DeKalb County School District/High Schools

Martin Luther King Jr. High

Final

School Assessment Report

May 19, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	263,645
Year Built:	2001
Last Renovation:	
Replacement Value:	$73,142,301
Repair Cost:	$24,843,953.54
Total FCI:	33.97 %
Total RSLI:	50.04 %
FCA Score:	66.03

Description:

The Martin Luther King Jr. High School campus consists of one main school building located 3991 Snapfinger Road in Lithonia, Georgia. The original campus was constructed in 2001 and there has been one addition to the main school building in 2014. In addition to the main school building, the campus contains a storage building, baseball field, softball field, dugouts, football field, tennis courts, and track. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 4	Board District:	District 5
DOE Facility:	103	Geographic Region:	Region 4
HS Attendance Area:	Martin Luther King Jr. HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	117.6		

School Condition Summary

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

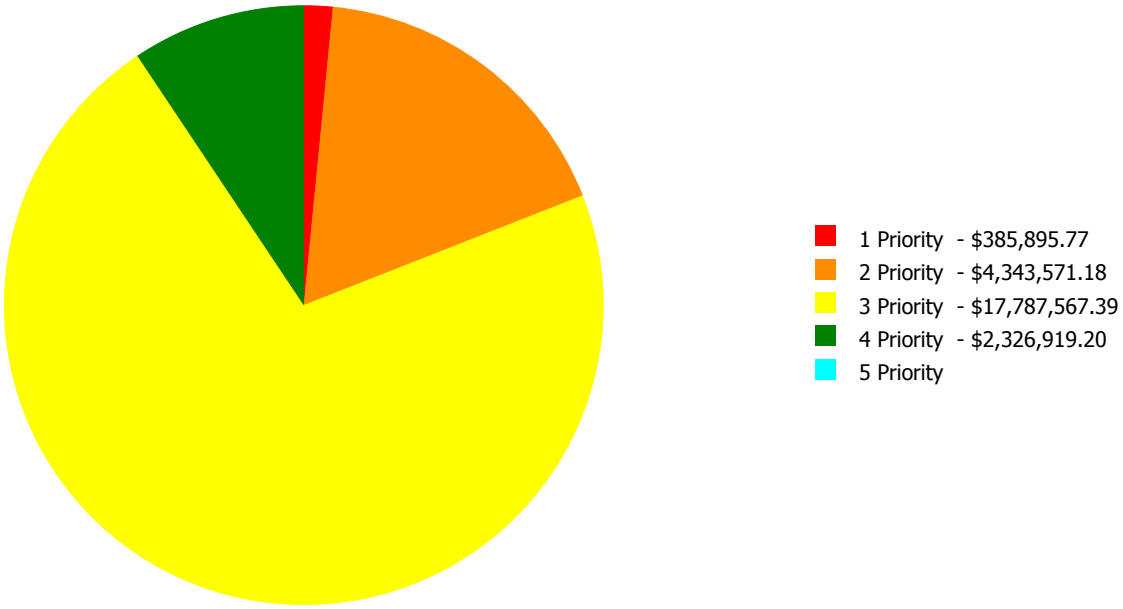
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	89.52 %	1.35 %	$24,398.40
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	89.44 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.63 %	1.99 %	$138,028.77
B30 - Roofing	23.18 %	78.65 %	$2,996,439.00
C10 - Interior Construction	54.88 %	27.10 %	$2,180,873.00
C20 - Stairs	26.18 %	81.30 %	$454,987.99
C30 - Interior Finishes	53.28 %	21.92 %	$1,761,795.00
D10 - Conveying	38.43 %	30.73 %	$68,316.00
D20 - Plumbing	31.77 %	67.39 %	$4,878,634.34
D30 - HVAC	37.01 %	62.03 %	$6,053,336.20
D40 - Fire Protection	65.01 %	0.00 %	$0.00
D50 - Electrical	45.55 %	32.80 %	$1,929,734.00
E10 - Equipment	22.02 %	0.00 %	$0.00
E20 - Furnishings	48.70 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	110.00 %	$53,683.00
G20 - Site Improvements	18.25 %	59.67 %	$3,970,216.91
G30 - Site Mechanical Utilities	77.76 %	0.00 %	$0.00
G40 - Site Electrical Utilities	52.78 %	34.37 %	$333,510.93
Totals:	**50.04 %**	**33.97 %**	**$24,843,953.54**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
2001 Main Building	186,272	40.13	$297,916.00	$1,900,363.39	$14,557,838.00	$2,137,098.00	$0.00
2001 Storage/Concession Building	700	14.59	$0.00	$0.00	$13,598.00	$0.00	$0.00
2014 Addition	76,673	9.95	$87,979.77	$1,281,118.00	$74,493.34	$189,821.20	$0.00
Site	263,645	45.06	$0.00	$1,162,089.79	$3,141,638.05	$0.00	$0.00
Total:		**33.97**	**$385,895.77**	**$4,343,571.18**	**$17,787,567.39**	**$2,326,919.20**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $24,843,953.54

Executive Summary

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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:	High School
Gross Area (SF):	186,272
Year Built:	2001
Last Renovation:	
Replacement Value:	$47,080,466
Repair Cost:	$18,893,215.39
Total FCI:	40.13 %
Total RSLI:	39.93 %
FCA Score:	59.87

Description:

The main building at Martin Luther King Jr. High School is a two-story building located at 3991 Snapfinger Road in Lithonia, Georgia. Originally built in 2001, there has been one addition in 2014 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:	5010	Fire Sprinkler System:	Yes

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	86.00 %	1.85 %	$24,398.40
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	65.35 %	2.64 %	$135,233.00
B30 - Roofing	29.07 %	70.68 %	$2,123,528.00
C10 - Interior Construction	39.80 %	36.88 %	$2,180,873.00
C20 - Stairs	0.00 %	110.52 %	$454,987.99
C30 - Interior Finishes	38.83 %	29.40 %	$1,761,795.00
D10 - Conveying	53.33 %	0.00 %	$0.00
D20 - Plumbing	9.58 %	90.24 %	$4,790,543.00
D30 - HVAC	14.65 %	84.65 %	$5,931,831.00
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	37.80 %	32.91 %	$1,436,343.00
E10 - Equipment	22.02 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	110.00 %	$53,683.00
Totals:	**39.93 %**	**40.13 %**	**$18,893,215.39**

Photo Album

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

1). North Elevation - Jul 13, 2015

2). West Elevation - Jul 13, 2015

3). South Elevation - Jul 13, 2015

4). East Elevation - Jul 13, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.51	S.F.	186,272	100	2001	2101		86.00 %	3.73 %	86		$24,398.40	$653,815
A1020	Special Foundations	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	186,272	100	2001	2101		86.00 %	0.00 %	86			$663,128
A2010	Basement Excavation	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B1010	Floor Construction	$15.61	S.F.	186,272	100	2001	2101		86.00 %	0.00 %	86			$2,907,706
B1020	Roof Construction	$11.74	S.F.	186,272	100	2001	2101		86.00 %	0.00 %	86			$2,186,833
B2010	Exterior Walls	$15.69	S.F.	186,272	60	2001	2061		76.67 %	0.00 %	46			$2,922,608
B2020	Exterior Windows	$11.18	S.F.	186,272	30	2001	2031		53.33 %	0.00 %	16			$2,082,521
B2030	Exterior Doors	$0.66	S.F.	186,272	30	2001	2031	2015	0.00 %	110.00 %	0		$135,233.00	$122,940
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	92,630	25	2001	2026	2015	0.00 %	110.00 %	0		$2,109,185.00	$1,917,441
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	39,125	75	2001	2076		81.33 %	0.00 %	61			$1,073,981
B3020	Roof Openings	$0.07	S.F.	186,272	30	2001	2031	2015	0.00 %	110.00 %	0		$14,343.00	$13,039
C1010	Partitions	$19.44	S.F.	186,272	40	2001	2041		65.00 %	0.00 %	26			$3,621,128
C1020	Interior Doors	$6.11	S.F.	186,272	30	2001	2031	2015	0.00 %	80.00 %	0		$910,498.00	$1,138,122
C1030	Fittings	$6.20	S.F.	186,272	20	2001	2021	2015	0.00 %	110.00 %	0		$1,270,375.00	$1,154,886
C2010	Stair Construction	$2.21	S.F.	186,272	100	2001	2101	2015	0.00 %	110.52 %	0		$454,987.99	$411,661
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	27,941	30	2001	2031		53.33 %	0.00 %	16			$286,954
C3010	Wall Finishes - Paint	$1.93	S.F.	158,331	10	2001	2011		0.00 %	110.00 %	-4		$336,137.00	$305,579
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	27,941	8	2001	2009		0.00 %	110.00 %	-6		$261,248.00	$237,499
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	18,627	50	2001	2051		72.00 %	0.00 %	36			$269,905
C3020	Floor Finishes - Neoprene Flooring	$20.63	S.F.	5,588	15	2001	2016	2015	0.00 %	110.00 %	0		$126,808.00	$115,280
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	37,254	50	2001	2051		72.00 %	0.00 %	36			$1,974,835
C3020	Floor Finishes - VCT	$9.54	S.F.	93,136	20	2001	2021	2015	0.00 %	110.00 %	0		$977,369.00	$888,517
C3020	Floor Finishes - Wood	$14.70	S.F.	3,725	20	2014	2034	2015	0.00 %	110.00 %	0		$60,233.00	$54,758
C3030	Ceiling Finishes	$9.98	S.F.	186,272	20	2001	2021		30.00 %	0.00 %	6			$1,858,995
D1010	Elevators and Lifts	$0.86	S.F.	186,272	30	2001	2031		53.33 %	0.00 %	16			$160,194
D2010	Plumbing Fixtures	$17.66	S.F.	186,272	30	2001	2031	2015	0.00 %	110.00 %	0		$3,618,520.00	$3,289,564
D2020	Domestic Water Distribution	$3.81	S.F.	186,272	30	2001	2031		53.33 %	0.00 %	16			$709,696
D2030	Sanitary Waste	$4.80	S.F.	186,272	30	2001	2031	2015	0.00 %	110.00 %	0		$983,516.00	$894,106

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 $
D2040	Rain Water Drainage	$0.92	S.F.	186,272	30	2001	2031	2015	0.00 %	110.00 %	0		$188,507.00	$171,370
D2090	Other Plumbing Systems - Acid Waste	$0.54	S.F.	186,272	30	2001	2031		53.33 %	0.00 %	16			$100,587
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	186,272	30	2001	2031		53.33 %	0.00 %	16			$143,429
D3020	Heat Generating Systems	$4.55	S.F.	186,272	30	2001	2031	2015	0.00 %	110.00 %	0		$932,291.00	$847,538
D3030	Cooling Generating Systems	$4.73	S.F.	186,272	25	2001	2026		44.00 %	0.00 %	11			$881,067
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	186,272	30	2001	2031	2015	0.00 %	110.00 %	0		$1,204,807.00	$1,095,279
D3050	Terminal & Package Units	$18.52	S.F.	186,272	15	2001	2016	2015	0.00 %	110.00 %	0		$3,794,733.00	$3,449,757
D3060	Controls & Instrumentation	$3.19	S.F.	186,272	20	2014	2034		95.00 %	0.00 %	19			$594,208
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	186,272	30	2001	2031		53.33 %	0.00 %	16			$139,704
D4010	Sprinklers	$4.13	S.F.	186,272	30	2001	2031		53.33 %	0.00 %	16			$769,303
D4020	Standpipes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	186,272	40	2001	2041		65.00 %	0.00 %	26			$322,251
D5020	Branch Wiring	$5.56	S.F.	186,272	30	2001	2031		53.33 %	0.00 %	16			$1,035,672
D5020	Lighting	$8.36	S.F.	186,272	30	2001	2031		53.33 %	0.00 %	16			$1,557,234
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	186,272	15	2001	2016	2015	0.00 %	110.00 %	0		$157,772.00	$143,429
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	186,272	15	2001	2016	2015	0.00 %	110.00 %	0		$987,614.00	$897,831
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	186,272	15	2001	2016	2015	0.00 %	110.00 %	0		$237,683.00	$216,076
D5030	Communications and Security - Telephone & Data	$0.77	S.F.	186,272	15	2006	2021		40.00 %	0.00 %	6			$143,429
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	186,272	20	2001	2021	2015	0.00 %	110.00 %	0		$53,274.00	$48,431
E1010	Commercial Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	186,272	20	2001	2021		30.00 %	0.00 %	6			$141,567
E1090	Other Equipment - Kitchen Equipment	$2.24	S.F.	186,272	20	2001	2021		30.00 %	0.00 %	6			$417,249
E1090	Other Equipment - Sports Equipment	$1.56	S.F.	186,272	15	2001	2016		6.67 %	0.00 %	1			$290,584
E2010	Fixed Furnishings	$9.18	S.F.	186,272	20	2001	2021		30.00 %	0.00 %	6			$1,709,977
F1010	Special Structures - Canopies	$2.62	S.F.	18,627	20	2001	2021	2015	0.00 %	110.00 %	0		$53,683.00	$48,803
								Total	**39.93 %**	**40.13 %**			**$18,893,215.39**	**$47,080,466**

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:	**$18,893,215**	**$299,302**	**$0**	**$0**	**$0**	**$0**	**$5,560,239**	**$0**	**$330,941**	**$0**	**$451,740**	**$25,535,438**
*** 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**	$24,398	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,398**
*** 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	$135,233	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$135,233**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$2,109,185	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,109,185**
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	$14,343	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,343**
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**

