DeKalb County School District/High Schools

Miller Grove 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):	254,181
Year Built:	2005
Last Renovation:	
Replacement Value:	$69,090,445
Repair Cost:	$1,605,572.22
Total FCI:	2.32 %
Total RSLI:	60.79 %
FCA Score:	97.68

Description:

The Miller Grove High School campus consists of one main school building located at 2645 DeKalb Medical Parkway in Lithonia, Georgia. The original campus constructed in 2005 and two additions to the main school building were constructed in 2013. In addition to the main school building, the campus contains a baseball concession/restroom building, baseball field, softball field, football field, playing 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 site improvements on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 4	Board District:	District 5
DOE Facility:	105	Geographic Region:	Region 4
HS Attendance Area:	Miller Grove HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	46.2		

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.

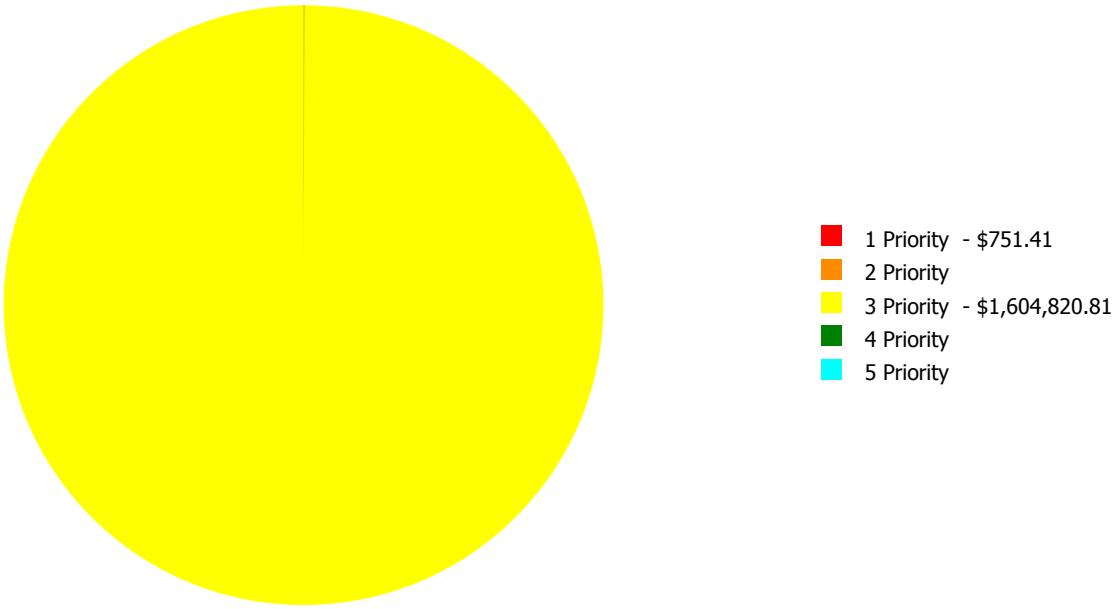
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	90.43 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	90.39 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.40 %	8.06 %	$560,041.45
B30 - Roofing	60.94 %	0.00 %	$0.00
C10 - Interior Construction	78.61 %	0.00 %	$0.00
C20 - Stairs	90.36 %	0.00 %	$0.00
C30 - Interior Finishes	50.99 %	0.17 %	$9,437.41
D10 - Conveying	66.67 %	0.00 %	$0.00
D20 - Plumbing	67.93 %	0.14 %	$10,058.00
D30 - HVAC	50.38 %	0.00 %	$0.00
D40 - Fire Protection	68.09 %	0.00 %	$0.00
D50 - Electrical	58.97 %	0.00 %	$0.00
E10 - Equipment	37.56 %	0.00 %	$0.00
E20 - Furnishings	52.02 %	0.00 %	$0.00
F10 - Special Construction	54.71 %	0.00 %	$0.00
G20 - Site Improvements	35.34 %	15.07 %	$838,703.96
G30 - Site Mechanical Utilities	79.47 %	0.00 %	$0.00
G40 - Site Electrical Utilities	61.27 %	20.03 %	$187,331.40
Totals:	**60.79 %**	**2.32 %**	**$1,605,572.22**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
2005 Baseball Concession Building	1,200	10.62	$0.00	$0.00	$18,744.00	$0.00	$0.00
2005 Main Building	237,952	0.98	$751.41	$0.00	$560,041.45	$0.00	$0.00
2013 Classroom Addition	12,912	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2013 Drama Addition	2,117	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	254,181	12.27	$0.00	$0.00	$1,026,035.36	$0.00	$0.00
Total:		**2.32**	**$751.41**	**$0.00**	**$1,604,820.81**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $1,605,572.22

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Function:	High School
Gross Area (SF):	1,200
Year Built:	2005
Last Renovation:	
Replacement Value:	$176,556
Repair Cost:	$18,744.00
Total FCI:	10.62 %
Total RSLI:	67.77 %
FCA Score:	89.38

Description:

The baseball concession/restroom building at Miller Grove High School is a one-story building located at 2645 DeKalb Medical Parkway in Lithonia, Georgia. Originally built in 2005, there have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5020	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	90.00 %	0.00 %	$0.00
B10 - Superstructure	90.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.20 %	0.00 %	$0.00
B30 - Roofing	60.00 %	0.00 %	$0.00
C10 - Interior Construction	70.27 %	0.00 %	$0.00
C30 - Interior Finishes	24.65 %	50.80 %	$8,686.00
D20 - Plumbing	48.59 %	29.82 %	$10,058.00
D50 - Electrical	68.30 %	0.00 %	$0.00
Totals:	**67.77 %**	**10.62 %**	**$18,744.00**

Photo Album

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

1). Southeast Elevation - May 27, 2015

2). Northeast Elevation - May 27, 2015

3). Northwest Elevation - May 27, 2015

4). Southwest Elevation - May 27, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	1,200	100	2005	2105		90.00 %	0.00 %	90			$5,388
A1030	Slab on Grade	$3.60	S.F.	1,200	100	2005	2105		90.00 %	0.00 %	90			$4,320
B1020	Roof Construction	$16.33	S.F.	1,200	100	2005	2105		90.00 %	0.00 %	90			$19,596
B2010	Exterior Walls	$38.65	S.F.	1,200	60	2005	2065		83.33 %	0.00 %	50			$46,380
B2020	Exterior Windows	$4.87	S.F.	1,200	30	2005	2035		66.67 %	0.00 %	20			$5,844
B2030	Exterior Doors	$0.80	S.F.	1,200	30	2005	2035		66.67 %	0.00 %	20			$960
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	1,200	25	2005	2030		60.00 %	0.00 %	15			$5,184
C1010	Partitions	$13.04	S.F.	1,200	40	2005	2045		75.00 %	0.00 %	30			$15,648
C1030	Fittings	$3.04	S.F.	1,200	20	2005	2025		50.00 %	0.00 %	10			$3,648
C3010	Wall Finishes - Paint	$1.61	S.F.	1,200	10	2005	2015	2018	30.00 %	0.00 %	3			$1,932
C3020	Floor Finishes - Epoxy	$6.58	S.F.	1,200	20	2005	2025	2015	0.00 %	110.01 %	0		$8,686.00	$7,896
C3030	Ceiling Finishes	$6.06	S.F.	1,200	20	2005	2025		50.00 %	0.00 %	10			$7,272
D2010	Plumbing Fixtures	$17.66	S.F.	1,200	30	2005	2035		66.67 %	0.00 %	20			$21,192
D2020	Domestic Water Distribution	$7.62	S.F.	1,200	30	2005	2035	2015	0.00 %	110.00 %	0		$10,058.00	$9,144
D2030	Sanitary Waste	$2.83	S.F.	1,200	30	2005	2035		66.67 %	0.00 %	20			$3,396
D5010	Electrical Service/Distribution	$3.06	S.F.	1,200	40	2005	2045		75.00 %	0.00 %	30			$3,672
D5020	Lighting and Branch Wiring	$12.57	S.F.	1,200	30	2005	2035		66.67 %	0.00 %	20			$15,084
								Total	**67.77 %**	**10.62 %**			**$18,744.00**	**$176,556**

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.

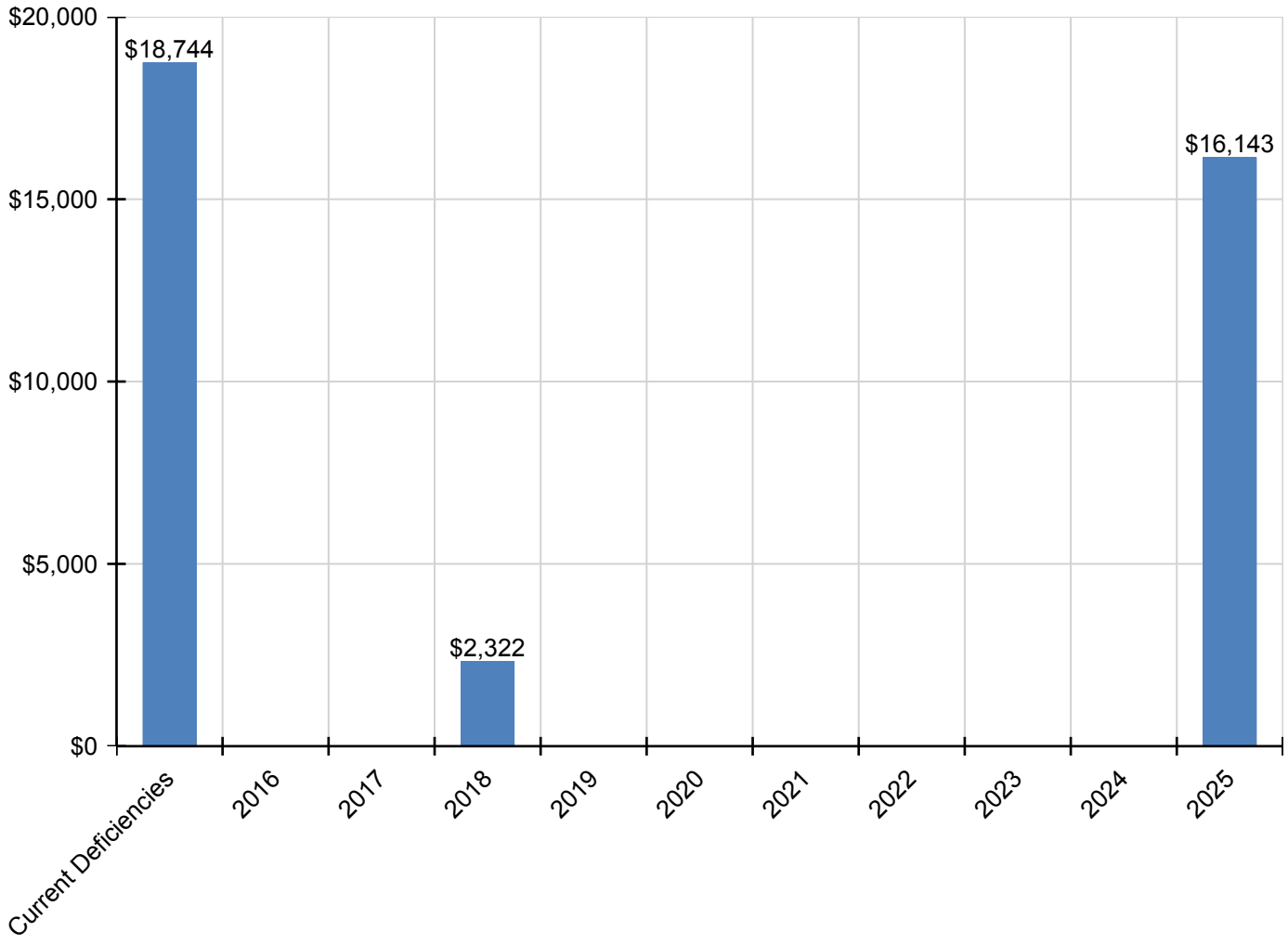
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$18,744**	**$0**	**$0**	**$2,322**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$16,143**	**$37,209**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,393	**$5,393**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$2,322	$0	$0	$0	$0	$0	$0	$0	**$2,322**
C3020 - Floor Finishes - Epoxy	$8,686	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,686**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,750	**$10,750**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$10,058	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,058**
D2030 - Sanitary Waste	$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*

