

DeKalb County School District/Admin/Support

Administrative and Instructional Complex (AIC) Facility (EAHS and DECA)

Final

School Assessment Report

May 19, 2016



Table of Contents

School Executive Summary	5
School Condition Summary	7
<u>1988 Building</u>	9
Executive Summary	9
Condition Summary	10
Photo Album	11
Condition Detail	12
System Listing	13
Renewal Schedule	15
Forecasted Sustainment Requirement	18
Deficiency Summary By System	19
Deficiency Summary By Priority	20
Deficiency By Priority Investment	21
Deficiency Summary By Category	22
Deficiency Details By Priority	23
<u>1988 Fleet Service Building</u>	26
Executive Summary	26
Condition Summary	27
Photo Album	28
Condition Detail	29
System Listing	30
Renewal Schedule	32
Forecasted Sustainment Requirement	35
Deficiency Summary By System	36
Deficiency Summary By Priority	37
Deficiency By Priority Investment	38
Deficiency Summary By Category	39
Deficiency Details By Priority	40
<u>2000 Control Tower</u>	42

School Assessment Report

Executive Summary	42
Condition Summary	43
Photo Album	44
Condition Detail	45
System Listing	46
Renewal Schedule	47
Forecasted Sustainment Requirement	49
Deficiency Summary By System	50
Deficiency Summary By Priority	51
Deficiency By Priority Investment	52
Deficiency Summary By Category	53
Deficiency Details By Priority	54
<u>2000 Storage Building</u>	55
Executive Summary	55
Condition Summary	56
Photo Album	57
Condition Detail	58
System Listing	59
Renewal Schedule	60
Forecasted Sustainment Requirement	63
Deficiency Summary By System	64
Deficiency Summary By Priority	65
Deficiency By Priority Investment	66
Deficiency Summary By Category	67
Deficiency Details By Priority	68
<u>Site</u>	69
Executive Summary	69
Condition Summary	70
Photo Album	71
Condition Detail	72
System Listing	73

School Assessment Report

Renewal Schedule	74
Forecasted Sustainment Requirement	76
Deficiency Summary By System	77
Deficiency Summary By Priority	78
Deficiency By Priority Investment	79
Deficiency Summary By Category	80
Deficiency Details By Priority	81
Glossary	82

School Executive Summary

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

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

Gross Area (SF):	292,236
Year Built:	1988
Last Renovation:	2010
Replacement Value:	\$72,875,319
Repair Cost:	\$8,497,829.68
Total FCI:	11.66 %
Total RSLI:	58.58 %
FCA Score:	88.34



Description:

The Administrative and Instructional Complex / DeKalb Early College Academy (DECA) / Fleet Services Depot / Elizabeth Andrews High School campus consists of two buildings (the main school building and fleet service building) located at 1701 Mountain Industrial Blvd. in Stone Mountain, Georgia. The original campus was constructed in 1988 and there have been no additions. In addition to the main school building and fleet service building, the campus contains a storage building and a control tower. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

School Assessment Report - Administrative and Instructional Complex (AIC) Facility (EAHS and DECA)

Attributes:

General Attributes:

Assigned Region:	Regions 2 and 3	Board District:	District 6
DOE Facility:	109	Geographic Region:	Region 3
HS Attendance Area:	Stone Mountain HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	35		

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.

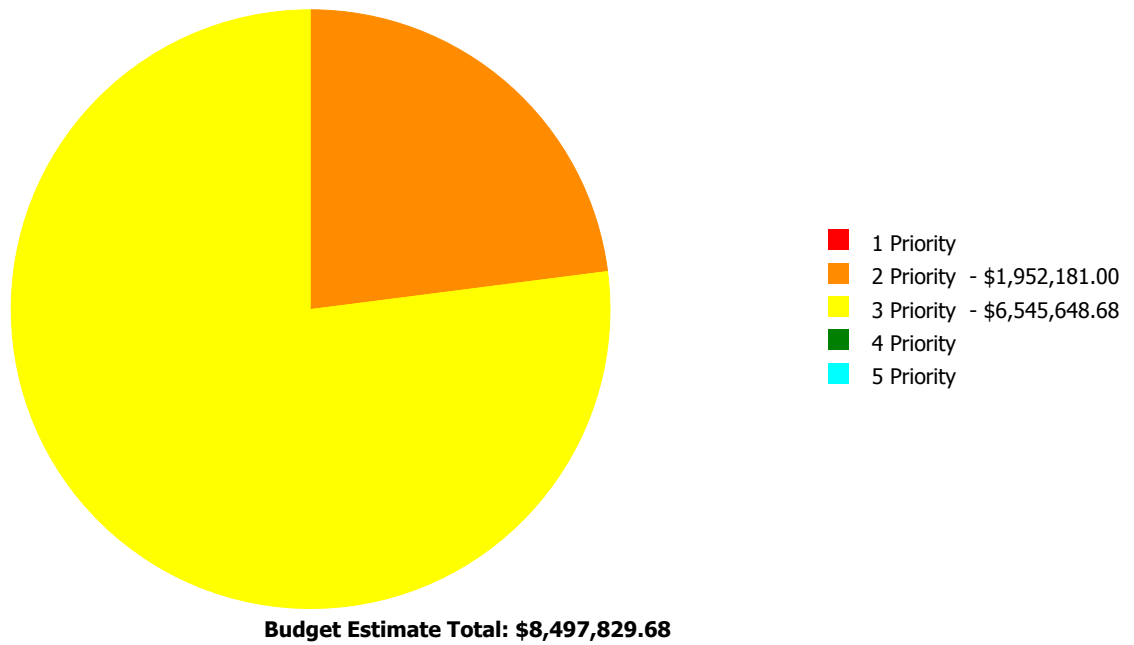
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	73.02 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	73.08 %	0.00 %	\$0.00
B20 - Exterior Enclosure	74.08 %	0.00 %	\$0.00
B30 - Roofing	10.01 %	92.46 %	\$5,839,784.00
C10 - Interior Construction	87.81 %	0.00 %	\$0.00
C20 - Stairs	95.00 %	0.00 %	\$0.00
C30 - Interior Finishes	71.23 %	0.36 %	\$23,855.00
D10 - Conveying	83.33 %	0.00 %	\$0.00
D20 - Plumbing	80.15 %	1.14 %	\$91,205.42
D30 - HVAC	18.85 %	18.99 %	\$1,956,831.37
D40 - Fire Protection	74.87 %	0.00 %	\$0.00
D50 - Electrical	72.49 %	0.00 %	\$0.00
E10 - Equipment	65.45 %	0.00 %	\$0.00
E20 - Furnishings	75.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
G20 - Site Improvements	33.62 %	11.41 %	\$586,153.89
G30 - Site Mechanical Utilities	46.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	35.48 %	0.00 %	\$0.00
Totals:	58.58 %	11.66 %	\$8,497,829.68

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1988 Building	281,700	12.59	\$0.00	\$1,952,181.00	\$5,922,750.45	\$0.00	\$0.00
1988 Fleet Service Building	9,336	1.55	\$0.00	\$0.00	\$32,401.34	\$0.00	\$0.00
2000 Control Tower	600	5.81	\$0.00	\$0.00	\$4,343.00	\$0.00	\$0.00
2000 Storage Building	600	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	292,236	7.22	\$0.00	\$0.00	\$586,153.89	\$0.00	\$0.00
Total:		11.66	\$0.00	\$1,952,181.00	\$6,545,648.68	\$0.00	\$0.00

Deficiencies By Priority



Executive Summary

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

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

Function:	High School
Gross Area (SF):	281,700
Year Built:	1988
Last Renovation:	2010
Replacement Value:	\$62,533,954
Repair Cost:	\$7,874,931.45
Total FCI:	12.59 %
Total RSLI:	61.51 %
FCA Score:	87.41



Description:

The main building at Administrative and Instructional Complex / DeKalb Early College Academy (DECA) / Fleet Services Depot / Elizabeth Andrews High School is a one-story with mezzanine building located at 1701 Mountain Industrial Blvd. in Stone Mountain, Georgia. Originally built in 1988, there have been no additions and a major renovation from 2008 through 2010. 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:	9010, 9011, 9012	Fire Sprinkler System:	Yes
-----------------	------------------	------------------------	-----

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	73.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	73.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	74.18 %	0.00 %	\$0.00
B30 - Roofing	8.38 %	95.60 %	\$5,832,595.00
C10 - Interior Construction	88.85 %	0.00 %	\$0.00
C20 - Stairs	95.00 %	0.00 %	\$0.00
C30 - Interior Finishes	71.81 %	0.00 %	\$0.00
D10 - Conveying	83.33 %	0.00 %	\$0.00
D20 - Plumbing	80.92 %	1.09 %	\$85,505.08
D30 - HVAC	18.41 %	19.41 %	\$1,956,831.37
D40 - Fire Protection	75.84 %	0.00 %	\$0.00
D50 - Electrical	73.66 %	0.00 %	\$0.00
E10 - Equipment	68.86 %	0.00 %	\$0.00
E20 - Furnishings	75.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	61.51 %	12.59 %	\$7,874,931.45

