

DeKalb County School District/Elementary Schools

Stone Mill Elementary

Final

School Assessment Report

May 20, 2016



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School Executive Summary

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

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

Gross Area (SF):	71,721
Year Built:	1975
Last Renovation:	2015
Replacement Value:	\$16,032,482
Repair Cost:	\$4,149,606.64
Total FCI:	25.88 %
Total RSLI:	50.15 %
FCA Score:	74.12



Description:

The Stone Mill Elementary School campus consists of two buildings located at 4900 Sheila Lane in Stone Mountain, Georgia. The original campus was constructed in 1975, additions to the main school building were constructed in 1994 and 2005, and a gymnasium building was constructed in 2005. In addition to the buildings, the campus contains a hard surface play area and a playing field. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 3	Board District:	District 6
DOE Facility:	575	Geographic Region:	Region 3
HS Attendance Area:	Stone Mountain HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	17.5		

School Condition Summary

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

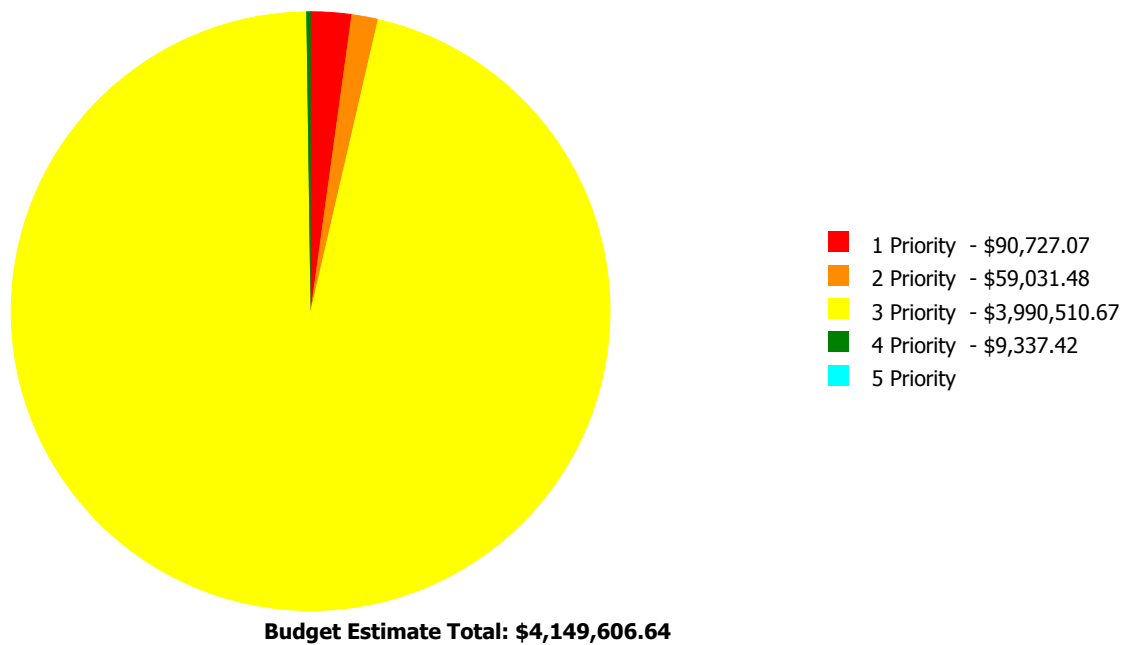
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	69.76 %	2.61 %	\$24,398.40
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	74.21 %	0.00 %	\$0.00
B20 - Exterior Enclosure	44.25 %	23.09 %	\$390,571.80
B30 - Roofing	18.14 %	79.67 %	\$983,711.00
C10 - Interior Construction	50.63 %	22.77 %	\$209,401.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	46.29 %	24.74 %	\$533,028.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	33.47 %	21.63 %	\$399,017.78
D30 - HVAC	74.54 %	10.68 %	\$280,611.00
D40 - Fire Protection	66.67 %	0.00 %	\$0.00
D50 - Electrical	61.84 %	23.62 %	\$415,682.00
E10 - Equipment	95.82 %	3.87 %	\$18,498.00
E20 - Furnishings	9.32 %	89.49 %	\$318,346.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
G20 - Site Improvements	22.02 %	62.39 %	\$432,756.21
G30 - Site Mechanical Utilities	25.87 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	40.43 %	54.40 %	\$143,585.45
Totals:	50.15 %	25.88 %	\$4,149,606.64

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1975 Building	42,040	33.64	\$0.00	\$24,398.40	\$2,916,848.00	\$0.00	\$0.00
1994 Addition	11,853	19.77	\$0.00	\$0.00	\$493,071.78	\$0.00	\$0.00
2005 Addition	12,350	1.08	\$0.00	\$0.00	\$26,219.00	\$0.00	\$0.00
2005 Gym	5,478	12.73	\$0.00	\$34,030.80	\$78,697.00	\$0.00	\$0.00
Site	71,721	38.89	\$90,727.07	\$602.28	\$475,674.89	\$9,337.42	\$0.00
Total:		25.88	\$90,727.07	\$59,031.48	\$3,990,510.67	\$9,337.42	\$0.00

Deficiencies By Priority



Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	42,040
Year Built:	1975
Last Renovation:	2015
Replacement Value:	\$8,743,397
Repair Cost:	\$2,941,246.40
Total FCI:	33.64 %
Total RSLI:	46.94 %
FCA Score:	66.36



Description:

The main building at Stone Mill Elementary is a one-story building located at 4900 Sheila Lane in Stone Mountain, Georgia. Originally built in 1975, there have been two additions in 1994 and 2005, and a major renovation in 2015. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2010	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	60.00 %	4.27 %	\$24,398.40
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	60.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	22.50 %	35.74 %	\$356,541.00
B30 - Roofing	0.00 %	110.00 %	\$730,008.00
C10 - Interior Construction	34.50 %	40.86 %	\$209,401.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	40.00 %	31.75 %	\$413,467.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	21.58 %	34.85 %	\$387,525.00
D30 - HVAC	79.39 %	13.12 %	\$210,410.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	69.69 %	32.24 %	\$342,668.00
E10 - Equipment	96.41 %	3.95 %	\$18,498.00
E20 - Furnishings	0.00 %	110.00 %	\$248,330.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	46.94 %	33.64 %	\$2,941,246.40

Photo Album

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

1). East Elevation - Aug 12, 2015



2). South Elevation - Aug 12, 2015



3). West Elevation - Aug 12, 2015



4). North Elevation - Aug 12, 2015



Condition Detail

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

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

School Assessment Report - 1975 Building

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.49	S.F.	42,040	100	1975	2075		60.00 %	8.94 %	60		\$24,398.40	\$272,840
A1020	Special Foundations	\$4.46	S.F.	0	100				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$7.09	S.F.	42,040	100	1975	2075		60.00 %	0.00 %	60			\$298,064
A2010	Basement Excavation	\$0.26	S.F.	0	100				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$6.13	S.F.	0	100				0.00 %	0.00 %				\$0
B1010	Floor Construction	\$15.61	S.F.	0	100				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$5.34	S.F.	42,040	100	1975	2075		60.00 %	0.00 %	60			\$224,494
B2010	Exterior Walls	\$16.02	S.F.	42,040	60	1975	2035		33.33 %	0.00 %	20			\$673,481
B2020	Exterior Windows	\$6.79	S.F.	42,040	30	1975	2005		0.00 %	110.00 %	-10		\$313,997.00	\$285,452
B2030	Exterior Doors	\$0.92	S.F.	42,040	30	1975	2005		0.00 %	110.00 %	-10		\$42,544.00	\$38,677
B3010	Roof Coverings - Asphalt Shingles	\$4.32	S.F.	12,612	10	1975	1985		0.00 %	110.00 %	-30		\$59,932.00	\$54,484
B3010	Roof Coverings - BUR	\$20.70	S.F.	29,428	25	1975	2000		0.00 %	110.00 %	-15		\$670,076.00	\$609,160
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	15				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$5.01	S.F.	0	30				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	0	75				0.00 %	0.00 %				\$0
B3020	Roof Openings	\$0.63	S.F.	0	30				0.00 %	0.00 %				\$0
C1010	Partitions	\$7.01	S.F.	42,040	100	1975	2075		60.00 %	0.00 %	60			\$294,700
C1020	Interior Doors	\$2.39	S.F.	42,040	30	1975	2005		0.00 %	80.00 %	-10		\$80,380.00	\$100,476
C1030	Fittings	\$2.79	S.F.	42,040	30	1975	2005		0.00 %	110.00 %	-10		\$129,021.00	\$117,292
C2010	Stair Construction	\$1.81	S.F.	0	100				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	2,102	30	1975	2005		0.00 %	110.00 %	-10		\$23,746.00	\$21,588
C3010	Wall Finishes - Paint	\$1.93	S.F.	35,734	10	1975	1985		0.00 %	110.00 %	-30		\$75,863.00	\$68,967
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	4,204	10	1975	1985		0.00 %	109.99 %	-30		\$9,850.00	\$8,955
C3020	Floor Finishes - Carpet	\$8.50	S.F.	4,204	8	1975	1983		0.00 %	110.00 %	-32		\$39,307.00	\$35,734
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	4,204	50	1975	2025		20.00 %	0.00 %	10			\$60,916
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	8,408	50	1975	2025		20.00 %	0.00 %	10			\$445,708
C3020	Floor Finishes - VCT	\$9.54	S.F.	25,224	20	1975	1995		0.00 %	110.00 %	-20		\$264,701.00	\$240,637
C3020	Floor Finishes - Wood	\$14.70	S.F.	0	20				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$9.98	S.F.	42,040	20	2015	2035		100.00 %	0.00 %	20			\$419,559
D1010	Elevators and Lifts	\$1.17	S.F.	0	0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	42,040	30	1994	2024		30.00 %	0.00 %	9			\$742,426
D2020	Domestic Water Distribution	\$3.99	S.F.	42,040	30	1975	2005		0.00 %	110.00 %	-10		\$184,514.00	\$167,740
D2030	Sanitary Waste	\$3.41	S.F.	42,040	30	1975	2005		0.00 %	110.00 %	-10		\$157,692.00	\$143,356
D2040	Rain Water Drainage	\$0.98	S.F.	42,040	30	1975	2005		0.00 %	110.00 %	-10		\$45,319.00	\$41,199

School Assessment Report - 1975 Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Natural Gas	\$0.41	S.F.	42,040	40	2015	2055		100.00 %	0.00 %	40			\$17,236
D3020	Heat Generating Systems	\$4.55	S.F.	42,040	30	1975	2005		0.00 %	110.00 %	-10		\$210,410.00	\$191,282
D3030	Cooling Generating Systems	\$4.73	S.F.	42,040	30	1994	2024		30.00 %	0.00 %	9			\$198,849
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	42,040	30	2015	2045		100.00 %	0.00 %	30			\$231,640
D3050	Terminal & Package Units	\$18.52	S.F.	42,040	15	2015	2030		100.00 %	0.00 %	15			\$778,581
D3060	Controls & Instrumentation	\$3.60	S.F.	42,040	20	2015	2035		100.00 %	0.00 %	20			\$151,344
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.23	S.F.	42,040	30	2015	2045		100.00 %	0.00 %	30			\$51,709
D4010	Sprinklers	\$4.75	S.F.	0	0				0.00 %	0.00 %				\$0
D4020	Standpipes	\$0.51	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	42,040	40	1975	2015		0.00 %	110.00 %	0		\$83,702.00	\$76,092
D5020	Branch Wiring	\$6.78	S.F.	42,040	30	2015	2045		100.00 %	0.00 %	30			\$285,031
D5020	Lighting	\$8.90	S.F.	42,040	30	2015	2045		100.00 %	0.00 %	30			\$374,156
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	42,040	10	1996	2006		0.00 %	110.00 %	-9		\$258,966.00	\$235,424
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	42,040	10	2015	2025		100.00 %	0.00 %	10			\$51,709
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	42,040	10	2012	2022		70.00 %	0.00 %	7			\$25,644
D5090	Other Electrical Systems - Emergency Generator	\$0.35	S.F.	42,040	15	2012	2027		80.00 %	0.00 %	12			\$14,714
E1010	Commercial Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.40	S.F.	42,040	20	1975	1995		0.00 %	110.00 %	-20		\$18,498.00	\$16,816
E1090	Other Equipment - Kitchen Equipment	\$10.74	S.F.	42,040	20	2015	2035		100.00 %	0.00 %	20			\$451,510
E2010	Fixed Furnishings	\$5.37	S.F.	42,040	20	1975	1995		0.00 %	110.00 %	-20		\$248,330.00	\$225,755
F1010	Special Structures - Canopies	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
Total									46.94 %	33.64 %			\$2,941,246.40	\$8,743,397

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:	\$2,941,246	\$0	\$0	\$0	\$0	\$0	\$0	\$34,694	\$49,793	\$1,350,966	\$1,369,152	\$5,745,851
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$24,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,398
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$313,997	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$313,997
B2030 - Exterior Doors	\$42,544	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,544
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphalt Shingles	\$59,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,544	\$140,476
B3010 - Roof Coverings - BUR	\$670,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$670,076
B3010 - Roof Coverings - EPDM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Preformed Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

School Assessment Report - 1975 Building

C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$80,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,380
C1030 - Fittings	\$129,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,021
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	\$23,746	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,746
C3010 - Wall Finishes - Paint	\$75,863	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,954	\$177,817
C3010 - Wall Finishes - Wall Coverings	\$9,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,238	\$23,088
C3020 - Floor Finishes - Carpet	\$39,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,793	\$0	\$0	\$89,100
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,053	\$90,053
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$658,894	\$658,894
C3020 - Floor Finishes - VCT	\$264,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$264,701
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	\$1,065,568	\$0	\$1,065,568
D2020 - Domestic Water Distribution	\$184,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,514
D2030 - Sanitary Waste	\$157,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,692
D2040 - Rain Water Drainage	\$45,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,319
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	\$210,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210,410
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,398	\$0	\$285,398
D3040 - Distribution & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

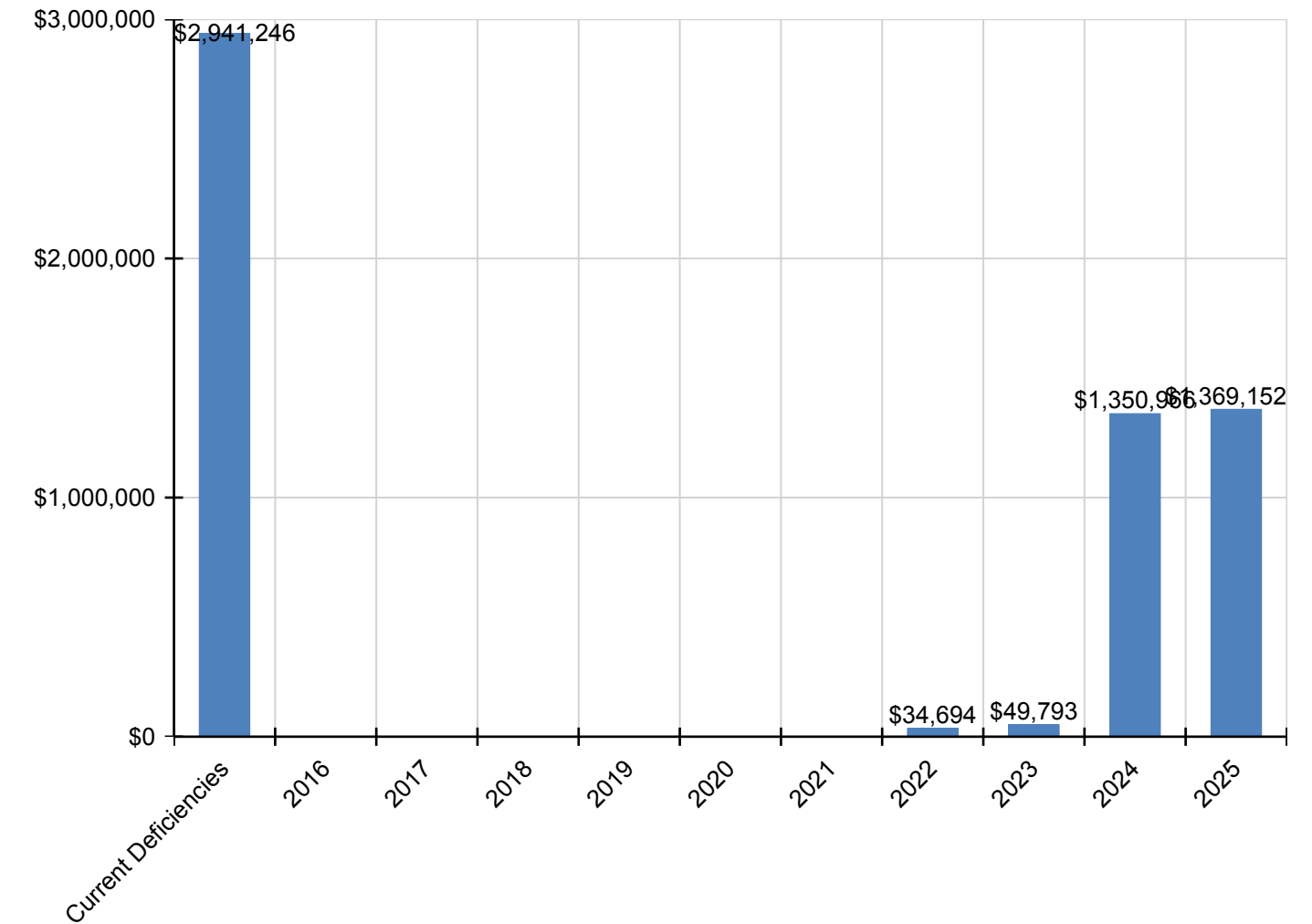
School Assessment Report - 1975 Building