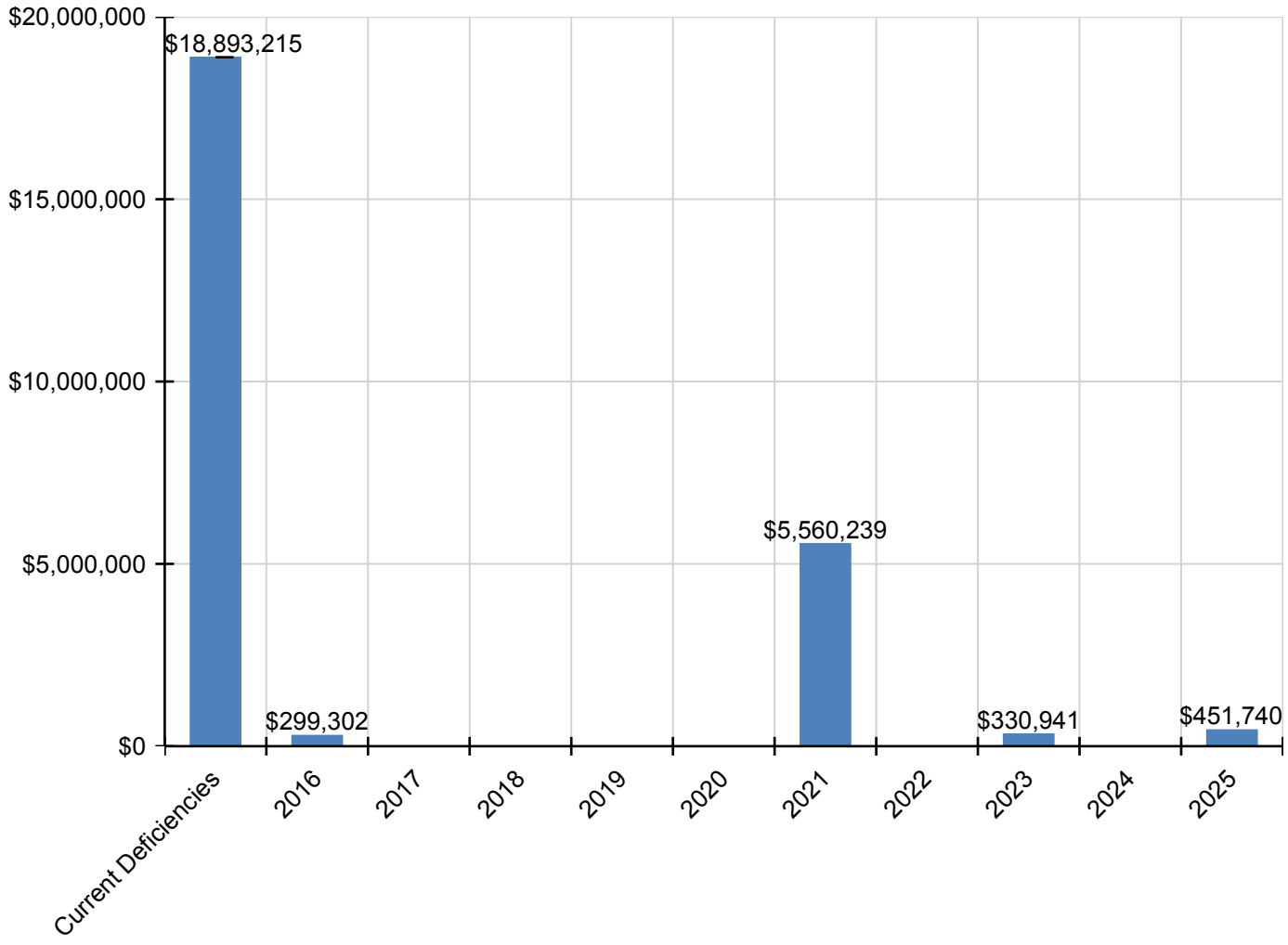
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$910,498	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$910,498**
C1030 - Fittings	$1,270,375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,270,375**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$454,988	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$454,988**
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	$336,137	$0	$0	$0	$0	$0	$0	$0	$0	$0	$451,740	**$787,877**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$261,248	$0	$0	$0	$0	$0	$0	$0	$330,941	$0	$0	**$592,189**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Neoprene Flooring	$126,808	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$126,808**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$977,369	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$977,369**
C3020 - Floor Finishes - Wood	$60,233	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,233**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$2,441,710	$0	$0	$0	$0	**$2,441,710**
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	$3,618,520	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,618,520**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$983,516	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$983,516**
D2040 - Rain Water Drainage	$188,507	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$188,507**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$932,291	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$932,291**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$1,204,807	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,204,807**
D3050 - Terminal & Package Units	$3,794,733	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,794,733**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$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	$157,772	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$157,772**
D5030 - Communications and Security - PA & Clock Systems	$987,614	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$987,614**
D5030 - Communications and Security - Security & CCTV	$237,683	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$237,683**
D5030 - Communications and Security - Telephone & Data	$0	$0	$0	$0	$0	$0	$188,388	$0	$0	$0	$0	**$188,388**
D5090 - Other Electrical Systems - Emergency Generator	$53,274	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,274**
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	$185,941	$0	$0	$0	$0	**$185,941**
E1090 - Other Equipment - Kitchen Equipment	$0	$0	$0	$0	$0	$0	$498,217	$0	$0	$0	$0	**$498,217**
E1090 - Other Equipment - Sports Equipment	$0	$299,302	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$299,302**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$2,245,983	$0	$0	$0	$0	**$2,245,983**
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	$53,683	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,683**

** Indicates non-renewable system*

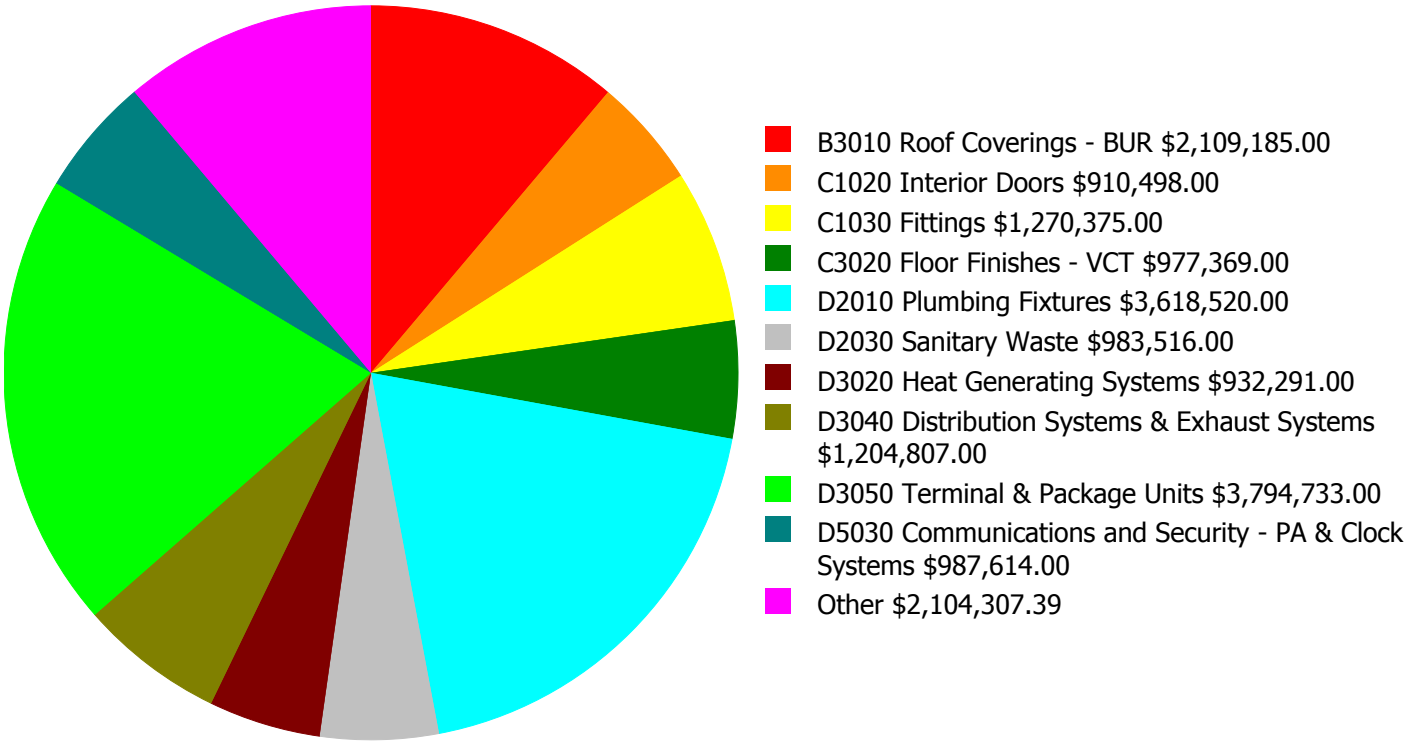
Forecasted Capital Renewal Requirement

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

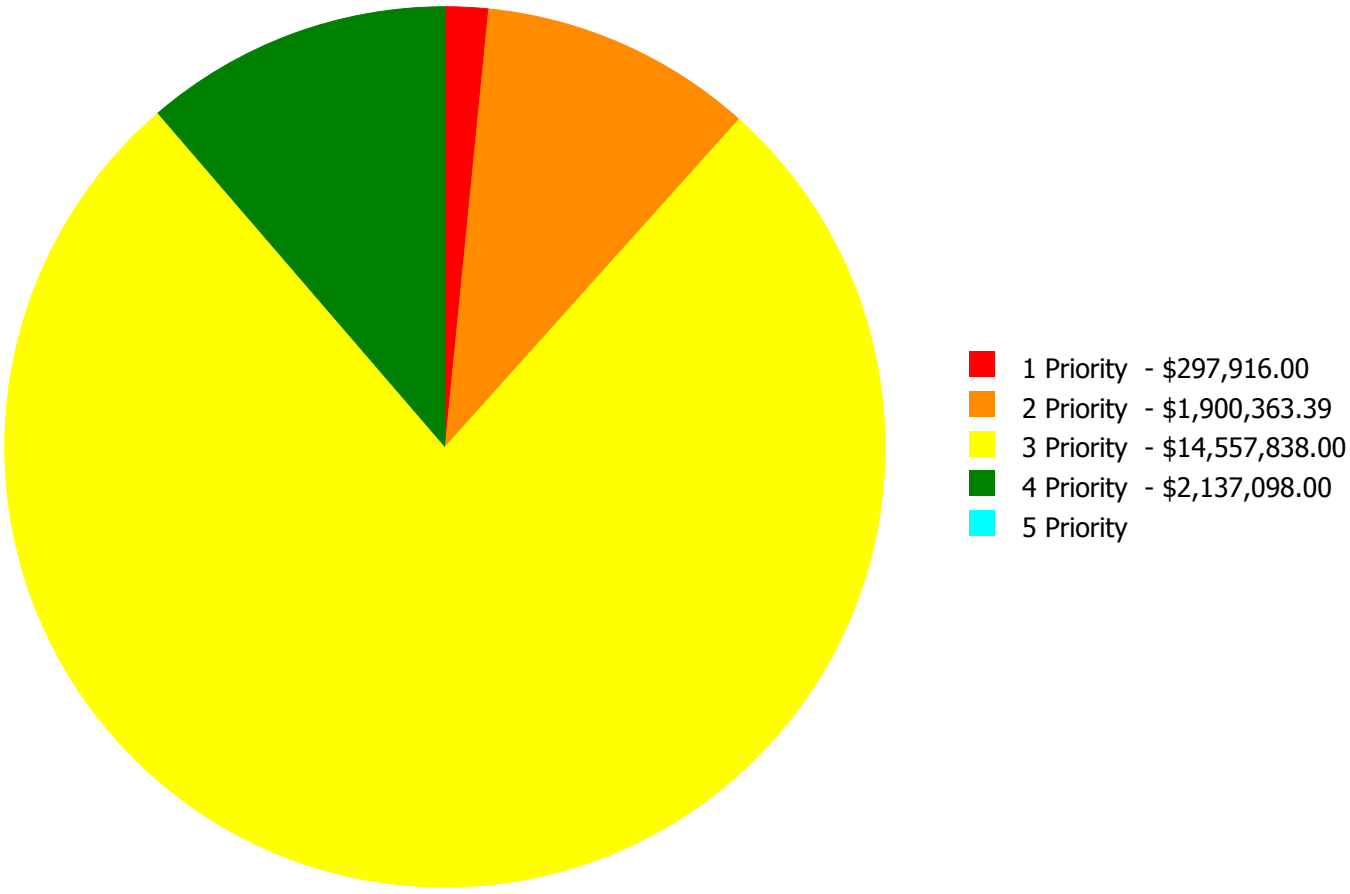
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $18,893,215.39