Photo Album

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

1). West Elevation - Aug 03, 2015



2). South Elevation - Aug 03, 2015



3). East Elevation - Aug 03, 2015



4). North Elevation - Aug 03, 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 - 1988 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	\$3.51	S.F.	281,700	100	1988	2088		73.00 %	0.00 %	73			\$988,767
A1020	Special Foundations	\$4.36	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			\$0
A1030	Slab on Grade	\$3.56	S.F.	281,700	100	1988	2088		73.00 %	0.00 %	73			\$1,002,852
A2010	Basement Excavation	\$0.14	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			\$0
A2020	Basement Walls	\$1.64	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			\$0
B1010	Floor Construction	\$15.61	S.F.	50,000	100	1988	2088		73.00 %	0.00 %	73			\$780,500
B1020	Roof Construction	\$11.74	S.F.	281,700	100	1988	2088		73.00 %	0.00 %	73			\$3,307,158
B2010	Exterior Walls	\$15.69	S.F.	281,700	100	1988	2088		73.00 %	0.00 %	73			\$4,419,873
B2020	Exterior Windows	\$1.37	S.F.	281,700	30	2010	2040		83.33 %	0.00 %	25			\$385,929
B2030	Exterior Doors	\$0.66	S.F.	281,700	30	2010	2040		83.33 %	0.00 %	25			\$185,922
B3010	Roof Coverings - Asphalt Shingles	\$4.32	S.F.	0	10	1988	1998		0.00 %	0.00 %	-17			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	255,200	25	2010	2035	2015	0.00 %	110.00 %	0		\$5,810,904.00	\$5,282,640
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	15	1988	2003		0.00 %	0.00 %	-12			\$0
B3010	Roof Coverings - Preformed Metal	\$0.07	S.F.	0	30	1988	2018		10.00 %	0.00 %	3			\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	29,090	75	1988	2063		64.00 %	0.00 %	48			\$798,521
B3020	Roof Openings	\$0.07	S.F.	281,700	30	1988	2018	2015	0.00 %	110.00 %	0		\$21,691.00	\$19,719
C1010	Partitions	\$19.44	S.F.	281,700	100	2010	2110		95.00 %	0.00 %	95			\$5,476,248
C1020	Interior Doors	\$6.11	S.F.	281,700	30	2010	2040		83.33 %	0.00 %	25			\$1,721,187
C1030	Fittings	\$6.20	S.F.	281,700	20	2010	2030		75.00 %	0.00 %	15			\$1,746,540
C2010	Stair Construction	\$2.21	S.F.	265,000	100	2010	2110		95.00 %	0.00 %	95			\$585,650
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	39,750	30	2010	2040		83.33 %	0.00 %	25			\$408,233
C3010	Wall Finishes - Paint	\$1.93	S.F.	241,950	10	2010	2020		50.00 %	0.00 %	5			\$466,964
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	1988	1998		0.00 %	0.00 %	-17			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	66,250	8	2010	2018		37.50 %	0.00 %	3			\$563,125
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	39,750	50	2010	2060		90.00 %	0.00 %	45			\$575,978
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	0	50	1988	2038		46.00 %	0.00 %	23			\$0
C3020	Floor Finishes - VCT	\$9.54	S.F.	175,700	20	2010	2030		75.00 %	0.00 %	15			\$1,676,178
C3020	Floor Finishes - Wood	\$14.70	S.F.	0	20	1988	2008		0.00 %	0.00 %	-7			\$0
C3030	Ceiling Finishes	\$9.98	S.F.	281,700	20	2010	2030		75.00 %	0.00 %	15			\$2,811,366
D1010	Elevators and Lifts	\$0.43	S.F.	281,700	30	2010	2040		83.33 %	0.00 %	25			\$121,131
D2010	Plumbing Fixtures	\$17.66	S.F.	281,700	30	2010	2040		83.33 %	1.72 %	25		\$85,505.08	\$4,974,822
D2020	Domestic Water Distribution	\$3.81	S.F.	281,700	30	2010	2040		83.33 %	0.00 %	25			\$1,073,277
D2030	Sanitary Waste	\$4.80	S.F.	281,700	30	2010	2040		83.33 %	0.00 %	25			\$1,352,160
D2040	Rain Water Drainage	\$0.92	S.F.	281,700	30	1988	2018		10.00 %	0.00 %	3			\$259,164

School Assessment Report - 1988 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 - Acid Waste	\$0.54	S.F.		30	1988	2018		10.00 %	0.00 %	3			\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.77	S.F.	281,700	30	2010	2040		83.33 %	0.00 %	25			\$216,909
D3020	Heat Generating Systems	\$0.00	S.F.	0	0	1988			0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$0.00	S.F.	0	0	1988			0.00 %	0.00 %				\$0
D3040	Distribution Systems & Exhaust Systems	\$5.88	S.F.	281,700	30	2010	2040		83.33 %	0.28 %	25		\$4,650.37	\$1,656,396
D3050	Terminal & Package Units	\$27.72	S.F.	281,700	15	2010	2025	2015	0.00 %	25.00 %	0		\$1,952,181.00	\$7,808,724
D3060	Controls & Instrumentation	\$1.64	S.F.	281,700	20	2010	2030		75.00 %	0.00 %	15			\$461,988
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.55	S.F.	281,700	30	2010	2040		83.33 %	0.00 %	25			\$154,935
D4010	Sprinklers	\$4.13	S.F.	281,700	30	2010	2040		83.33 %	0.00 %	25			\$1,163,421
D4020	Standpipes	\$0.47	S.F.	281,700	30	1988	2018		10.00 %	0.00 %	3			\$132,399
D5010	Electrical Service/Distribution	\$1.73	S.F.	281,700	40	2010	2050		87.50 %	0.00 %	35			\$487,341
D5020	Branch Wiring	\$5.56	S.F.	281,700	30	2010	2040		83.33 %	0.00 %	25			\$1,566,252
D5020	Lighting	\$8.36	S.F.	281,700	30	2010	2040		83.33 %	0.00 %	25			\$2,355,012
D5030	Communications and Security - Fire Alarm	\$0.77	S.F.	281,700	10	2010	2020		50.00 %	0.00 %	5			\$216,909
D5030	Communications and Security - PA & Clock Systems	\$4.82	S.F.	281,700	10	2010	2020		50.00 %	0.00 %	5			\$1,357,794
D5030	Communications and Security - Security & CCTV	\$1.16	S.F.	281,700	10	2010	2020		50.00 %	0.00 %	5			\$326,772
D5090	Other Electrical Systems - Emergency Generator (3)	\$0.87	S.F.	281,700	20	2010	2030		75.00 %	0.00 %	15			\$245,079
E1010	Commercial Equipment	\$5.22	S.F.	0	20	1988	2008		0.00 %	0.00 %	-7			\$0
E1020	Institutional Equipment	\$0.76	S.F.	281,700	20	2010	2030		75.00 %	0.00 %	15			\$214,092
E1090	Other Equipment (Kitchen Equipment)	\$2.13	S.F.	281,700	15	2010	2025		66.67 %	0.00 %	10			\$600,021
E2010	Fixed Furnishings	\$9.18	S.F.	281,700	20	2010	2030		75.00 %	0.00 %	15			\$2,586,006
F1010	Special Structures - Canopies	\$2.62	S.F.		20	2010	2030		75.00 %	0.00 %	15			\$0
Total									61.51 %	12.59 %			\$7,874,931.45	\$62,533,954

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:	\$7,874,931	\$0	\$0	\$1,147,535	\$0	\$3,020,236	\$0	\$0	\$0	\$0	\$806,378	\$12,849,080
* 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	\$5,810,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,810,904
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	\$21,691	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,691
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 - 1988 Building

C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$0	\$0	\$0	\$0	\$0	\$595,473	\$0	\$0	\$0	\$0	\$0	\$595,473
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$0	\$676,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$676,877
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$85,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,505
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	\$311,515	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$311,515
D2090 - Other Plumbing Systems - Acid Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$4,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,650
D3050 - Terminal & Package Units	\$1,952,181	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,952,181
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

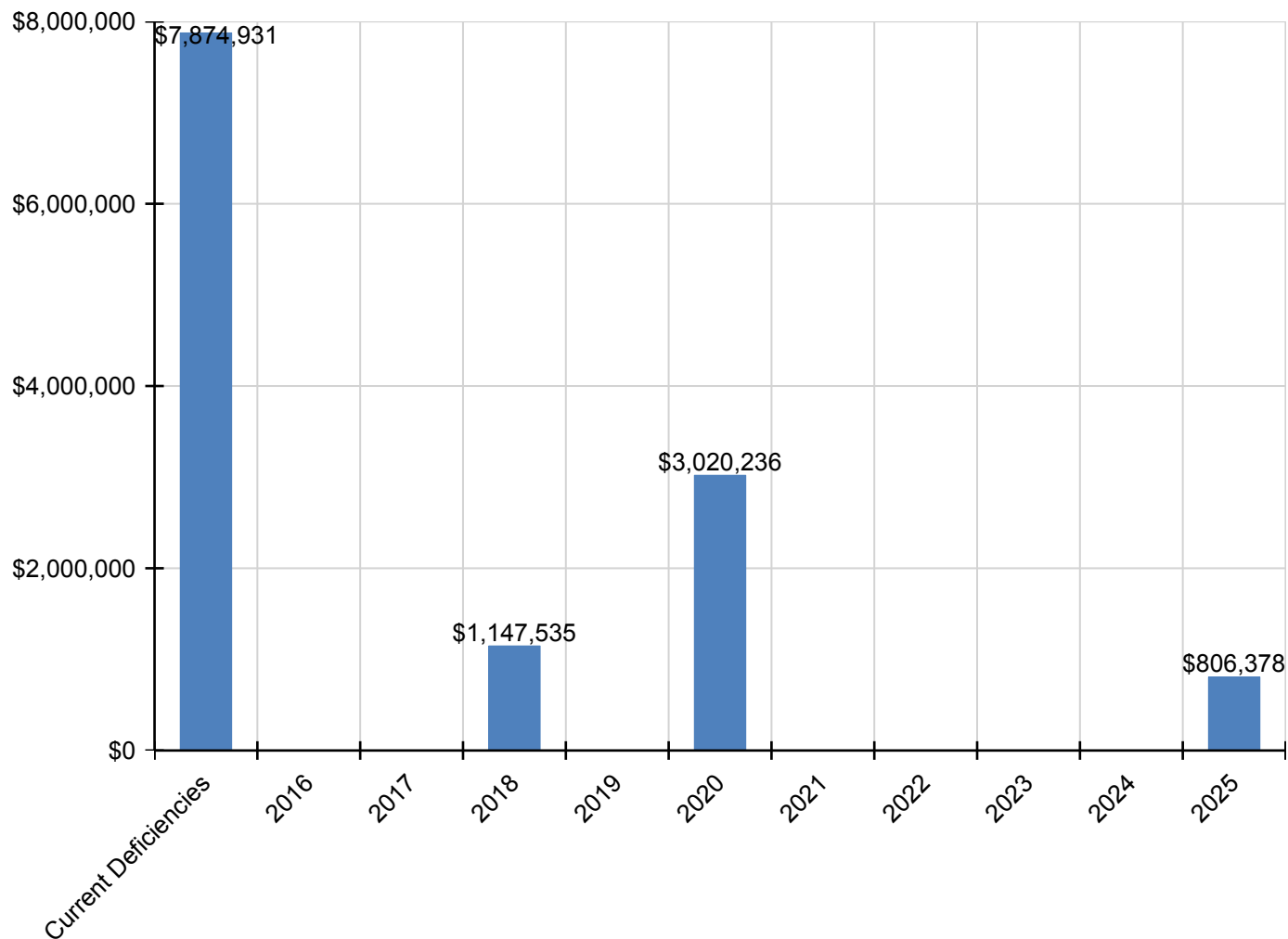
School Assessment Report - 1988 Building