D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$83,702	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,702
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Clock & PA Systems	\$258,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$348,029	\$606,995
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,442	\$76,442
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,694	\$0	\$0	\$0	\$34,694
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$18,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,498
E1090 - Other Equipment - Kitchen Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$248,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$248,330
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

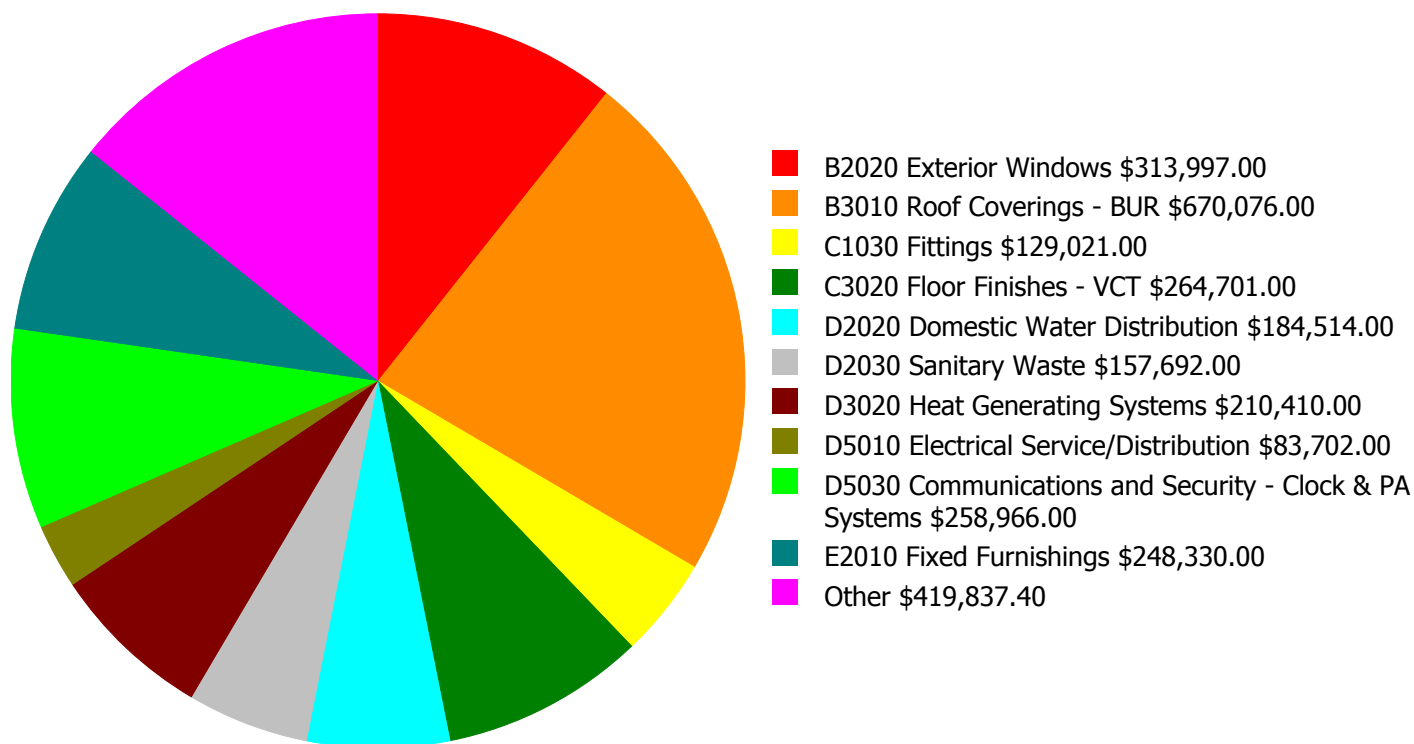
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

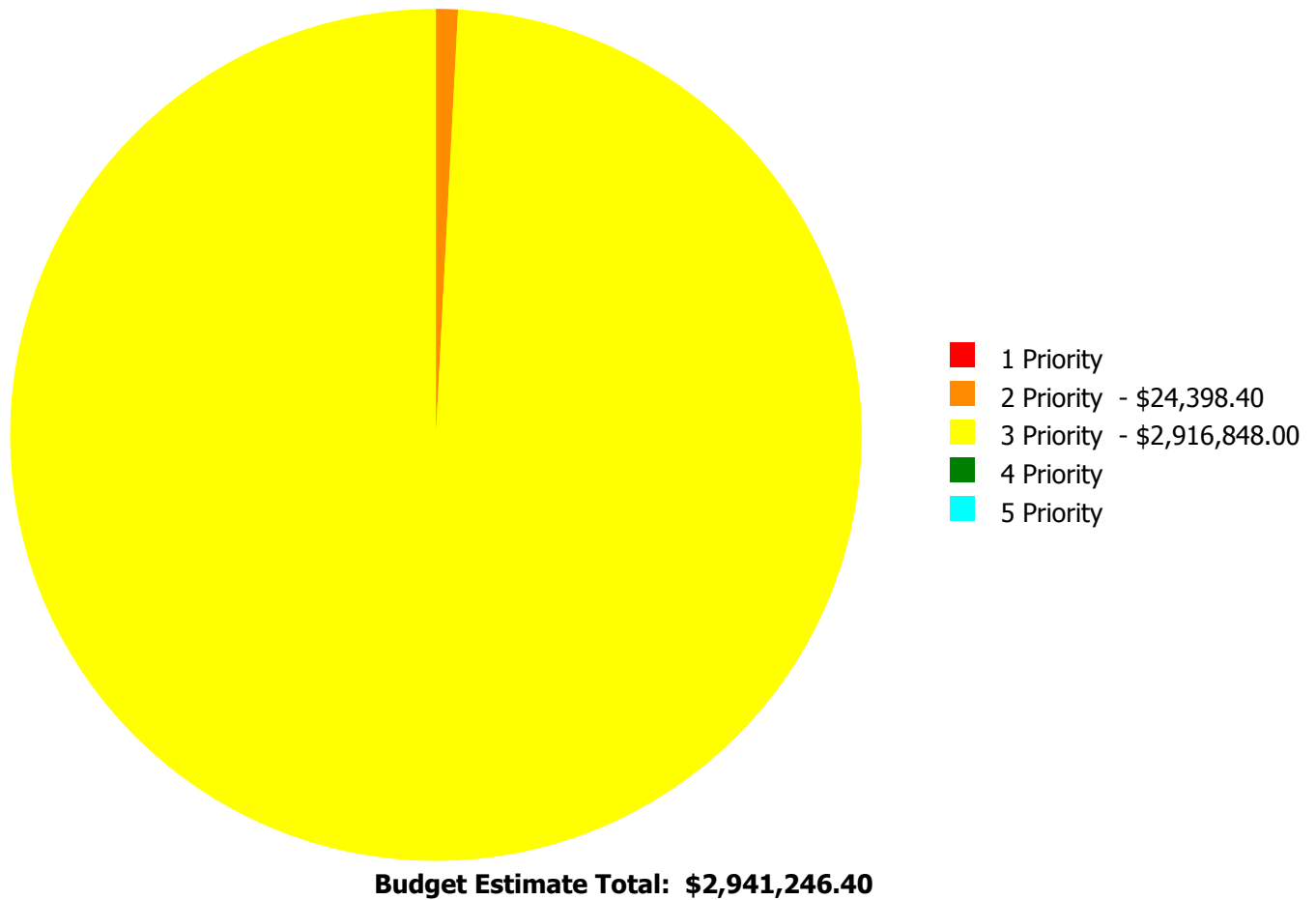
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$2,941,246.40

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

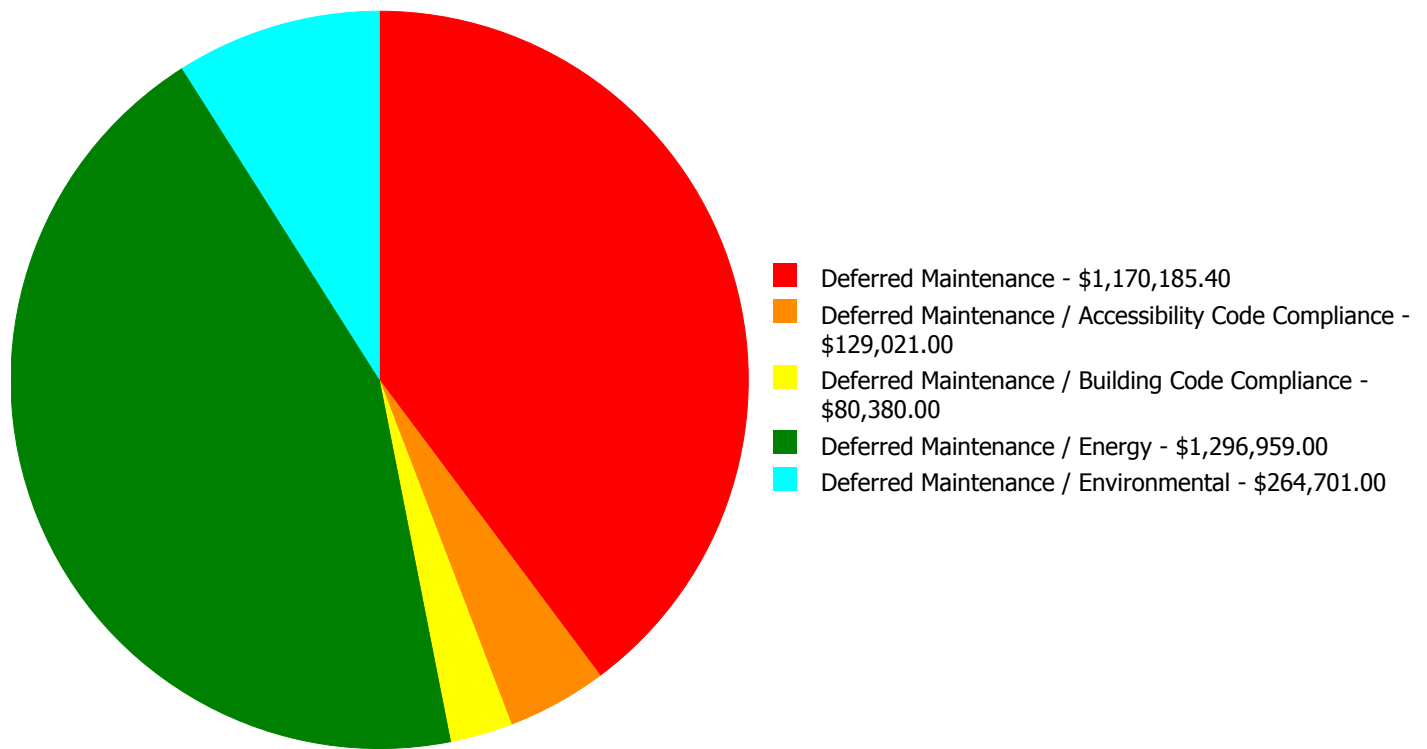
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
A1010	Standard Foundations	\$0.00	\$24,398.40	\$0.00	\$0.00	\$0.00	\$24,398.40
B2020	Exterior Windows	\$0.00	\$0.00	\$313,997.00	\$0.00	\$0.00	\$313,997.00
B2030	Exterior Doors	\$0.00	\$0.00	\$42,544.00	\$0.00	\$0.00	\$42,544.00
B3010	Roof Coverings - Asphalt Shingles	\$0.00	\$0.00	\$59,932.00	\$0.00	\$0.00	\$59,932.00
B3010	Roof Coverings - BUR	\$0.00	\$0.00	\$670,076.00	\$0.00	\$0.00	\$670,076.00
C1020	Interior Doors	\$0.00	\$0.00	\$80,380.00	\$0.00	\$0.00	\$80,380.00
C1030	Fittings	\$0.00	\$0.00	\$129,021.00	\$0.00	\$0.00	\$129,021.00
C3010	Wall Finishes - Ceramic & Glazed	\$0.00	\$0.00	\$23,746.00	\$0.00	\$0.00	\$23,746.00
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$75,863.00	\$0.00	\$0.00	\$75,863.00
C3010	Wall Finishes - Wall Coverings	\$0.00	\$0.00	\$9,850.00	\$0.00	\$0.00	\$9,850.00
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$39,307.00	\$0.00	\$0.00	\$39,307.00
C3020	Floor Finishes - VCT	\$0.00	\$0.00	\$264,701.00	\$0.00	\$0.00	\$264,701.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$184,514.00	\$0.00	\$0.00	\$184,514.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$157,692.00	\$0.00	\$0.00	\$157,692.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$45,319.00	\$0.00	\$0.00	\$45,319.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$210,410.00	\$0.00	\$0.00	\$210,410.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$83,702.00	\$0.00	\$0.00	\$83,702.00
D5030	Communications and Security - Clock & PA Systems	\$0.00	\$0.00	\$258,966.00	\$0.00	\$0.00	\$258,966.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$18,498.00	\$0.00	\$0.00	\$18,498.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$248,330.00	\$0.00	\$0.00	\$248,330.00
Total:		\$0.00	\$24,398.40	\$2,916,848.00	\$0.00	\$0.00	\$2,941,246.40

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: \$2,941,246.40

Deficiency Details by Priority

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

Priority 2 Priority:

System: A1010 - Standard Foundations



Location: Hallway

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Engineering Study

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$24,398.40

Assessor Name: Sam Mandola

Date Created: 08/12/2015

Notes: There are visible cracks on the floor and an engineering study should be conducted to determine the cause. Pricing does not include mitigation measures.

Priority 3 Priority:

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 42,040.00

Unit of Measure: S.F.

Estimate: \$313,997.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 42,040.00

Unit of Measure: S.F.

Estimate: \$42,544.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original metal exterior doors are aged, rusted, not easy to operate, and should be replaced.

System: B3010 - Roof Coverings - Asphalt Shingles



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 12,612.00

Unit of Measure: S.F.

Estimate: \$59,932.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The asphalt shingle roofing is aged, damaged, and should be replaced. SPLOST project 130-422 to replace the asphalt single-ply roofing (1975 building).

System: B3010 - Roof Coverings - BUR



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 29,428.00

Unit of Measure: S.F.

Estimate: \$670,076.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Built-up roof covering is in deteriorating condition, with cracks, bubbling, patches and reported water leaks. SPLOST project 130-422 to replace the roof on the 75 building.