Deficiency Summary by Priority

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



Budget Estimate Total: $18,893,215.39

Deficiency By Priority Investment Table

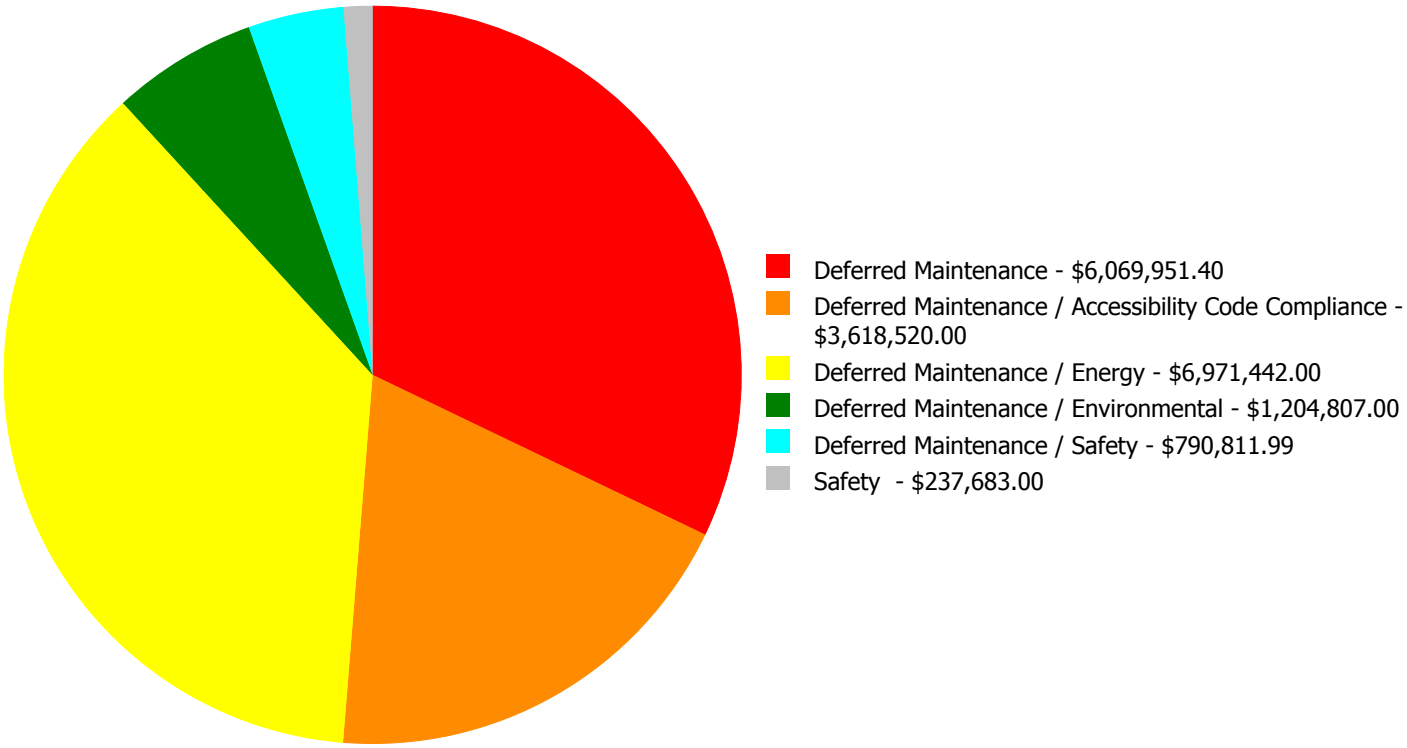
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
A1010	Standard Foundations	$0.00	$24,398.40	$0.00	$0.00	$0.00	$24,398.40
B2030	Exterior Doors	$0.00	$0.00	$135,233.00	$0.00	$0.00	$135,233.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$2,109,185.00	$0.00	$0.00	$2,109,185.00
B3020	Roof Openings	$0.00	$14,343.00	$0.00	$0.00	$0.00	$14,343.00
C1020	Interior Doors	$0.00	$0.00	$910,498.00	$0.00	$0.00	$910,498.00
C1030	Fittings	$0.00	$0.00	$1,270,375.00	$0.00	$0.00	$1,270,375.00
C2010	Stair Construction	$0.00	$454,987.99	$0.00	$0.00	$0.00	$454,987.99
C3010	Wall Finishes - Paint	$0.00	$0.00	$336,137.00	$0.00	$0.00	$336,137.00
C3020	Floor Finishes - Carpet	$0.00	$261,248.00	$0.00	$0.00	$0.00	$261,248.00
C3020	Floor Finishes - Neoprene Flooring	$0.00	$0.00	$126,808.00	$0.00	$0.00	$126,808.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$977,369.00	$0.00	$0.00	$977,369.00
C3020	Floor Finishes - Wood	$60,233.00	$0.00	$0.00	$0.00	$0.00	$60,233.00
D2010	Plumbing Fixtures	$0.00	$0.00	$3,618,520.00	$0.00	$0.00	$3,618,520.00
D2030	Sanitary Waste	$0.00	$0.00	$983,516.00	$0.00	$0.00	$983,516.00
D2040	Rain Water Drainage	$0.00	$0.00	$188,507.00	$0.00	$0.00	$188,507.00
D3020	Heat Generating Systems	$0.00	$0.00	$0.00	$932,291.00	$0.00	$932,291.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$0.00	$1,204,807.00	$0.00	$1,204,807.00
D3050	Terminal & Package Units	$0.00	$0.00	$3,794,733.00	$0.00	$0.00	$3,794,733.00
D5030	Communications and Security - Fire Alarm	$0.00	$157,772.00	$0.00	$0.00	$0.00	$157,772.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$987,614.00	$0.00	$0.00	$0.00	$987,614.00
D5030	Communications and Security - Security & CCTV	$237,683.00	$0.00	$0.00	$0.00	$0.00	$237,683.00
D5090	Other Electrical Systems - Emergency Generator	$0.00	$0.00	$53,274.00	$0.00	$0.00	$53,274.00
F1010	Special Structures - Canopies	$0.00	$0.00	$53,683.00	$0.00	$0.00	$53,683.00
	Total:	$297,916.00	$1,900,363.39	$14,557,838.00	$2,137,098.00	$0.00	$18,893,215.39

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: $18,893,215.39

Deficiency Details by Priority

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

Priority 1 Priority:

System: C3020 - Floor Finishes - Wood

Location: Gym
Distress: Damaged
Category: Deferred Maintenance / Safety
Priority: 1 Priority
Correction: Renew System
Qty: 3,725.00
Unit of Measure: S.F.
Estimate: $60,233.00
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

Notes: The gym floor is uneven and should be repaired or replaced.

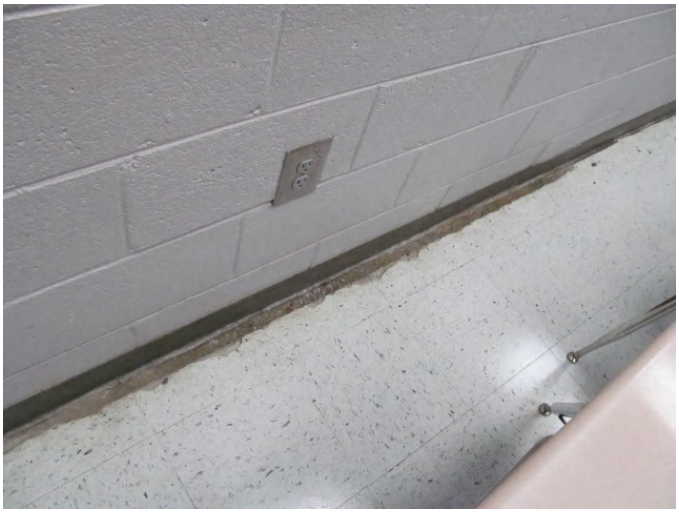
System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Inadequate
Category: Safety
Priority: 1 Priority
Correction: Renew System
Qty: 186,272.00
Unit of Measure: S.F.
Estimate: $237,683.00
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

Notes: Security system coverage is inadequate in critical locations, causing blind spots and security/safety concerns, and should be replaced/expanded.

Priority 2 Priority:

System: A1010 - Standard Foundations



Location: South Wall of Old Building
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $24,398.40
Assessor Name: Sam Mandola
Date Created: 07/14/2015

Notes: The south wall of the building is pulling away from the upper floor and has many cracks along the floor and up the wall in multiple locations. An engineering study is recommended to determine the cause. Deficiency pricing does not include remediation measures. SPLOST project 316-422 to repair the horizontal roof expansion joints and exterior wall vertical expansion joints.

System: B3020 - Roof Openings

Location: Roof
Distress: Damaged
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 186,272.00
Unit of Measure: S.F.
Estimate: $14,343.00
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

Notes: The roof access hatch is not safe and the ladder is loose and the skylights are reported to leak. Replace the roof hatch and skylights.

System: C2010 - Stair Construction

Location: Throughout Building
Distress: Damaged
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Replace stairs ($2.05/sf)
Qty: 186,272.00
Unit of Measure: S.F.
Estimate: $454,987.99
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

Notes: The stairs are damaged, failing early, showing signs of crumbling concrete in places, and are tripping hazards that should be repaired.

System: C3020 - Floor Finishes - Carpet

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 27,941.00
Unit of Measure: S.F.
Estimate: $261,248.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The carpet is beyond its expected service life, damaged and has trip hazards, and should be replaced.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 186,272.00
Unit of Measure: S.F.
Estimate: $157,772.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The fire panels do not appear to be communicating correctly with each other between the old and new sections of the school. Both systems need to be tied together.

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

Location: Throughout Building
Distress: Needs Remediation
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 186,272.00
Unit of Measure: S.F.
Estimate: $987,614.00
Assessor Name: Sam Mandola
Date Created: 07/08/2015

Notes: The PA system needs to be inspected/repaired to ensure proper communication with the classrooms.

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Damaged
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 186,272.00
Unit of Measure: S.F.
Estimate: $135,233.00
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

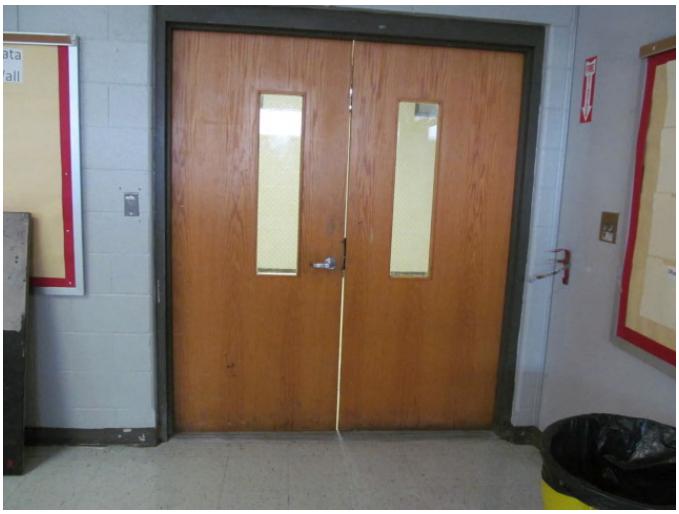
Notes: The exterior doors are reported to leak, open from the outside when pulled hard, and should be replaced.

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Damaged
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 92,630.00
Unit of Measure: S.F.
Estimate: $2,109,185.00
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

Notes: The roof covering is failing early and should be replaced. It has reported leaks over gym and cafeteria, multiple soft and spongy spots, and multiple bubbles that appear cracked.

System: C1020 - Interior Doors



Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 186,272.00

Unit of Measure: S.F.

Estimate: $910,498.00

Assessor Name: Eduardo Lopez

Date Created: 07/08/2015

Notes: The interior doors are damaged, are hard to open and close, are failing early, and should be replaced.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 186,272.00

Unit of Measure: S.F.

Estimate: $1,270,375.00

Assessor Name: Eduardo Lopez

Date Created: 07/08/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, damaged and inadequate, and should be replaced. Rooms signs do not have raised characters and braille.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 158,331.00
Unit of Measure: S.F.
Estimate: $336,137.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

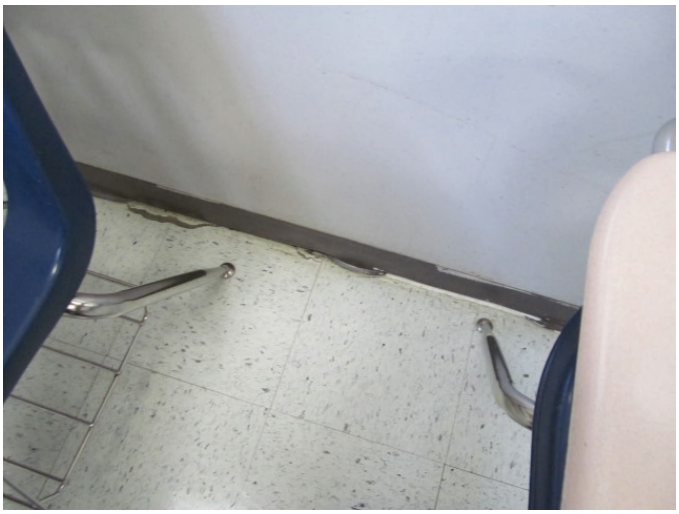
Notes: The painted wall finishes are beyond their expected service life and should be replaced.

System: C3020 - Floor Finishes - Neoprene Flooring

Location: Wrestling Room
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,588.00
Unit of Measure: S.F.
Estimate: $126,808.00
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

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

System: C3020 - Floor Finishes - VCT



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 93,136.00

Unit of Measure: S.F.

Estimate: $977,369.00

Assessor Name: Eduardo Lopez

Date Created: 07/08/2015

Notes: The VCT flooring is failing early 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: 186,272.00

Unit of Measure: S.F.

Estimate: $3,618,520.00

Assessor Name: Eduardo Lopez

Date Created: 07/08/2015

Notes: Plumbing fixtures are broken, loose, missing or stained, not ADA compliant, and should be scheduled for replacement.

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Needs Remediation
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 186,272.00
Unit of Measure: S.F.
Estimate: $983,516.00
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

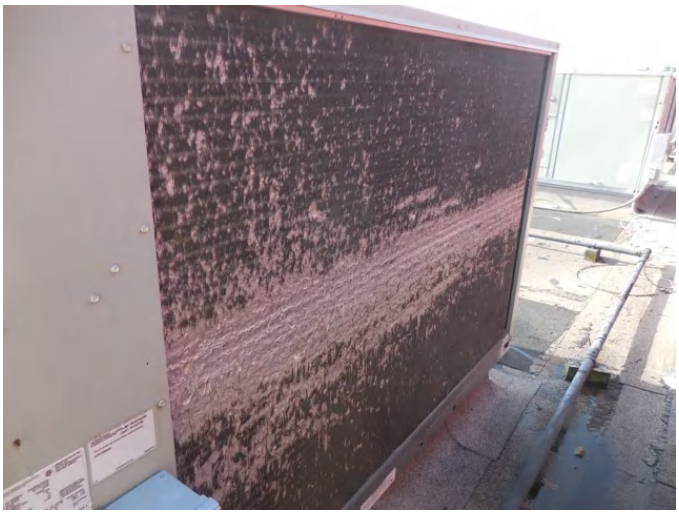
Notes: Staff reports that sanitary sewer backs up and there is constant odor in restrooms and kitchen area.

System: D2040 - Rain Water Drainage

Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 186,272.00
Unit of Measure: S.F.
Estimate: $188,507.00
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

Notes: Roof structure around the drains is inadequate. Ponding water sits around roof drain areas. The piping at ground level is disconnected and needs repair.

System: D3050 - Terminal & Package Units



Location: Roof

Distress: Damaged

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 186,272.00

Unit of Measure: S.F.

Estimate: $3,794,733.00

Assessor Name: Eduardo Lopez

Date Created: 07/08/2015

Notes: Maintenance staff report that the roof top units constantly have mechanical issues. HRUs, RTUs, and heat pumps coils are corroded or damaged. Units are nearing the end of their expected service life and should be scheduled for replacement. SPLOST project 316-422 to replace roof top units over gym.

System: D5090 - Other Electrical Systems - Emergency Generator

Location: Outside Mechanical Room

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 186,272.00

Unit of Measure: S.F.

Estimate: $53,274.00

Assessor Name: Eduardo Lopez

Date Created: 07/08/2015

Notes: Staff reports that the generator is constantly down for repairs. The generator was out of service during the 2015 facility assessment.