D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$159,144	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,144
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$276,603	\$0	\$0	\$0	\$0	\$0	\$276,603
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$0	\$0	\$1,731,460	\$0	\$0	\$0	\$0	\$0	\$1,731,460
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$416,700	\$0	\$0	\$0	\$0	\$0	\$416,700
D5090 - Other Electrical Systems - Emergency Generator (3)	\$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 (Kitchen Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$806,378	\$806,378
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

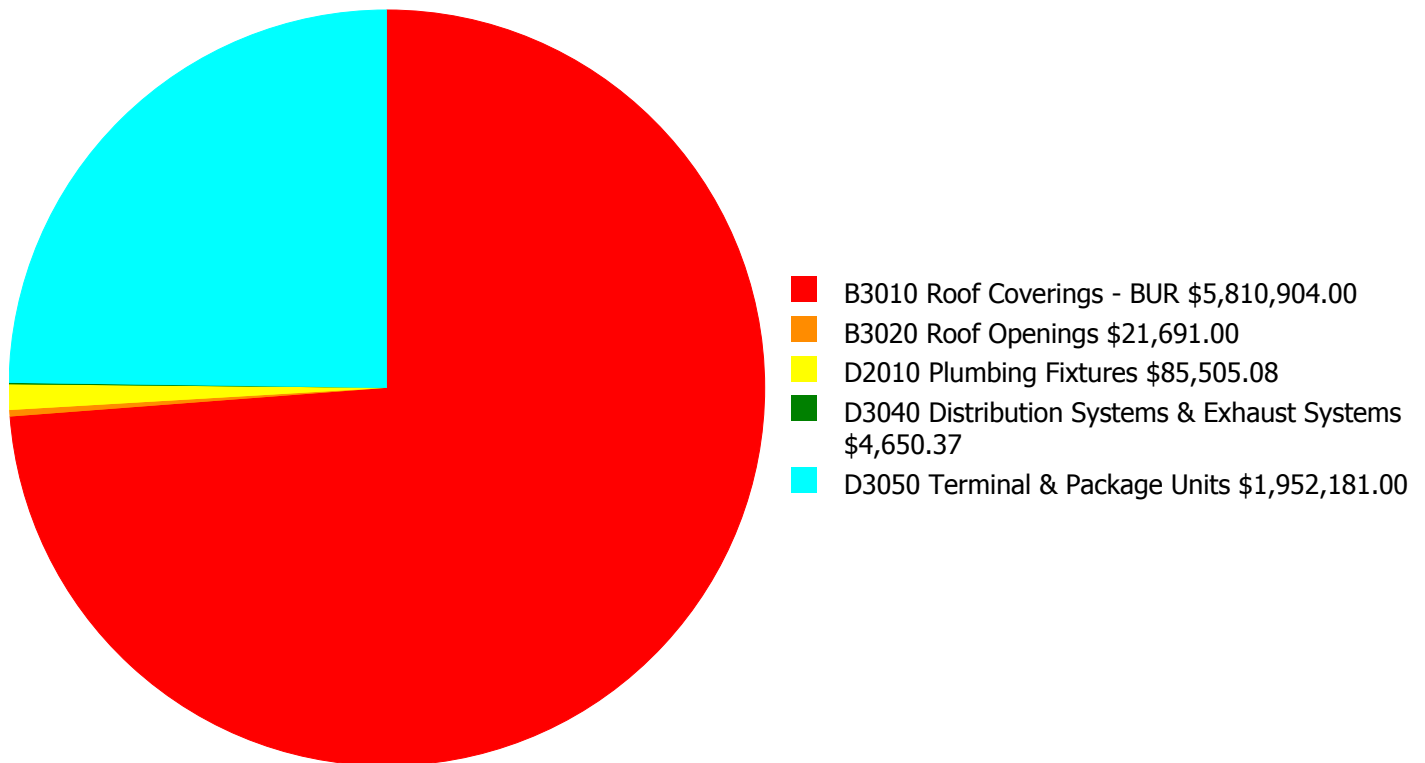
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

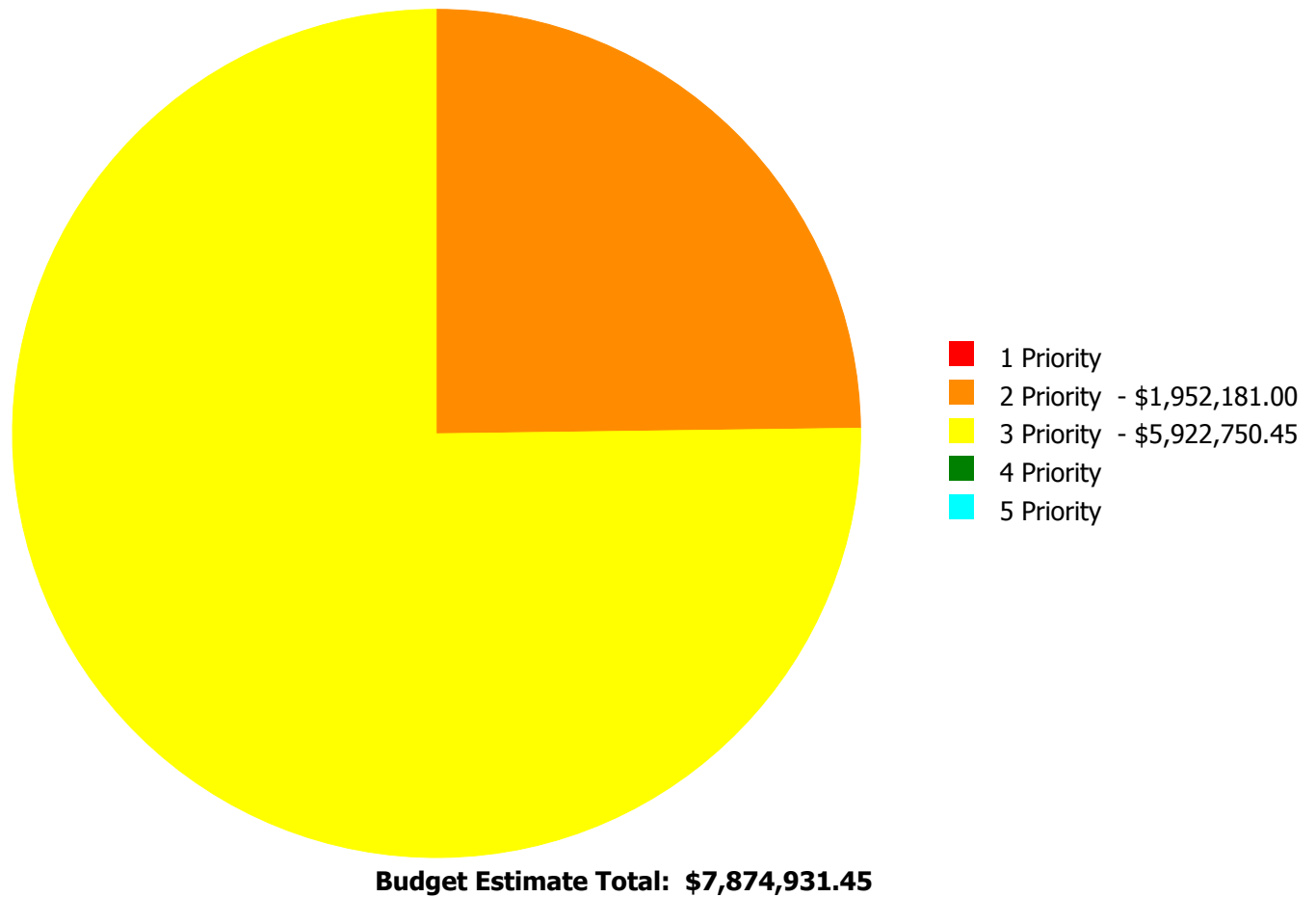
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$7,874,931.45

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

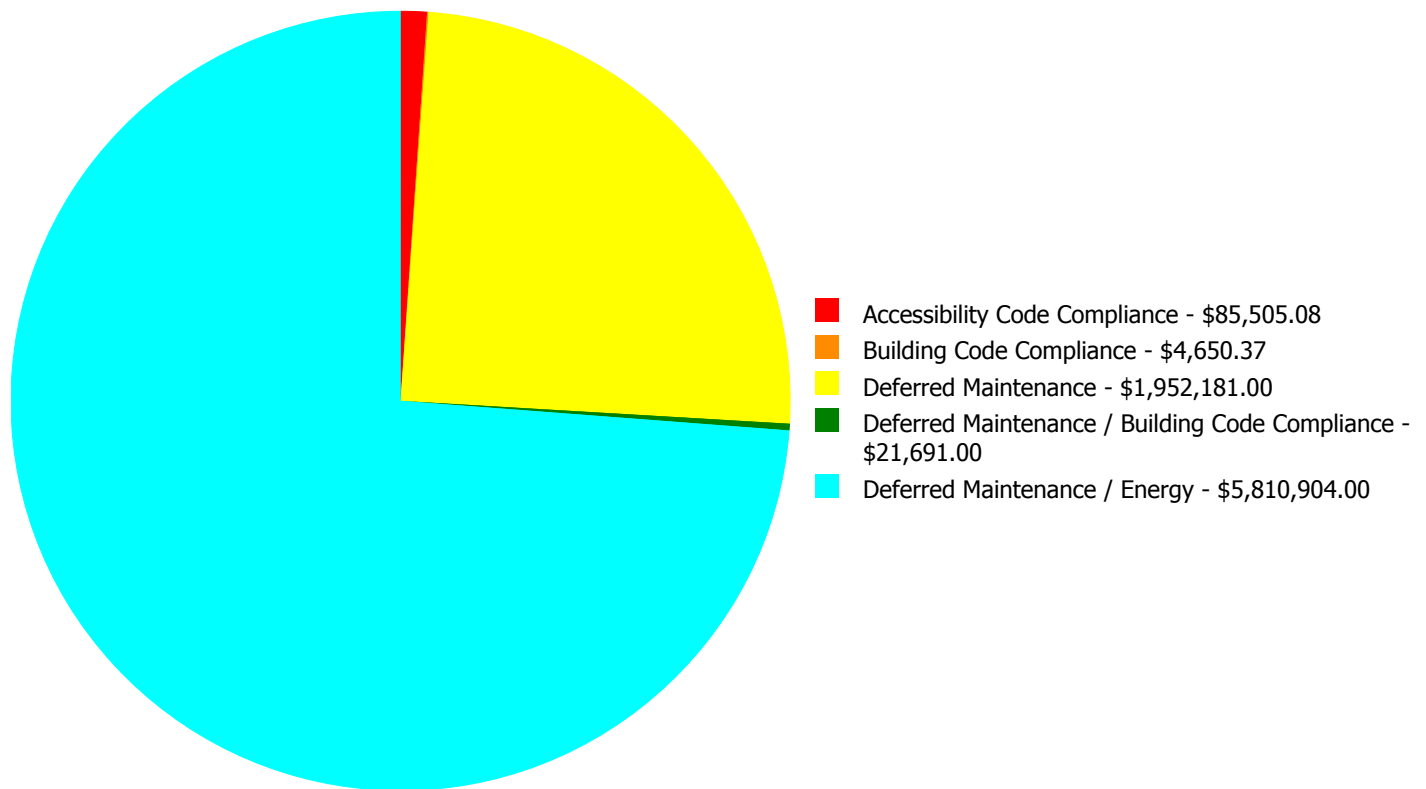
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$5,810,904.00	\$0.00	\$0.00	\$5,810,904.00
B3020	Roof Openings	\$0.00	\$0.00	\$21,691.00	\$0.00	\$0.00	\$21,691.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$85,505.08	\$0.00	\$0.00	\$85,505.08
D3040	Distribution Systems & Exhaust Systems	\$0.00	\$0.00	\$4,650.37	\$0.00	\$0.00	\$4,650.37
D3050	Terminal & Package Units	\$0.00	\$1,952,181.00	\$0.00	\$0.00	\$0.00	\$1,952,181.00
	Total:	\$0.00	\$1,952,181.00	\$5,922,750.45	\$0.00	\$0.00	\$7,874,931.45