System: C1020 - Interior Doors



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 42,040.00

Unit of Measure: S.F.

Estimate: \$80,380.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, not ADA or building code compliant, and should be replaced.

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 42,040.00

Unit of Measure: S.F.

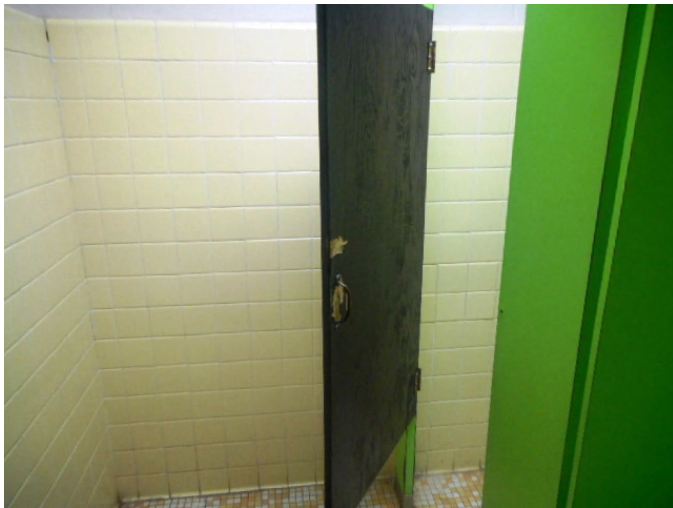
Estimate: \$129,021.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, not ADA compliant, and should be replaced. SPLOST project 130-422 to include hall restroom ADA renovations.

System: C3010 - Wall Finishes - Ceramic & Glazed



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 2,102.00

Unit of Measure: S.F.

Estimate: \$23,746.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The ceramic tile wall covering is aged and should be replaced.

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 35,734.00

Unit of Measure: S.F.

Estimate: \$75,863.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3010 - Wall Finishes - Wall Coverings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 4,204.00

Unit of Measure: S.F.

Estimate: \$9,850.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The wood panel wall coverings are beyond their expected service life and should be replaced.

System: C3020 - Floor Finishes - Carpet



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 4,204.00

Unit of Measure: S.F.

Estimate: \$39,307.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The carpet is aged and stained, and should be replaced.

School Assessment Report - 1975 Building

System: C3020 - Floor Finishes - VCT



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 25,224.00

Unit of Measure: S.F.

Estimate: \$264,701.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The VCT flooring is aged and worn, and should be replaced.

System: D2020 - Domestic Water Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,040.00

Unit of Measure: S.F.

Estimate: \$184,514.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The domestic water distribution system is beyond its expected service life and should be scheduled for replacement. SPLOST project 421-140 to install reduced pressure zone (RPZ) devices on existing domestic and fire water supply lines.

System: D2030 - Sanitary Waste



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,040.00

Unit of Measure: S.F.

Estimate: \$157,692.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. SPLOST project 421-140 to install a new 3,000-gallon grease trap.

System: D2040 - Rain Water Drainage



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,040.00

Unit of Measure: S.F.

Estimate: \$45,319.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The rain water drainage system is beyond its expected service life, damaged, inadequate, and should be replaced in conjunction with the roof covering. SPLOST project 130-422 to replace the roof drainage system (1975 building).

System: D3020 - Heat Generating Systems



Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 42,040.00

Unit of Measure: S.F.

Estimate: \$210,410.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5010 - Electrical Service/Distribution



Location: Main Switch Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,040.00

Unit of Measure: S.F.

Estimate: \$83,702.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original switchgear and distribution system is beyond its expected service life and should be replaced.

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



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,040.00

Unit of Measure: S.F.

Estimate: \$258,966.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The light duty PA and clock systems are beyond their expected service life, not intended for heavy use, and should be replaced with an appropriate system.

System: F1020 - Institutional Equipment



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,040.00

Unit of Measure: S.F.

Estimate: \$18,498.00

Assessor Name: Ben Nixon

Date Created: 08/11/2015

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

System: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,040.00

Unit of Measure: S.F.

Estimate: \$248,330.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fixed furnishings, such as built-in cabinets, are beyond their expected service life, damaged and worn, and should be replaced.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	11,853
Year Built:	1994
Last Renovation:	2015
Replacement Value:	\$2,493,646
Repair Cost:	\$493,071.78
Total FCI:	19.77 %
Total RSLI:	54.40 %
FCA Score:	80.23



Description:

The 1994 classroom addition at Stone Mill Elementary School is a one-story building located at 4900 Sheila Lane in Stone Mountain, Georgia. There has been one addition in 2005 and a major renovation in 2015. 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:	2011	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	79.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	63.08 %	0.00 %	\$0.00
B30 - Roofing	5.62 %	101.42 %	\$253,703.00
C10 - Interior Construction	58.18 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	58.32 %	17.82 %	\$84,846.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	31.09 %	3.67 %	\$11,492.78
D30 - HVAC	100.00 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	29.67 %	24.37 %	\$73,014.00
E10 - Equipment	85.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$70,016.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	54.40 %	19.77 %	\$493,071.78

Photo Album

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

1). Southeast Elevation - Aug 12, 2015



2). Southwest Elevation - Aug 12, 2015



3). West Elevation - Aug 12, 2015



4). South Elevation - Aug 12, 2015



Condition Detail

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

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

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System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.49	S.F.	11,853	100	1994	2094		79.00 %	0.00 %	79			\$76,926
A1020	Special Foundations	\$4.46	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			\$0
A1030	Slab on Grade	\$7.09	S.F.	11,853	100	1994	2094		79.00 %	0.00 %	79			\$84,038
A2010	Basement Excavation	\$0.26	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			\$0
A2020	Basement Walls	\$6.13	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			\$0
B1010	Floor Construction	\$15.61	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			\$0
B1020	Roof Construction	\$5.34	S.F.	11,853	100	1994	2094		79.00 %	0.00 %	79			\$63,295
B2010	Exterior Walls	\$16.02	S.F.	11,853	100	1994	2094		79.00 %	0.00 %	79			\$189,885
B2020	Exterior Windows	\$6.79	S.F.	11,853	30	1994	2024		30.00 %	0.00 %	9			\$80,482
B2030	Exterior Doors	\$0.92	S.F.	11,853	30	1994	2024		30.00 %	0.00 %	9			\$10,905
B3010	Roof Coverings - Asphalt Shingles	\$4.32	S.F.	0	10	1994	2004		0.00 %	0.00 %	-11			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	11,142	25	1994	2019	2015	0.00 %	110.00 %	0		\$253,703.00	\$230,639
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	15	1994	2009		0.00 %	0.00 %	-6			\$0
B3010	Roof Coverings - Preformed Metal	\$5.01	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	711	75	1994	2069		72.00 %	0.00 %	54			\$19,517
B3020	Roof Openings	\$0.63	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			\$0
C1010	Partitions	\$7.01	S.F.	11,853	100	1994	2094		79.00 %	0.00 %	79			\$83,090
C1020	Interior Doors	\$2.39	S.F.	11,853	30	1994	2024		30.00 %	0.00 %	9			\$28,329
C1030	Fittings	\$2.79	S.F.	11,853	30	1994	2024		30.00 %	0.00 %	9			\$33,070
C2010	Stair Construction	\$1.81	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			\$0
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	1,185	30	1994	2024		30.00 %	0.00 %	9			\$12,170
C3010	Wall Finishes - Paint	\$1.93	S.F.	10,668	10	1994	2004		0.00 %	110.00 %	-11		\$22,648.00	\$20,589
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	1994	2004		0.00 %	0.00 %	-11			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	0	8	1994	2002		0.00 %	0.00 %	-13			\$0
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	1,185	50	1994	2044		58.00 %	0.00 %	29			\$17,171
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	4,741	50	1994	2044		58.00 %	0.00 %	29			\$251,320
C3020	Floor Finishes - VCT	\$9.54	S.F.	5,927	20	1994	2014		0.00 %	110.00 %	-1		\$62,198.00	\$56,544
C3020	Floor Finishes - Wood	\$14.70	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			\$0
C3030	Ceiling Finishes	\$9.98	S.F.	11,853	20	2015	2035		100.00 %	0.00 %	20			\$118,293
D1010	Elevators and Lifts	\$1.17	S.F.	0	0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	11,853	30	1994	2024		30.00 %	5.49 %	9		\$11,492.78	\$209,324
D2020	Domestic Water Distribution	\$3.99	S.F.	11,853	30	1994	2024		30.00 %	0.00 %	9			\$47,293
D2030	Sanitary Waste	\$3.41	S.F.	11,853	30	1994	2024		30.00 %	0.00 %	9			\$40,419
D2040	Rain Water Drainage	\$0.98	S.F.	11,853	30	1994	2024		30.00 %	0.00 %	9			\$11,616

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System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Natural Gas	\$0.41	S.F.	11,853	40	2015	2055		100.00 %	0.00 %	40			\$4,860
D3020	Heat Generating Systems	\$4.55	S.F.		0				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$4.73	S.F.		0				0.00 %	0.00 %				\$0
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	11,853	30	2015	2045		100.00 %	0.00 %	30			\$65,310
D3050	Terminal & Package Units	\$27.66	S.F.	11,853	15	2015	2030		100.00 %	0.00 %	15			\$327,854
D3060	Controls & Instrumentation	\$3.60	S.F.	11,853	20	2015	2035		100.00 %	0.00 %	20			\$42,671
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.23	S.F.	0	0				0.00 %	0.00 %				\$0
D4010	Sprinklers	\$4.75	S.F.	0	0				0.00 %	0.00 %				\$0
D4020	Standpipes	\$0.51	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	11,853	40	1994	2034		47.50 %	0.00 %	19			\$21,454
D5020	Branch Wiring	\$6.78	S.F.	11,853	30	1994	2024		30.00 %	0.00 %	9			\$80,363
D5020	Lighting	\$8.90	S.F.	11,853	30	1994	2024		30.00 %	0.00 %	9			\$105,492
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	11,853	10	1994	2004		0.00 %	110.00 %	-11		\$73,014.00	\$66,377
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	11,853	10	2015	2025		100.00 %	0.00 %	10			\$14,579
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	11,853	10	2012	2022		70.00 %	0.00 %	7			\$7,230
D5090	Other Electrical Systems - Emergency Generator	\$0.35	S.F.	11,853	15	2012	2027		80.00 %	0.00 %	12			\$4,149
E1010	Commercial Equipment	\$7.92	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.40	S.F.	11,853	20	2012	2032		85.00 %	0.00 %	17			\$4,741
E1090	Other Equipment	\$0.88	S.F.	0	0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$5.37	S.F.	11,853	20	1994	2014		0.00 %	110.00 %	-1		\$70,016.00	\$63,651
F1010	Special Structures - Canopies	\$1.61	S.F.	0	0				0.00 %	0.00 %				\$0
Total									54.40 %	19.77 %			\$493,071.78	\$2,493,646

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Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$493,072	\$0	\$0	\$0	\$0	\$0	\$0	\$9,781	\$0	\$935,406	\$150,114	\$1,588,373
* 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	\$115,512	\$0	\$115,512
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,651	\$0	\$15,651
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$253,703	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$253,703
B3010 - Roof Coverings - EPDM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Preformed Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,570	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,464	\$0
C20 - Stairs	\$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
C30 - Interior Finishes	\$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	\$17,467	\$0
C3010 - Wall Finishes - Paint	\$22,648	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,437
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$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
C3020 - Floor Finishes - VCT	\$62,198	\$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
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$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
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$11,493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,432	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,878	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,012	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,672	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$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
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$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
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$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

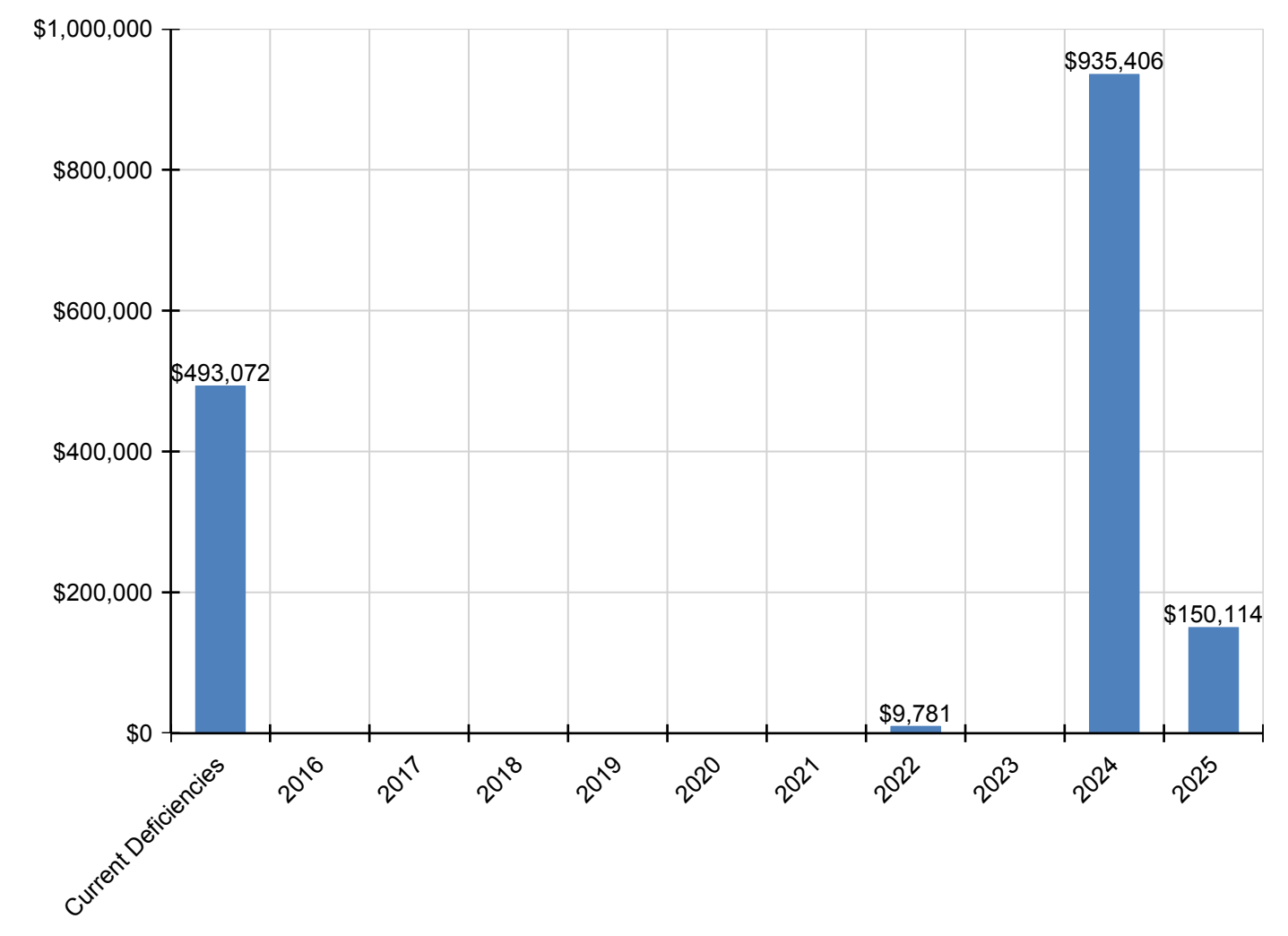
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D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,342	\$0	\$115,342
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,407	\$0	\$151,407
D5030 - Communications and Security - Clock & PA Systems	\$73,014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,125	\$171,139
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,552	\$21,552
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,781	\$0	\$0	\$0	\$9,781
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$70,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,016
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