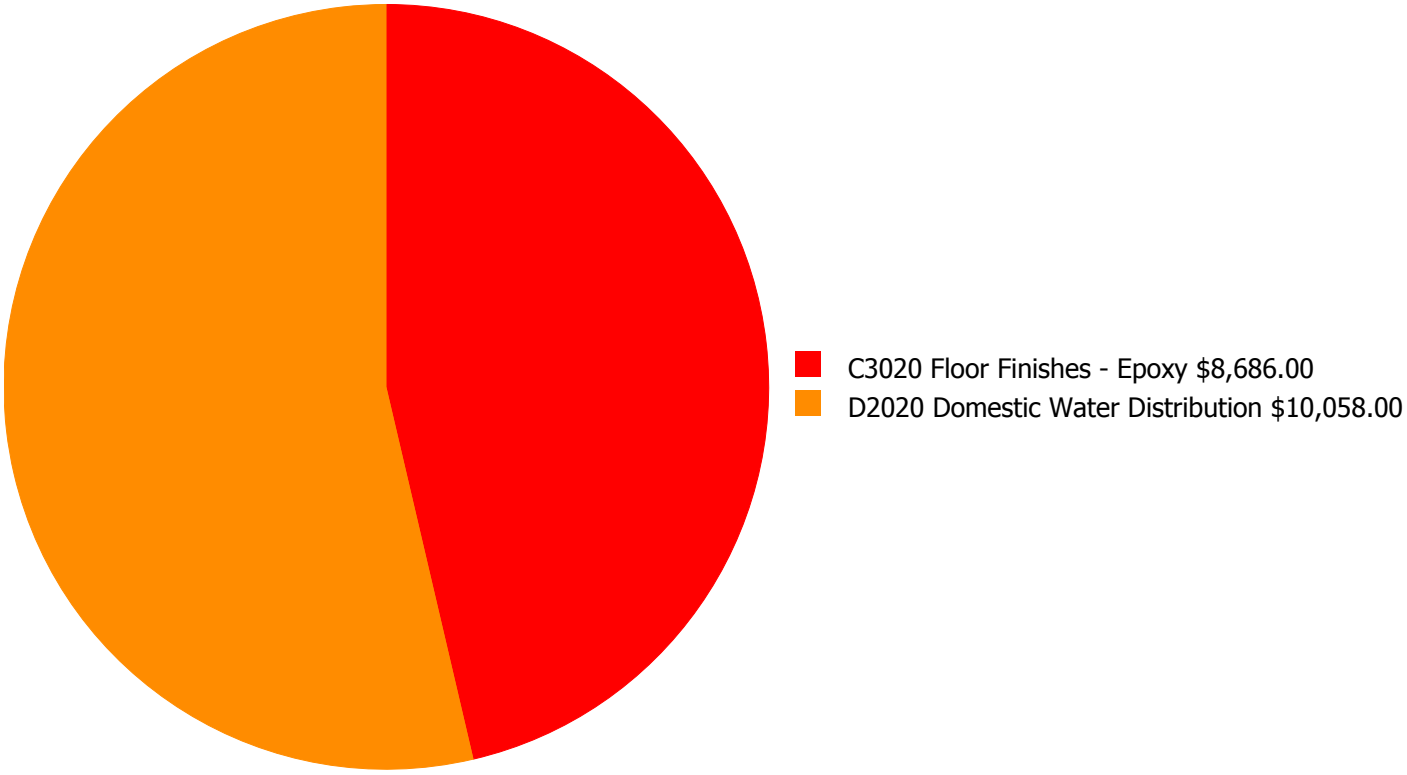
Forecasted Capital Renewal Requirement

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

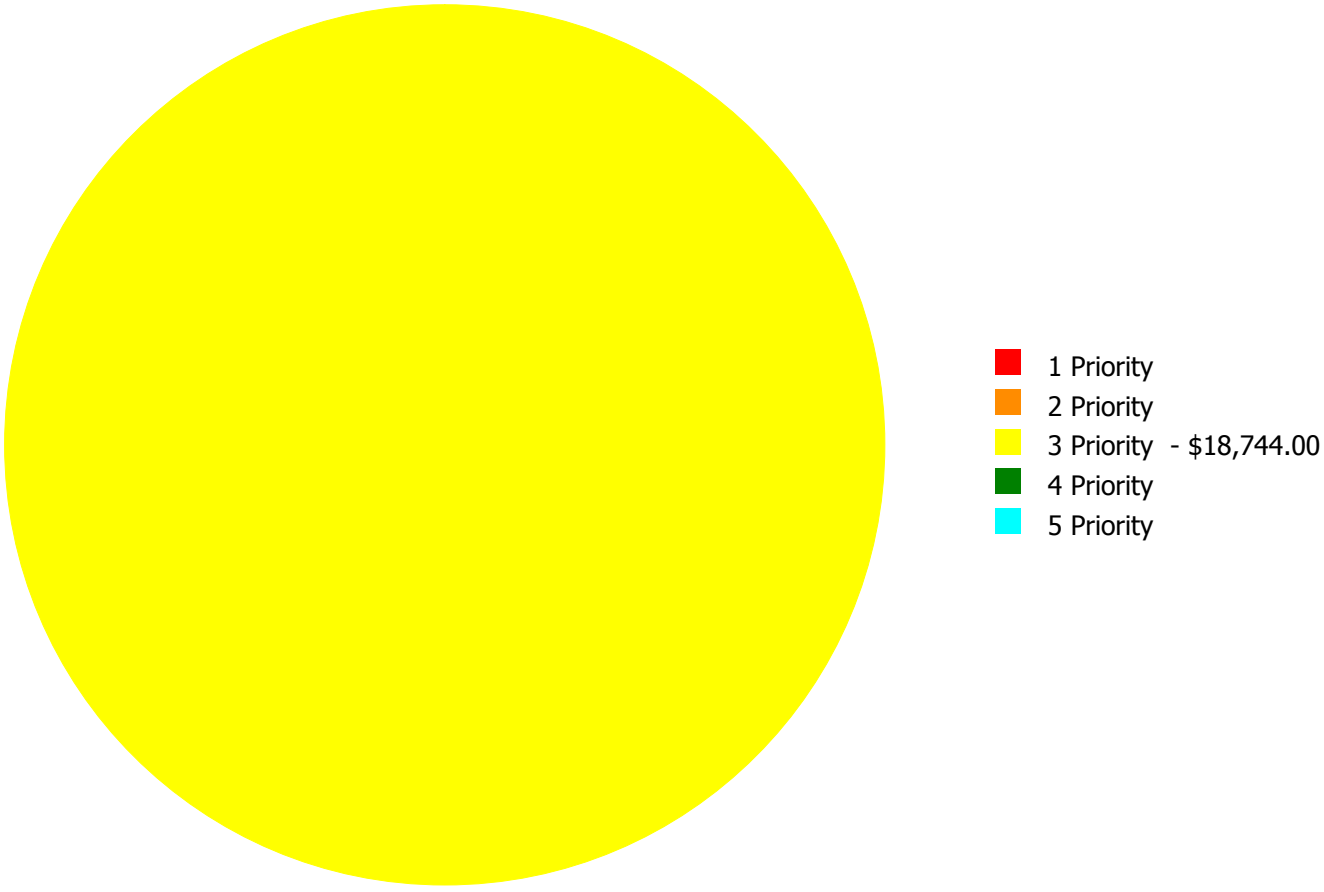
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $18,744.00

