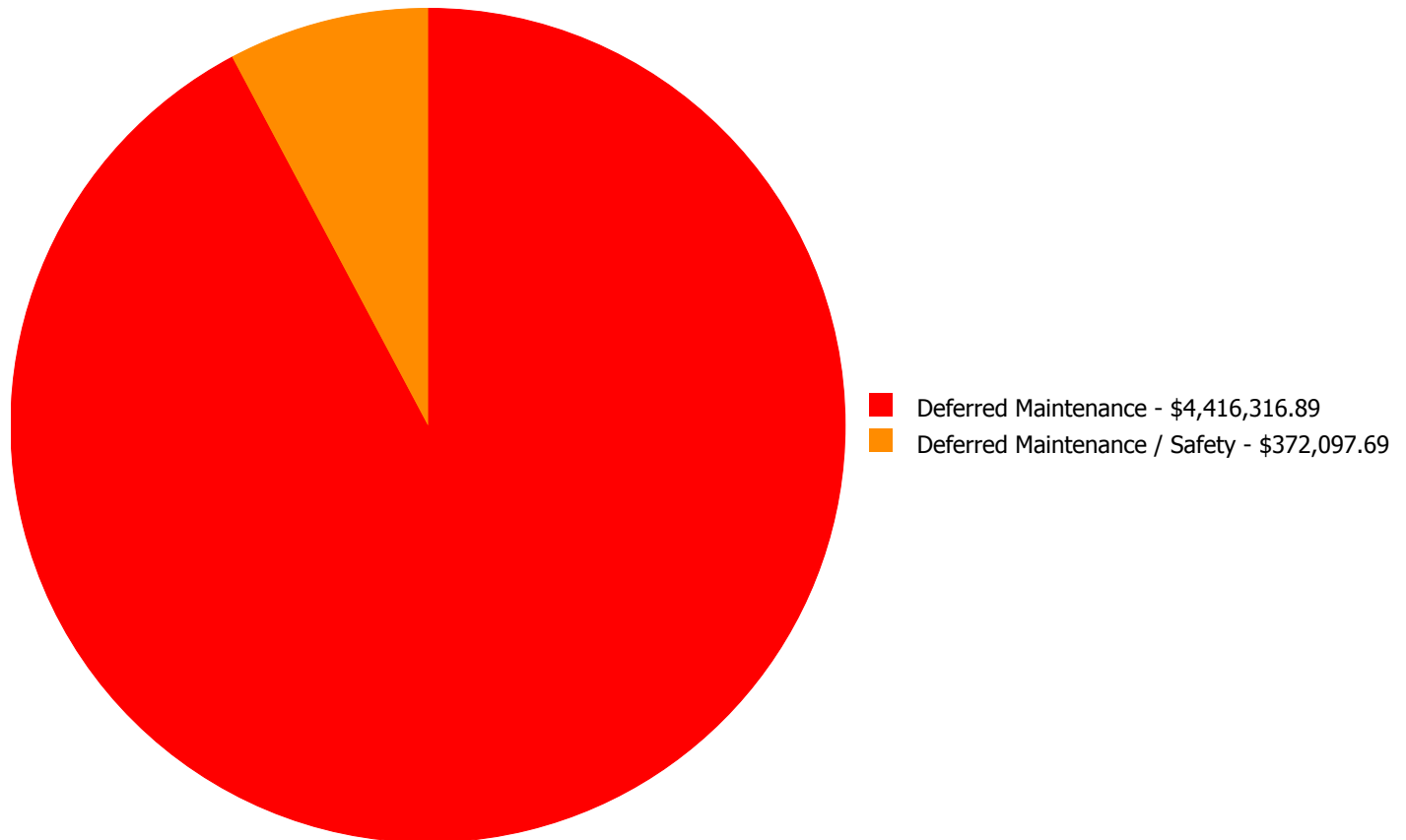
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$531,131.68	\$0.00	\$0.00	\$531,131.68
G2020	Parking Lots	\$0.00	\$0.00	\$299,274.62	\$0.00	\$0.00	\$299,274.62
G2030	Pedestrian Paving	\$0.00	\$0.00	\$286,616.55	\$0.00	\$0.00	\$286,616.55
G2040	Baseball Field	\$0.00	\$0.00	\$893,911.76	\$0.00	\$0.00	\$893,911.76
G2040	Fencing & Guardrails	\$0.00	\$0.00	\$173,880.71	\$0.00	\$0.00	\$173,880.71
G2040	Football Field	\$0.00	\$0.00	\$683,429.18	\$0.00	\$0.00	\$683,429.18
G2040	Retaining Wall	\$0.00	\$0.00	\$24,336.27	\$0.00	\$0.00	\$24,336.27
G2040	Tennis Courts	\$0.00	\$0.00	\$268,651.69	\$0.00	\$0.00	\$268,651.69
G2040	Track	\$0.00	\$0.00	\$324,032.19	\$0.00	\$0.00	\$324,032.19
G2050	Landscaping	\$0.00	\$0.00	\$277,062.67	\$0.00	\$0.00	\$277,062.67
G3030	Storm Sewer	\$0.00	\$0.00	\$678,325.84	\$0.00	\$0.00	\$678,325.84
G4020	Site Lighting	\$0.00	\$219,739.36	\$0.00	\$0.00	\$0.00	\$219,739.36
G4030	Site Communications & Security	\$0.00	\$128,022.06	\$0.00	\$0.00	\$0.00	\$128,022.06
	Total:	\$0.00	\$347,761.42	\$4,440,653.16	\$0.00	\$0.00	\$4,788,414.58

Deficiency Summary by Category

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



Budget Estimate Total: \$4,788,414.58

Deficiency Details by Priority

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

Priority 2 Priority:

System: G4020 - Site Lighting



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 173,707.00

Unit of Measure: S.F.