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: \$7,874,931.45

Deficiency Details by Priority

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

Priority 2 Priority:

System: D3050 - Terminal & Package Units



Location: Roof

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Renew System

Qty: 281,700.00

Unit of Measure: S.F.

Estimate: \$1,952,181.00

Assessor Name: Ben Nixon

Date Created: 08/03/2015

Notes: All of the original ERTUs, comprising approximately 25% of the total rooftop units, are rusted; failing; reported as damaged, leaking and working intermittently; and should be replaced.

Priority 3 Priority:

System: B3010 - Roof Coverings - BUR



Location: Roof

Distress: Damaged

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 255,200.00

Unit of Measure: S.F.

Estimate: \$5,810,904.00

Assessor Name: Ben Nixon

Date Created: 08/03/2015

Notes: The roof covering is delaminating, has numerous leaks, and should be replaced.

System: B3020 - Roof Openings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 281,700.00

Unit of Measure: S.F.

Estimate: \$21,691.00

Assessor Name: Ben Nixon

Date Created: 08/03/2015

Notes: The roof hatch is not safe for maintenance personnel. The ladder rungs do not extend high enough for a person to safely exit and enter the hatch. Recommend installation of an approved roof hatch/ladder system for all hatches, and replace all roof openings in conjunction with roof covering replacement.

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 15.00

Unit of Measure: Ea.

Estimate: \$85,505.08

Assessor Name: Ben Nixon

Date Created: 08/03/2015

Notes: Water fountains protrude into the hallways more than four inches. Protrusion is not ADA compliant if more than four inches.

System: D3040 - Distribution Systems & Exhaust Systems



Location: Room B120 Art

Distress: Missing

Category: Building Code Compliance

Priority: 3 Priority

Correction: Add restroom exhaust fan

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$4,650.37

Assessor Name: Ben Nixon

Date Created: 08/06/2015

Notes: The kiln does not have an exhaust hood. Recommend installation of a heat exhaust hood/system.

Executive Summary

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

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

Function:	High School
Gross Area (SF):	9,336
Year Built:	1988
Last Renovation:	2005
Replacement Value:	\$2,084,099
Repair Cost:	\$32,401.34
Total FCI:	1.55 %
Total RSLI:	55.07 %
FCA Score:	98.45



Description:

The Fleet Service Building at Administrative and Instructional Complex / DeKalb Early College Academy (DECA) / Fleet Services Depot / Elizabeth Andrews High School is a one-story building located at 1701 Mountain Industrial Blvd. in Stone Mountain, Georgia. Originally built in 1988, there have been no additions and one major renovation in 2005. 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:	9020	Fire Sprinkler System:	Yes
-----------------	------	------------------------	-----

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	73.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	73.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	71.18 %	0.00 %	\$0.00
B30 - Roofing	58.04 %	3.60 %	\$7,189.00
C10 - Interior Construction	56.38 %	0.00 %	\$0.00
C30 - Interior Finishes	38.67 %	19.94 %	\$19,512.00
D20 - Plumbing	25.02 %	5.16 %	\$5,700.34
D30 - HVAC	38.97 %	0.00 %	\$0.00
D40 - Fire Protection	10.00 %	0.00 %	\$0.00
D50 - Electrical	42.43 %	0.00 %	\$0.00
E10 - Equipment	50.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	0.00 %	\$0.00
Totals:	55.07 %	1.55 %	\$32,401.34

Photo Album

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

1). West Elevation - Aug 03, 2015



2). South Elevation - Aug 03, 2015



3). East Elevation - Aug 03, 2015



4). North Elevation - Aug 03, 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 - 1988 Fleet Service Building

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.82	S.F.	9,336	100	1988	2088		73.00 %	0.00 %	73			\$45,000
A1020	Special Foundations	\$4.36	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			\$0
A1030	Slab on Grade	\$4.94	S.F.	9,336	100	1988	2088		73.00 %	0.00 %	73			\$46,120
A2010	Basement Excavation	\$0.22	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			\$0
A2020	Basement Walls	\$5.46	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			\$0
B1010	Floor Construction	\$16.81	S.F.	0	100	1988	2088		73.00 %	0.00 %	73			\$0
B1020	Roof Construction	\$33.85	S.F.	9,336	100	1988	2088		73.00 %	0.00 %	73			\$316,024
B2010	Exterior Walls	\$23.79	S.F.	9,336	100	1988	2088		73.00 %	0.00 %	73			\$222,103
B2020	Exterior Windows	\$1.53	S.F.	9,336	30	2005	2035		66.67 %	0.00 %	20			\$14,284
B2030	Exterior Doors	\$8.06	S.F.	9,336	30	2005	2035		66.67 %	0.00 %	20			\$75,248
B3010	Roof Coverings - BUR	\$20.70	S.F.	9,336	25	2005	2030		60.00 %	0.00 %	15			\$193,255
B3010	Roof Coverings - EPDM	\$15.32	S.F.	0	15	1988	2003		0.00 %	0.00 %	-12			\$0
B3010	Roof Coverings - Standing Seam Metal	\$15.32	S.F.	0	75	1988	2063		64.00 %	0.00 %	48			\$0
B3020	Roof Openings	\$0.70	S.F.	9,336	20	1988	2008	2015	0.00 %	110.01 %	0		\$7,189.00	\$6,535
C1010	Partitions	\$19.44	S.F.	9,336	100	1988	2088		73.00 %	0.00 %	73			\$181,492
C1020	Interior Doors	\$6.11	S.F.	9,336	30	1988	2018		10.00 %	0.00 %	3			\$57,043
C1030	Fittings	\$6.20	S.F.	9,336	20	2005	2025		50.00 %	0.00 %	10			\$57,883
C3010	Wall Finishes - Ceramic & Glazed	\$8.83	S.F.	0	30	1988	2018		10.00 %	0.00 %	3			\$0
C3010	Wall Finishes - Paint	\$1.90	S.F.	9,336	10	2005	2015		0.00 %	110.00 %	0		\$19,512.00	\$17,738
C3010	Wall Finishes - Wall Coverings	\$2.32	S.F.	0	10	1988	1998		0.00 %	0.00 %	-17			\$0
C3020	Floor Finishes - Ceramic & Quarry Tile	\$6.72	S.F.	0	50	1988	2038		46.00 %	0.00 %	23			\$0
C3020	Floor Finishes - Finished Concrete	\$6.58	S.F.	8,428	50	1988	2038		46.00 %	0.00 %	23			\$55,456
C3020	Floor Finishes - VCT	\$8.56	S.F.	908	20	2005	2025		50.00 %	0.00 %	10			\$7,772
C3030	Ceiling Finishes	\$1.81	S.F.	9,336	20	2005	2025		50.00 %	0.00 %	10			\$16,898
D2010	Plumbing Fixtures	\$1.53	S.F.	9,336	30	2010	2040		83.33 %	39.91 %	25		\$5,700.34	\$14,284
D2020	Domestic Water Distribution	\$3.81	S.F.	9,336	30	1988	2018	2020	16.67 %	0.00 %	5			\$35,570
D2030	Sanitary Waste	\$4.80	S.F.	9,336	30	1988	2018	2020	16.67 %	0.00 %	5			\$44,813
D2040	Rain Water Drainage	\$0.92	S.F.	9,336	30	1988	2018	2020	16.67 %	0.00 %	5			\$8,589
D2090	Other Plumbing Systems - Natural Gas	\$0.77	S.F.	9,336	40	1988	2028	2020	12.50 %	0.00 %	5			\$7,189
D3040	Distribution Systems & Exhaust Systems	\$5.88	S.F.	9,336	30	1988	2018		10.00 %	0.00 %	3			\$54,896
D3050	Terminal & Package Units	\$9.41	S.F.	9,336	15	2005	2020		33.33 %	0.00 %	5			\$87,852
D3060	Controls & Instrumentation	\$0.37	S.F.	9,336	20	2005	2025		50.00 %	0.00 %	10			\$3,454
D3090	Other HVAC Systems/Equip - Vehicle Exhaust	\$7.92	S.F.	9,336	30	2005	2035		66.67 %	0.00 %	20			\$73,941
D4010	Sprinklers	\$2.08	S.F.	9,336	30	1988	2018		10.00 %	0.00 %	3			\$19,419