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: $18,744.00

Deficiency By Priority Investment Table

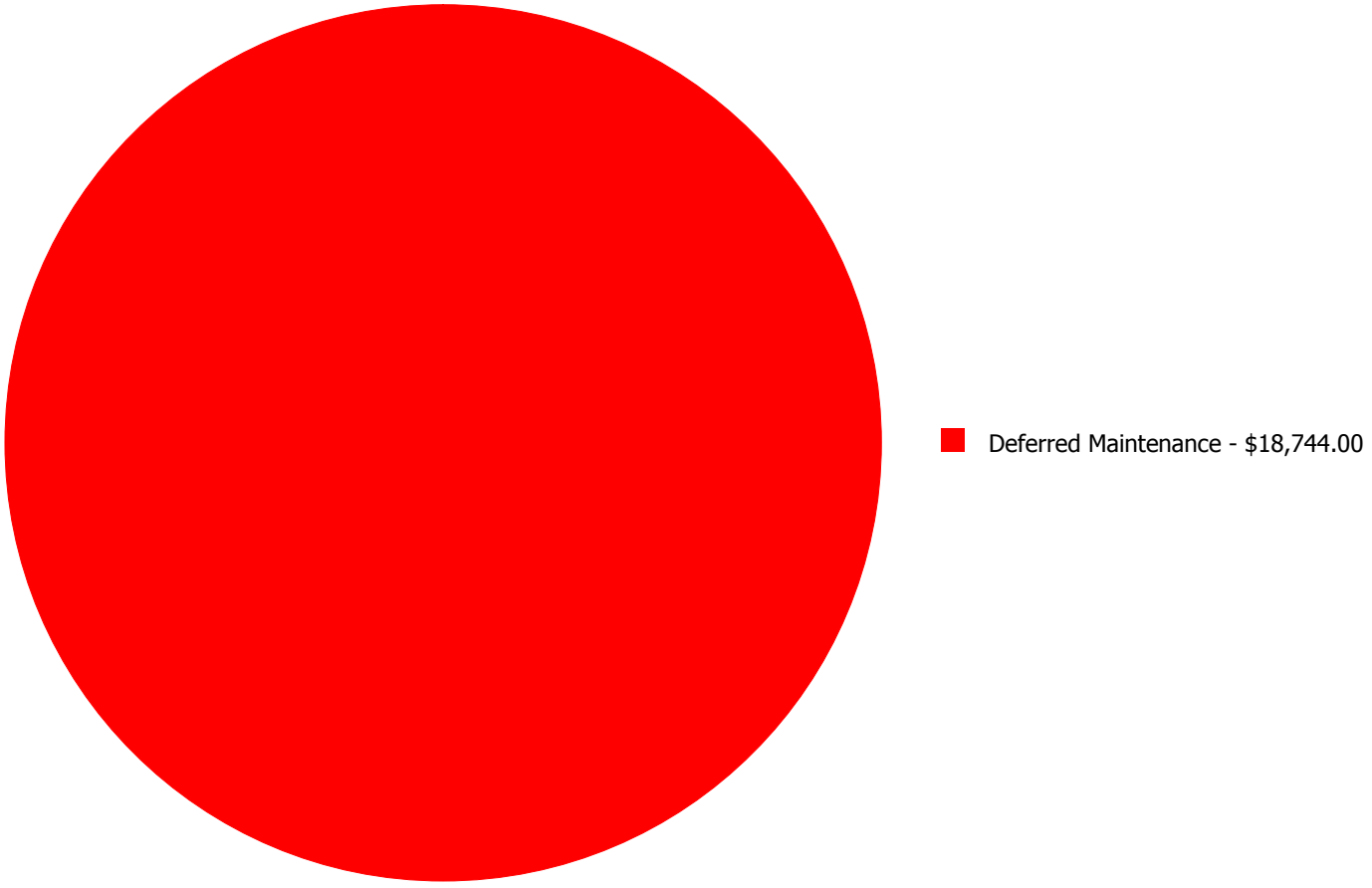
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C3020	Floor Finishes - Epoxy	$0.00	$0.00	$8,686.00	$0.00	$0.00	$8,686.00
D2020	Domestic Water Distribution	$0.00	$0.00	$10,058.00	$0.00	$0.00	$10,058.00
	Total:	$0.00	$0.00	$18,744.00	$0.00	$0.00	$18,744.00

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: $18,744.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C3020 - Floor Finishes - Epoxy

Location: Throughout Building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,200.00
Unit of Measure: S.F.
Estimate: $8,686.00
Assessor Name: Eduardo Lopez
Date Created: 06/04/2015

Notes: The epoxy floor finish is aged and worn, and should be replaced.

System: D2020 - Domestic Water Distribution

Location: Outside of Building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,200.00
Unit of Measure: S.F.
Estimate: $10,058.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The domestic water line serving the building is damaged and inoperable and should be replaced. It is possible that the line was damaged by a heavy vehicle driving over the line.

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Function:	High School
Gross Area (SF):	237,952
Year Built:	2005
Last Renovation:	
Replacement Value:	$57,428,456
Repair Cost:	$560,792.86
Total FCI:	0.98 %
Total RSLI:	60.88 %
FCA Score:	99.02

Description:

The main building at Miller Grove High School is a two-story building located at 2645 DeKalb Medical Parkway in Lithonia, Georgia. Originally built in 2005, there has been two additions in 2013 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	90.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	90.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	28.67 %	8.55 %	$560,041.45
B30 - Roofing	58.99 %	0.00 %	$0.00
C10 - Interior Construction	77.70 %	0.00 %	$0.00
C20 - Stairs	90.00 %	0.00 %	$0.00
C30 - Interior Finishes	48.97 %	0.01 %	$751.41
D10 - Conveying	66.67 %	0.00 %	$0.00
D20 - Plumbing	66.89 %	0.00 %	$0.00
D30 - HVAC	48.01 %	0.00 %	$0.00
D40 - Fire Protection	66.67 %	0.00 %	$0.00
D50 - Electrical	57.18 %	0.00 %	$0.00
E10 - Equipment	37.45 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
F10 - Special Construction	50.00 %	0.00 %	$0.00
Totals:	**60.88 %**	**0.98 %**	**$560,792.86**

Photo Album

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

1). East Elevation - Main Entrance - May 27, 2015

2). East Elevation - May 27, 2015

3). Northeast Elevation - May 27, 2015

4). North Elevation - May 27, 2015

5). Northwest Elevation - May 27, 2015

6). Northwest Elevation - May 27, 2015

7). West Elevation - May 27, 2015

8). South Elevation - May 27, 2015

9). Southeast Elevation - May 27, 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.	237,952	100	2005	2105		90.00 %	0.00 %	90			$835,212
A1020	Special Foundations	$4.36	S.F.	237,952	100	2005	2105		90.00 %	0.00 %	90			$1,037,471
A1030	Slab on Grade	$3.56	S.F.	237,952	100	2005	2105		90.00 %	0.00 %	90			$847,109
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.	237,952	100	2005	2105		90.00 %	0.00 %	90			$3,714,431
B1020	Roof Construction	$11.74	S.F.	237,952	100	2005	2105		90.00 %	0.00 %	90			$2,793,556
B2010	Exterior Walls	$15.69	S.F.	237,952	60	2005	2065	2015	0.00 %	15.00 %	0		$560,041.45	$3,733,467
B2020	Exterior Windows	$11.18	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$2,660,303
B2030	Exterior Doors	$0.66	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$157,048
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	130,300	25	2005	2030		60.00 %	0.00 %	15			$2,697,210
B3010	Roof Coverings - EPDM	$3.33	S.F.	33,300	15	2005	2020		33.33 %	0.00 %	5			$110,889
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.07	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$16,657
C1010	Partitions	$19.44	S.F.	237,952	100	2005	2105		90.00 %	0.00 %	90			$4,625,787
C1020	Interior Doors	$6.11	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$1,453,887
C1030	Fittings	$6.20	S.F.	237,952	20	2005	2025		50.00 %	0.00 %	10			$1,475,302
C2010	Stair Construction	$2.21	S.F.	237,952	100	2005	2105		90.00 %	0.00 %	90			$525,874
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.93	S.F.	237,952	10	2005	2015	2018	30.00 %	0.00 %	3			$459,247
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	25,380	8	2005	2013	2018	37.50 %	0.35 %	3		$751.41	$215,730
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	16,780	50	2005	2055		80.00 %	0.00 %	40			$243,142
C3020	Floor Finishes - Neoprene	$7.16	S.F.	6,987	15	2005	2020		33.33 %	0.00 %	5			$50,027
C3020	Floor Finishes - Terrazzo	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - VCT	$9.54	S.F.	161,010	20	2005	2025		50.00 %	0.00 %	10			$1,536,035
C3020	Floor Finishes - Wood	$14.70	S.F.	27,837	20	2005	2025		50.00 %	0.00 %	10			$409,204
C3030	Ceiling Finishes	$9.98	S.F.	237,952	20	2005	2025		50.00 %	0.00 %	10			$2,374,761
D1010	Elevators and Lifts	$0.86	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$204,639
D2010	Plumbing Fixtures	$17.66	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$4,202,232
D2020	Domestic Water Distribution	$3.81	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$906,597
D2030	Sanitary Waste	$4.80	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$1,142,170

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.	237,952	30	2005	2035		66.67 %	0.00 %	20			$218,916
D2090	Other Plumbing Systems - Acid Waste	$0.25	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$59,488
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	237,952	40	2005	2045		75.00 %	0.00 %	30			$183,223
D3020	Heat Generating Systems	$4.55	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$1,082,682
D3030	Cooling Generating Systems	$4.73	S.F.	237,952	25	2005	2030		60.00 %	0.00 %	15			$1,125,513
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$1,399,158
D3050	Terminal & Package Units	$18.52	S.F.	237,952	15	2005	2020		33.33 %	0.00 %	5			$4,406,871
D3060	Controls & Instrumentation	$3.19	S.F.	237,952	20	2005	2025		50.00 %	0.00 %	10			$759,067
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$178,464
D4010	Sprinklers	$4.13	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$982,742
D4020	Standpipes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	237,952	40	2005	2045		75.00 %	0.00 %	30			$411,657
D5020	Branch Wiring	$5.56	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$1,323,013
D5020	Lighting	$8.36	S.F.	237,952	30	2005	2035		66.67 %	0.00 %	20			$1,989,279
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	237,952	15	2005	2020		33.33 %	0.00 %	5			$183,223
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	237,952	15	2005	2020		33.33 %	0.00 %	5			$1,146,929
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	237,952	15	2005	2020		33.33 %	0.00 %	5			$276,024
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	237,952	20	2005	2025		50.00 %	0.00 %	10			$61,868
E1010	Commercial Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	237,952	20	2005	2025		50.00 %	0.00 %	10			$180,844
E1090	Other Equipment (Kitchen Equipment)	$2.32	S.F.	237,952	15	2005	2020		33.33 %	0.00 %	5			$552,049
E2010	Fixed Furnishings	$9.18	S.F.	237,952	20	2005	2025		50.00 %	0.00 %	10			$2,184,399
F1010	Special Structures - Canopies	$1.24	S.F.	237,952	20	2005	2025		50.00 %	0.00 %	10			$295,060
								Total	**60.88 %**	**0.98 %**			**$560,792.86**	**$57,428,456**

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:	**$560,793**	**$0**	**$0**	**$811,322**	**$0**	**$8,513,024**	**$0**	**$0**	**$0**	**$0**	**$13,713,585**	**$23,598,724**
*** 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**	$560,041	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$560,041**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$141,406	$0	$0	$0	$0	$0	**$141,406**
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**