System: F1010 - Special Structures - Canopies

Location: Building Exterior

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 18,627.00

Unit of Measure: S.F.

Estimate: $53,683.00

Assessor Name: Eduardo Lopez

Date Created: 07/08/2015

Notes: The canopies are rusted, damaged, and should be renovated/replaced.

Priority 4 Priority:

System: D3020 - Heat Generating Systems

Location: Mechanical Room

Distress: Damaged

Category: Deferred Maintenance / Energy

Priority: 4 Priority

Correction: Renew System

Qty: 186,272.00

Unit of Measure: S.F.

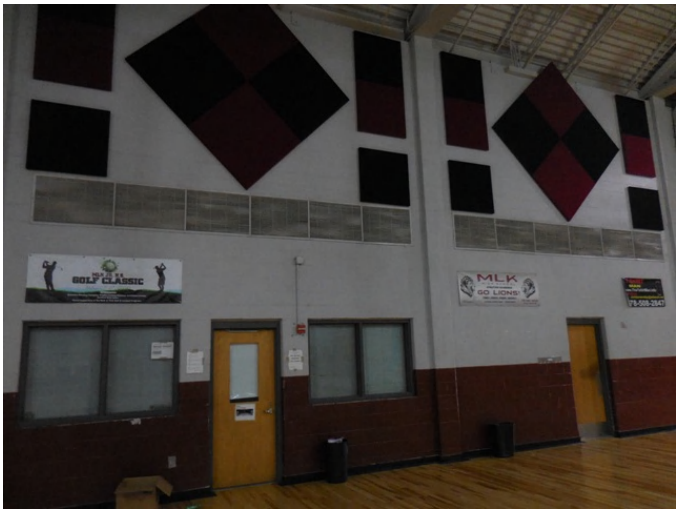
Estimate: $932,291.00

Assessor Name: Sam Mandola

Date Created: 07/08/2015

Notes: The circulation pumps and boiler show signs of heavy wear. The boiler is rusted and dented. Pump motors are subject to heavy use.

System: D3040 - Distribution Systems & Exhaust Systems



Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance / Environmental

Priority: 4 Priority

Correction: Renew System

Qty: 186,272.00

Unit of Measure: S.F.

Estimate: $1,204,807.00

Assessor Name: Sam Mandola

Date Created: 07/08/2015

Notes: The exhaust fans and duct system are damaged and dirty throughout the building. SPLOST project 316-422 to replace duct system exhaust fans.

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:	High School
Gross Area (SF):	700
Year Built:	2001
Last Renovation:	
Replacement Value:	$93,177
Repair Cost:	$13,598.00
Total FCI:	14.59 %
Total RSLI:	62.55 %
FCA Score:	85.41

Description:

The storage building at Martin Luther King Jr. High School is located at 3991 Snapfinger Road in Lithonia, Georgia. Originally built in 2001, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.68 %	0.00 %	$0.00
B30 - Roofing	81.33 %	0.00 %	$0.00
C10 - Interior Construction	65.00 %	0.00 %	$0.00
C30 - Interior Finishes	50.00 %	0.00 %	$0.00
D20 - Plumbing	9.46 %	90.48 %	$13,598.00
D50 - Electrical	53.33 %	0.00 %	$0.00
Totals:	**62.55 %**	**14.59 %**	**$13,598.00**

Photo Album

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

1). North Elevation - Dec 07, 2015

2). Northwest Elevation - Dec 07, 2015

3). Southeast Elevation - Dec 07, 2015

4). Southwest Elevation - Dec 07, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	700	100	2001	2101		86.00 %	0.00 %	86			$2,520
A2010	Basement Excavation	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B1020	Roof Construction	$16.33	S.F.	700	100	2001	2101		86.00 %	0.00 %	86			$11,431
B2010	Exterior Walls	$38.65	S.F.	700	60	2001	2061		76.67 %	0.00 %	46			$27,055
B2020	Exterior Windows	$4.87	S.F.	700	30	2001	2031		53.33 %	0.00 %	16			$3,409
B2030	Exterior Doors	$0.80	S.F.	700	30	2001	2031		53.33 %	0.00 %	16			$560
B3010	Roof Coverings - Standing Seam Metal	$16.79	S.F.	700	75	2001	2076		81.33 %	0.00 %	61			$11,753
C1010	Partitions	$13.04	S.F.	700	40	2001	2041		65.00 %	0.00 %	26			$9,128
C1020	Interior Doors	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.93	S.F.	700	10	2001	2011	2020	50.00 %	0.00 %	5			$1,351
C3020	Floor Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	700	20	2001	2021	2015	0.00 %	110.00 %	0		$13,598.00	$12,362
D2020	Domestic Water Distribution	$3.81	S.F.	700	30	2001	2031		53.33 %	0.00 %	16			$2,667
D2040	Rain Water Drainage	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.06	S.F.	700	30	2001	2031		53.33 %	0.00 %	16			$2,142
D5020	Lighting and Branch Wiring	$12.57	S.F.	700	30	2001	2031		53.33 %	0.00 %	16			$8,799
								Total	**62.55 %**	**14.59 %**			**$13,598.00**	**$93,177**

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%

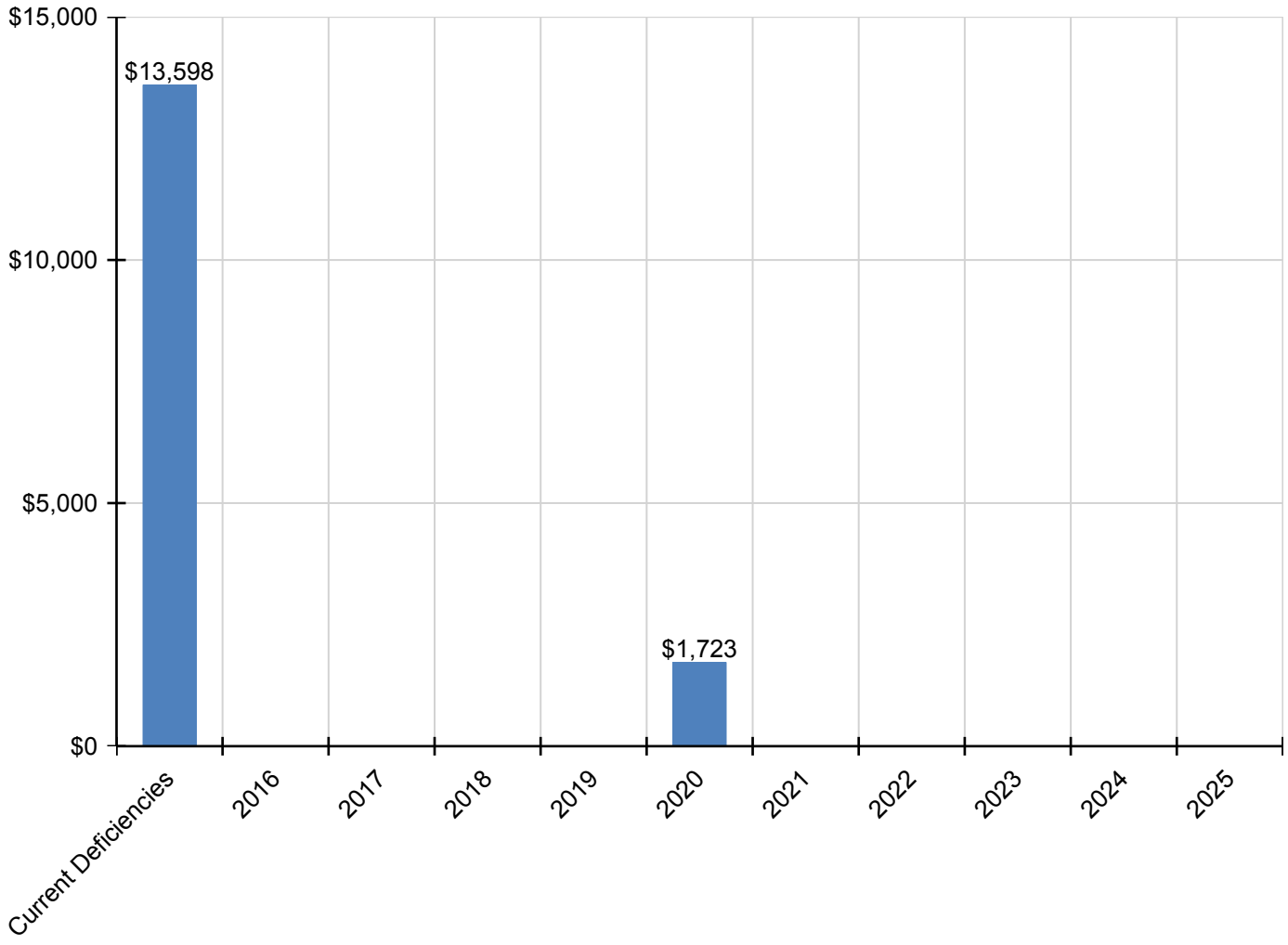
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$13,598**	**$0**	**$0**	**$0**	**$0**	**$1,723**	**$0**	**$0**	**$0**	**$0**	**$0**	**$15,321**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$1,723	$0	$0	$0	$0	$0	**$1,723**
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**
D2010 - Plumbing Fixtures	$13,598	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,598**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

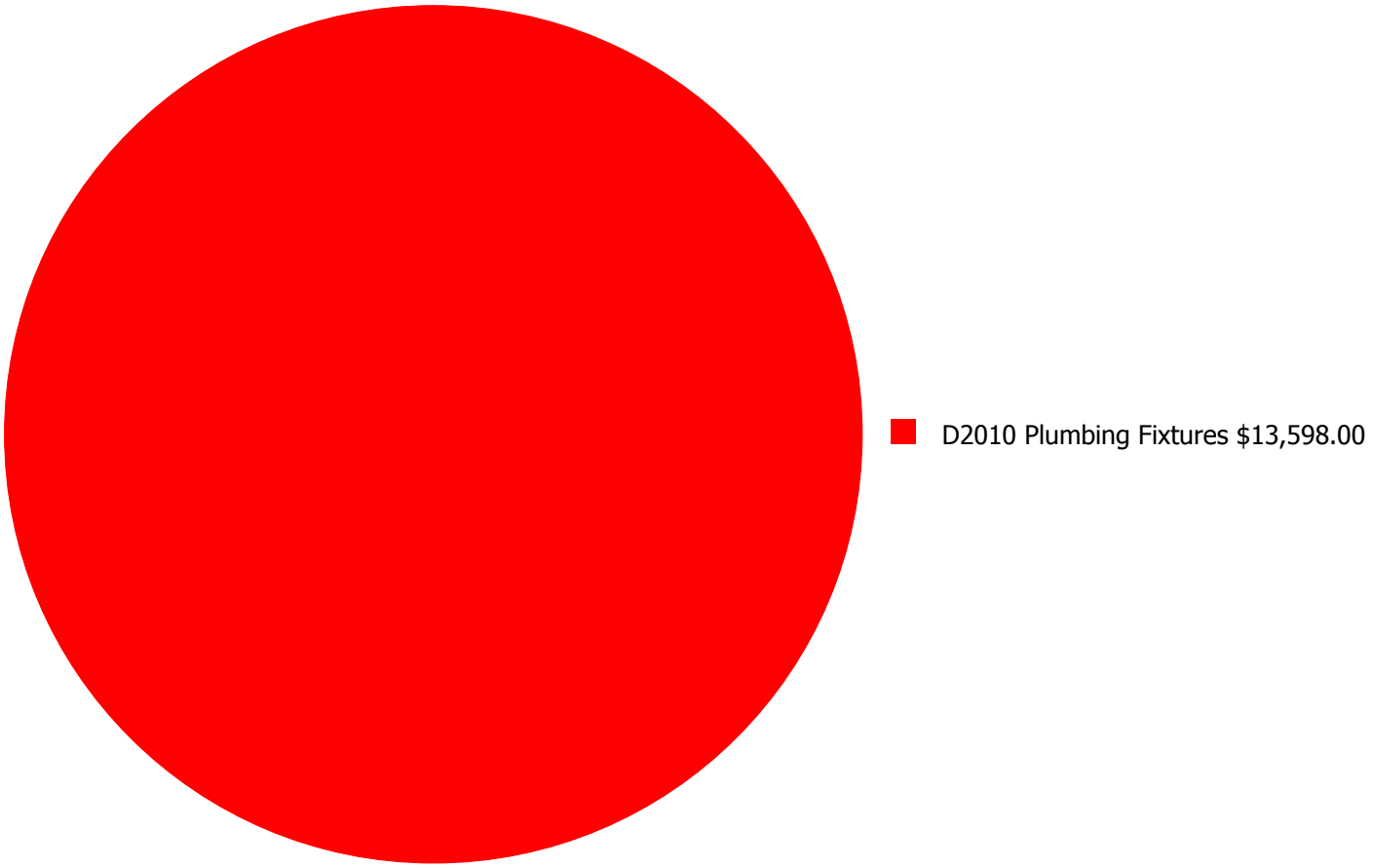
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