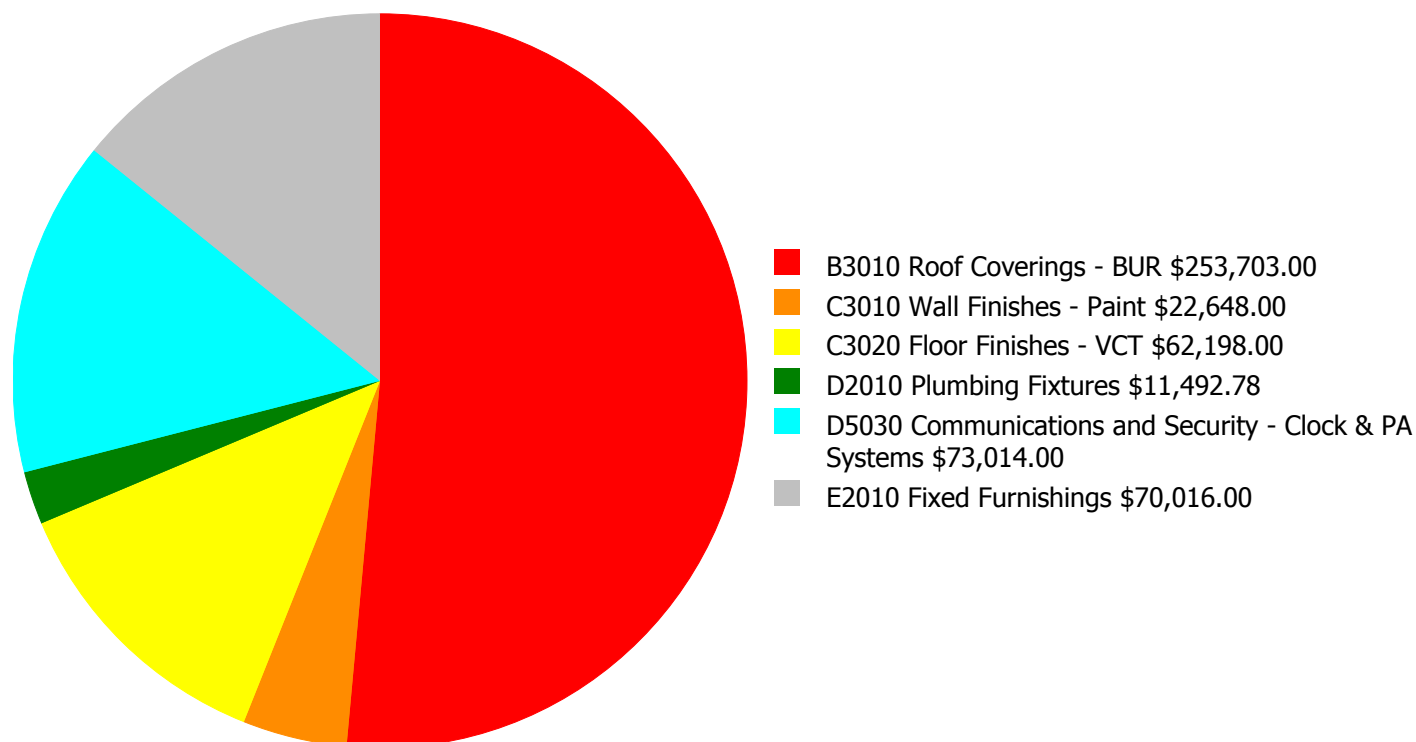
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

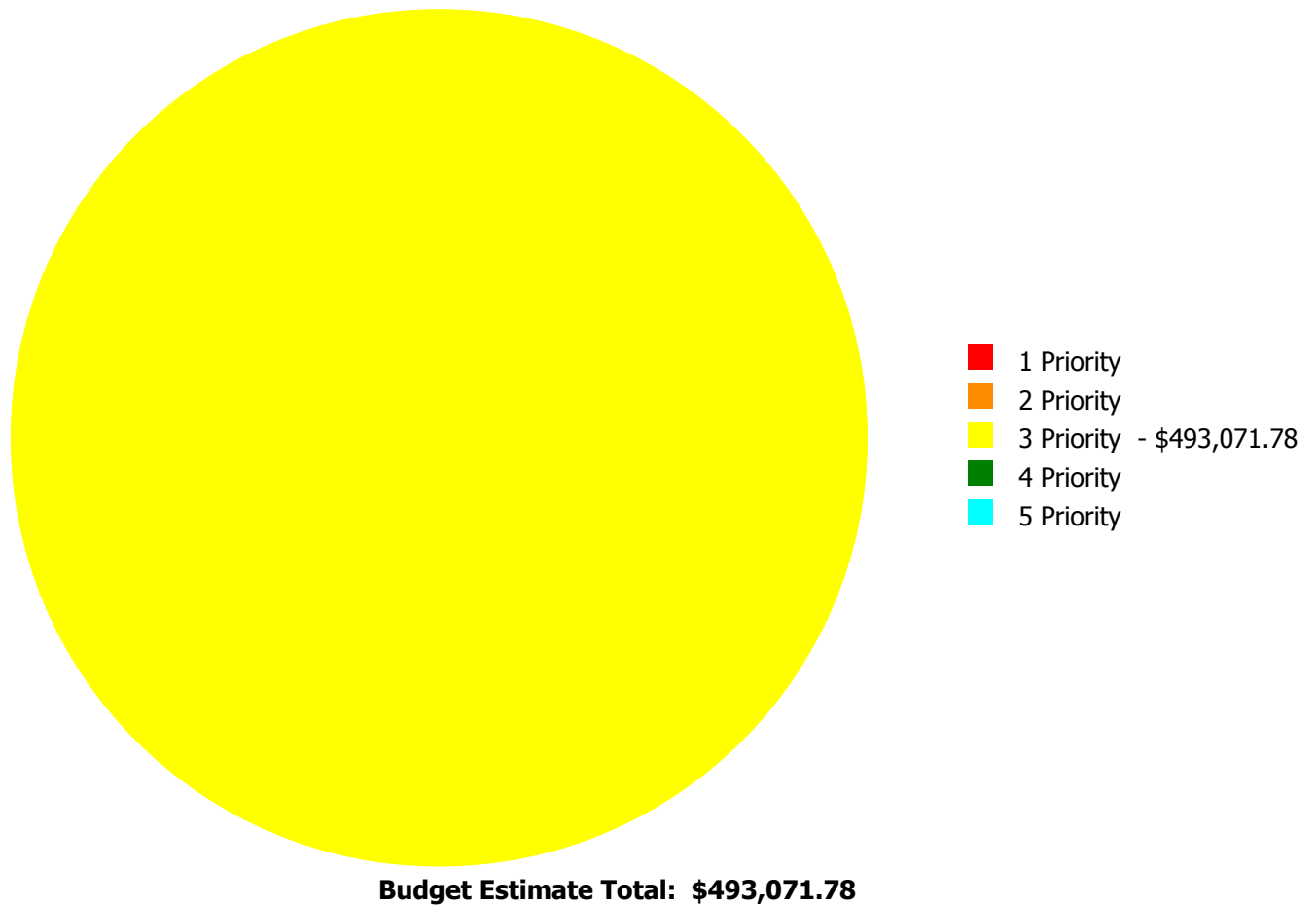
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$493,071.78

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

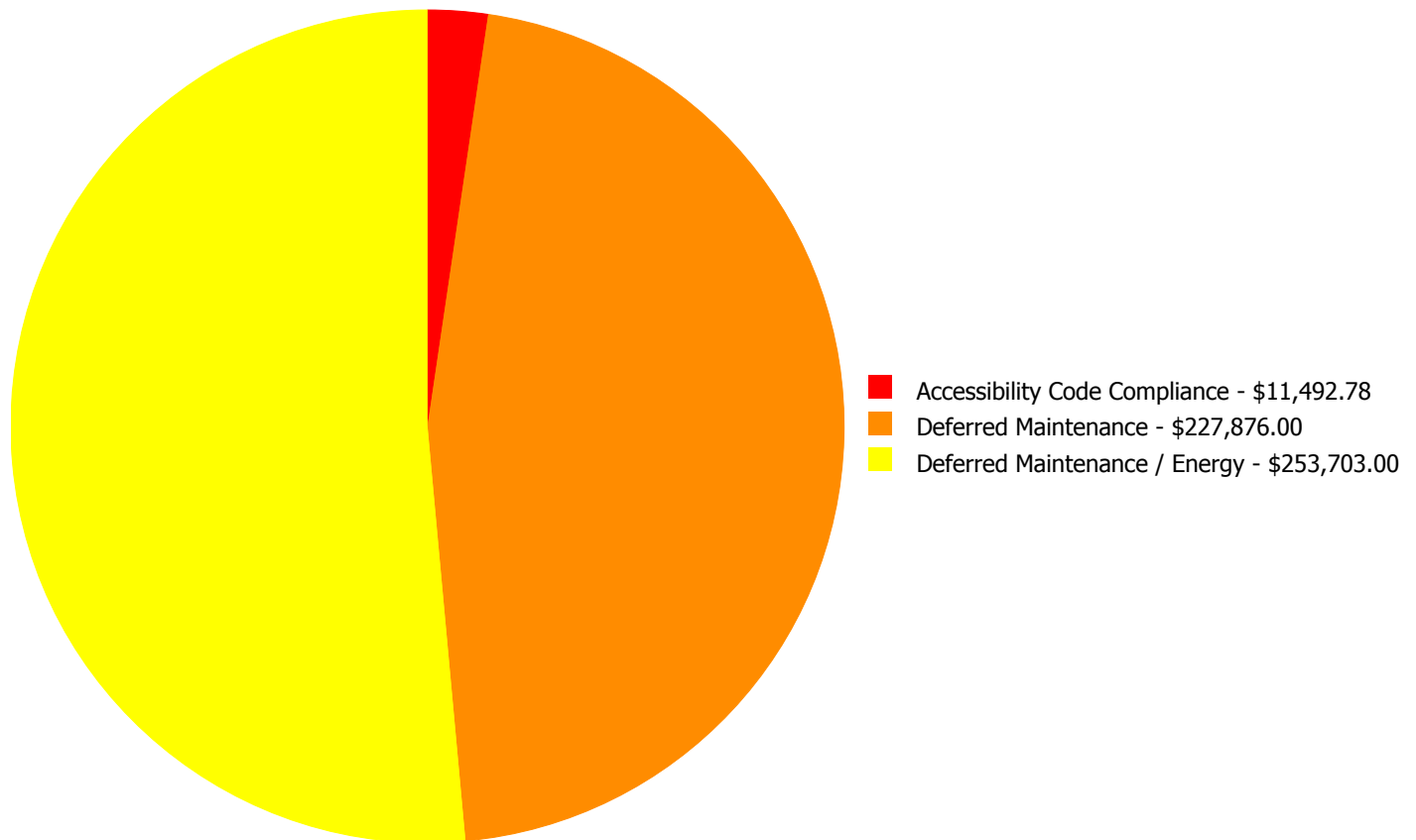
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - BUR	\$0.00	\$0.00	\$253,703.00	\$0.00	\$0.00	\$253,703.00
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$22,648.00	\$0.00	\$0.00	\$22,648.00
C3020	Floor Finishes - VCT	\$0.00	\$0.00	\$62,198.00	\$0.00	\$0.00	\$62,198.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$11,492.78	\$0.00	\$0.00	\$11,492.78
D5030	Communications and Security - Clock & PA Systems	\$0.00	\$0.00	\$73,014.00	\$0.00	\$0.00	\$73,014.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$70,016.00	\$0.00	\$0.00	\$70,016.00
	Total:	\$0.00	\$0.00	\$493,071.78	\$0.00	\$0.00	\$493,071.78

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: \$493,071.78

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings - BUR



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 11,142.00

Unit of Measure: S.F.

Estimate: \$253,703.00

Assessor Name: Ben Nixon

Date Created: 08/12/2015

Notes: The built-up roof covering is aged, in poor condition, showing signs of failure, and should be replaced. SPLOST project 130-422 to replace the roof on the 94 building (1994 addition).

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 10,668.00

Unit of Measure: S.F.

Estimate: \$22,648.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - VCT



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,927.00

Unit of Measure: S.F.

Estimate: \$62,198.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The VCT flooring is aged and worn, and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Hallway

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 3.00

Unit of Measure: Ea.

Estimate: \$11,492.78

Assessor Name: Ben Nixon

Date Created: 03/01/2016

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

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



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 11,853.00

Unit of Measure: S.F.

Estimate: \$73,014.00

Assessor Name: Ben Nixon

Date Created: 08/11/2015

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

System: E2010 - Fixed Furnishings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 11,853.00

Unit of Measure: S.F.

Estimate: \$70,016.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fixed furnishings, such as built-in cabinets, are beyond their expected service life and worn, and should be replaced.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	12,350
Year Built:	2005
Last Renovation:	
Replacement Value:	\$2,428,287
Repair Cost:	\$26,219.00
Total FCI:	1.08 %
Total RSLI:	63.77 %
FCA Score:	98.92



Description:

The 2005 classroom addition at Stone Mill Elementary School is a one-story building located at 4900 Sheila Lane in Stone Mountain, Georgia. There has been no additions and no major renovations to this addition. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2012	Fire Sprinkler System:	Yes
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	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	82.42 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	76.27 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	47.45 %	9.69 %	\$26,219.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	66.80 %	0.00 %	\$0.00
D30 - HVAC	44.81 %	0.00 %	\$0.00
D40 - Fire Protection	66.67 %	0.00 %	\$0.00
D50 - Electrical	64.98 %	0.00 %	\$0.00
E10 - Equipment	50.00 %	0.00 %	\$0.00
E20 - Furnishings	50.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	63.77 %	1.08 %	\$26,219.00

Photo Album

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

1). South Elevation - Aug 12, 2015



2). East Elevation - Aug 12, 2015



3). North Elevation - Aug 12, 2015



4). West Elevation - Aug 12, 2015



Condition Detail

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

1. System Code: A code that identifies the system.
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	\$6.49	S.F.	12,350	100	2005	2105		90.00 %	0.00 %	90			\$80,152
A1020	Special Foundations	\$4.46	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			\$0
A1030	Slab on Grade	\$7.09	S.F.	12,350	100	2005	2105		90.00 %	0.00 %	90			\$87,562
A2010	Basement Excavation	\$0.26	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			\$0
A2020	Basement Walls	\$6.13	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			\$0
B1010	Floor Construction	\$15.61	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			\$0
B1020	Roof Construction	\$5.34	S.F.	12,350	100	2005	2105		90.00 %	0.00 %	90			\$65,949
B2010	Exterior Walls	\$16.02	S.F.	12,350	100	2005	2105		90.00 %	0.00 %	90			\$197,847
B2020	Exterior Windows	\$6.79	S.F.	12,350	30	2005	2035		66.67 %	0.00 %	20			\$83,857
B2030	Exterior Doors	\$0.92	S.F.	12,350	30	2005	2035		66.67 %	0.00 %	20			\$11,362
B3010	Roof Coverings - Asphalt Shingles	\$4.32	S.F.	0	10	2005	2015		0.00 %	0.00 %	0			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	12,350	25	2005	2030		60.00 %	0.00 %	15			\$255,645
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	15	2005	2020		33.33 %	0.00 %	5			\$0
B3010	Roof Coverings - Preformed Metal	\$5.01	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	0	75	2005	2080		86.67 %	0.00 %	65			\$0
B3020	Roof Openings	\$0.63	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			\$0
C1010	Partitions	\$7.01	S.F.	12,350	100	2005	2105		90.00 %	0.00 %	90			\$86,574
C1020	Interior Doors	\$2.39	S.F.	12,350	30	2005	2035		66.67 %	0.00 %	20			\$29,517
C1030	Fittings	\$2.79	S.F.	12,350	20	2005	2025		50.00 %	0.00 %	10			\$34,457
C2010	Stair Construction	\$1.81	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			\$0
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	12,350	10	2005	2015		0.00 %	110.00 %	0		\$26,219.00	\$23,836
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	2005	2015		0.00 %	0.00 %	0			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	0	8	2005	2013		0.00 %	0.00 %	-2			\$0
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	1,152	50	2005	2055		80.00 %	0.00 %	40			\$16,692
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	0	50	2005	2055		80.00 %	0.00 %	40			\$0
C3020	Floor Finishes - VCT	\$9.54	S.F.	11,198	20	2005	2025		50.00 %	0.00 %	10			\$106,829
C3020	Floor Finishes - Wood	\$14.70	S.F.	0	20	2005	2025		50.00 %	0.00 %	10			\$0
C3030	Ceiling Finishes	\$9.98	S.F.	12,350	20	2005	2025		50.00 %	0.00 %	10			\$123,253
D1010	Elevators and Lifts	\$1.17	S.F.	0	0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	12,350	30	2005	2035		66.67 %	0.00 %	20			\$218,101
D2020	Domestic Water Distribution	\$3.99	S.F.	12,350	30	2005	2035		66.67 %	0.00 %	20			\$49,277
D2030	Sanitary Waste	\$3.41	S.F.	12,350	30	2005	2035		66.67 %	0.00 %	20			\$42,114
D2040	Rain Water Drainage	\$0.98	S.F.	12,350	30	2005	2035		66.67 %	0.00 %	20			\$12,103