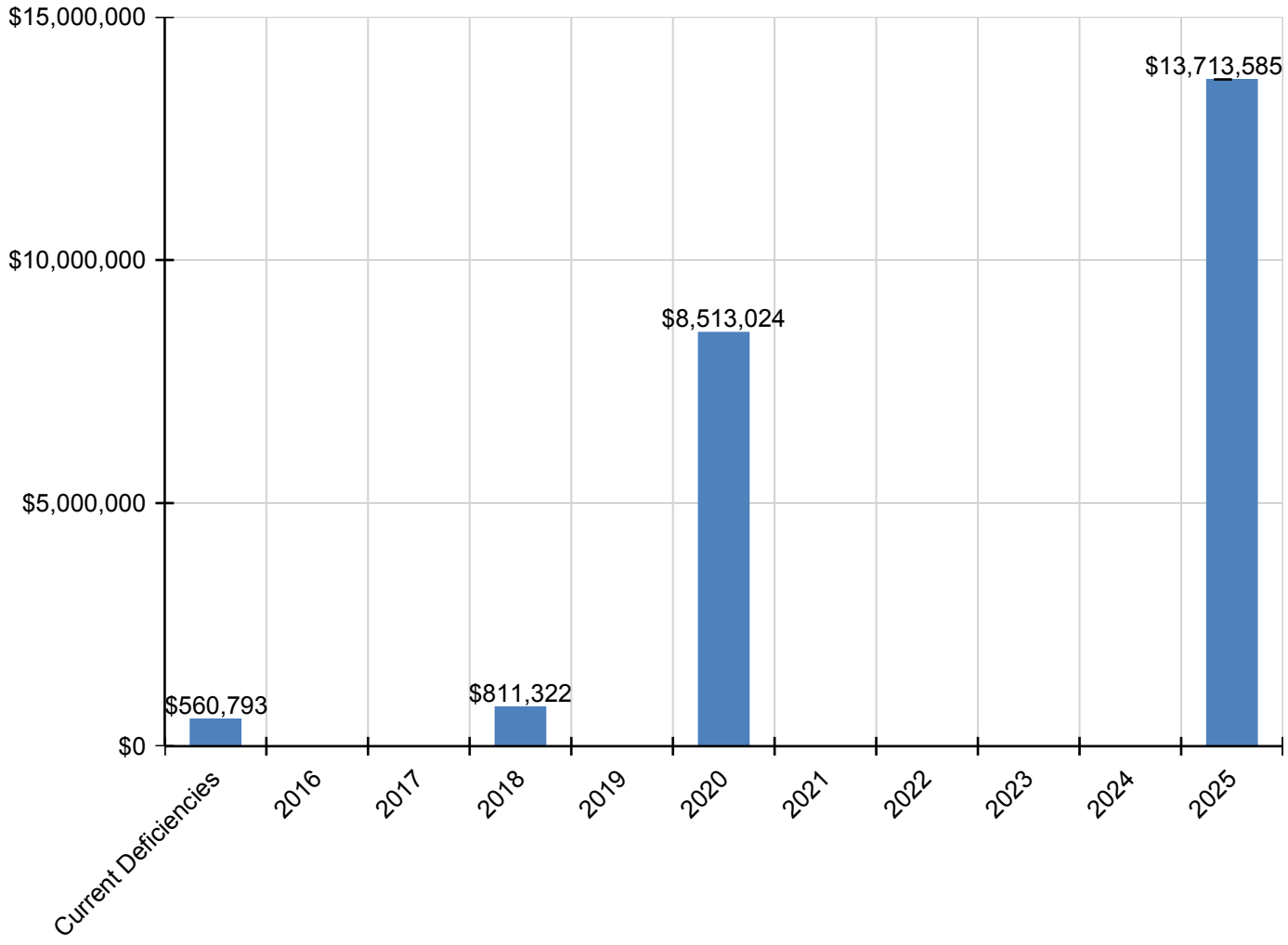
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,180,952	**$2,180,952**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$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	$552,015	$0	$0	$0	$0	$0	$0	$0	**$552,015**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$751	$0	$0	$259,307	$0	$0	$0	$0	$0	$0	$0	**$260,059**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Neoprene	$0	$0	$0	$0	$0	$63,795	$0	$0	$0	$0	$0	**$63,795**
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	$2,270,734	**$2,270,734**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$604,929	**$604,929**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,510,628	**$3,510,628**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - 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	$0	$0	$0	$0	$0	$5,619,648	$0	$0	$0	$0	$0	**$5,619,648**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,122,135	**$1,122,135**

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	$0	$0	$0	$0	$0	$233,646	$0	$0	$0	$0	$0	**$233,646**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$1,462,566	$0	$0	$0	$0	$0	**$1,462,566**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$351,987	$0	$0	$0	$0	$0	**$351,987**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$91,459	**$91,459**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$267,343	**$267,343**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$639,976	$0	$0	$0	$0	$0	**$639,976**
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	$3,229,215	**$3,229,215**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$436,191	**$436,191**

** Indicates non-renewable system*

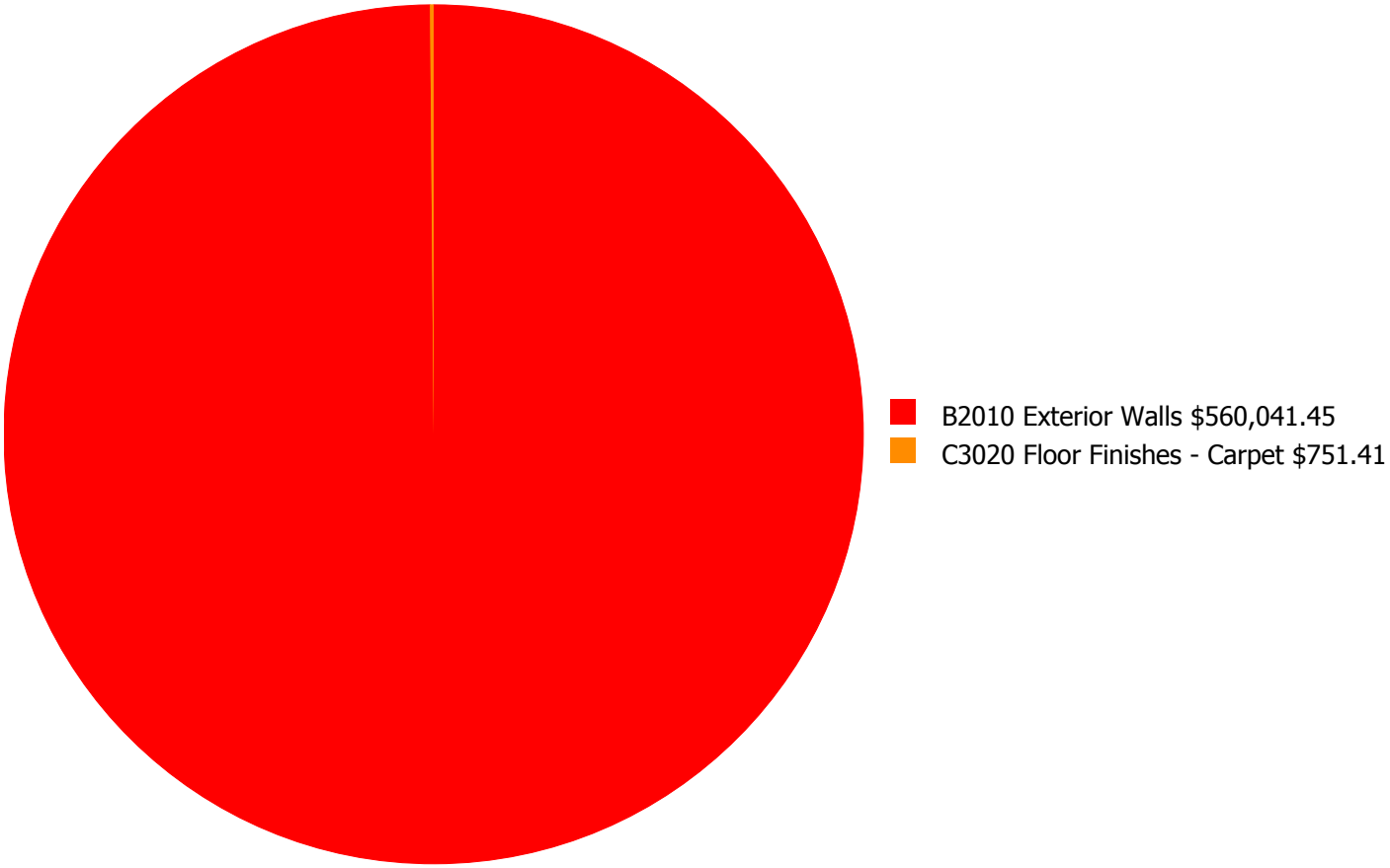
Forecasted Capital Renewal Requirement

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: $560,792.86

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: $560,792.86

Deficiency By Priority Investment Table

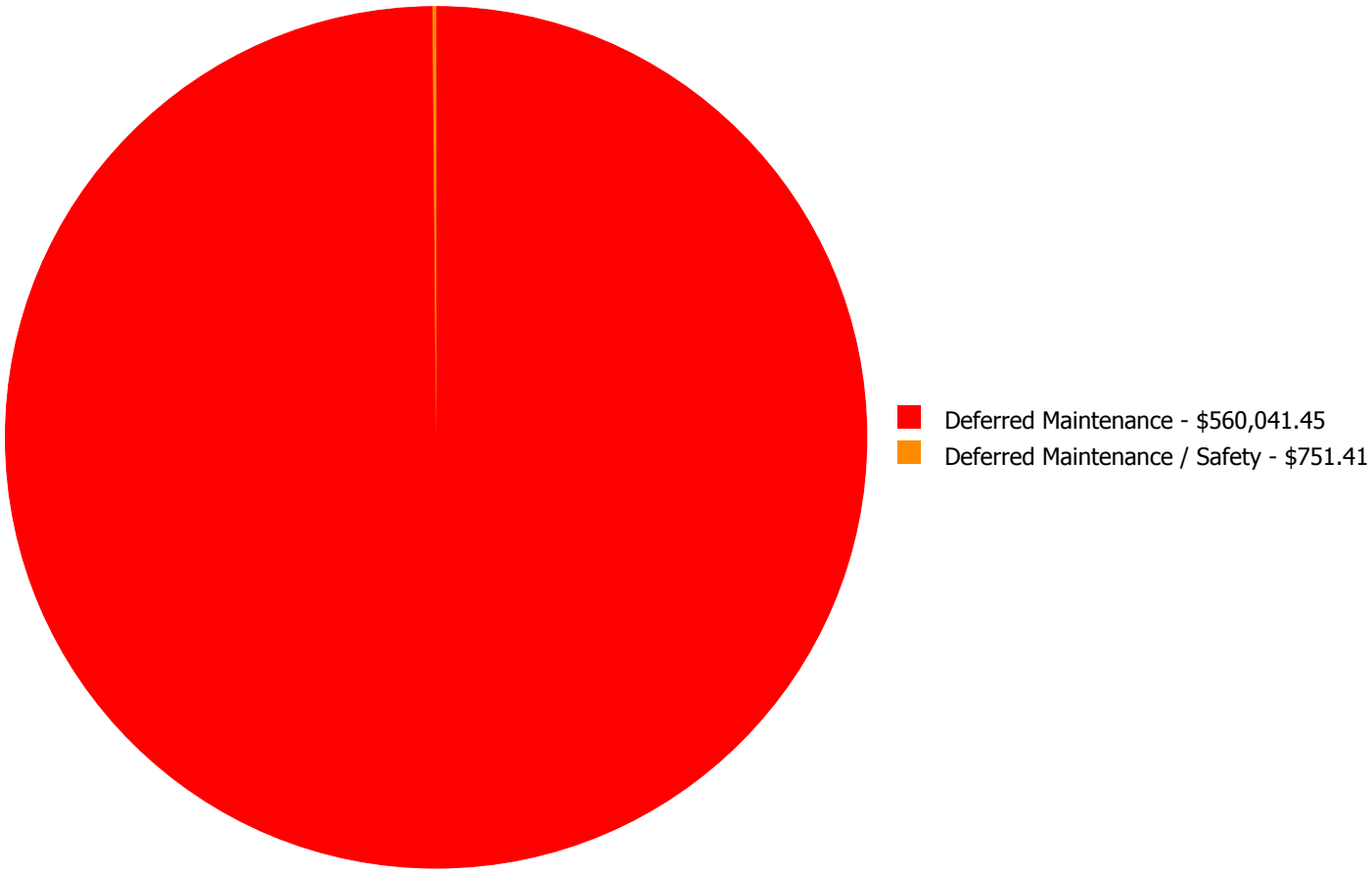
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$560,041.45	$0.00	$0.00	$560,041.45
C3020	Floor Finishes - Carpet	$751.41	$0.00	$0.00	$0.00	$0.00	$751.41
	Total:	$751.41	$0.00	$560,041.45	$0.00	$0.00	$560,792.86

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: $560,792.86

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 - Carpet

Location: Elevators
Distress: Damaged
Category: Deferred Maintenance / Safety
Priority: 1 Priority
Correction: Replace carpet
Qty: 10.00
Unit of Measure: S.Y.
Estimate: $751.41
Assessor Name: Eduardo Lopez
Date Created: 06/26/2015

Notes: The carpet floor finish in the elevators is damaged and a potential tripping hazard, and should be replaced.