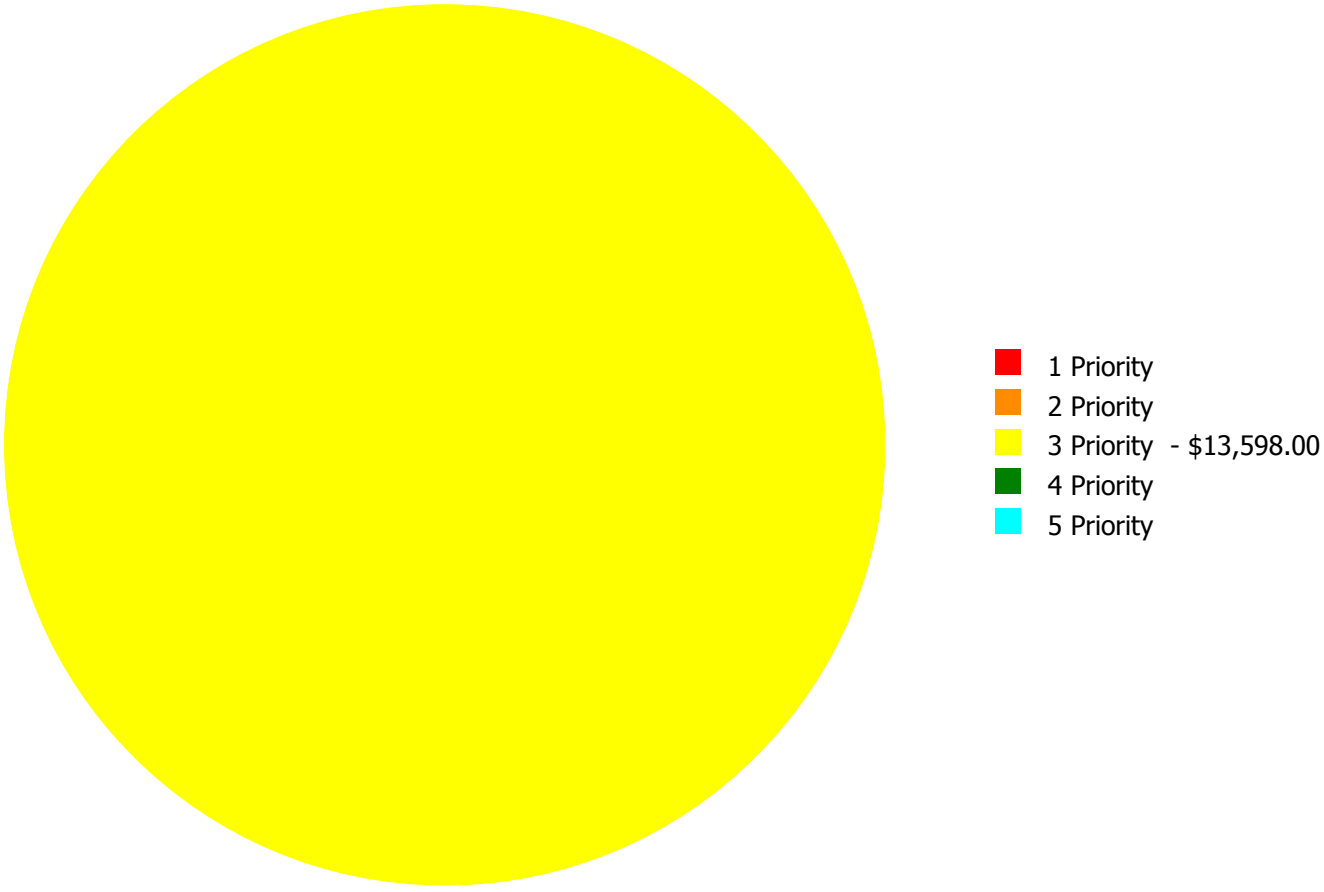
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $13,598.00

Deficiency Summary by Priority

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



Budget Estimate Total: $13,598.00

Deficiency By Priority Investment Table

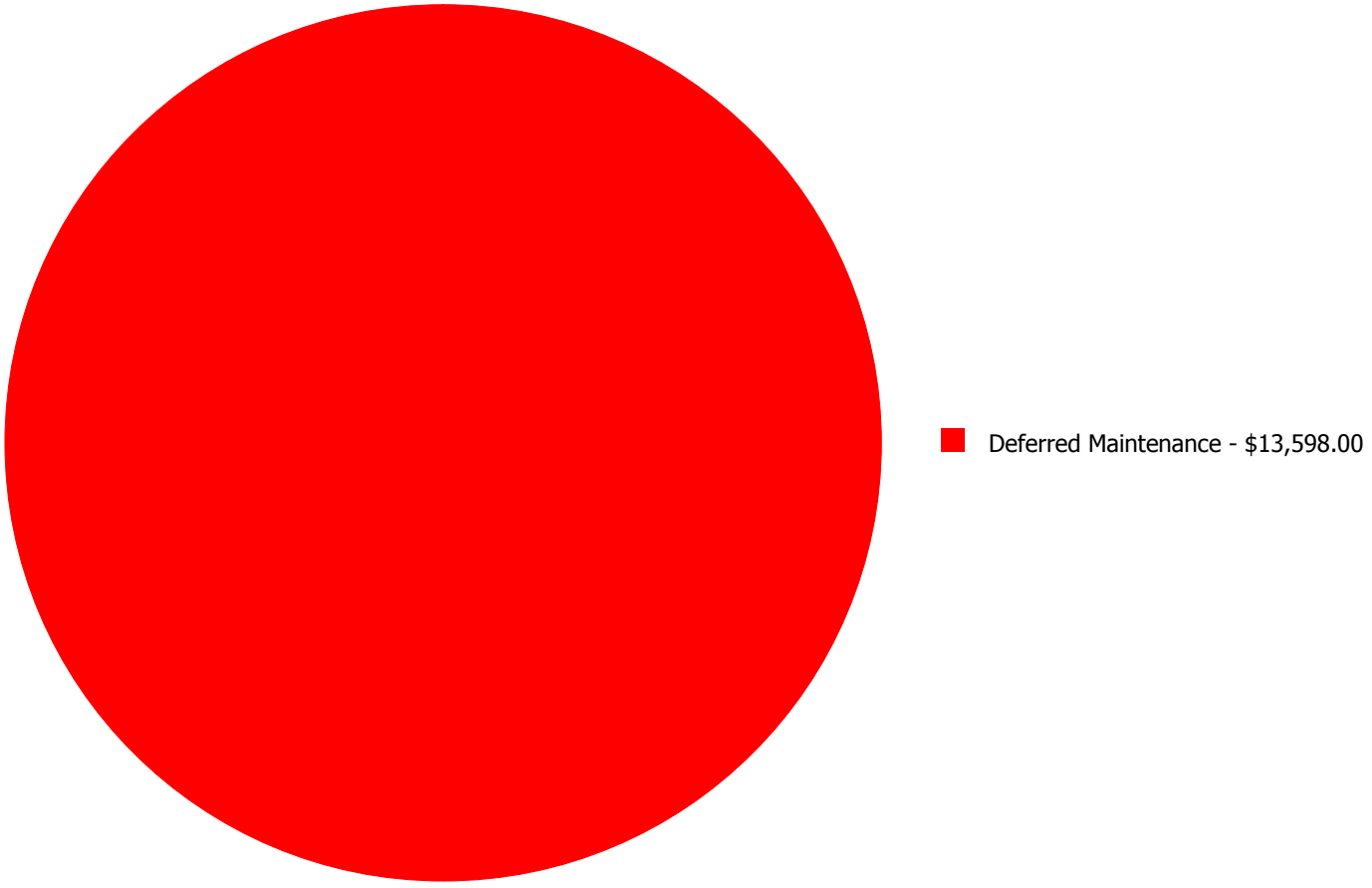
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
D2010	Plumbing Fixtures	$0.00	$0.00	$13,598.00	$0.00	$0.00	$13,598.00
	Total:	$0.00	$0.00	$13,598.00	$0.00	$0.00	$13,598.00

Deficiency Summary by Category

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



Budget Estimate Total: $13,598.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 700.00

Unit of Measure: S.F.

Estimate: $13,598.00

Assessor Name: Sam Mandola

Date Created: 07/08/2015

Notes: The plumbing fixtures are damaged 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:	High School
Gross Area (SF):	76,673
Year Built:	2014
Last Renovation:	
Replacement Value:	$16,417,150
Repair Cost:	$1,633,412.31
Total FCI:	9.95 %
Total RSLI:	88.44 %
FCA Score:	90.05

Description:

The 2014 addition at Martin Luther King Jr. High School is a two-story building located at 3991 Snapfinger Road in Lithonia, Georgia. There have been no additions or renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5011	Fire Sprinkler System:	Yes

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	99.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	99.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	97.62 %	0.16 %	$2,795.77
B30 - Roofing	0.00 %	110.00 %	$872,911.00
C10 - Interior Construction	96.85 %	0.00 %	$0.00
C20 - Stairs	99.00 %	0.00 %	$0.00
C30 - Interior Finishes	95.66 %	0.00 %	$0.00
D10 - Conveying	0.00 %	110.00 %	$68,316.00
D20 - Plumbing	93.42 %	3.89 %	$74,493.34
D30 - HVAC	93.95 %	4.42 %	$121,505.20
D40 - Fire Protection	96.67 %	0.00 %	$0.00
D50 - Electrical	67.95 %	32.73 %	$493,391.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	95.00 %	0.00 %	$0.00
Totals:	**88.44 %**	**9.95 %**	**$1,633,412.31**

Photo Album

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

1). South Elevation - Jul 13, 2015

2). East Elevation - Jul 13, 2015

3). North Elevation - Jul 13, 2015

4). West Elevation - Jul 13, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.16	S.F.	76,673	100	2014	2114		99.00 %	0.00 %	99			$242,287
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.23	S.F.	76,673	100	2014	2114		99.00 %	0.00 %	99			$247,654
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$13.66	S.F.	76,673	100	2014	2114		99.00 %	0.00 %	99			$1,047,353
B1020	Roof Construction	$10.32	S.F.	76,673	100	2014	2114		99.00 %	0.00 %	99			$791,265
B2010	Exterior Walls	$13.15	S.F.	76,673	60	2014	2074		98.33 %	0.28 %	59		$2,795.77	$1,008,250
B2020	Exterior Windows	$9.38	S.F.	76,673	30	2014	2044		96.67 %	0.00 %	29			$719,193
B2030	Exterior Doors	$0.55	S.F.	76,673	30	2014	2044		96.67 %	0.00 %	29			$42,170
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	38,336	25	2014	2039	2015	0.00 %	110.00 %	0		$872,911.00	$793,555
B3010	Roof Coverings - EPDM	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1010	Partitions	$16.96	S.F.	76,673	40	2014	2054		97.50 %	0.00 %	39			$1,300,374
C1020	Interior Doors	$5.34	S.F.	76,673	30	2014	2044		96.67 %	0.00 %	29			$409,434
C1030	Fittings	$5.40	S.F.	76,673	20	2014	2034		95.00 %	0.00 %	19			$414,034
C2010	Stair Construction	$1.93	S.F.	76,673	100	2014	2114		99.00 %	0.00 %	99			$147,979
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.70	S.F.	76,673	10	2014	2024		90.00 %	0.00 %	9			$130,344
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$7.40	S.F.	7,667	8	2014	2022		87.50 %	0.00 %	7			$56,736
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.65	S.F.	7,667	50	2014	2064		98.00 %	0.00 %	49			$96,988
C3020	Floor Finishes - Terrazzo	$46.23	S.F.	15,335	50	2014	2064		98.00 %	0.00 %	49			$708,937
C3020	Floor Finishes - VCT	$8.28	S.F.	46,004	20	2014	2034		95.00 %	0.00 %	19			$380,913
C3020	Floor Finishes - Wood	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$8.72	S.F.	76,673	20	2014	2034		95.00 %	0.00 %	19			$668,589
D1010	Elevators and Lifts	$0.81	S.F.	76,673	30	2014	2044	2015	0.00 %	110.00 %	0		$68,316.00	$62,105
D2010	Plumbing Fixtures	$15.77	S.F.	76,673	30	2014	2044		96.67 %	0.00 %	29			$1,209,133
D2020	Domestic Water Distribution	$3.41	S.F.	76,673	30	2014	2044		96.67 %	0.00 %	29			$261,455
D2030	Sanitary Waste	$4.28	S.F.	76,673	30	2014	2044		96.67 %	1.11 %	29		$3,647.34	$328,160
D2040	Rain Water Drainage	$0.84	S.F.	76,673	30	2014	2044	2015	0.00 %	110.00 %	0		$70,846.00	$64,405

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.69	S.F.	76,673	30	2014	2044		96.67 %	0.00 %	29			$52,904
D3020	Heat Generating Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$5.23	S.F.	76,673	30	2014	2044		96.67 %	0.00 %	29			$401,000
D3050	Terminal & Package Units	$27.81	S.F.	76,673	15	2014	2029		93.33 %	5.70 %	14		$121,505.20	$2,132,276
D3060	Controls & Instrumentation	$2.84	S.F.	76,673	20	2014	2034		95.00 %	0.00 %	19			$217,751
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.66	S.F.		30	2014	2044		96.67 %	0.00 %	29			$0
D4010	Sprinklers	$3.70	S.F.	76,673	30	2014	2044		96.67 %	0.00 %	29			$283,690
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.49	S.F.	76,673	40	2014	2054		97.50 %	0.00 %	39			$114,243
D5020	Branch Wiring	$4.83	S.F.	76,673	30	2014	2044		96.67 %	0.00 %	29			$370,331
D5020	Lighting	$7.27	S.F.	76,673	30	2014	2044		96.67 %	0.00 %	29			$557,413
D5030	Communications and Security - Fire Alarm	$0.66	S.F.	76,673	15	2014	2029	2015	0.00 %	110.00 %	0		$55,665.00	$50,604
D5030	Communications and Security - PA & Clock Systems	$4.18	S.F.	76,673	15	2014	2029	2015	0.00 %	110.00 %	0		$352,542.00	$320,493
D5030	Communications and Security - Security & CCTV	$1.01	S.F.	76,673	15	2014	2029	2015	0.00 %	110.00 %	0		$85,184.00	$77,440
D5090	Other Electrical Systems - Emergency Generator	$0.22	S.F.	76,673	20	2014	2034		95.00 %	0.00 %	19			$16,868
E1020	Institutional Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1090	Other Equipment (Kitchen Equipment)	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1090	Other Equipment (Sports Equipment)	$0.00	S.F.		0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.01	S.F.	76,673	20	2014	2034		95.00 %	0.00 %	19			$690,824
								Total	**88.44 %**	**9.95 %**			**$1,633,412.31**	**$16,417,150**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,633,412**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$76,755**	**$0**	**$187,077**	**$0**	**$1,897,245**
*** 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**	$2,796	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,796**
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 - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$872,911	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$872,911**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