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System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Natural Gas	\$0.41	S.F.	12,350	40	2005	2045		75.00 %	0.00 %	30			\$5,064
D3020	Heat Generating Systems	\$4.55	S.F.	0	0				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$4.73	S.F.	0	0				0.00 %	0.00 %				\$0
D3040	Distribution & Exhaust Systems	\$5.51	S.F.	12,350	30	2005	2035		66.67 %	0.00 %	20			\$68,049
D3050	Terminal & Package Units	\$27.81	S.F.	12,350	15	2005	2020		33.33 %	0.00 %	5			\$343,454
D3060	Controls & Instrumentation	\$3.60	S.F.	12,350	20	2015	2035		100.00 %	0.00 %	20			\$44,460
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$1.23	S.F.	0	0				0.00 %	0.00 %				\$0
D4010	Sprinklers	\$4.75	S.F.	12,350	30	2005	2035		66.67 %	0.00 %	20			\$58,663
D4020	Standpipes	\$0.51	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			\$0
D5010	Electrical Service/Distribution	\$1.81	S.F.	12,350	40	2005	2045		75.00 %	0.00 %	30			\$22,354
D5020	Branch Wiring	\$6.78	S.F.	12,350	30	2005	2035		66.67 %	0.00 %	20			\$83,733
D5020	Lighting	\$8.90	S.F.	12,350	30	2005	2035		66.67 %	0.00 %	20			\$109,915
D5030	Communications and Security - Clock & PA Systems	\$5.60	S.F.	12,350	10	2005	2015	2020	50.00 %	0.00 %	5			\$69,160
D5030	Communications and Security - Fire Alarm	\$1.23	S.F.	12,350	10	2015	2025		100.00 %	0.00 %	10			\$15,191
D5030	Communications and Security - Security & CCTV	\$0.61	S.F.	12,350	10	2005	2015	2020	50.00 %	0.00 %	5			\$7,534
D5090	Other Electrical Systems - Emergency Generator	\$0.35	S.F.	12,350	15	2012	2027		80.00 %	0.00 %	12			\$4,323
E1010	Commercial Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.40	S.F.	12,350	20	2005	2025		50.00 %	0.00 %	10			\$4,940
E1090	Other Equipment - Kitchen Equipment	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$5.37	S.F.	12,350	20	2005	2025		50.00 %	0.00 %	10			\$66,320
F1010	Special Structures - Canopies	\$1.61	S.F.	0	0				0.00 %	0.00 %				\$0
Total									63.77 %	1.08 %			\$26,219.00	\$2,428,287

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:	\$26,219	\$0	\$0	\$0	\$0	\$535,772	\$0	\$0	\$0	\$0	\$554,105	\$1,116,096
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - EPDM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Preformed Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,937	\$50,937
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	\$26,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,236	\$61,455
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,926	\$157,926
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	\$182,205	\$182,205
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 & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$437,973	\$0	\$0	\$0	\$0	\$0	\$437,973
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

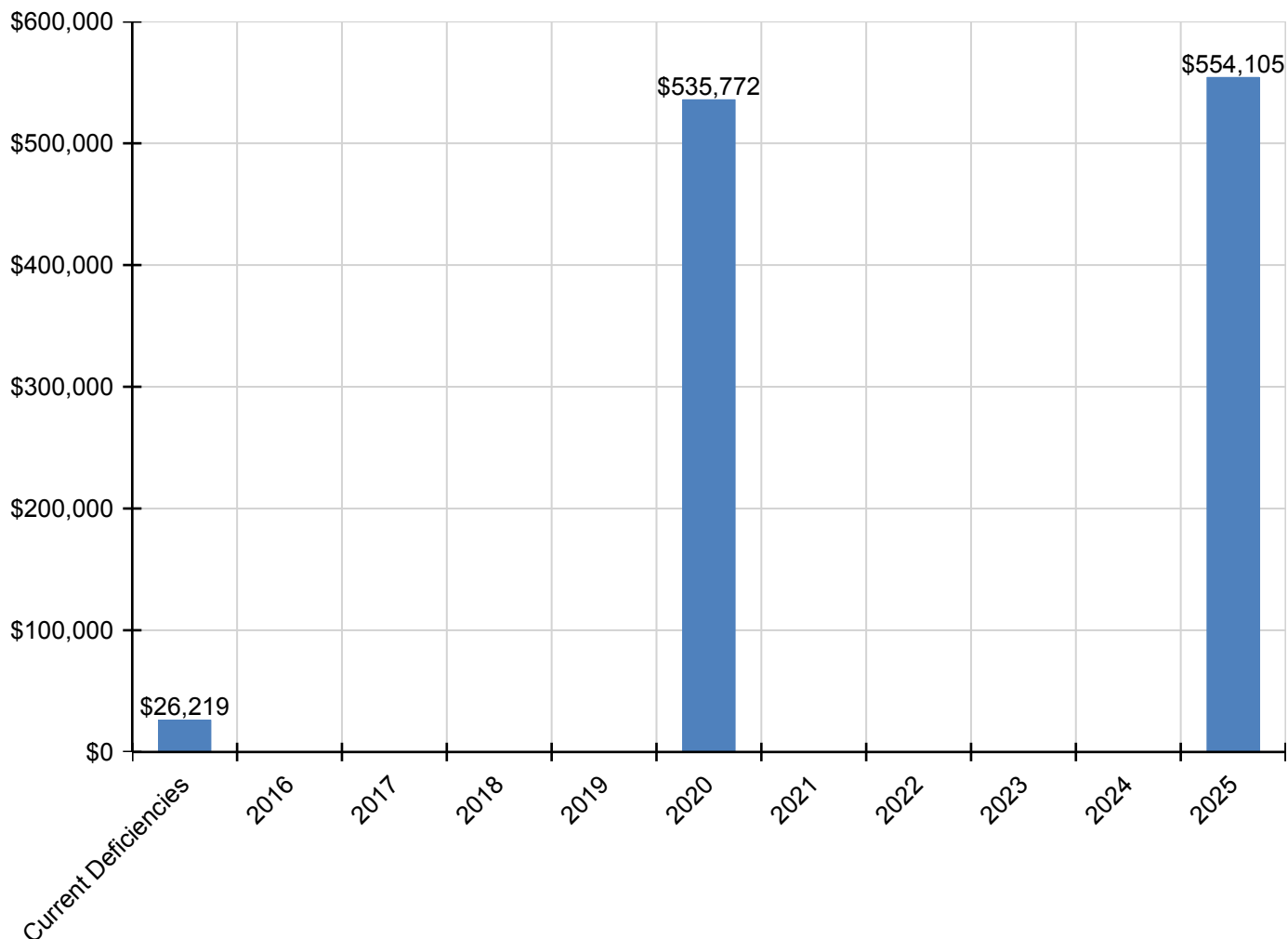
School Assessment Report - 2005 Addition

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 - Clock & PA Systems	\$0	\$0	\$0	\$0	\$0	\$88,193	\$0	\$0	\$0	\$0	\$0	\$88,193
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,457	\$22,457
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$9,607	\$0	\$0	\$0	\$0	\$0	\$9,607
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,303	\$7,303
E1090 - Other Equipment - Kitchen Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,040	\$98,040
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

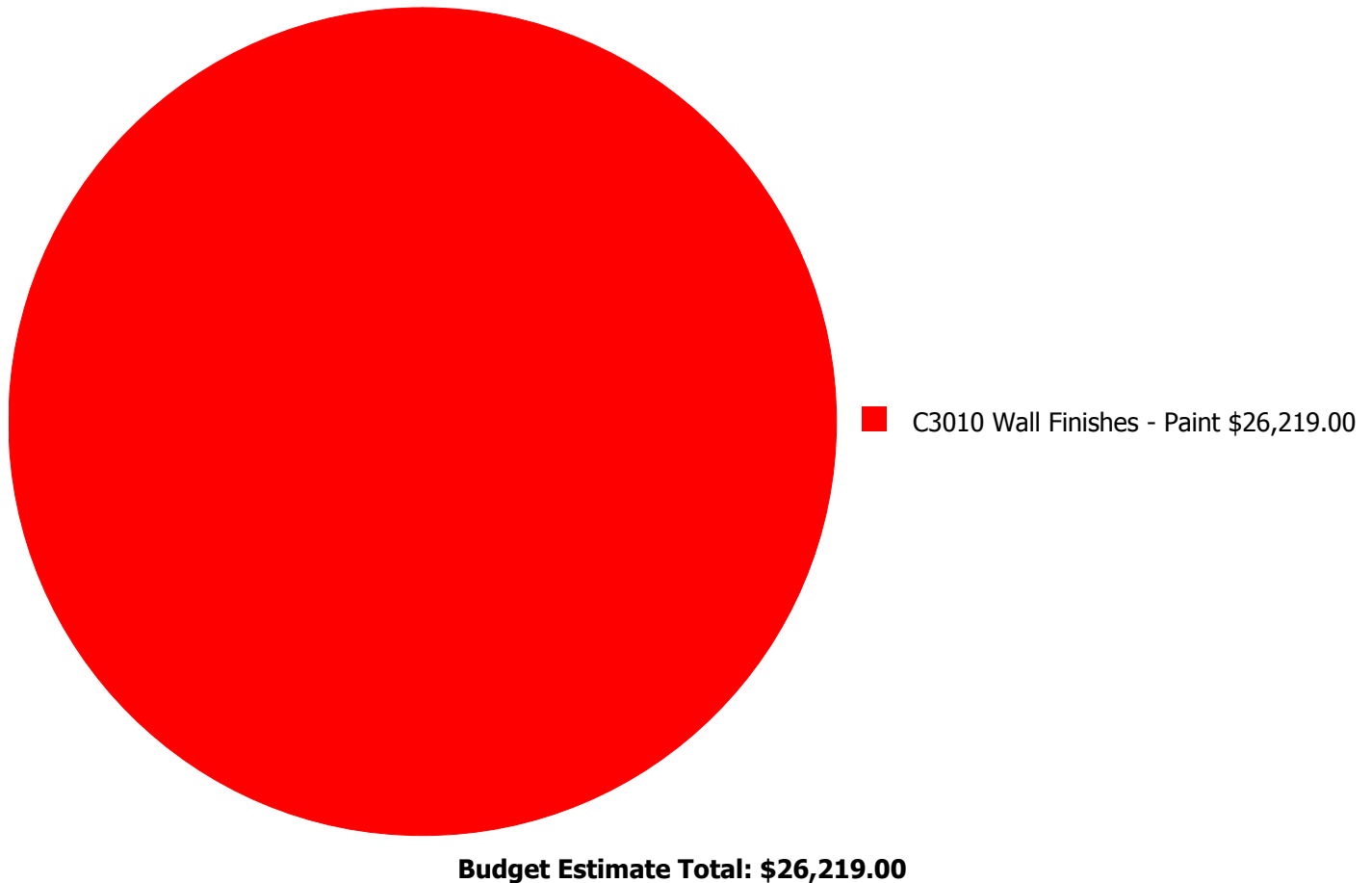
Forecasted Capital Renewal Requirement

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



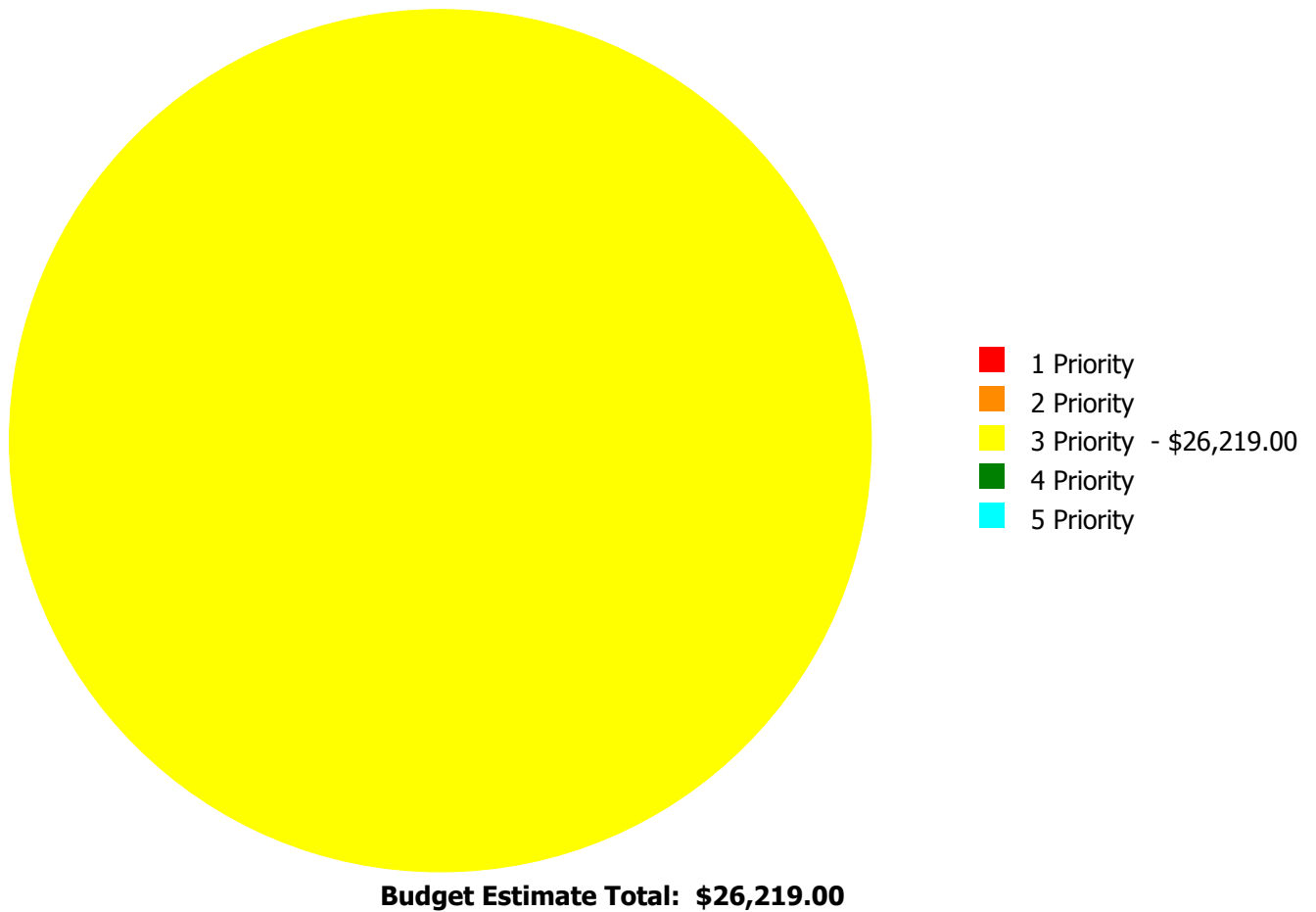
Deficiency Summary by System

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.



Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

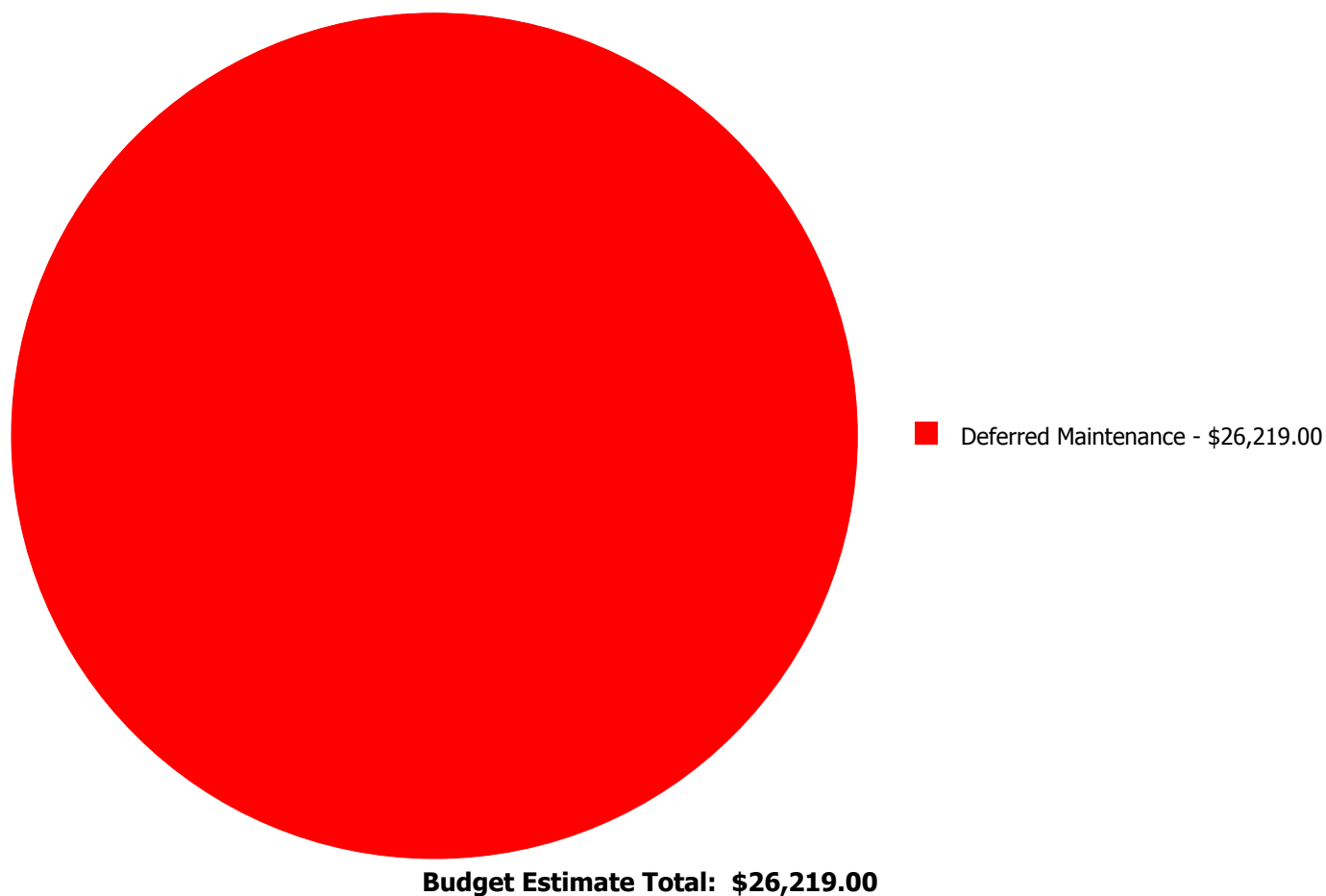
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$26,219.00	\$0.00	\$0.00	\$26,219.00
	Total:	\$0.00	\$0.00	\$26,219.00	\$0.00	\$0.00	\$26,219.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 12,350.00

Unit of Measure: S.F.

Estimate: \$26,219.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	2005
Last Renovation:	
Replacement Value:	\$885,344
Repair Cost:	\$112,727.80
Total FCI:	12.73 %
Total RSLI:	71.76 %
FCA Score:	87.27



Description:

The 2005 gymnasium at Stone Mill Elementary School is a one-story building located at 4900 Sheila Lane in Stone Mountain, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	90.00 %	0.00 %	\$0.00
B10 - Superstructure	90.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	87.85 %	28.48 %	\$34,030.80
B30 - Roofing	86.67 %	0.00 %	\$0.00
C10 - Interior Construction	80.14 %	0.00 %	\$0.00
C30 - Interior Finishes	66.63 %	8.03 %	\$8,496.00
D20 - Plumbing	66.82 %	0.00 %	\$0.00
D30 - HVAC	34.34 %	53.04 %	\$70,201.00
D40 - Fire Protection	66.67 %	0.00 %	\$0.00
D50 - Electrical	65.53 %	0.00 %	\$0.00
Totals:	71.76 %	12.73 %	\$112,727.80

Photo Album

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

1). South Elevation - Aug 12, 2015



2). West Elevation - Aug 12, 2015



3). Southeast Elevation - Aug 12, 2015



4). East Elevation - Aug 12, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$9.34	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			\$0
A1030	Slab on Grade	\$6.21	S.F.	5,478	100	2005	2105		90.00 %	0.00 %	90			\$34,018
B1020	Roof Construction	\$21.36	S.F.	5,478	100	2005	2105		90.00 %	0.00 %	90			\$117,010
B2010	Exterior Walls	\$19.80	S.F.	5,478	100	2005	2105		90.00 %	31.38 %	90		\$34,030.80	\$108,464
B2030	Exterior Doors	\$2.01	S.F.	5,478	30	2005	2035		66.67 %	0.00 %	20			\$11,011
B3010	Roof Coverings - Standing Seam Metal	\$11.91	S.F.	5,478	75	2005	2080		86.67 %	0.00 %	65			\$65,243
C1010	Partitions	\$12.78	S.F.	5,478	100	2005	2105		90.00 %	0.00 %	90			\$70,009
C1020	Interior Doors	\$4.24	S.F.	5,478	40	2005	2045		75.00 %	0.00 %	30			\$23,227
C1030	Fittings	\$3.46	S.F.	5,478	20	2005	2025		50.00 %	0.00 %	10			\$18,954
C3010	Wall Finishes - Ceramic	\$6.65	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			\$0
C3010	Wall Finishes - Paint	\$1.41	S.F.	5,478	10	2005	2015		0.00 %	109.99 %	0		\$8,496.00	\$7,724
C3020	Floor Finishes - Ceramic Tile	\$6.67	S.F.	274	30	2005	2035		66.67 %	0.00 %	20			\$1,828
C3020	Floor Finishes - Neoprene	\$14.46	S.F.	4,930	50	2005	2055		80.00 %	0.00 %	40			\$71,288
C3020	Floor Finishes - VCT	\$5.01	S.F.	274	15	2005	2020		33.33 %	0.00 %	5			\$1,373
C3030	Ceiling Finishes	\$4.31	S.F.	5,478	20	2005	2025		50.00 %	0.00 %	10			\$23,610
D2010	Plumbing Fixtures	\$9.66	S.F.	5,478	30	2005	2035		66.67 %	0.00 %	20			\$52,917
D2020	Domestic Water Distribution	\$5.85	S.F.	5,478	30	2005	2035		66.67 %	0.00 %	20			\$32,046
D2030	Sanitary Waste	\$0.87	S.F.	5,478	30	2005	2035		66.67 %	0.00 %	20			\$4,766
D2040	Rain Water Drainage	\$0.22	S.F.	5,478	30	2005	2035		66.67 %	0.00 %	20			\$1,205
D2090	Other Plumbing Systems - Natural Gas	\$0.32	S.F.	5,478	40	2005	2045		75.00 %	0.00 %	30			\$1,753
D3040	Distribution Systems & Exhaust Systems	\$12.25	S.F.	5,478	30	2005	2035		66.67 %	0.00 %	20			\$67,106
D3050	Terminal & Package Units	\$11.65	S.F.	5,478	15	2005	2020	2015	0.00 %	110.00 %	0		\$70,201.00	\$63,819
D3060	Controls & Instrumentation	\$0.26	S.F.	5,478	20	2005	2025		50.00 %	0.00 %	10			\$1,424
D4010	Sprinklers	\$3.84	S.F.	5,478	30	2005	2035		66.67 %	0.00 %	20			\$21,036
D5010	Electrical Service/Distribution	\$1.24	S.F.	5,478	40	2005	2045		75.00 %	0.00 %	30			\$6,793
D5020	Branch Wiring	\$5.24	S.F.	5,478	30	2005	2035		66.67 %	0.00 %	20			\$28,705
D5020	Lighting	\$5.24	S.F.	5,478	20	2005	2025		50.00 %	0.00 %	10			\$28,705
D5030	Communications and Security - Fire Alarm	\$2.13	S.F.	5,478	10	2015	2025		100.00 %	0.00 %	10			\$11,668
D5030	Communications and Security - Public Address & Clock System	\$0.88	S.F.	5,478	20	2005	2025		50.00 %	0.00 %	10			\$4,821
D5030	Communications and Security - Security & CCTV	\$0.88	S.F.	5,478	10	2012	2022		70.00 %	0.00 %	7			\$4,821
Total									71.76 %	12.73 %			\$112,727.80	\$885,344

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:	\$112,728	\$0	\$0	\$0	\$0	\$1,751	\$0	\$6,522	\$0	\$0	\$143,256	\$264,256
* 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	\$34,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,031
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,019	\$28,019
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$8,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,418	\$19,914
C3020 - Floor Finishes - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Neoprene	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$1,751	\$0	\$0	\$0	\$0	\$0	\$1,751
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,903	\$34,903
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

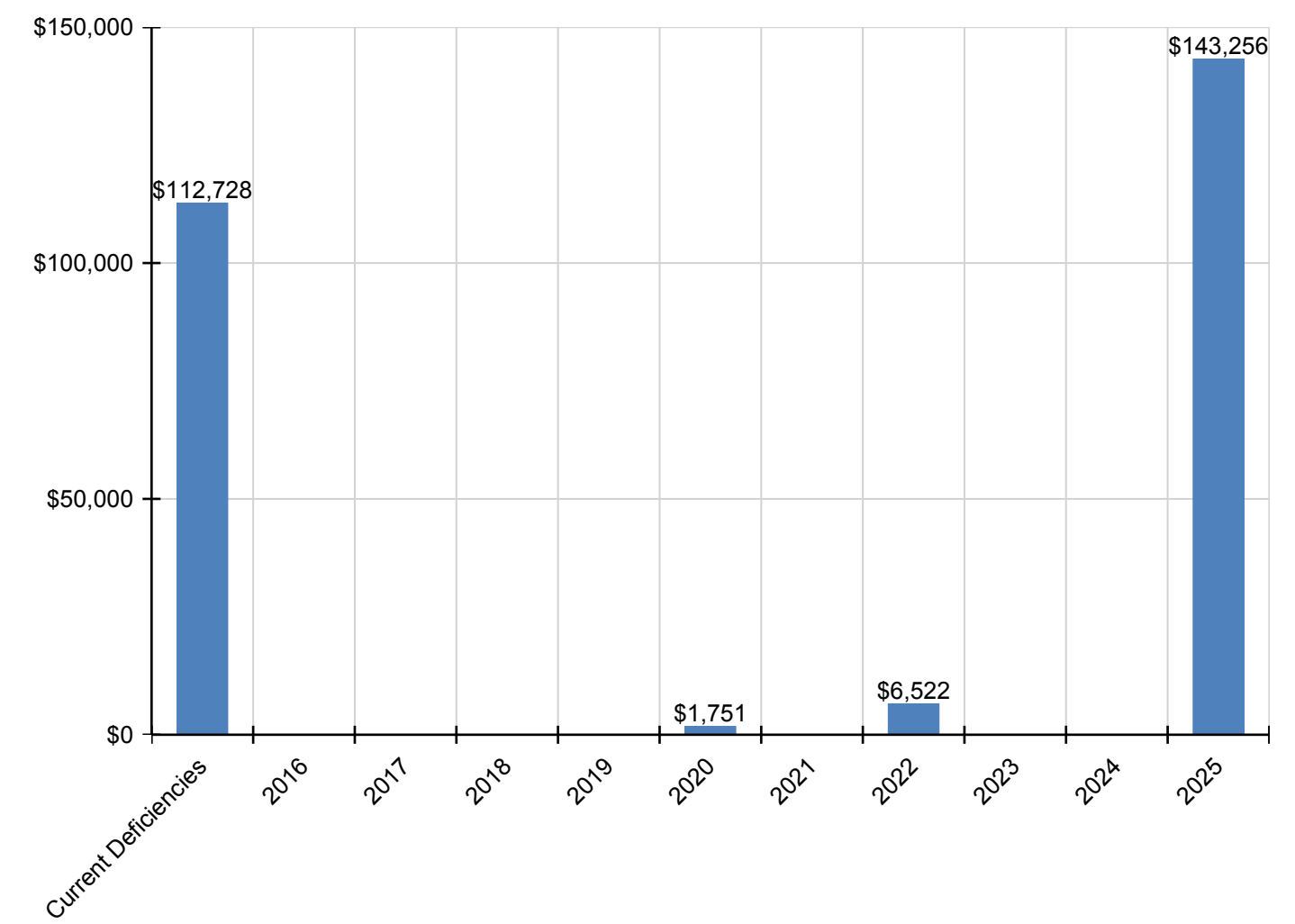
School Assessment Report - 2005 Gym

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$70,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,201
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,106	\$2,106
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$42,434	\$42,434
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,249	\$17,249
D5030 - Communications and Security - Public Address & Clock System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,127	\$7,127
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,522	\$0	\$0	\$6,522