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Replace exterior walls, 15% (13.83/sf)

Qty: 237,952.00

Unit of Measure: S.F.

Estimate: $560,041.45

Assessor Name: Eduardo Lopez

Date Created: 06/04/2015

Notes: The entire stucco finish, including the entrance structural element, is an unsuitable design or poor construction, with many noticeable cracks due to defective or sub-standard material or fabrication. The finish including the decorative structure should be removed/replaced as required.

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):	12,912
Year Built:	2013
Last Renovation:	
Replacement Value:	$2,744,592
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	92.85 %
FCA Score:	100.00

Description:

The 2013 classroom addition at Miller Grove High School is a two-story building located at 2645 DeKalb Medical Parkway in Lithonia, Georgia. There have been 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:	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	98.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	98.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	95.23 %	0.00 %	$0.00
B30 - Roofing	92.00 %	0.00 %	$0.00
C10 - Interior Construction	95.54 %	0.00 %	$0.00
C20 - Stairs	98.00 %	0.00 %	$0.00
C30 - Interior Finishes	88.98 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	91.23 %	0.00 %	$0.00
D30 - HVAC	89.16 %	0.00 %	$0.00
D40 - Fire Protection	93.33 %	0.00 %	$0.00
D50 - Electrical	91.45 %	0.00 %	$0.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	90.00 %	0.00 %	$0.00
F10 - Special Construction	90.00 %	0.00 %	$0.00
Totals:	**92.85 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - May 27, 2015

2). East Elevation - May 27, 2015

3). West Elevation - May 27, 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.	12,912	100	2013	2113		98.00 %	0.00 %	98			$40,802
A1020	Special Foundations	$3.97	S.F.	12,912	100	2013	2113		98.00 %	0.00 %	98			$51,261
A1030	Slab on Grade	$3.23	S.F.	12,912	100	2013	2113		98.00 %	0.00 %	98			$41,706
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.	12,912	100	2013	2113		98.00 %	0.00 %	98			$176,378
B1020	Roof Construction	$10.32	S.F.	12,912	100	2013	2113		98.00 %	0.00 %	98			$133,252
B2010	Exterior Walls	$13.15	S.F.	12,912	60	2013	2073		96.67 %	0.00 %	58			$169,793
B2020	Exterior Windows	$9.38	S.F.	12,912	30	2013	2043		93.33 %	0.00 %	28			$121,115
B2030	Exterior Doors	$0.55	S.F.	12,912	30	2013	2043		93.33 %	0.00 %	28			$7,102
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	6,457	25	2013	2038		92.00 %	0.00 %	23			$133,660
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.	12,912	100	2013	2113		98.00 %	0.00 %	98			$218,988
C1020	Interior Doors	$5.34	S.F.	12,912	30	2013	2043		93.33 %	0.00 %	28			$68,950
C1030	Fittings	$5.40	S.F.	12,912	20	2013	2033		90.00 %	0.00 %	18			$69,725
C2010	Stair Construction	$1.93	S.F.	12,912	100	2013	2113		98.00 %	0.00 %	98			$24,920
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.70	S.F.	12,912	10	2013	2023		80.00 %	0.00 %	8			$21,950
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$7.40	S.F.	330	8	2013	2021		75.00 %	0.00 %	6			$2,442
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.65	S.F.	540	50	2013	2063		96.00 %	0.00 %	48			$6,831
C3020	Floor Finishes - Rubber	$14.70	S.F.	230	10	2013	2023		80.00 %	0.00 %	8			$3,381
C3020	Floor Finishes - Terrazzo	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - VCT	$8.28	S.F.	11,664	20	2013	2033		90.00 %	0.00 %	18			$96,578
C3030	Ceiling Finishes	$8.72	S.F.	12,912	20	2013	2033		90.00 %	0.00 %	18			$112,593
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$15.77	S.F.	12,912	20	2013	2033		90.00 %	0.00 %	18			$203,622
D2020	Domestic Water Distribution	$3.41	S.F.	12,912	30	2013	2043		93.33 %	0.00 %	28			$44,030
D2030	Sanitary Waste	$4.28	S.F.	12,912	30	2013	2043		93.33 %	0.00 %	28			$55,263
D2040	Rain Water Drainage	$0.84	S.F.	12,912	30	2013	2043		93.33 %	0.00 %	28			$10,846

School Assessment Report - 2013 Classroom Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.69	S.F.	12,912	30	2013	2043		93.33 %	0.00 %	28			$8,909
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	$12.25	S.F.	12,912	30	2013	2043		93.33 %	0.00 %	28			$158,172
D3050	Terminal & Package Units	$21.43	S.F.	12,912	15	2013	2028		86.67 %	0.00 %	13			$276,704
D3060	Controls & Instrumentation	$2.84	S.F.	12,912	20	2013	2033		90.00 %	0.00 %	18			$36,670
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4010	Sprinklers	$3.70	S.F.	12,912	30	2013	2043		93.33 %	0.00 %	28			$47,774
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.49	S.F.	12,912	40	2013	2053		95.00 %	0.00 %	38			$19,239
D5020	Branch Wiring	$4.83	S.F.	12,912	30	2013	2043		93.33 %	0.00 %	28			$62,365
D5020	Lighting	$7.27	S.F.	12,912	30	2013	2043		93.33 %	0.00 %	28			$93,870
D5030	Communications and Security - Fire Alarm	$0.66	S.F.	12,912	15	2013	2028		86.67 %	0.00 %	13			$8,522
D5030	Communications and Security - PA & Clock Systems	$4.18	S.F.	12,912	15	2013	2028		86.67 %	0.00 %	13			$53,972
D5030	Communications and Security - Security & CCTV	$1.01	S.F.	12,912	15	2013	2028		86.67 %	0.00 %	13			$13,041
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.		0				0.00 %	0.00 %				$0
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.	12,912	20	2013	2033		90.00 %	0.00 %	18			$116,337
F1010	Special Structures - Canopies	$2.62	S.F.	12,912	20	2013	2033		90.00 %	0.00 %	18			$33,829
								Total	**92.85 %**					**$2,744,592**

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:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,207**	**$0**	**$34,869**	**$0**	**$0**	**$38,076**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

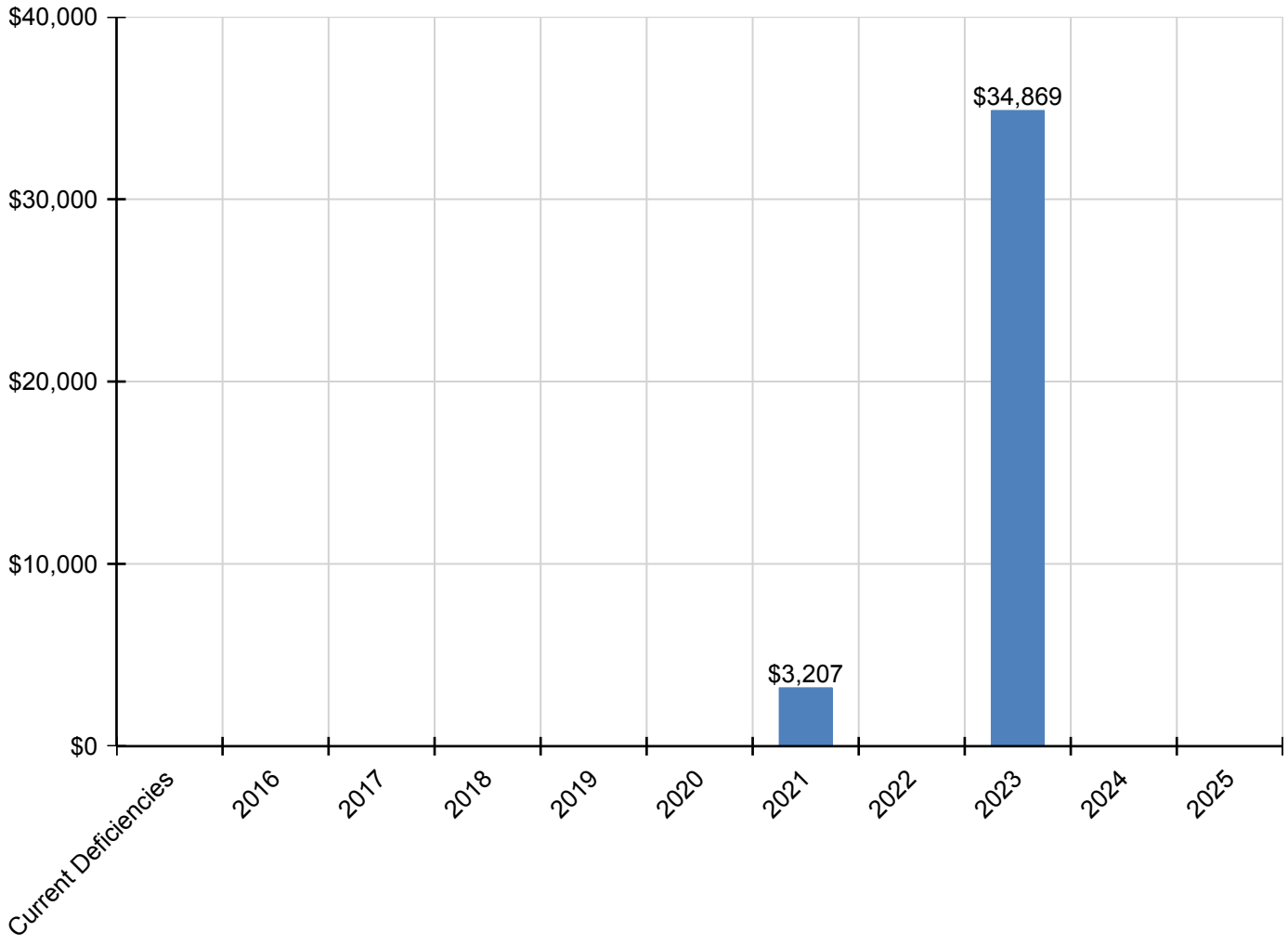
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$30,586	$0	$0	**$30,586**
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	$3,207	$0	$0	$0	$0	**$3,207**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Rubber	$0	$0	$0	$0	$0	$0	$0	$0	$4,283	$0	$0	**$4,283**
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**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

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:

No data found for this asset

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.