School Assessment Report - 1988 Fleet Service 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 \$
D5010	Electrical Service/Distribution	\$3.84	S.F.	9,336	40	1988	2028		32.50 %	0.00 %	13			\$35,850
D5020	Branch Wiring	\$9.29	S.F.	9,336	30	1988	2018	2020	16.67 %	0.00 %	5			\$86,731
D5020	Lighting	\$10.85	S.F.	9,336	30	2005	2035		66.67 %	0.00 %	20			\$101,296
D5030	Communications and Security - Fire Alarm	\$0.77	S.F.	9,336	10	2005	2015	2020	50.00 %	0.00 %	5			\$7,189
D5030	Communications and Security - PA & Clock Systems	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5030	Communications and Security - Security & CCTV	\$1.16	S.F.	9,336	10	2005	2015	2020	50.00 %	0.00 %	5			\$10,830
E1030	Vehicular Equipment	\$19.21	S.F.	9,336	20	2005	2025		50.00 %	0.00 %	10			\$179,345
E2010	Fixed Furnishings	\$0.00	S.F.	0	0	1988			0.00 %	0.00 %				\$0
Total									55.07 %	1.55 %			\$32,401.34	\$2,084,099

School Assessment Report - 1988 Fleet Service Building

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:	\$32,401	\$0	\$0	\$139,192	\$0	\$368,232	\$0	\$0	\$0	\$0	\$418,497	\$958,322
* 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 - 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 - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$7,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,189
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	\$49,866	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,866

School Assessment Report - 1988 Fleet Service Building

C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,570	\$85,570
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	\$19,512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,222	\$45,734
C3010 - Wall Finishes - Wall Coverings	\$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 - Finished Concrete	\$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	\$11,490	\$11,490
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,981	\$24,981
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$5,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,700
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$45,359	\$0	\$0	\$0	\$0	\$0	\$45,359
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$57,145	\$0	\$0	\$0	\$0	\$0	\$57,145
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$10,953	\$0	\$0	\$0	\$0	\$0	\$10,953
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$9,168	\$0	\$0	\$0	\$0	\$0	\$9,168
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$65,984	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,984
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$112,029	\$0	\$0	\$0	\$0	\$0	\$112,029
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,107	\$5,107
D3090 - Other HVAC Systems/Equip - Vehicle Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$23,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,342
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	\$110,601	\$0	\$0	\$0	\$0	\$0	\$110,601
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$9,168	\$0	\$0	\$0	\$0	\$0	\$9,168
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$13,810	\$0	\$0	\$0	\$0	\$0	\$13,810
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

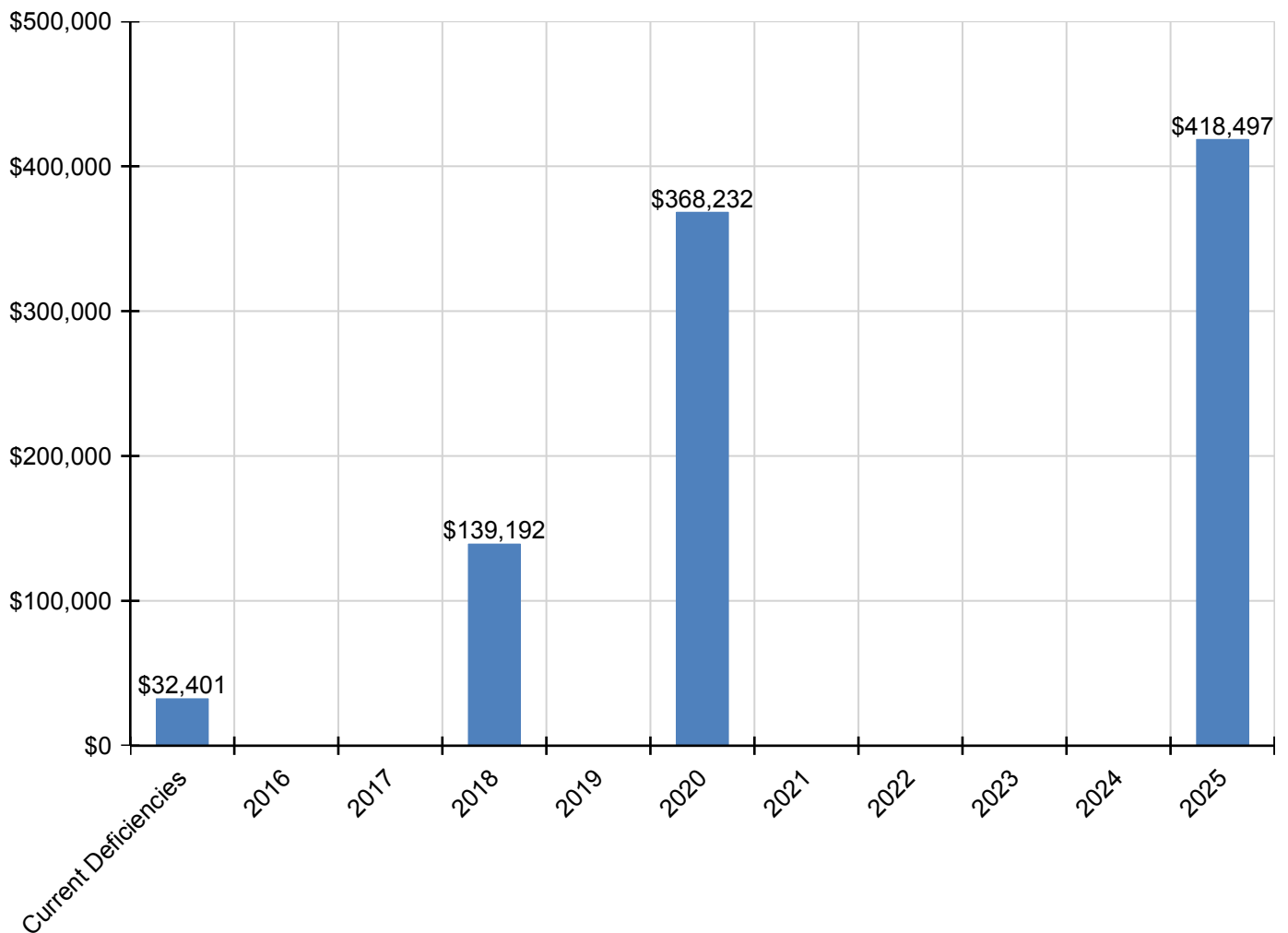
School Assessment Report - 1988 Fleet Service Building

E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1030 - Vehicular Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265,126	\$265,126
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