* Indicates non-renewable system

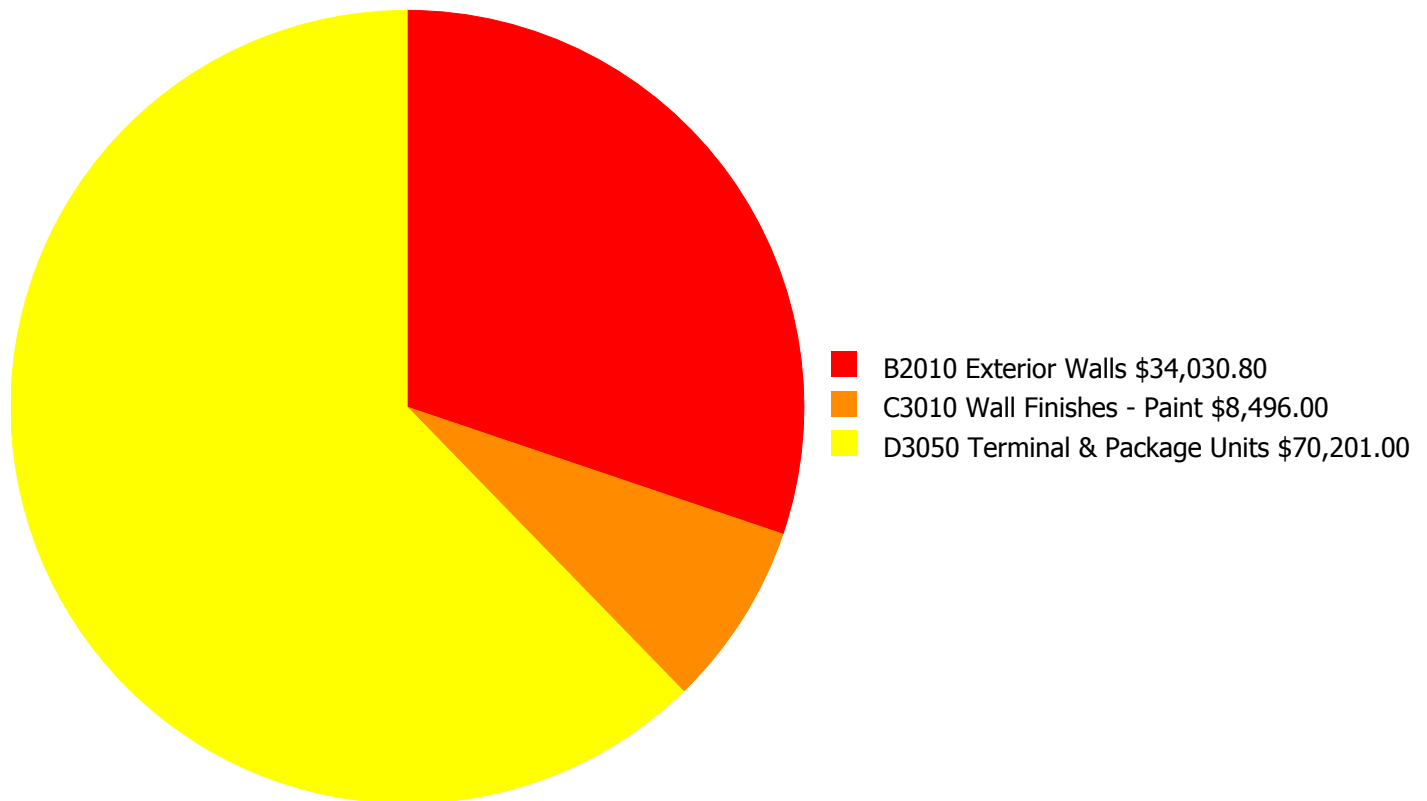
Forecasted Capital Renewal Requirement

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

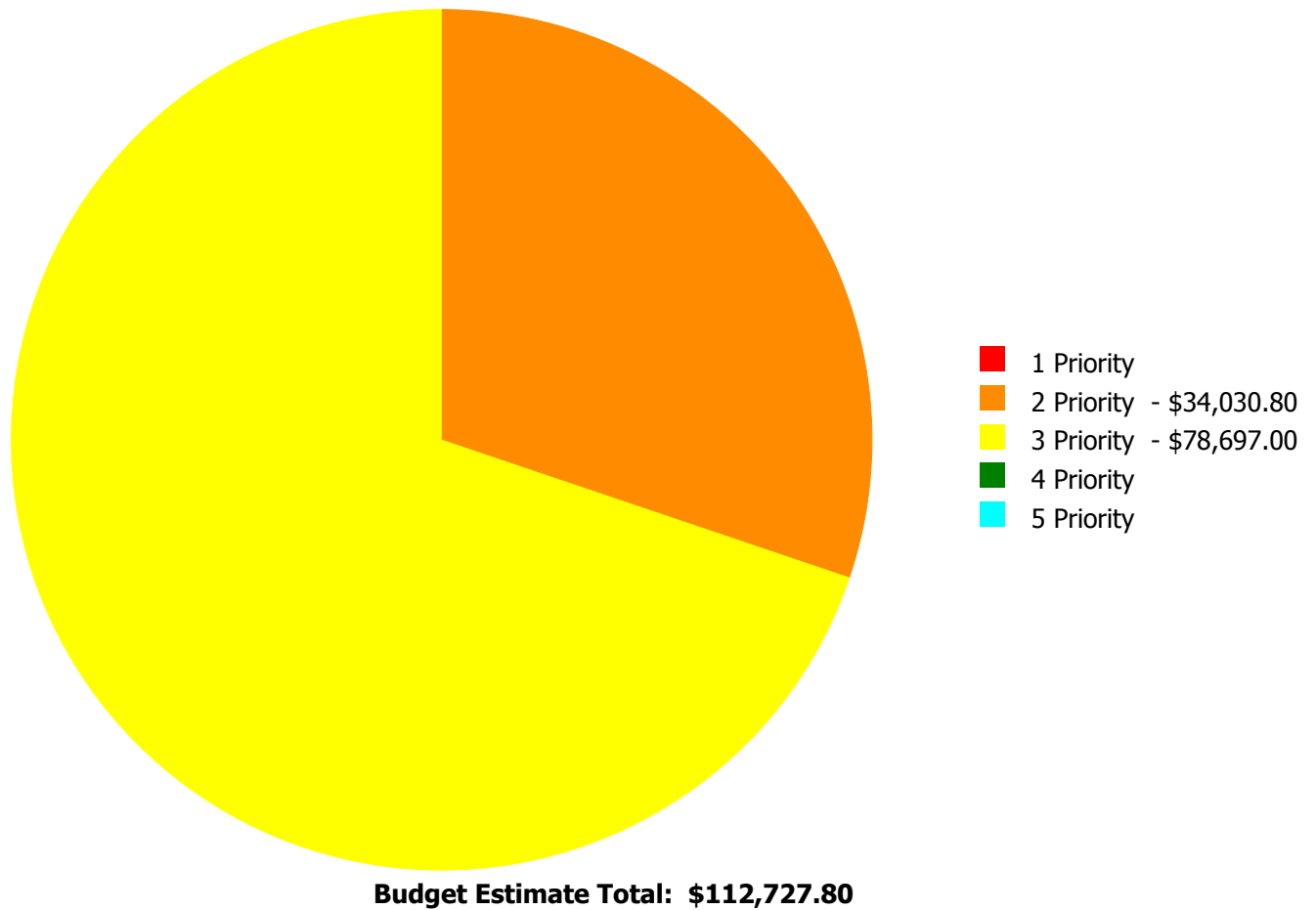
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$112,727.80

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

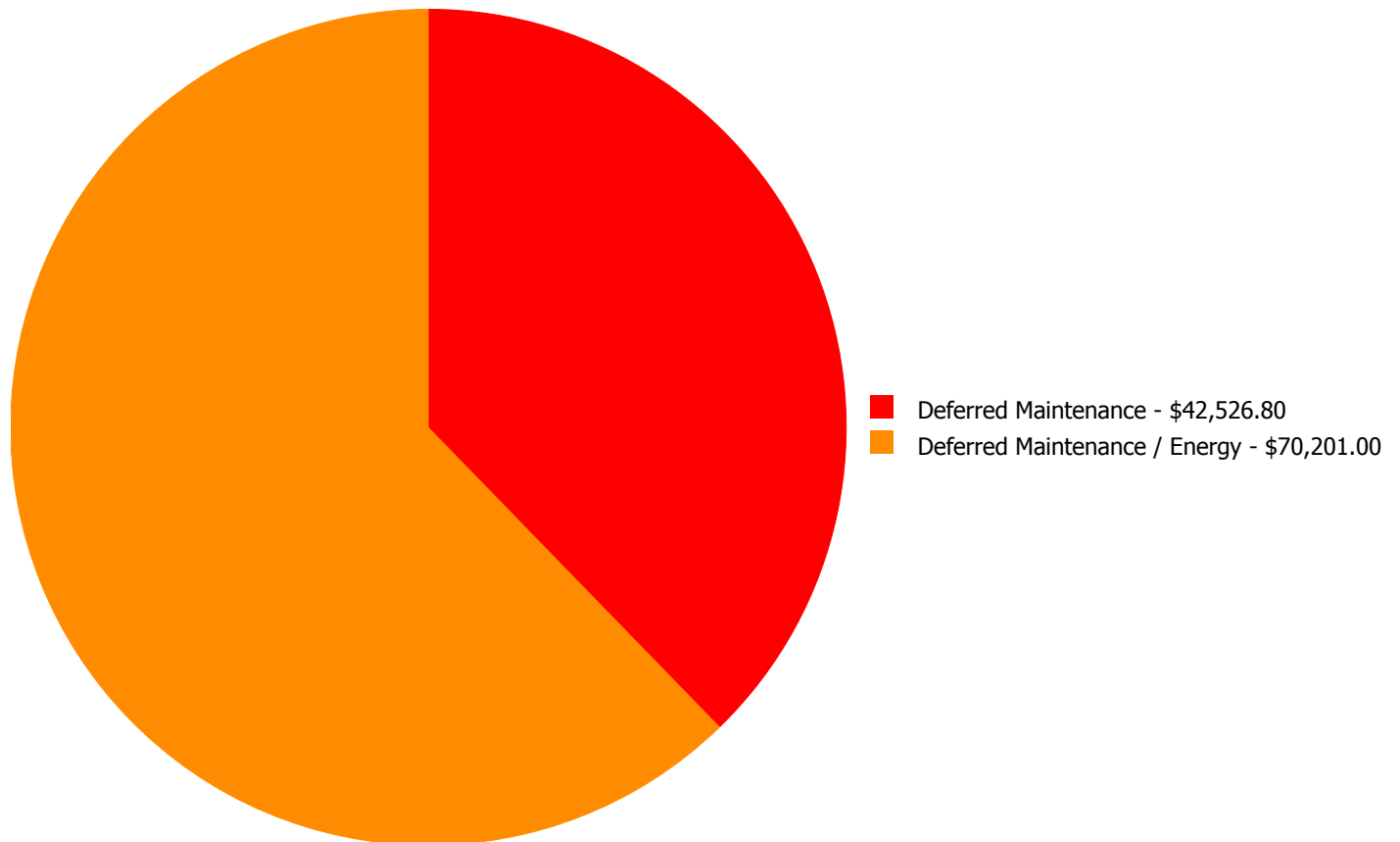
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	\$0.00	\$34,030.80	\$0.00	\$0.00	\$0.00	\$34,030.80
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$8,496.00	\$0.00	\$0.00	\$8,496.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$70,201.00	\$0.00	\$0.00	\$70,201.00
	Total:	\$0.00	\$34,030.80	\$78,697.00	\$0.00	\$0.00	\$112,727.80

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: \$112,727.80

Deficiency Details by Priority

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

Priority 2 Priority:

System: B2010 - Exterior Walls



Location: Exterior Wall

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Engineering Study for Exterior Walls

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$34,030.80

Assessor Name: Sam Mandola

Date Created: 08/12/2015

Notes: There is visible crack on the exterior wall. An engineering study is recommended to determine the cause. Pricing does not include remediation measures.

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$8,496.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: \$70,201.00

Assessor Name: Ben Nixon

Date Created: 08/11/2015

Notes: The primary heating and cooling system consists of gas fire units heater, ventilation fans, and single PTAC unit in the office, which are inadequate and nearing the end of their expected life. These units should be replaced with a packaged system.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	71,721
Year Built:	1975
Last Renovation:	
Replacement Value:	\$1,481,808
Repair Cost:	\$576,341.66
Total FCI:	38.89 %
Total RSLI:	26.66 %
FCA Score:	61.11



Description:

The Stone Mill Elementary School site was originally constructed in 1975, has a total area of 17.5 acres, and is occupied by approximately 71,721 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: 1650

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	22.02 %	62.39 %	\$432,756.21
G30 - Site Mechanical Utilities	25.87 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	40.43 %	54.40 %	\$143,585.45
Totals:	26.66 %	38.89 %	\$576,341.66

Photo Album

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

1). Aerial Image of Stone Mill Elementary
School - Aug 12, 2015



2). Playing Field - Aug 12, 2015



3). Hard Surface Play Area - Aug 12, 2015



Condition Detail

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

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

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.	28,047	25	2005	2030		60.00 %	0.42 %	15		\$602.28	\$145,003
G2020	Parking Lots	\$4.56	S.F.	11,344	25	2005	2030		60.00 %	0.00 %	15			\$51,729
G2030	Pedestrian Paving	\$1.50	S.F.	71,721	30	1975	2005		0.00 %	110.00 %	-10		\$118,339.65	\$107,582
G2040	Baseball Field	\$8.35	S.F.		20				0.00 %	0.00 %				\$0
G2040	Canopies	\$0.29	S.F.		25				0.00 %	0.00 %				\$0
G2040	Covered Walkways	\$48.72	S.F.		25				0.00 %	0.00 %				\$0
G2040	Fencing & Guardrails	\$0.91	S.F.	71,721	30	1975	2005		0.00 %	110.00 %	-10		\$71,792.72	\$65,266
G2040	Football Field	\$5.85	S.F.		20				0.00 %	0.00 %				\$0
G2040	Hard Surface Play Area	\$6.26	S.F.	1,356	20	1975	1995		0.00 %	109.99 %	-20		\$9,337.42	\$8,489
G2040	Playing Field	\$3.92	S.F.	53,962	20	1975	1995		0.00 %	110.00 %	-20		\$232,684.14	\$211,531
G2040	Soccer/Lacross Field	\$5.00	S.F.		20				0.00 %	0.00 %				\$0
G2040	Softball Field	\$8.86	S.F.		20				0.00 %	0.00 %				\$0
G2040	Tennis Courts	\$18.47	S.F.		20				0.00 %	0.00 %				\$0
G2040	Track	\$7.04	S.F.		10				0.00 %	0.00 %				\$0
G2050	Landscaping	\$1.45	S.F.	71,721	15	2005	2020		33.33 %	0.00 %	5			\$103,995
G3010	Water Supply	\$1.83	S.F.	71,721	50	1975	2025		20.00 %	0.00 %	10			\$131,249
G3020	Sanitary Sewer	\$1.15	S.F.	71,721	50	1975	2025		20.00 %	0.00 %	10			\$82,479
G3030	Storm Sewer	\$3.55	S.F.	71,721	50	1975	2025		20.00 %	0.00 %	10			\$254,610
G3060	Fuel Distribution	\$0.78	S.F.	71,721	40	2005	2045		75.00 %	0.00 %	30			\$55,942
G4010	Electrical Distribution	\$1.86	S.F.	71,721	50	2005	2055		80.00 %	0.00 %	40			\$133,401
G4020	Site Lighting	\$1.15	S.F.	71,721	30	1975	2005		0.00 %	110.00 %	-10		\$90,727.07	\$82,479
G4030	Site Communications & Security	\$0.67	S.F.	71,721	10	2005	2015		0.00 %	110.00 %	0		\$52,858.38	\$48,053
Total									26.66 %	38.89 %			\$576,341.66	\$1,481,808

Renewal Schedule

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

School Assessment Report - Site

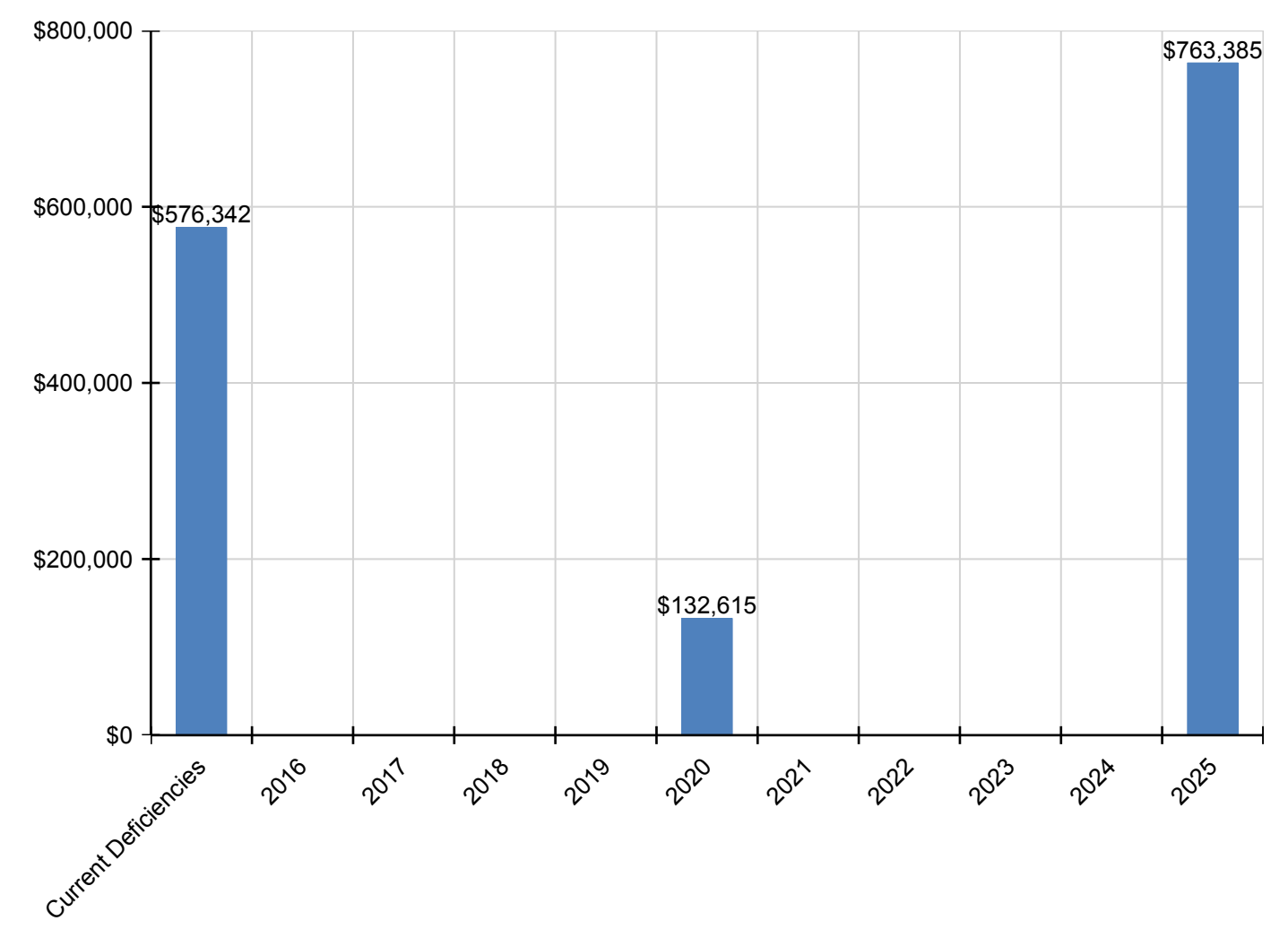
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$576,342	\$0	\$0	\$0	\$0	\$132,615	\$0	\$0	\$0	\$0	\$763,385	\$1,472,342
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	\$602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$602
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$118,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,340
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	\$71,793	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,793
G2040 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Hard Surface Play Area	\$9,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,337
G2040 - Playing Field	\$232,684	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232,684
G2040 - Soccer/Lacross Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$132,615	\$0	\$0	\$0	\$0	\$0	\$132,615
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	\$194,027	\$194,027
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,930	\$121,930
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$376,392	\$376,392
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	\$90,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,727
G4030 - Site Communications & Security	\$52,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,037	\$123,895