No data found for this asset

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:

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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):	2,117
Year Built:	2013
Last Renovation:	
Replacement Value:	$381,099
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	92.69 %
FCA Score:	100.00

Description:

The 2013 drama addition at Miller Grove High School is a one-story building located at 2645 DeKalb Medical Parkway in Lithonia, Georgia. There have been no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	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	98.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	98.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	95.23 %	0.00 %	$0.00
B30 - Roofing	92.00 %	0.00 %	$0.00
C10 - Interior Construction	95.54 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	89.23 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	94.09 %	0.00 %	$0.00
D30 - HVAC	89.16 %	0.00 %	$0.00
D40 - Fire Protection	93.33 %	0.00 %	$0.00
D50 - Electrical	91.45 %	0.00 %	$0.00
E10 - Equipment	90.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	0.00 %	$0.00
F10 - Special Construction	90.00 %	0.00 %	$0.00
Totals:	**92.69 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Southwest Elevation - May 27, 2015

2). South Elevation - May 27, 2015

3). Southest Elevation - May 27, 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.	2,117	100	2013	2113		98.00 %	0.00 %	98			$6,690
A1020	Special Foundations	$3.97	S.F.	2,117	100	2013	2113		98.00 %	0.00 %	98			$8,404
A1030	Slab on Grade	$3.23	S.F.	2,117	100	2013	2113		98.00 %	0.00 %	98			$6,838
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	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$10.32	S.F.	2,117	100	2013	2113		98.00 %	0.00 %	98			$21,847
B2010	Exterior Walls	$13.15	S.F.	2,117	60	2013	2073		96.67 %	0.00 %	58			$27,839
B2020	Exterior Windows	$9.38	S.F.	2,117	30	2013	2043		93.33 %	0.00 %	28			$19,857
B2030	Exterior Doors	$0.55	S.F.	2,117	30	2013	2043		93.33 %	0.00 %	28			$1,164
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	2,117	25	2013	2038		92.00 %	0.00 %	23			$43,822
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.	2,177	100	2013	2113		98.00 %	0.00 %	98			$36,922
C1020	Interior Doors	$5.34	S.F.	2,177	30	2013	2043		93.33 %	0.00 %	28			$11,625
C1030	Fittings	$5.40	S.F.	2,177	20	2013	2033		90.00 %	0.00 %	18			$11,756
C2010	Stair Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.70	S.F.	1,709	10	2013	2023		80.00 %	0.00 %	8			$2,905
C3010	Wall Finishes - Wall Coverings	$1.85	S.F.	408	10	2013	2023		80.00 %	0.00 %	8			$755
C3020	Floor Finishes - Carpet	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Terrazzo	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - VCT	$8.28	S.F.	352	20	2013	2033		90.00 %	0.00 %	18			$2,915
C3020	Floor Finishes - Wood	$12.82	S.F.	1,765	20	2013	2033		90.00 %	0.00 %	18			$22,627
C3030	Ceiling Finishes	$8.72	S.F.	2,117	20	2013	2033		90.00 %	0.00 %	18			$18,460
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2020	Domestic Water Distribution	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2030	Sanitary Waste	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.84	S.F.	2,117	30	2013	2043		93.33 %	0.00 %	28			$1,778

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.69	S.F.	2,117	40	2013	2053		95.00 %	0.00 %	38			$1,461
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	$12.25	S.F.	2,117	30	2013	2043		93.33 %	0.00 %	28			$25,933
D3050	Terminal & Package Units	$21.43	S.F.	2,117	15	2013	2028		86.67 %	0.00 %	13			$45,367
D3060	Controls & Instrumentation	$2.84	S.F.	2,117	20	2013	2033		90.00 %	0.00 %	18			$6,012
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4010	Sprinklers	$3.70	S.F.	2,117	30	2013	2043		93.33 %	0.00 %	28			$7,833
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.49	S.F.	2,117	40	2013	2053		95.00 %	0.00 %	38			$3,154
D5020	Branch Wiring	$4.83	S.F.	2,117	30	2013	2043		93.33 %	0.00 %	28			$10,225
D5020	Lighting	$7.27	S.F.	2,117	30	2013	2043		93.33 %	0.00 %	28			$15,391
D5030	Communications and Security - Fire Alarm	$0.66	S.F.	2,117	15	2013	2028		86.67 %	0.00 %	13			$1,397
D5030	Communications and Security - PA & Clock Systems	$4.18	S.F.	2,117	15	2013	2028		86.67 %	0.00 %	13			$8,849
D5030	Communications and Security - Security & CCTV	$1.01	S.F.	2,117	15	2013	2028		86.67 %	0.00 %	13			$2,138
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.75	S.F.	2,117	20	2013	2033		90.00 %	0.00 %	18			$1,588
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	$0.00	S.F.		0				0.00 %	0.00 %				$0
F1010	Special Structures - Canopies	$2.62	S.F.	2,117	20	2013	2033		90.00 %	0.00 %	18			$5,547
								Total	**92.69 %**					**$381,099**

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:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,100**	**$0**	**$0**	**$5,100**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

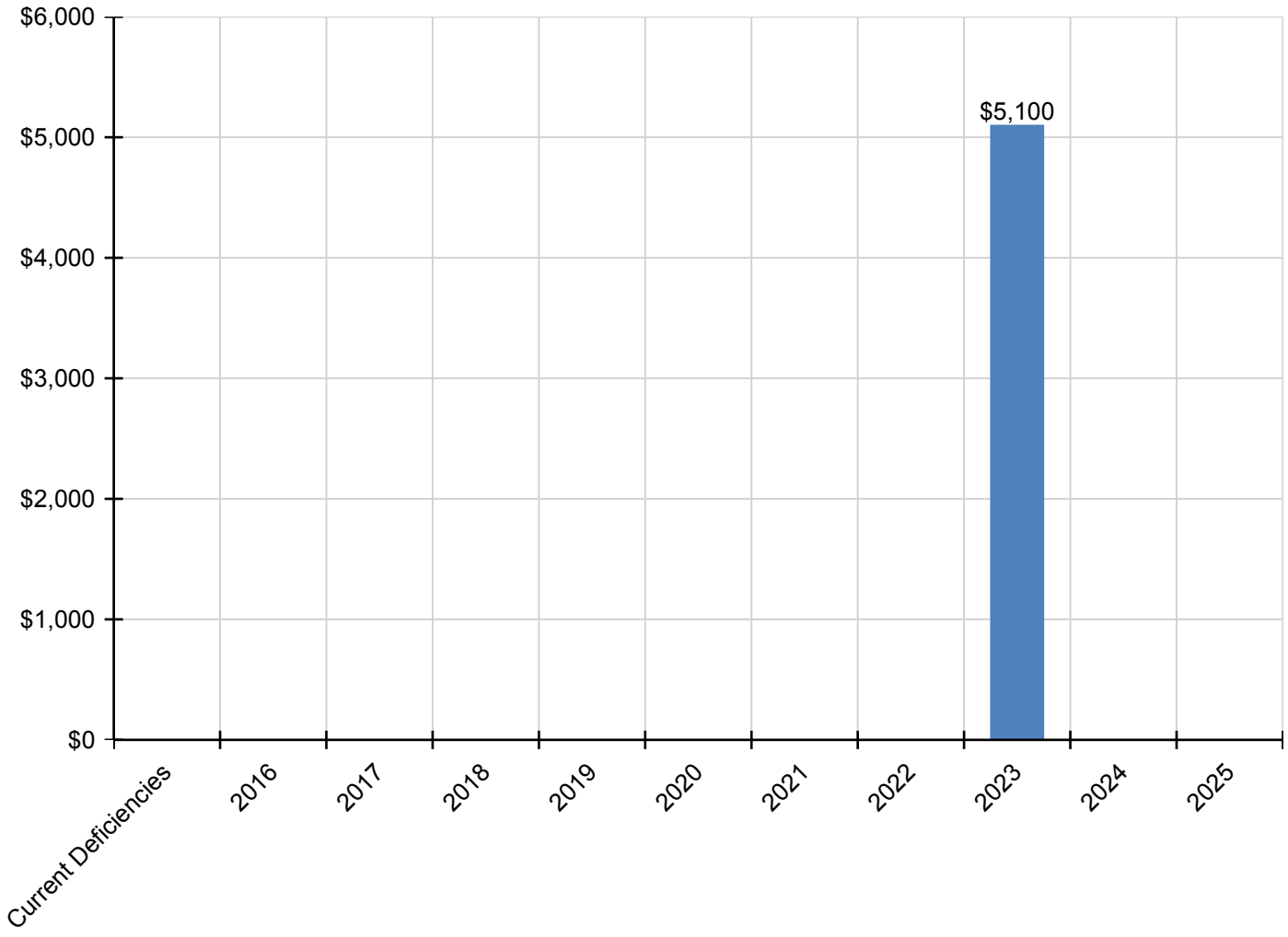
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$4,049	$0	$0	**$4,049**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$1,051	$0	$0	**$1,051**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

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:

No data found for this asset

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.