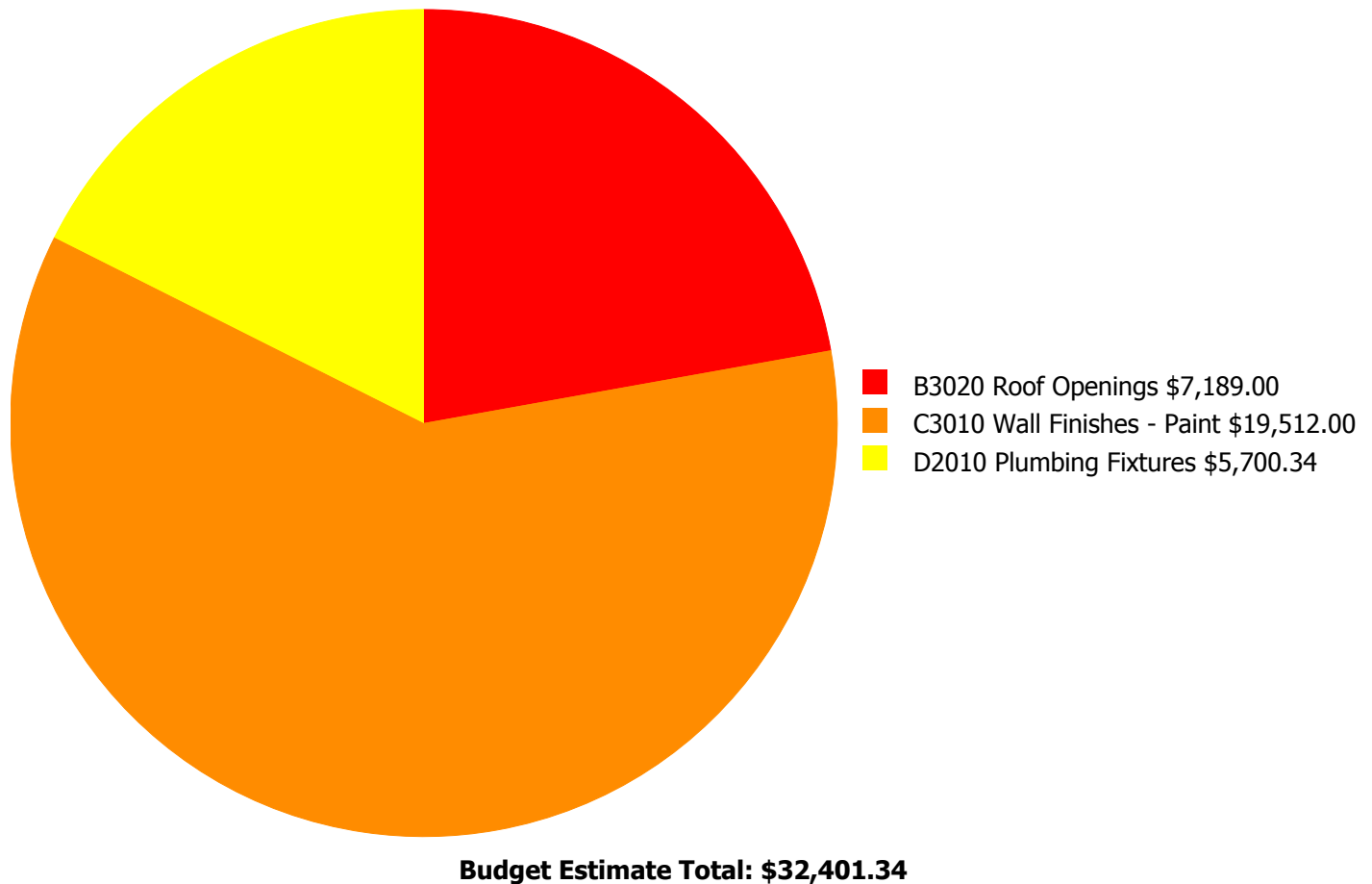
Forecasted Capital Renewal Requirement

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



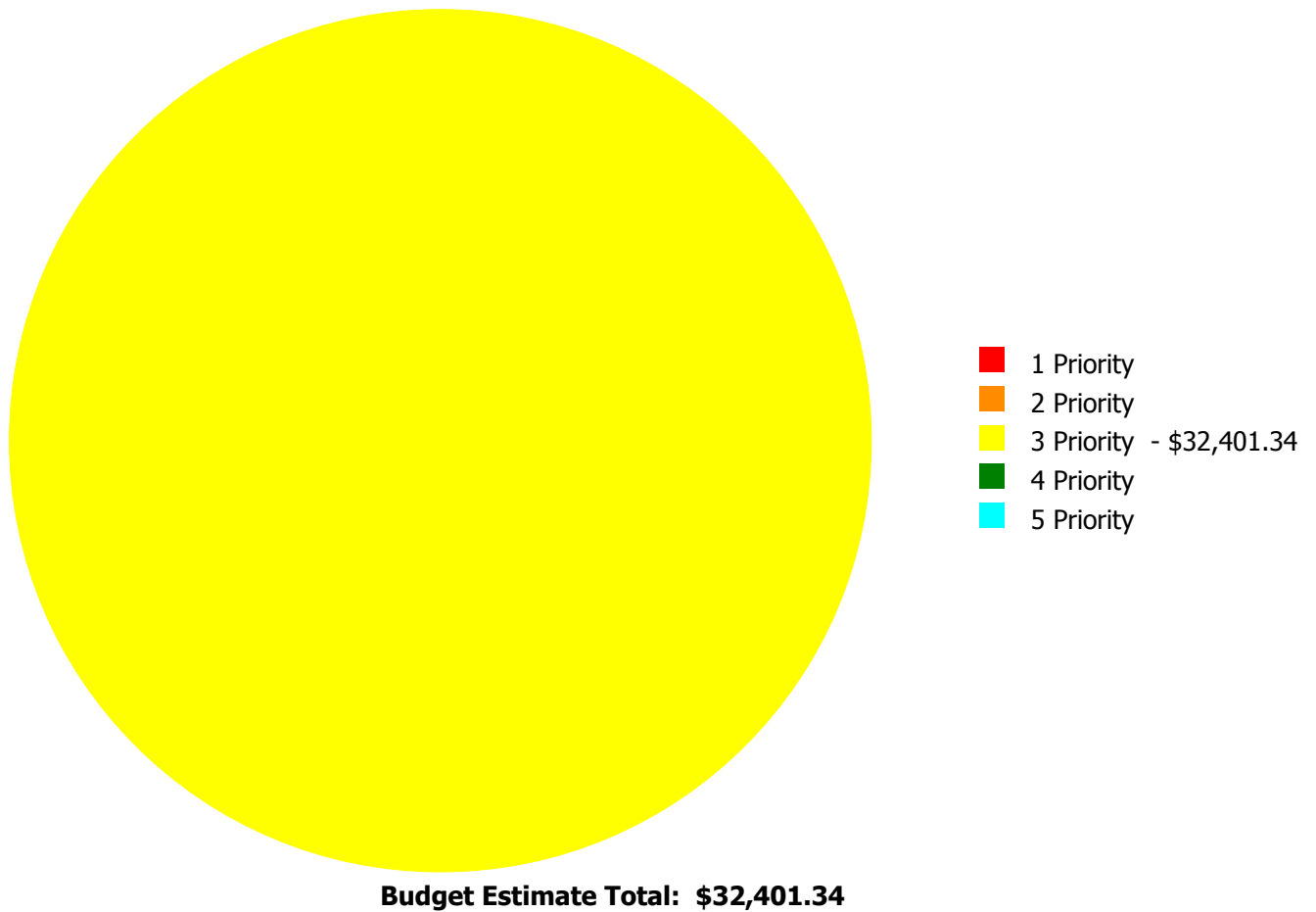
Deficiency Summary by System

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



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

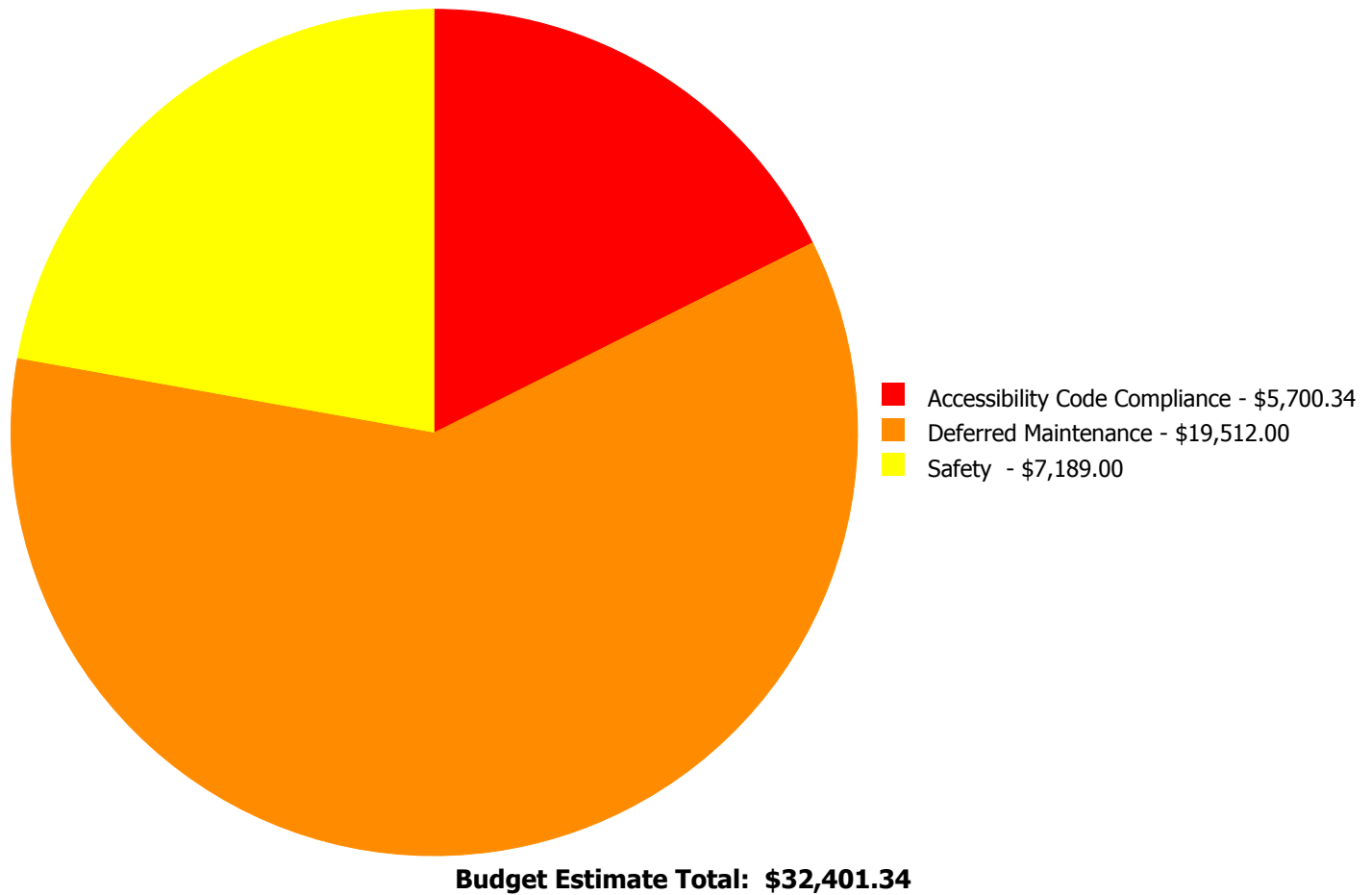
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B3020	Roof Openings	\$0.00	\$0.00	\$7,189.00	\$0.00	\$0.00	\$7,189.00
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$19,512.00	\$0.00	\$0.00	\$19,512.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$5,700.34	\$0.00	\$0.00	\$5,700.34
	Total:	\$0.00	\$0.00	\$32,401.34	\$0.00	\$0.00	\$32,401.34

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: B3020 - Roof Openings



Location: Roof

Distress: Missing

Category: Safety

Priority: 3 Priority

Correction: Renew System

Qty: 9,336.00

Unit of Measure: S.F.

Estimate: \$7,189.00

Assessor Name: Ben Nixon

Date Created: 08/03/2015

Notes: There is no roof hatch/ladder system for access to the roof and roof mounted equipment for the maintenance personnel. Recommend installation of an approved roof hatch/ladder system.

System: C3010 - Wall Finishes - Paint



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 9,336.00

Unit of Measure: S.F.

Estimate: \$19,512.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The painted wall surfaces are dirty and should be renewed.

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: 1.00

Unit of Measure: Ea.

Estimate: \$5,700.34

Assessor Name: Ben Nixon

Date Created: 08/03/2015

Notes: Water fountain protrudes into the hallway more than four inches. Protrusion is not ADA compliant if more than four inches.

Executive Summary

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

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

Function:	High School
Gross Area (SF):	600
Year Built:	2000
Last Renovation:	2005
Replacement Value:	\$74,763
Repair Cost:	\$4,343.00
Total FCI:	5.81 %
Total RSLI:	66.52 %
FCA Score:	94.19



Description:

The control tower at Administrative and Instructional Complex / DeKalb Early College Academy (DECA) / Fleet Services Depot / Elizabeth Andrews High School is located at 1701 Mountain Industrial Blvd. in Stone Mountain, Georgia. Originally built in 2000, there have been no additions and one major renovation in 2005. This report contains condition and adequacy data collected during the 2000 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	9030	Fire Sprinkler System:	No
-----------------	------	------------------------	----

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	85.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	80.52 %	0.00 %	\$0.00
B30 - Roofing	50.00 %	0.00 %	\$0.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	26.91 %	50.80 %	\$4,343.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D30 - HVAC	33.33 %	0.00 %	\$0.00
D50 - Electrical	50.00 %	0.00 %	\$0.00
Totals:	66.52 %	5.81 %	\$4,343.00