* Indicates non-renewable system

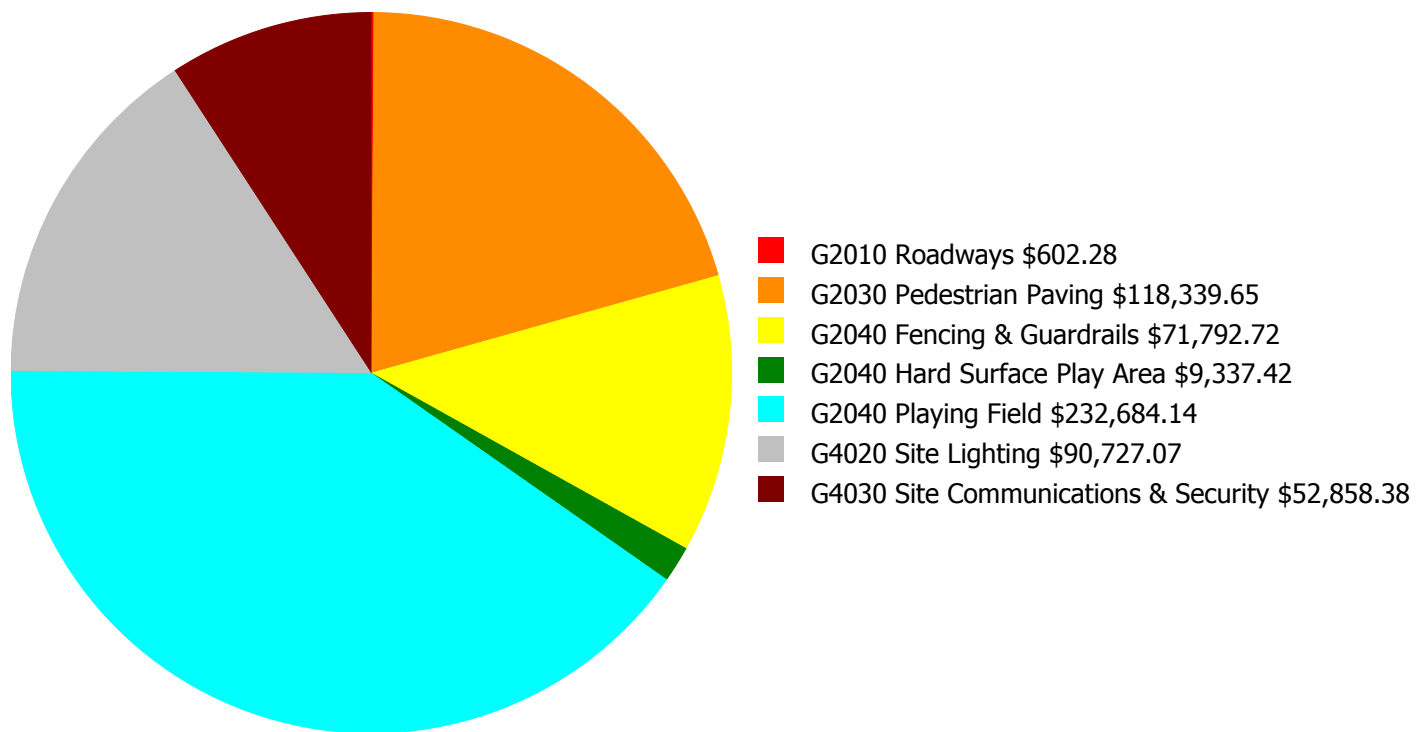
Forecasted Capital Renewal Requirement

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

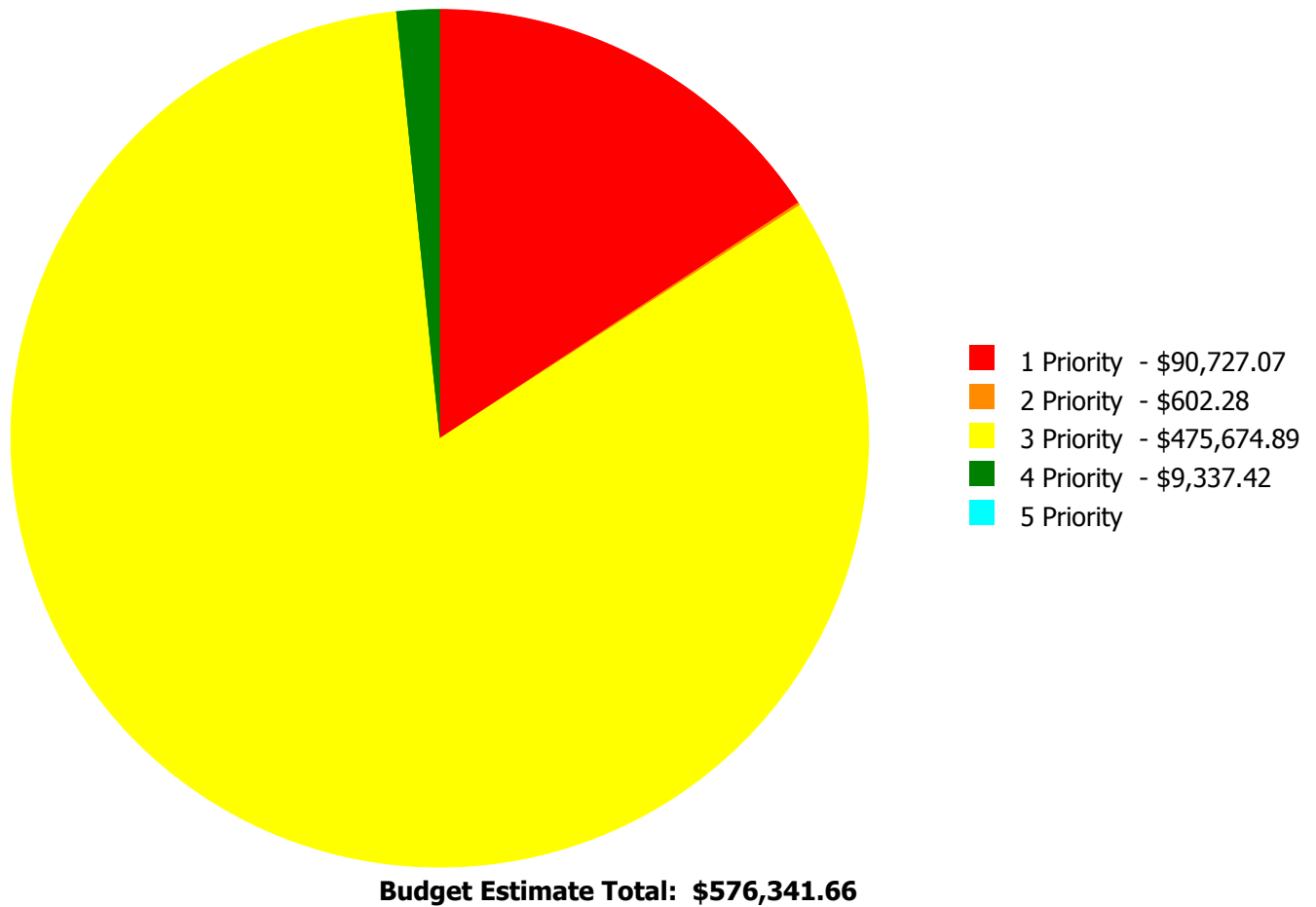
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$576,341.66

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

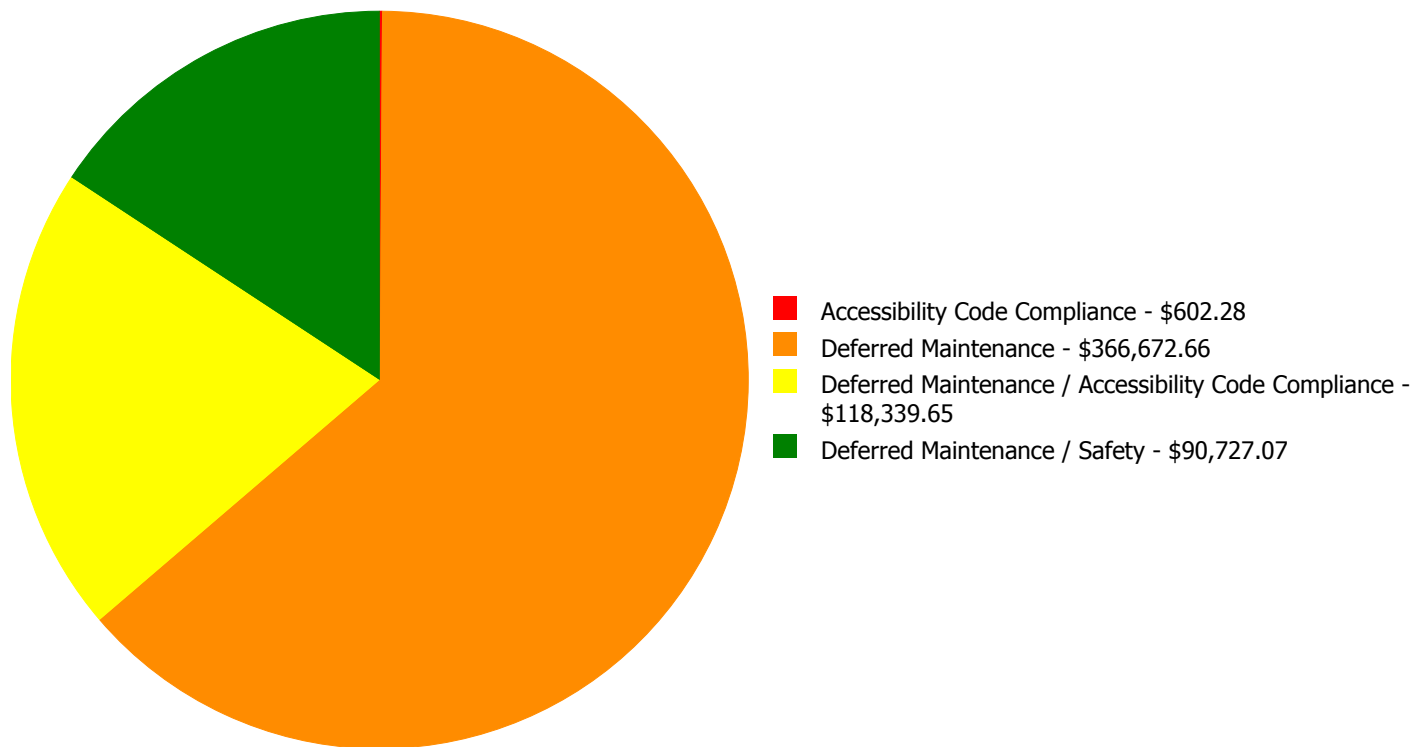
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	\$0.00	\$602.28	\$0.00	\$0.00	\$0.00	\$602.28
G2030	Pedestrian Paving	\$0.00	\$0.00	\$118,339.65	\$0.00	\$0.00	\$118,339.65
G2040	Fencing & Guardrails	\$0.00	\$0.00	\$71,792.72	\$0.00	\$0.00	\$71,792.72
G2040	Hard Surface Play Area	\$0.00	\$0.00	\$0.00	\$9,337.42	\$0.00	\$9,337.42
G2040	Playing Field	\$0.00	\$0.00	\$232,684.14	\$0.00	\$0.00	\$232,684.14
G4020	Site Lighting	\$90,727.07	\$0.00	\$0.00	\$0.00	\$0.00	\$90,727.07
G4030	Site Communications & Security	\$0.00	\$0.00	\$52,858.38	\$0.00	\$0.00	\$52,858.38
	Total:	\$90,727.07	\$602.28	\$475,674.89	\$9,337.42	\$0.00	\$576,341.66

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: \$576,341.66

Deficiency Details by Priority

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

Priority 1 Priority:

System: G4020 - Site Lighting



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 1 Priority

Correction: Renew System

Qty: 71,721.00

Unit of Measure: S.F.

Estimate: \$90,727.07

Assessor Name: Sam Mandola

Date Created: 01/17/2016

Notes: Site lighting is beyond its expected service life, inadequate, and should be replaced and expanded. SPLOST project 421-140 to provide new parking lot lighting (coordinated with GA Power).

Priority 2 Priority:

System: G2010 - Roadways



Location: Parking Lot

Distress: Missing

Category: Accessibility Code Compliance

Priority: 2 Priority

Correction: Add ADA compliant striping at handicap roadway crossing

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$602.28

Assessor Name: Sam Mandola

Date Created: 03/01/2016

Notes: Provide striping at handicap roadway crossing per ADA standards.

Priority 3 Priority:

System: G2030 - Pedestrian Paving



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 71,721.00

Unit of Measure: S.F.

Estimate: \$118,339.65

Assessor Name: Eduardo Lopez

Date Created: 08/11/2015

Notes: Pedestrian paving is beyond its expected service life, damaged, and should be replaced to include ramps per ADA standards.

System: G2040 - Fencing & Guardrails



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 71,721.00

Unit of Measure: S.F.

Estimate: \$71,792.72

Assessor Name: Eduardo Lopez

Date Created: 01/17/2016

Notes: Some segments of fencing are aged and damaged and should be replaced.

System: G2040 - Playing Field



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 53,962.00

Unit of Measure: S.F.

Estimate: \$232,684.14

Assessor Name: Eduardo Lopez

Date Created: 08/11/2015

Notes: The playing field is beyond its expected service life, has large bare spots, and should be re-sodded to prevent erosion.

System: G4030 - Site Communications & Security



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 71,721.00

Unit of Measure: S.F.

Estimate: \$52,858.38

Assessor Name: Eduardo Lopez

Date Created: 01/17/2016

Notes: Site communications and security is beyond its expected service life and should be scheduled for replacement.

Priority 4 Priority:

System: G2040 - Hard Surface Play Area



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 1,356.00

Unit of Measure: S.F.

Estimate: \$9,337.42

Assessor Name: Eduardo Lopez

Date Created: 08/12/2015

Notes: The hard surface play area is beyond its expected service life, damaged with cracks, and should be replaced.

Glossary

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

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

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

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

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