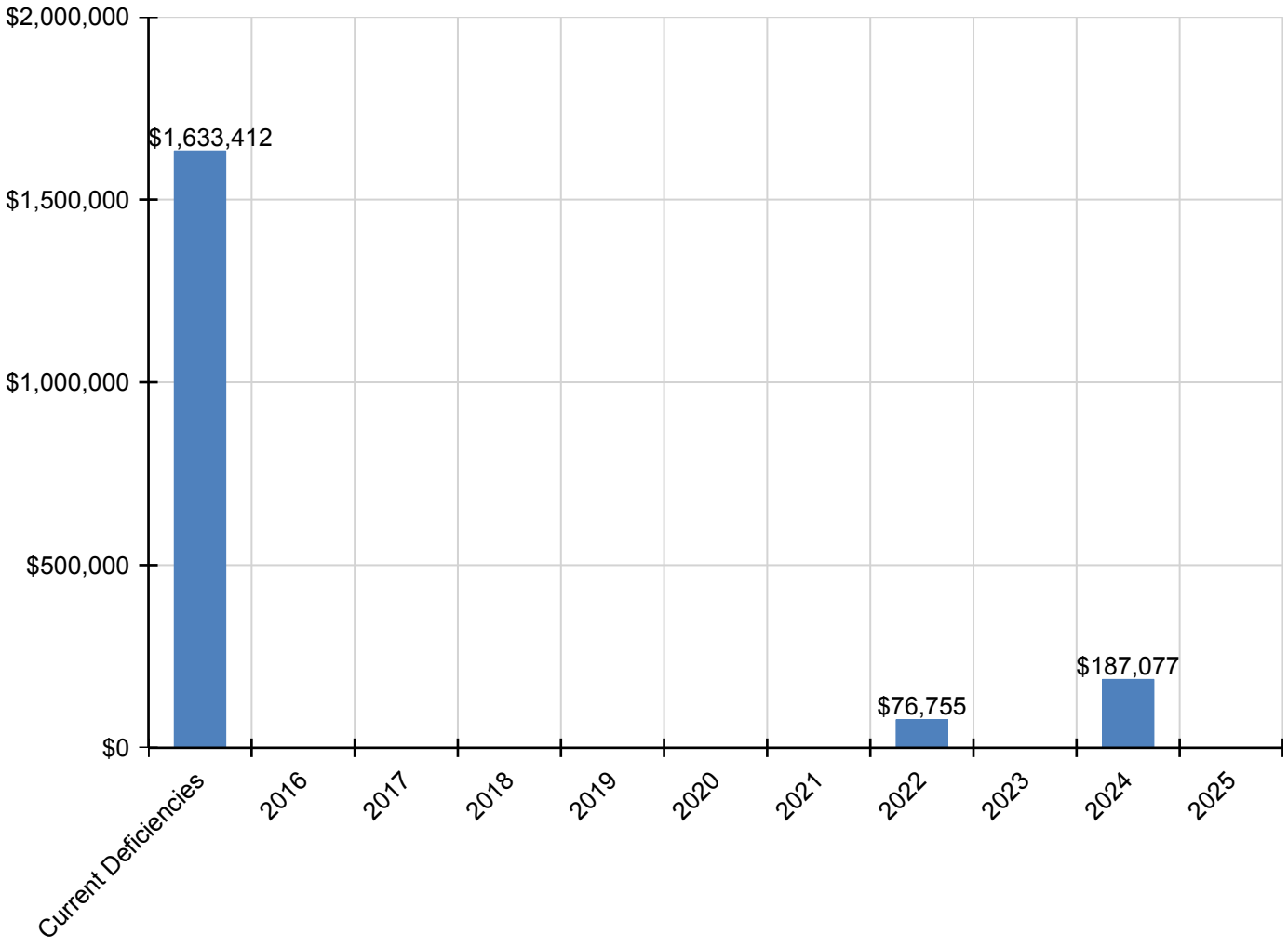
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$187,077	$0	**$187,077**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$76,755	$0	$0	$0	**$76,755**
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	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$68,316	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,316**
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	$3,647	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,647**
D2040 - Rain Water Drainage	$70,846	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,846**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$121,505	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$121,505**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$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	$55,665	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$55,665**
D5030 - Communications and Security - PA & Clock Systems	$352,542	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$352,542**
D5030 - Communications and Security - Security & CCTV	$85,184	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,184**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

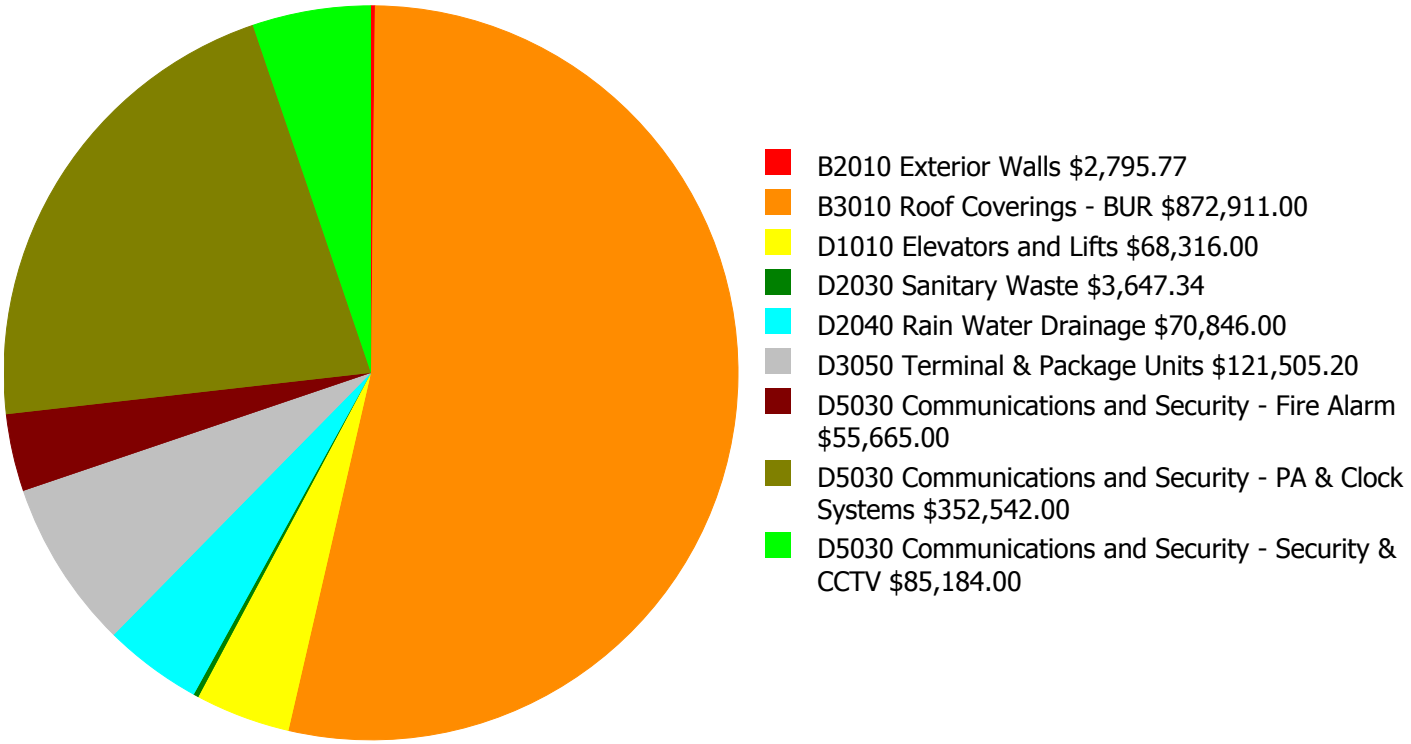
Forecasted Capital Renewal Requirement

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

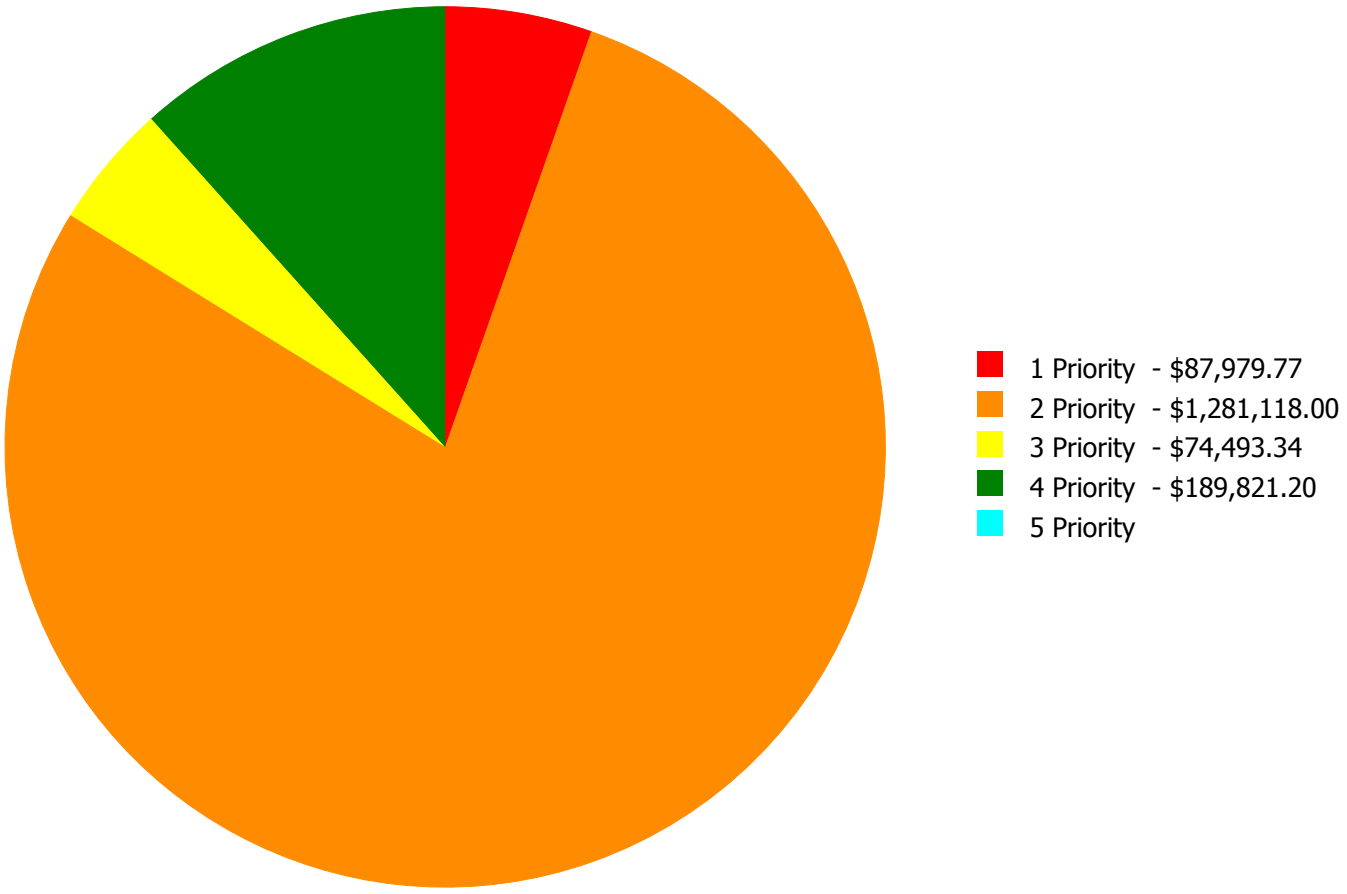
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,633,412.31

Deficiency Summary by Priority

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



Budget Estimate Total: $1,633,412.31

Deficiency By Priority Investment Table

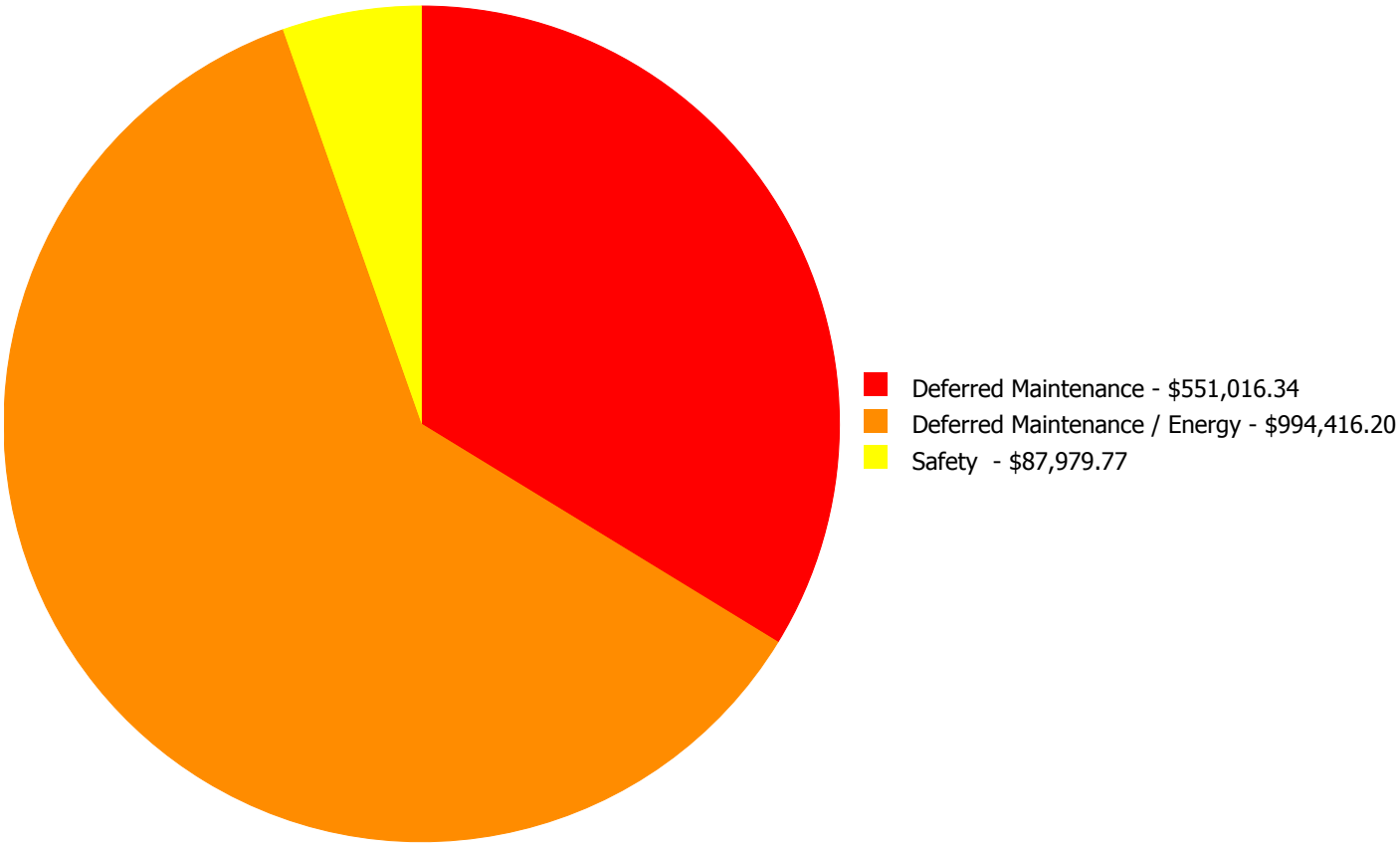
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$2,795.77	$0.00	$0.00	$0.00	$0.00	$2,795.77
B3010	Roof Coverings - BUR	$0.00	$872,911.00	$0.00	$0.00	$0.00	$872,911.00
D1010	Elevators and Lifts	$0.00	$0.00	$0.00	$68,316.00	$0.00	$68,316.00
D2030	Sanitary Waste	$0.00	$0.00	$3,647.34	$0.00	$0.00	$3,647.34
D2040	Rain Water Drainage	$0.00	$0.00	$70,846.00	$0.00	$0.00	$70,846.00
D3050	Terminal & Package Units	$0.00	$0.00	$0.00	$121,505.20	$0.00	$121,505.20
D5030	Communications and Security - Fire Alarm	$0.00	$55,665.00	$0.00	$0.00	$0.00	$55,665.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$352,542.00	$0.00	$0.00	$0.00	$352,542.00
D5030	Communications and Security - Security & CCTV	$85,184.00	$0.00	$0.00	$0.00	$0.00	$85,184.00
	Total:	$87,979.77	$1,281,118.00	$74,493.34	$189,821.20	$0.00	$1,633,412.31