Photo Album

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

1). East Elevation - Aug 03, 2015



2). North Elevation - Aug 03, 2015



3). West Elevation - Aug 03, 2015



4). South Elevation - Aug 03, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.49	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			\$0
A1030	Slab on Grade	\$3.60	S.F.	600	100	2000	2100		85.00 %	0.00 %	85			\$2,160
A2010	Basement Excavation	\$0.22	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			\$0
A2020	Basement Walls	\$3.52	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			\$0
B1010	Floor Construction	\$13.66	S.F.	600	100	2000	2100		85.00 %	0.00 %	85			\$8,196
B1020	Roof Construction	\$16.33	S.F.	600	100	2000	2100		85.00 %	0.00 %	85			\$9,798
B2010	Exterior Walls	\$38.65	S.F.	600	100	2000	2100		85.00 %	0.00 %	85			\$23,190
B2020	Exterior Windows	\$4.87	S.F.	600	30	2000	2030		50.00 %	0.00 %	15			\$2,922
B2030	Exterior Doors	\$0.80	S.F.	600	30	2000	2030		50.00 %	0.00 %	15			\$480
B3010	Roof Coverings	\$16.79	S.F.	300	20	2005	2025		50.00 %	0.00 %	10			\$5,037
C1010	Partitions	\$13.04	S.F.	0	40	2000	2040		62.50 %	0.00 %	25			\$0
C1020	Interior Doors	\$2.61	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			\$0
C1030	Fittings	\$3.04	S.F.	0	20	2000	2020		25.00 %	0.00 %	5			\$0
C3010	Wall Finishes	\$1.61	S.F.	600	20	2005	2025		50.00 %	0.00 %	10			\$966
C3020	Floor Finishes	\$6.58	S.F.	600	8	2005	2013		0.00 %	110.01 %	-2		\$4,343.00	\$3,948
C3030	Ceiling Finishes	\$6.06	S.F.	600	20	2005	2025		50.00 %	0.00 %	10			\$3,636
D2040	Rain Water Drainage	\$1.55	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			\$0
D3050	Terminal & Package Units	\$8.42	S.F.	600	15	2000	2015	2020	33.33 %	0.00 %	5			\$5,052
D5010	Electrical Service/Distribution	\$3.06	S.F.	600	30	2000	2030		50.00 %	0.00 %	15			\$1,836
D5020	Lighting and Branch Wiring	\$12.57	S.F.	600	30	2000	2030		50.00 %	0.00 %	15			\$7,542
Total									66.52 %	5.81 %			\$4,343.00	\$74,763

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$4,343	\$0	\$0	\$0	\$0	\$6,442	\$0	\$0	\$5,502	\$0	\$14,251	\$30,538
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,447	\$7,447
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,429	\$1,429
C3020 - Floor Finishes	\$4,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,502	\$0	\$0	\$9,845

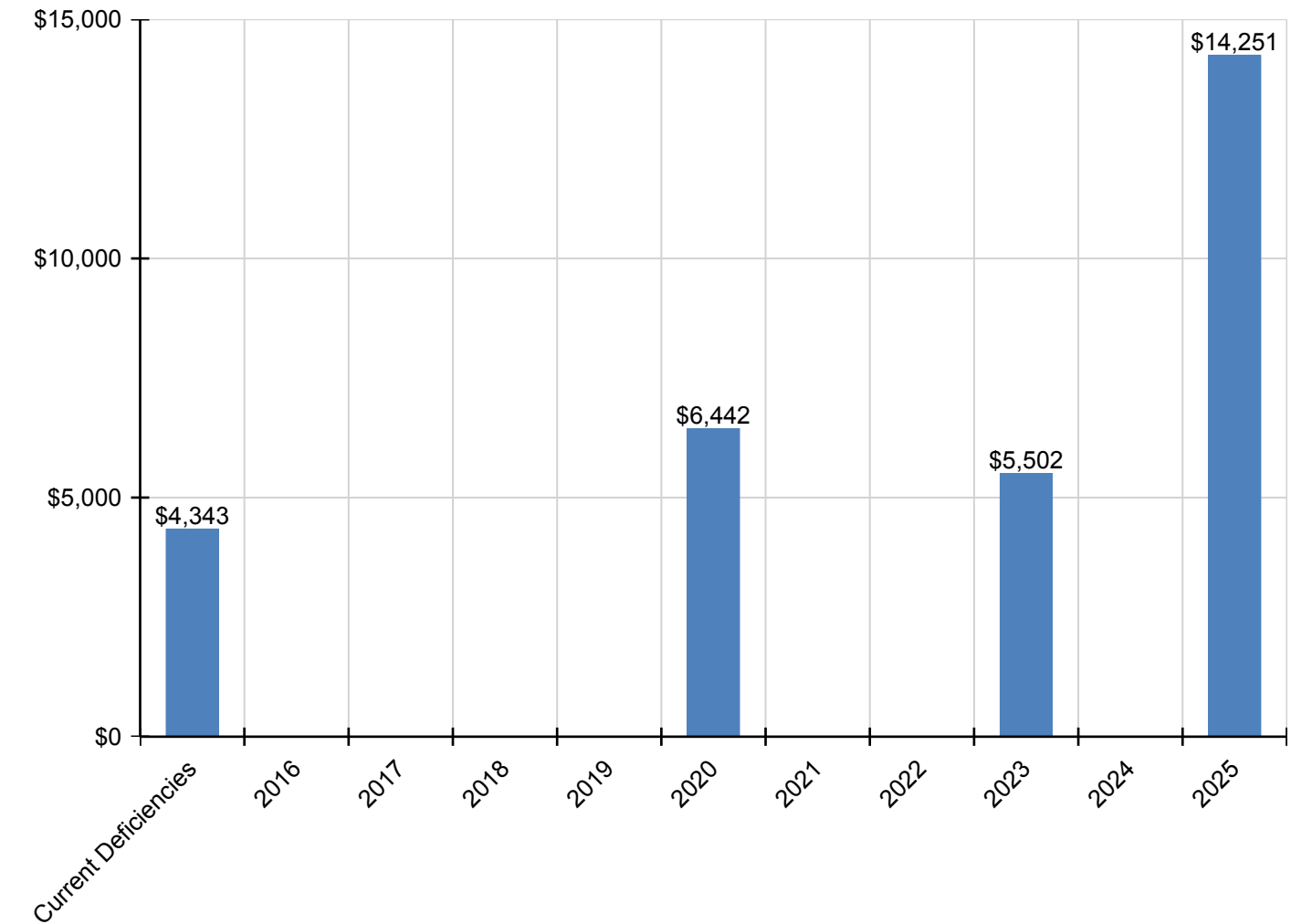
School Assessment Report - 2000 Control Tower

C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,376	\$5,376
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$6,442	\$0	\$0	\$0	\$0	\$0	\$6,442
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting and Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