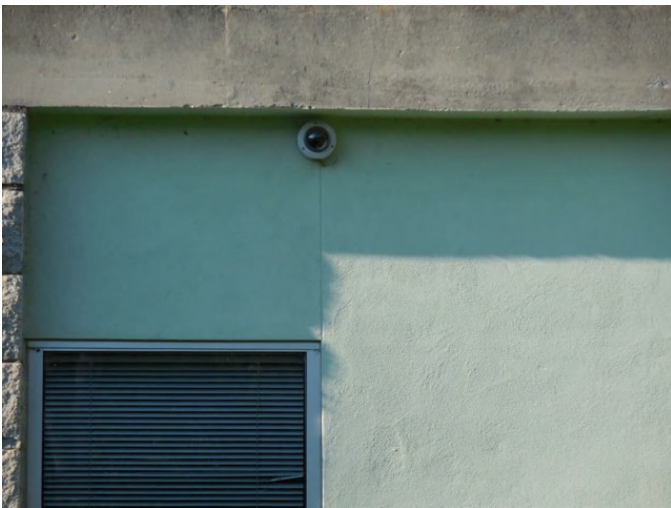
Estimate: \$219,739.36

Assessor Name: Eduardo Lopez

Date Created: 08/13/2015

Notes: Site lighting is beyond its expected service life, inadequate throughout the site, and should be replaced and expanded, as this is a safety concern.

System: G4030 - Site Communications & Security



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 173,707.00

Unit of Measure: S.F.

Estimate: \$128,022.06

Assessor Name: Sam Mandola

Date Created: 08/13/2015

Notes: Security and CCTV system is inadequate. Surveillance system should be updated and additional cameras added to ensure entire facility is sufficiently covered.

Priority 3 Priority:

System: G2010 - Roadways



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 93,394.00

Unit of Measure: S.F.

Estimate: \$531,131.68

Assessor Name: Eduardo Lopez

Date Created: 08/12/2015

Notes: Roadways are aged, damaged with many road cracks and potholes, and should be resurfaced.

System: G2020 - Parking Lots



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 59,664.00

Unit of Measure: S.F.

Estimate: \$299,274.62

Assessor Name: Sam Mandola

Date Created: 08/12/2015

Notes: Parking lots are aged, damaged with many cracks and potholes, and should be resurfaced and re-striped. SPLOST project 119-422 to provide parking renovations.

System: G2030 - Pedestrian Paving



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 173,707.00

Unit of Measure: S.F.

Estimate: \$286,616.55

Assessor Name: Eduardo Lopez

Date Created: 08/12/2015

Notes: The pedestrian paving and walkways are aged, damaged, not ADA compliant, and should be replaced.

System: G2040 - Baseball Field



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 97,323.00

Unit of Measure: S.F.

Estimate: \$893,911.76

Assessor Name: Eduardo Lopez

Date Created: 09/14/2015

Notes: The baseball field, including dugouts, is beyond its expected service life, abandoned, overgrown with vegetation, and should be replaced.

System: G2040 - Fencing & Guardrails



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 173,707.00

Unit of Measure: S.F.

Estimate: \$173,880.71

Assessor Name: Eduardo Lopez

Date Created: 09/14/2015

Notes: Fencing and guardrails are aged, rusted, and should be replaced.

System: G2040 - Football Field



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 106,205.00

Unit of Measure: S.F.

Estimate: \$683,429.18

Assessor Name: Eduardo Lopez

Date Created: 09/14/2015

Notes: The football field is worn and bare in large areas and should be re-sodded. The goal posts and score board are beyond their service life and in poor condition, and should be replaced.

System: G2040 - Retaining Wall



Location: Site

Distress: Damaged

Category: Deferred Maintenance / Safety

Priority: 3 Priority

Correction: Repair Stone Wall

Qty: 50.00

Unit of Measure: S.F.

Estimate: \$24,336.27

Assessor Name: Eduardo Lopez

Date Created: 09/14/2015

Notes: The stone retaining wall is damaged and posing a safety hazard on walkway. Recommend repair of damaged area.

System: G2040 - Tennis Courts



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 13,223.00

Unit of Measure: S.F.

Estimate: \$268,651.69

Assessor Name: Eduardo Lopez

Date Created: 09/14/2015

Notes: Tennis courts are beyond their expected service life, damaged with cracks, aged and should be replaced.

System: G2040 - Track



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 41,843.00

Unit of Measure: S.F.

Estimate: \$324,032.19

Assessor Name: Eduardo Lopez

Date Created: 09/14/2015

Notes: The track is beyond its expected service life, damaged with cracks, and should be replaced.

System: G2050 - Landscaping



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 173,707.00

Unit of Measure: S.F.

Estimate: \$277,062.67

Assessor Name: Eduardo Lopez

Date Created: 08/12/2015

Notes: Landscaping is bare and missing in areas, causing erosion. Maintenance staff reports there is no irrigation system. The facility needs an irrigation system to enhance appearance and landscaping around building and sports fields.

System: G3030 - Storm Sewer



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 173,707.00

Unit of Measure: S.F.

Estimate: \$678,325.84

Assessor Name: Eduardo Lopez

Date Created: 08/13/2015

Notes: The storm sewer system is beyond its expected service life and should be scheduled for replacement. Staff reports that the sidewalk floods from the 700 hall to the 900 hall entrance.

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.

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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.

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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.

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.