Deficiency Summary by Category

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



Budget Estimate Total: $1,633,412.31

Deficiency Details by Priority

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

Priority 1 Priority:

System: B2010 - Exterior Walls

Location: Roof
Distress: Inadequate
Category: Safety
Priority: 1 Priority
Correction: Replace roof ladder with cage
Qty: 16.00
Unit of Measure: V.L.F.
Estimate: $2,795.77
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

Notes: The roof access ladder for the new additions is in an unsafe location, is improperly anchored to the vertical wall, does not have a safety cage for climbing, and should be relocated and replaced.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Inadequate
Category: Safety
Priority: 1 Priority
Correction: Renew System
Qty: 76,673.00
Unit of Measure: S.F.
Estimate: $85,184.00
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

Notes: Security system coverage is inadequate in critical locations, causing blind spots and security/safety concerns, and should be replaced/expanded.

Priority 2 Priority:

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Damaged

Category: Deferred Maintenance / Energy

Priority: 2 Priority

Correction: Renew System

Qty: 38,336.00

Unit of Measure: S.F.

Estimate: $872,911.00

Assessor Name: Eduardo Lopez

Date Created: 07/14/2015

Notes: The new roof is not sloped to drain properly, is reported to leak, has improperly installed roof drains that are missing key drain components, and should be replaced.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Renew System

Qty: 76,673.00

Unit of Measure: S.F.

Estimate: $55,665.00

Assessor Name: Eduardo Lopez

Date Created: 07/14/2015

Notes: Staff reports that the fire panels do not communicate with each other between the old and new sections of the school. Both systems need to be tied together.

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

Location: Throughout Building

Distress: Needs Remediation

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Renew System

Qty: 76,673.00

Unit of Measure: S.F.

Estimate: $352,542.00

Assessor Name: Sam Mandola

Date Created: 07/14/2015

Notes: The PA system needs to be inspected/repaired to ensure proper communication with the classrooms.

Priority 3 Priority:

System: D2030 - Sanitary Waste

Location: Room 129
Distress: Needs Remediation
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Clean Out, Repair
Qty: 1.00
Unit of Measure: Ea.
Estimate: $3,647.34
Assessor Name: Eduardo Lopez
Date Created: 07/14/2015

Notes: A sewage lift pump was installed in Room 129 (Janitor Closet) across from the principal and councilors offices. Area is constantly plagued with foul odor.

System: D2040 - Rain Water Drainage

Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 76,673.00
Unit of Measure: S.F.
Estimate: $70,846.00
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

Notes: Roof structure around the drains is inadequate. Water sits around drains throughout the roof top. System should be replaced in conjunction with the roof covering.

Priority 4 Priority:

System: D1010 - Elevators and Lifts

Location: Elevator
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 Priority
Correction: Renew System
Qty: 76,673.00
Unit of Measure: S.F.
Estimate: $68,316.00
Assessor Name: Sam Mandola
Date Created: 07/08/2015

Notes: Recommend repair/replacement of the elevator, including entry card access reader and controls.

System: D3050 - Terminal & Package Units

Location: Roof and Throughout Building
Distress: Inadequate
Category: Deferred Maintenance / Energy
Priority: 4 Priority
Correction: Replace multi-zone rooftop unit, 15 ton
Qty: 1.00
Unit of Measure: Ea.
Estimate: $121,505.20
Assessor Name: Sam Mandola
Date Created: 07/08/2015

Notes: Recommend removal and replacement of HVAC units with energy efficient models. Also, ensure test and balancing of entire system.

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:	High School
Gross Area (SF):	263,645
Year Built:	2001
Last Renovation:	
Replacement Value:	$9,551,508
Repair Cost:	$4,303,727.84
Total FCI:	45.06 %
Total RSLI:	33.76 %
FCA Score:	54.94

Description:

The Martin Luther King, Jr. High School site was originally constructed in 2001, has a total area of 117.6 acres, and is occupied by approximately 263,645 square feet of permanent building space. Campus site features includes paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1919

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	18.25 %	59.67 %	$3,970,216.91
G30 - Site Mechanical Utilities	77.76 %	0.00 %	$0.00
G40 - Site Electrical Utilities	52.78 %	34.37 %	$333,510.93
Totals:	**33.76 %**	**45.06 %**	**$4,303,727.84**

Photo Album

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

1). Aerial Image of Martin Luther King Jr. High School - Oct 22, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	349,406	25	2001	2026	2015	0.00 %	110.00 %	0		$1,987,071.92	$1,806,429
G2020	Parking Lots	$4.56	S.F.	123,399	25	2001	2026	2015	0.00 %	110.00 %	0		$618,969.38	$562,699
G2030	Pedestrian Paving	$1.50	S.F.	263,645	30	2001	2031		53.33 %	10.98 %	16		$43,423.35	$395,468
G2040	Baseball Field	$8.35	S.F.	107,799	20	2001	2021		30.00 %	0.00 %	6			$900,122
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.	4,980	25	2012	2037		88.00 %	0.00 %	22			$242,626
G2040	Fencing & Guardrails	$0.91	S.F.	263,645	30	2001	2031		53.33 %	0.00 %	16			$239,917
G2040	Football Field	$5.85	S.F.	95,714	20	2001	2021		30.00 %	0.00 %	6			$559,927
G2040	Hard Surface Play Area	$6.26	S.F.	2,685	20	2001	2021		30.00 %	0.00 %	6			$16,808
G2040	Playing Field	$3.92	S.F.	89,241	20	2001	2021		30.00 %	0.00 %	6			$349,825
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.	42,838	20	2001	2021		30.00 %	0.00 %	6			$379,545
G2040	Tennis Courts	$18.47	S.F.	26,362	20	2001	2021	2015	0.00 %	110.00 %	0		$535,596.75	$486,906
G2040	Track	$7.04	S.F.	47,087	10	2001	2011		0.00 %	110.00 %	-4		$364,641.73	$331,492
G2050	Landscaping	$1.45	S.F.	263,645	15	2001	2016	2015	0.00 %	110.00 %	0		$420,513.78	$382,285
G3010	Water Supply	$1.83	S.F.	263,645	50	2014	2064		98.00 %	0.00 %	49			$482,470
G3020	Sanitary Sewer	$1.15	S.F.	263,645	50	2001	2051		72.00 %	0.00 %	36			$303,192
G3030	Storm Sewer	$3.55	S.F.	263,645	50	2001	2051		72.00 %	0.00 %	36			$935,940
G3060	Fuel Distribution	$0.78	S.F.	263,645	40	2001	2041		65.00 %	0.00 %	26			$205,643
G4010	Electrical Distribution	$1.86	S.F.	263,645	50	2001	2051		72.00 %	0.00 %	36			$490,380
G4020	Site Lighting	$1.15	S.F.	263,645	30	2001	2031	2015	0.00 %	110.00 %	0		$333,510.93	$303,192
G4030	Site Communications & Security	$0.67	S.F.	263,645	10	2014	2024		90.00 %	0.00 %	9			$176,642
								Total	**33.76 %**	**45.06 %**			**$4,303,727.84**	**$9,551,508**

Renewal Schedule

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

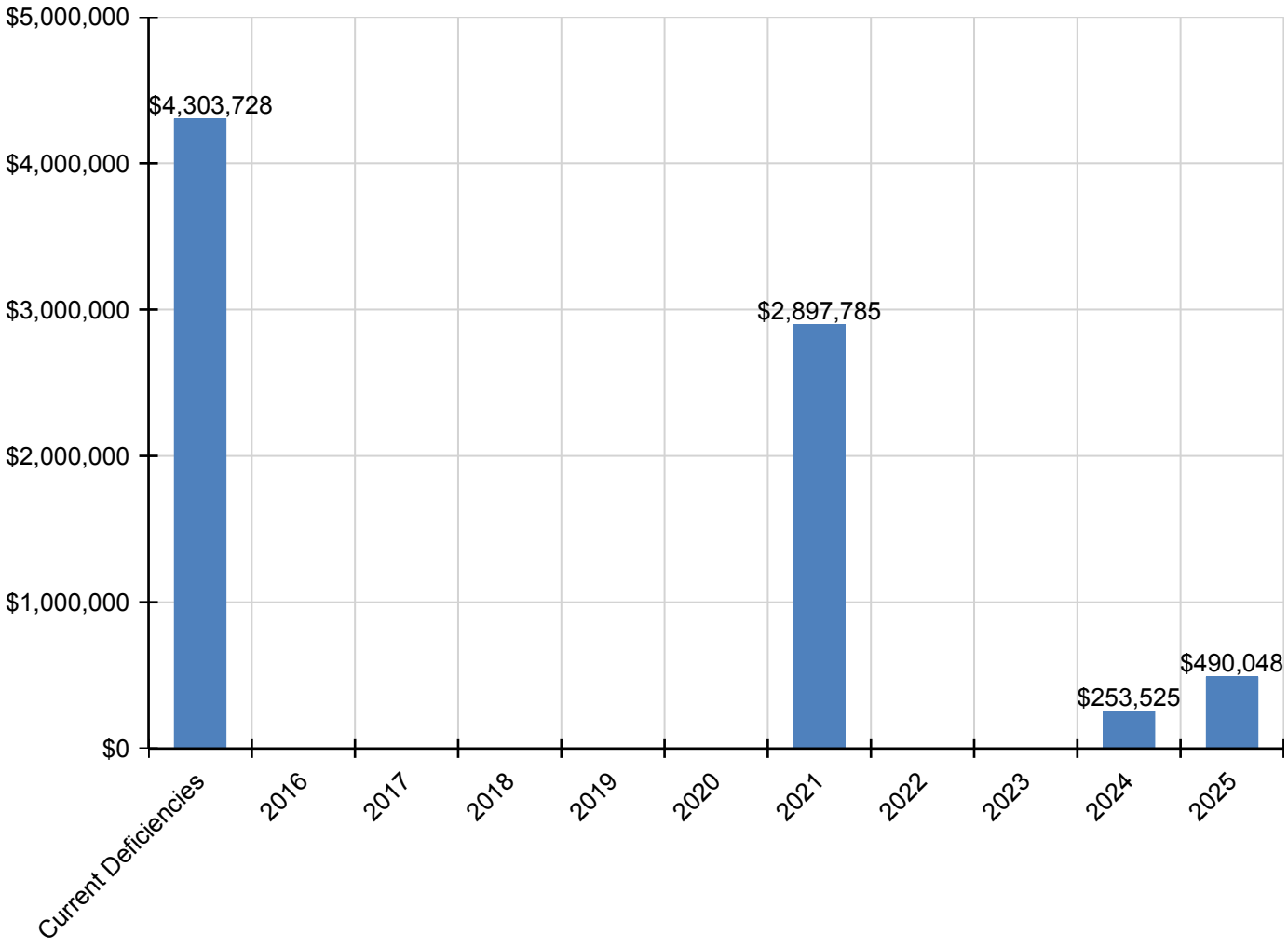
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$4,303,728**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,897,785**	**$0**	**$0**	**$253,525**	**$490,048**	**$7,945,086**
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	$1,987,072	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,987,072**
G2020 - Parking Lots	$618,969	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$618,969**
G2030 - Pedestrian Paving	$43,423	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,423**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$1,182,272	$0	$0	$0	$0	**$1,182,272**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$735,441	$0	$0	$0	$0	**$735,441**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$22,077	$0	$0	$0	$0	**$22,077**
G2040 - Playing Field	$0	$0	$0	$0	$0	$0	$459,480	$0	$0	$0	$0	**$459,480**
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	$498,516	$0	$0	$0	$0	**$498,516**
G2040 - Tennis Courts	$535,597	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$535,597**
G2040 - Track	$364,642	$0	$0	$0	$0	$0	$0	$0	$0	$0	$490,048	**$854,690**
G2050 - Landscaping	$420,514	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$420,514**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$333,511	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$333,511**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$253,525	$0	**$253,525**