No data found for this asset

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:

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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):	254,181
Year Built:	2005
Last Renovation:	
Replacement Value:	$8,359,742
Repair Cost:	$1,026,035.36
Total FCI:	12.27 %
Total RSLI:	48.05 %
FCA Score:	87.73

Description:

The Miller Grove High School site was originally constructed in 2005, has a total area of 46.2 acres, and is occupied by approximately 254,181 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:	
Site Code:	1840

Condition Summary

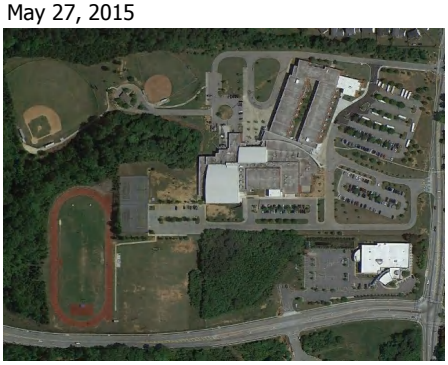
The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	35.34 %	15.07 %	$838,703.96
G30 - Site Mechanical Utilities	79.47 %	0.00 %	$0.00
G40 - Site Electrical Utilities	61.27 %	20.03 %	$187,331.40
Totals:	**48.05 %**	**12.27 %**	**$1,026,035.36**

Photo Album

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

1). Aerial Image of Miller Grove High School - May 27, 2015



2). Baseball Field - May 27, 2015

3). Softball Field - May 27, 2015

4). Tennis Courts - May 27, 2015

5). Soccer Field - May 27, 2015

6). Track - May 27, 2015

7). Football Field - May 27, 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.	210,473	25	2005	2030		60.00 %	0.00 %	15			$1,088,145
G2020	Parking Lots	$4.56	S.F.	71,846	25	2005	2030		60.00 %	16.50 %	15		$54,069.32	$327,618
G2030	Pedestrian Paving	$1.50	S.F.	254,181	30	2005	2035		66.67 %	0.00 %	20			$381,272
G2040	Baseball Field	$8.35	S.F.	101,966	20				0.00 %	0.00 %				$851,416
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.		0				0.00 %	0.00 %				$0
G2040	Fencing & Guardrails	$0.91	S.F.	254,181	30	2005	2035		66.67 %	0.00 %	20			$231,305
G2040	Football Field	$5.85	S.F.	94,795	20				0.00 %	0.00 %				$554,551
G2040	Hard Surface Play Area	$6.26	S.F.		0				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	142,964	20	2005	2025		50.00 %	0.00 %	10			$560,419
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.	36,746	20	2005	2025		50.00 %	0.00 %	10			$325,570
G2040	Tennis Courts	$18.47	S.F.	28,841	20	2005	2025		50.00 %	0.00 %	10			$532,693
G2040	Track	$7.04	S.F.	48,969	10	2005	2015		0.00 %	110.00 %	0		$379,215.94	$344,742
G2050	Landscaping	$1.45	S.F.	254,181	15	2005	2020	2015	0.00 %	110.00 %	0		$405,418.70	$368,562
G3010	Water Supply	$1.83	S.F.	254,181	50	2005	2055		80.00 %	0.00 %	40			$465,151
G3020	Sanitary Sewer	$1.15	S.F.	254,181	50	2005	2055		80.00 %	0.00 %	40			$292,308
G3030	Storm Sewer	$3.55	S.F.	254,181	50	2005	2055		80.00 %	0.00 %	40			$902,343
G3060	Fuel Distribution	$0.78	S.F.	254,181	40	2005	2045		75.00 %	0.00 %	30			$198,261
G4010	Electrical Distribution	$1.86	S.F.	254,181	50	2005	2055		80.00 %	0.00 %	40			$472,777
G4020	Site Lighting	$1.15	S.F.	254,181	30	2005	2035		66.67 %	0.00 %	20			$292,308
G4030	Site Communications & Security	$0.67	S.F.	254,181	10	2005	2015		0.00 %	110.00 %	0		$187,331.40	$170,301
								Total	**48.05 %**	**12.27 %**			**$1,026,035.36**	**$8,359,742**

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.

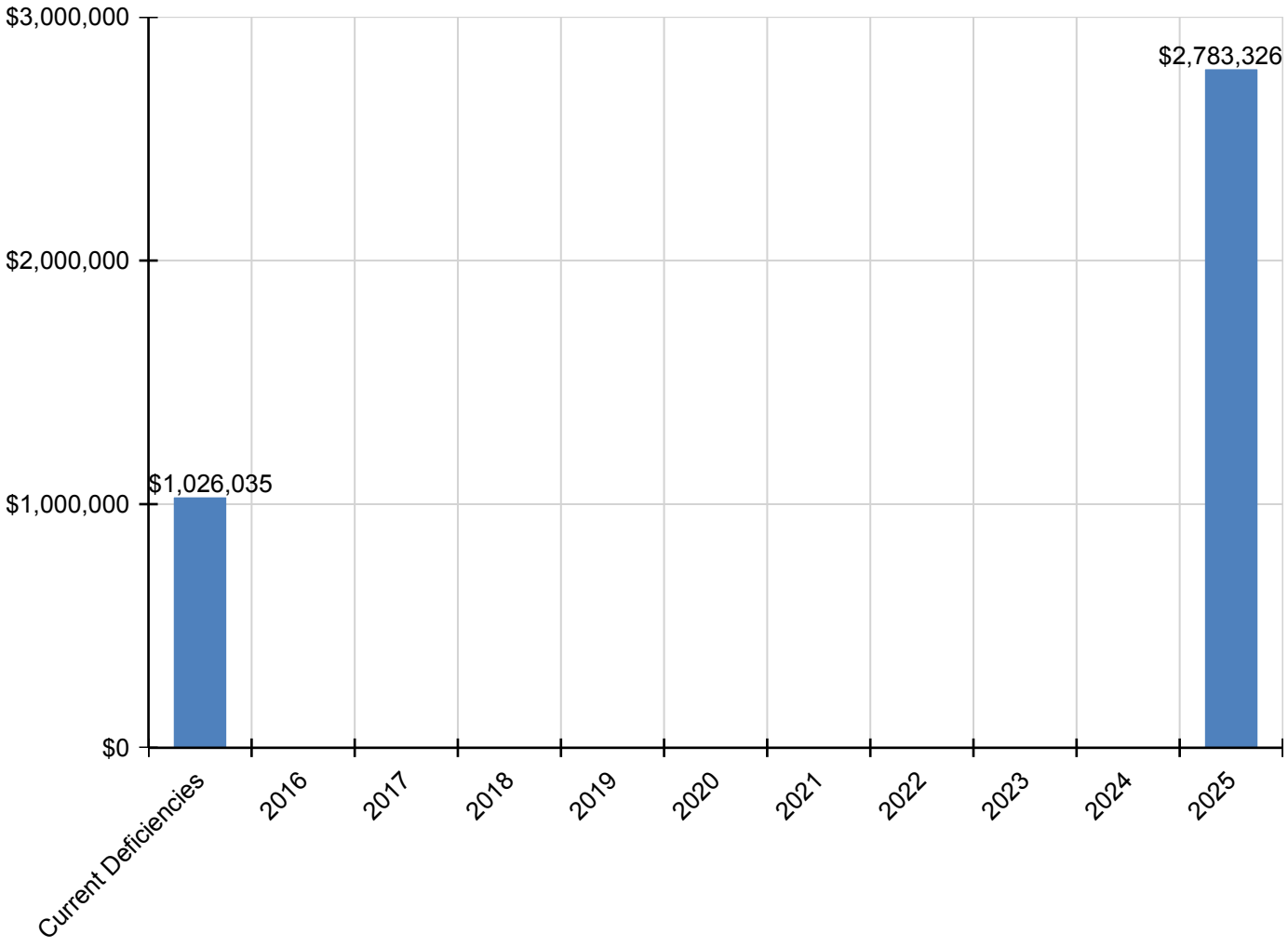
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,026,035**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,783,326**	**$3,809,361**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$54,069	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,069**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$753,156	**$753,156**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$481,293	**$481,293**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$787,485	**$787,485**
G2040 - Track	$379,216	$0	$0	$0	$0	$0	$0	$0	$0	$0	$509,635	**$888,851**
G2050 - Landscaping	$405,419	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$405,419**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$187,331	$0	$0	$0	$0	$0	$0	$0	$0	$0	$251,757	**$439,089**