** Indicates non-renewable system*

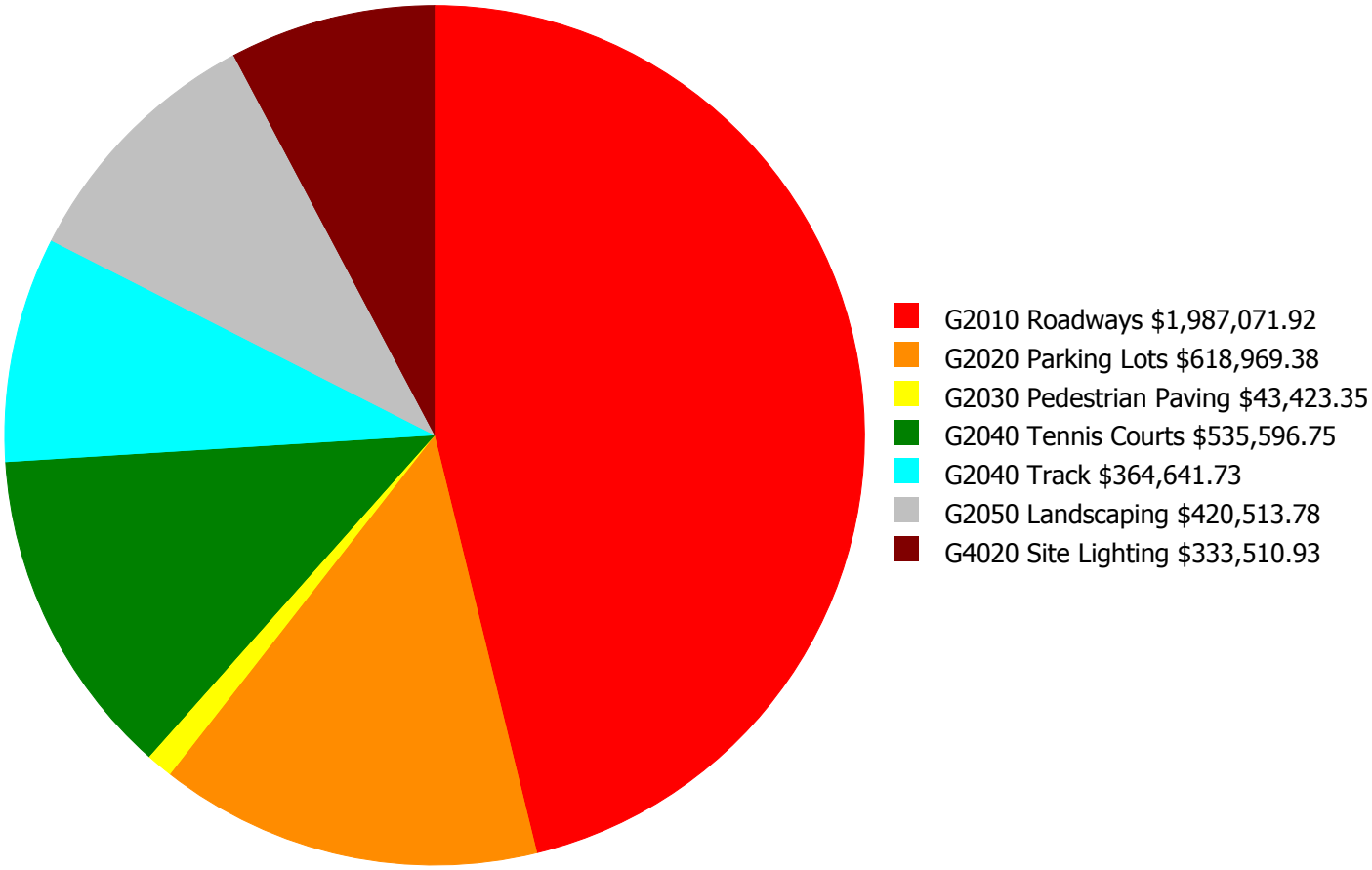
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

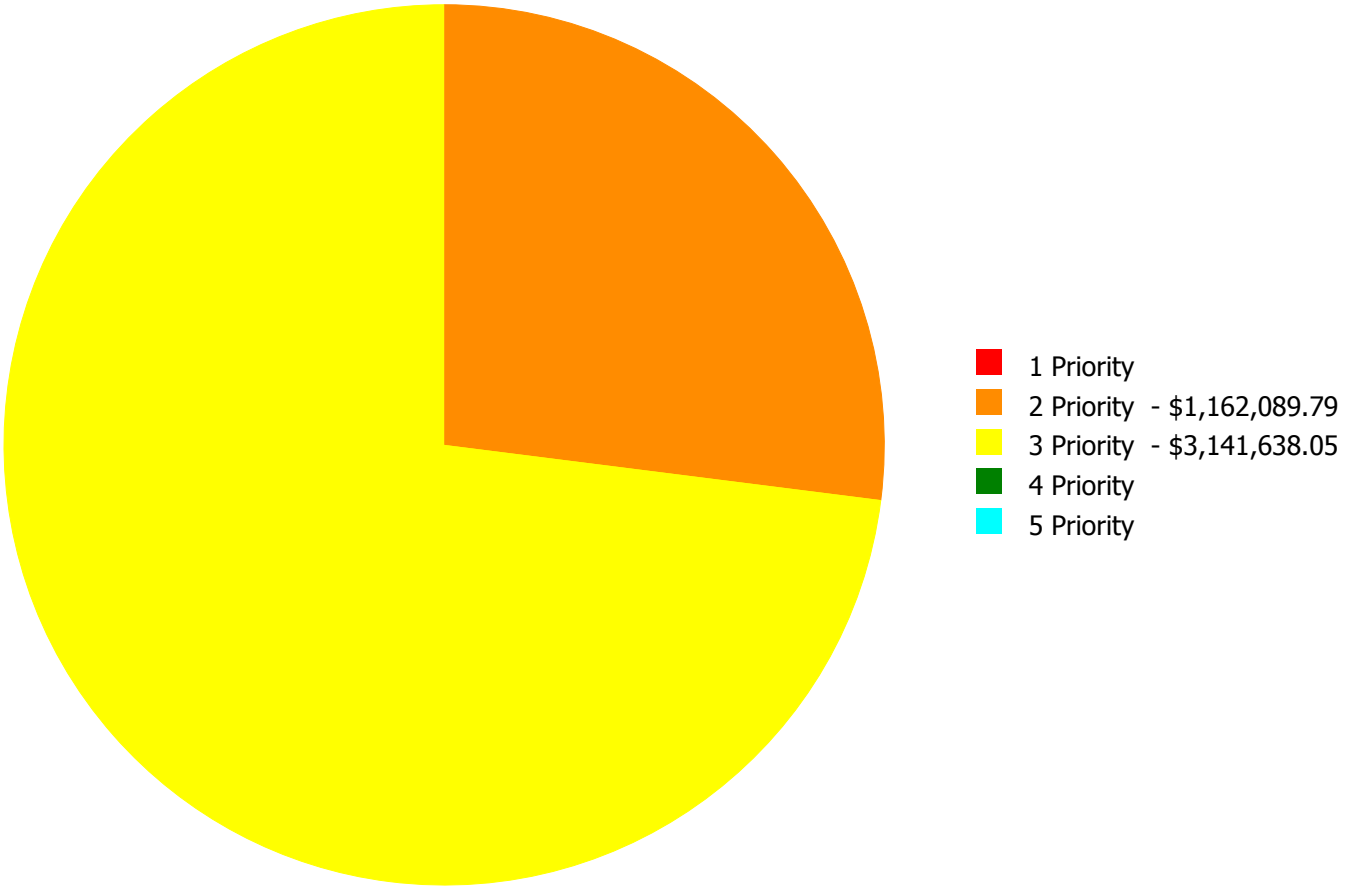
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $4,303,727.84

Deficiency Summary by Priority

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



Budget Estimate Total: $4,303,727.84

Deficiency By Priority Investment Table

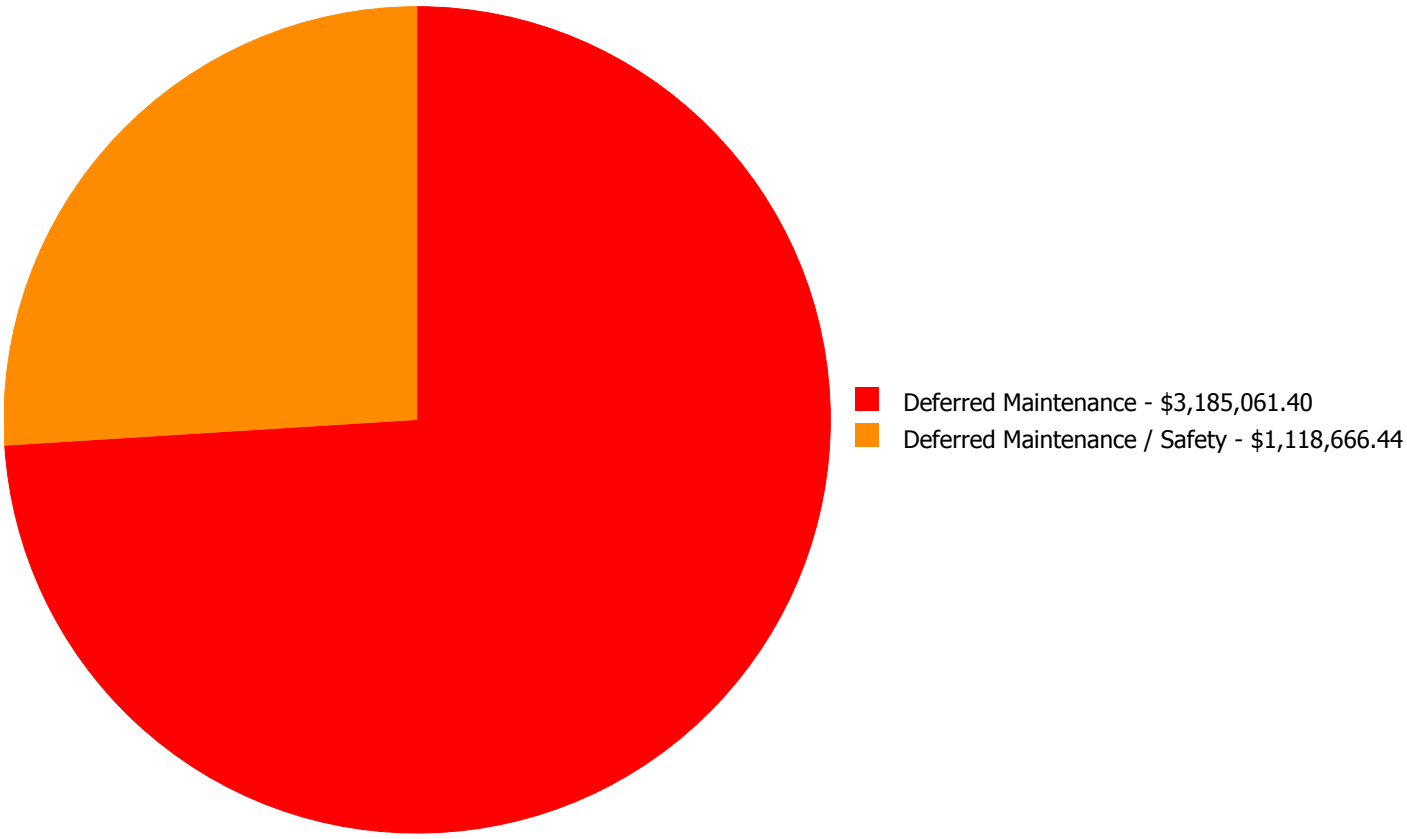
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$1,987,071.92	$0.00	$0.00	$1,987,071.92
G2020	Parking Lots	$0.00	$0.00	$618,969.38	$0.00	$0.00	$618,969.38
G2030	Pedestrian Paving	$0.00	$43,423.35	$0.00	$0.00	$0.00	$43,423.35
G2040	Tennis Courts	$0.00	$0.00	$535,596.75	$0.00	$0.00	$535,596.75
G2040	Track	$0.00	$364,641.73	$0.00	$0.00	$0.00	$364,641.73
G2050	Landscaping	$0.00	$420,513.78	$0.00	$0.00	$0.00	$420,513.78
G4020	Site Lighting	$0.00	$333,510.93	$0.00	$0.00	$0.00	$333,510.93
	Total:	$0.00	$1,162,089.79	$3,141,638.05	$0.00	$0.00	$4,303,727.84

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: $4,303,727.84

Deficiency Details by Priority

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

Priority 2 Priority:

System: G2030 - Pedestrian Paving

Location: Exterior of Old and New Buildings
Distress: Needs Remediation
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Remove and replace concrete sidewalk, 4' wide
Qty: 1,000.00
Unit of Measure: L.F.
Estimate: $43,423.35
Assessor Name: Sam Mandola
Date Created: 12/11/2015

Notes: The area near pedestrian paving should be re-graded and the pedestrian paving replaced to drain rainwater away from the building.

System: G2040 - Track

Location: Site
Distress: Damaged
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 47,087.00
Unit of Measure: S.F.
Estimate: $364,641.73
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

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

System: G2050 - Landscaping

Location: Site

Distress: Needs Remediation

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 263,645.00

Unit of Measure: S.F.

Estimate: $420,513.78

Assessor Name: Sam Mandola

Date Created: 07/08/2015

Notes: Landscaping is worn and bare in numerous places throughout the site and should be replaced to prevent erosion. The area adjacent to the new building should be regraded to prevent flooding. Large portions of the site have rocks that cause tripping hazards. The retention pond requires maintenance to control mosquitoes. The controls to the site irrigation system have been vandalized and need to be replaced.

System: G4020 - Site Lighting

Location: Site

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 263,645.00

Unit of Measure: S.F.

Estimate: $333,510.93

Assessor Name: Sam Mandola

Date Created: 07/08/2015

Notes: Site lighting is inadequate and should be replaced/expanded to provide better coverage.

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 349,406.00
Unit of Measure: S.F.
Estimate: $1,987,071.92
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

Notes: Roadways are damaged with many cracks, potholes and repairs, and should be replaced.

System: G2020 - Parking Lots

Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 123,399.00
Unit of Measure: S.F.
Estimate: $618,969.38
Assessor Name: Eduardo Lopez
Date Created: 07/08/2015

Notes: The parking lots are sloped to drain into the building, do not have adequate runoff drainage or storm drainage, and should be replaced. Instructional markings and signage are also inadequate and should be upgraded.

System: G2040 - Tennis Courts

Location: Site

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 26,362.00

Unit of Measure: S.F.

Estimate: $535,596.75

Assessor Name: Eduardo Lopez

Date Created: 07/08/2015

Notes: The tennis courts are damaged and should be repaired/replaced.

Glossary

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

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

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

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

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