** Indicates non-renewable system*

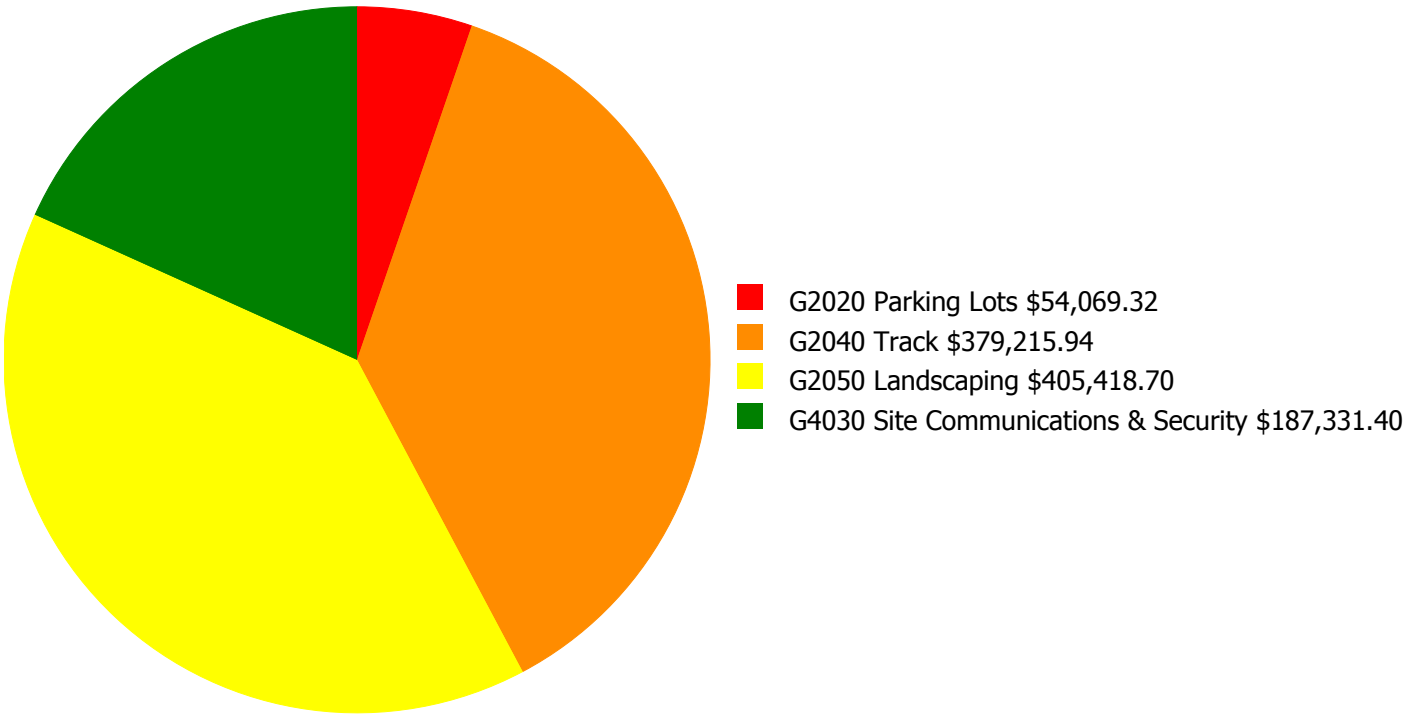
Forecasted Capital Renewal Requirement

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

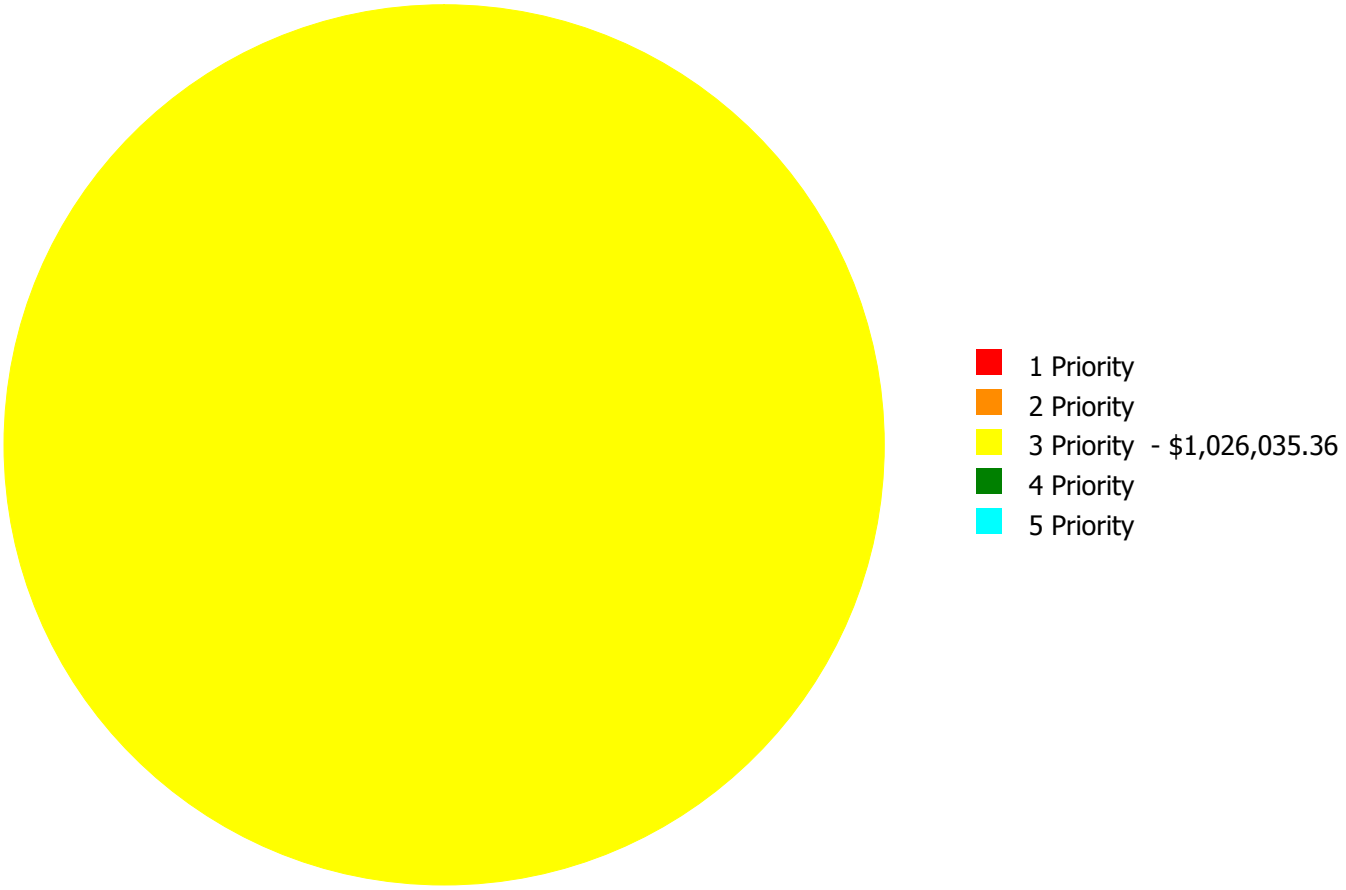
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,026,035.36

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: $1,026,035.36

Deficiency By Priority Investment Table

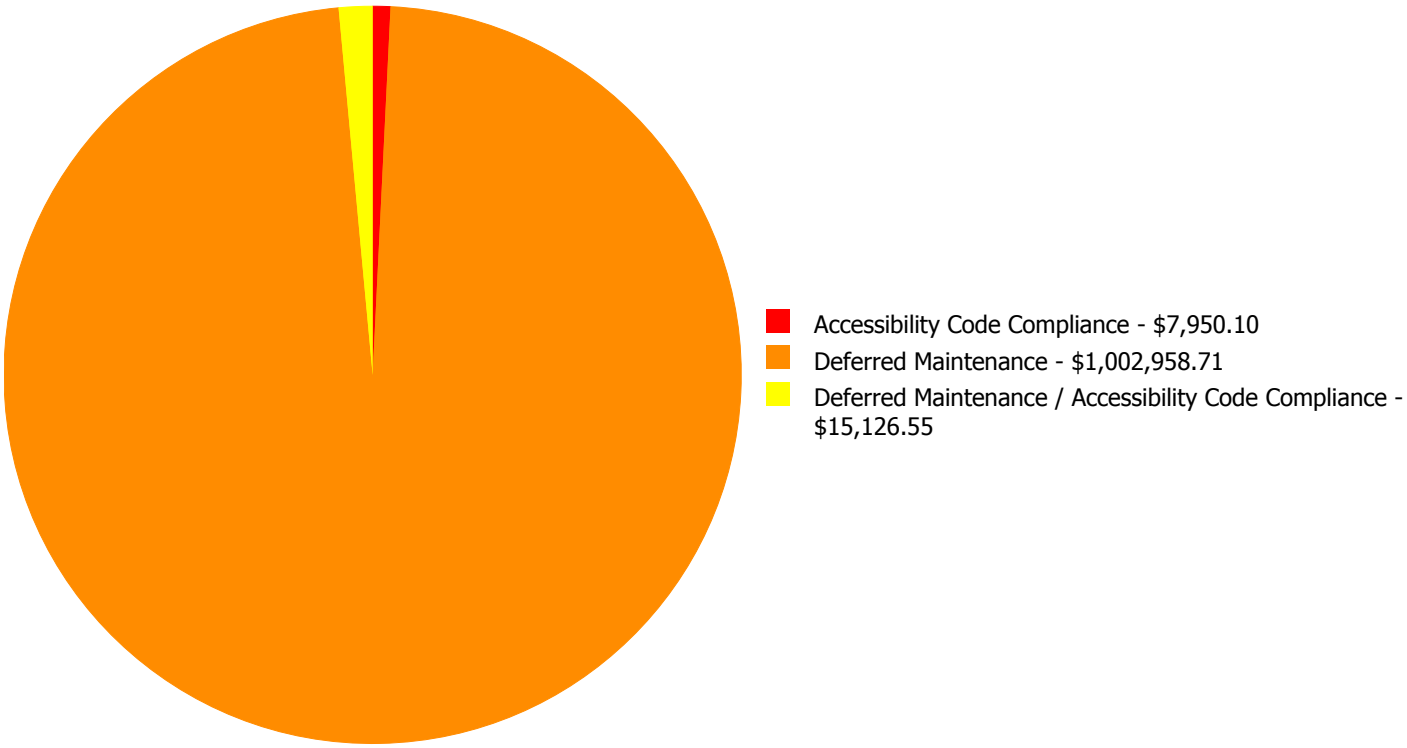
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
G2020	Parking Lots	$0.00	$0.00	$54,069.32	$0.00	$0.00	$54,069.32
G2040	Track	$0.00	$0.00	$379,215.94	$0.00	$0.00	$379,215.94
G2050	Landscaping	$0.00	$0.00	$405,418.70	$0.00	$0.00	$405,418.70
G4030	Site Communications & Security	$0.00	$0.00	$187,331.40	$0.00	$0.00	$187,331.40
	Total:	$0.00	$0.00	$1,026,035.36	$0.00	$0.00	$1,026,035.36

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: $1,026,035.36

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2020 - Parking Lots

Location: School Bus Curb Parking Area
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Parking lot repair and resurface
Qty: 6.00
Unit of Measure: M.S.F.
Estimate: $30,992.67
Assessor Name: Eduardo Lopez
Date Created: 06/05/2015

Notes: School bus curb parking is damaged, with many cracks and pot holes, and should be repaired and re-surfaced.

System: G2020 - Parking Lots

Location: Site
Distress: Inadequate
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Parking lot repair and sealcoating
Qty: 20.00
Unit of Measure: M.S.F.
Estimate: $15,126.55
Assessor Name: Eduardo Lopez
Date Created: 06/05/2015

Notes: Re-strip parking lot to include an accessible route, ramps, and access aisles per ADA standards.

System: G2020 - Parking Lots

Location: Site
Distress: Missing
Category: Accessibility Code Compliance
Priority: 3 Priority
Correction: Add handicap van parking space
Qty: 6.00
Unit of Measure: Ea.
Estimate: $7,950.10
Assessor Name: Eduardo Lopez
Date Created: 06/05/2015

Notes: Van accessible parking spaces and signage are not available and should be provided per ADA standards.

System: G2040 - Track

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 48,969.00
Unit of Measure: S.F.
Estimate: $379,215.94
Assessor Name: Eduardo Lopez
Date Created: 05/22/2015

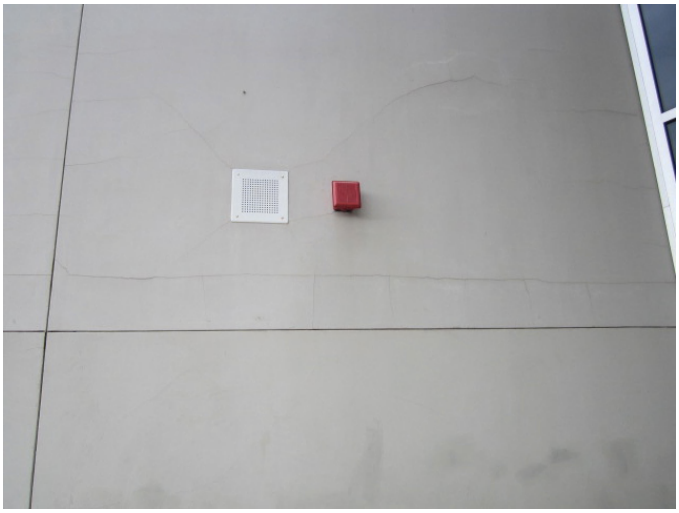
Notes: The track is nearing the end of its expected service life, worn and damaged in areas, and should be scheduled for replacement.

System: G2050 - Landscaping

Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 254,181.00
Unit of Measure: S.F.
Estimate: $405,418.70
Assessor Name: Eduardo Lopez
Date Created: 09/22/2015

Notes: Landscaping is worn and bare in areas, and should be provided to prevent erosion. Staff reports numerous broken irrigation pipes at the athletic fields that need to be replaced.

System: G4030 - Site Communications & Security



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 254,181.00
Unit of Measure: S.F.
Estimate: $187,331.40
Assessor Name: Eduardo Lopez
Date Created: 05/26/2015

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

Glossary

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

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

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

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

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