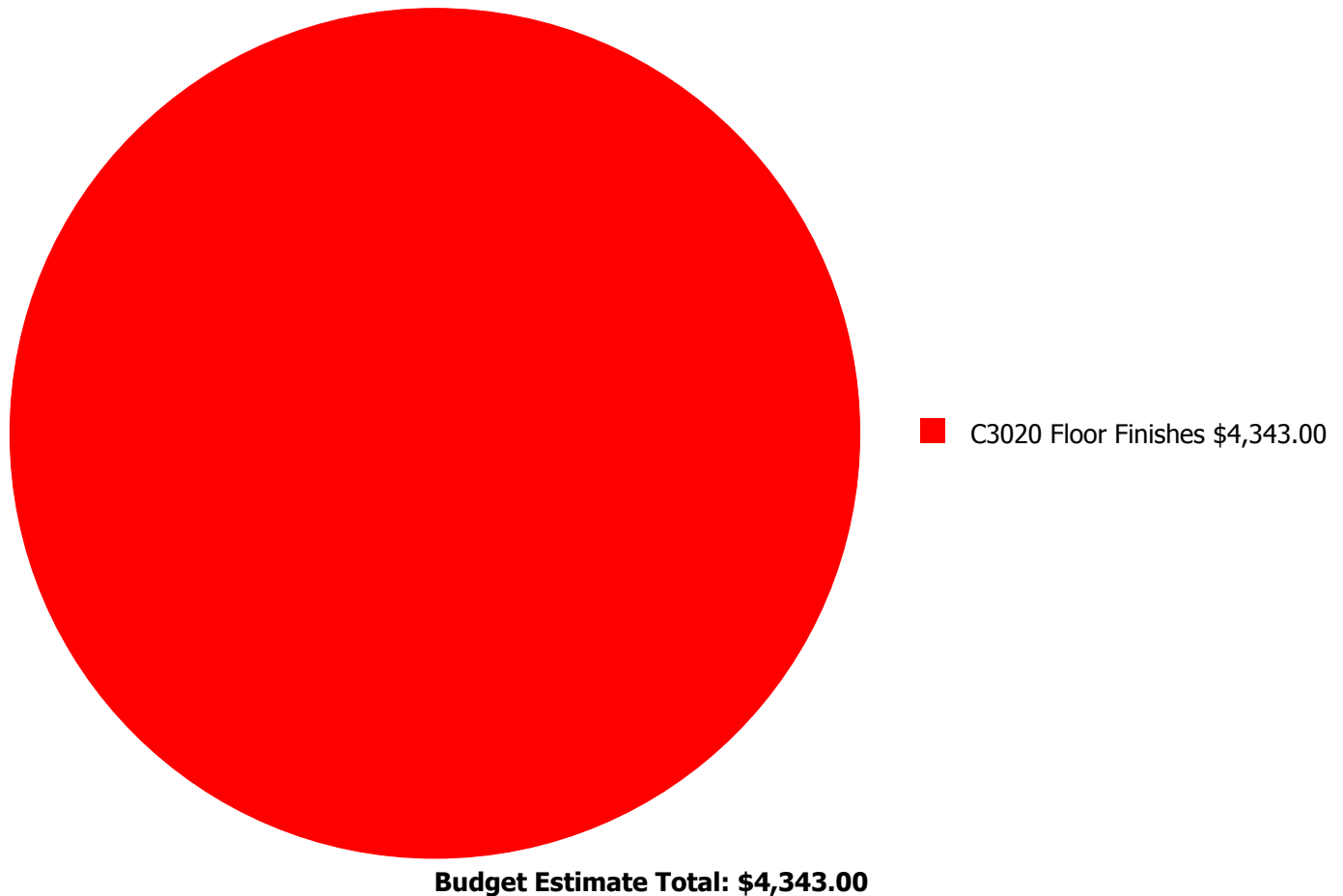
Forecasted Capital Renewal Requirement

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



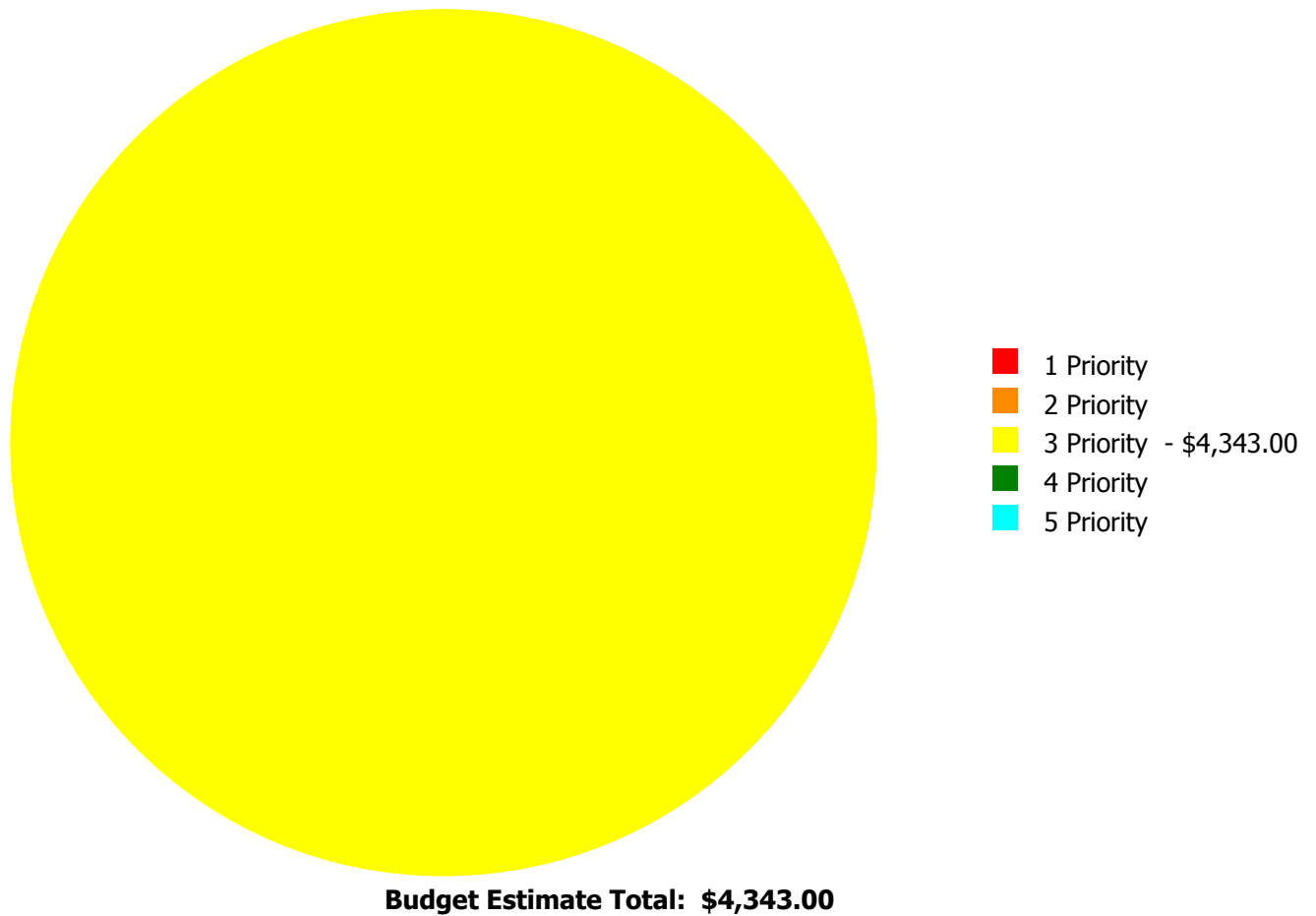
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

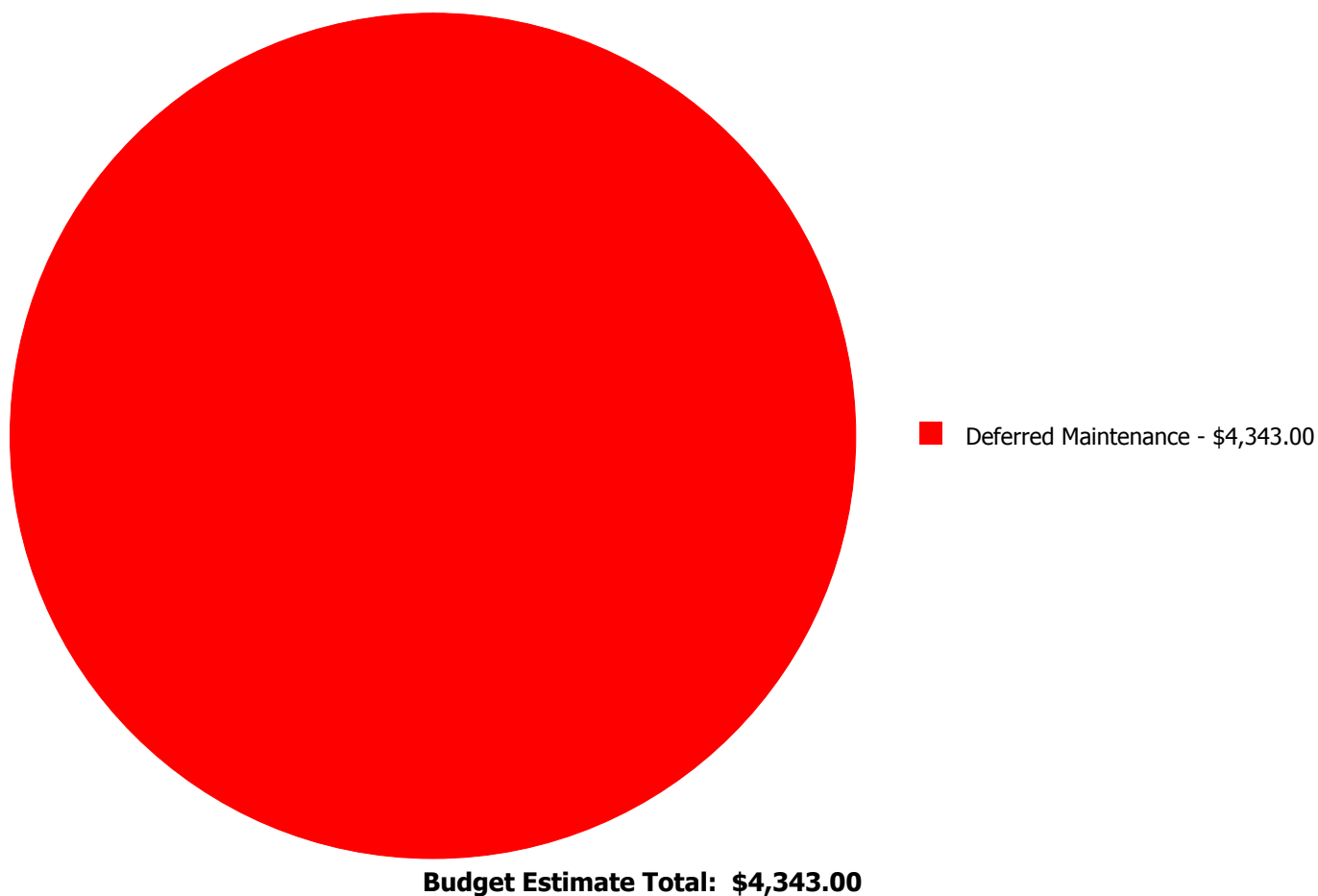
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C3020	Floor Finishes	\$0.00	\$0.00	\$4,343.00	\$0.00	\$0.00	\$4,343.00
	Total:	\$0.00	\$0.00	\$4,343.00	\$0.00	\$0.00	\$4,343.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 Priority:

System: C3020 - Floor Finishes



Location: Tower Office

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 600.00

Unit of Measure: S.F.

Estimate: \$4,343.00

Assessor Name: Eduardo Lopez

Date Created: 08/04/2015

Notes: The carpet is worn, beyond its 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:	High School
Gross Area (SF):	600
Year Built:	2000
Last Renovation:	
Replacement Value:	\$60,372
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	64.30 %
FCA Score:	100.00



Description:

The 2000 storage building at Administrative and Instructional Complex / DeKalb Early College Academy (DECA) / Fleet Services Depot / Elizabeth Andrews High School is located at 1701 Mountain Industrial Blvd. in Stone Mountain, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	9040	Fire Sprinkler System:	No
-----------------	------	------------------------	----

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	85.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	83.32 %	0.00 %	\$0.00
B30 - Roofing	25.00 %	0.00 %	\$0.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	25.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D50 - Electrical	50.00 %	0.00 %	\$0.00
Totals:	64.30 %	0.00 %	\$0.00

Photo Album

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

1). West Elevation - Aug 03, 2015



2). South Elevation - Aug 03, 2015



3). East Elevation - Aug 03, 2015



4). North Elevation - Aug 03, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.49	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			\$0
A1030	Slab on Grade	\$3.60	S.F.	600	100	2000	2100		85.00 %	0.00 %	85			\$2,160
A2010	Basement Excavation	\$0.22	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			\$0
A2020	Basement Walls	\$3.52	S.F.	0	100	2000	2100		85.00 %	0.00 %	85			\$0
B1020	Roof Construction	\$16.33	S.F.	600	100	2000	2100		85.00 %	0.00 %	85			\$9,798
B2010	Exterior Walls	\$38.65	S.F.	600	100	2000	2100		85.00 %	0.00 %	85			\$23,190
B2020	Exterior Windows	\$4.87	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			\$0
B2030	Exterior Doors	\$1.95	S.F.	600	30	2000	2030		50.00 %	0.00 %	15			\$1,170
B3010	Roof Coverings	\$16.79	S.F.	600	20	2000	2020	2020	25.00 %	0.00 %	5			\$10,074
C1010	Partitions	\$13.04	S.F.	0	40	2000	2040		62.50 %	0.00 %	25			\$0
C1020	Interior Doors	\$2.61	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			\$0
C1030	Fittings	\$3.04	S.F.	0	20	2000	2020		25.00 %	0.00 %	5			\$0
C3010	Wall Finishes	\$1.61	S.F.	600	20	2000	2020		25.00 %	0.00 %	5			\$966
C3020	Floor Finishes	\$6.58	S.F.	0	20	2000	2020		25.00 %	0.00 %	5			\$0
C3030	Ceiling Finishes	\$6.06	S.F.	600	20	2000	2020		25.00 %	0.00 %	5			\$3,636
D2040	Rain Water Drainage	\$1.55	S.F.	0	30	2000	2030		50.00 %	0.00 %	15			\$0
D5010	Electrical Service/Distribution	\$3.06	S.F.	600	30	2000	2030		50.00 %	0.00 %	15			\$1,836
D5020	Lighting and Branch Wiring	\$12.57	S.F.	600	30	2000	2030		50.00 %	0.00 %	15			\$7,542
Total									64.30 %					\$60,372

Renewal Schedule

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

Inflation Rate: 3%

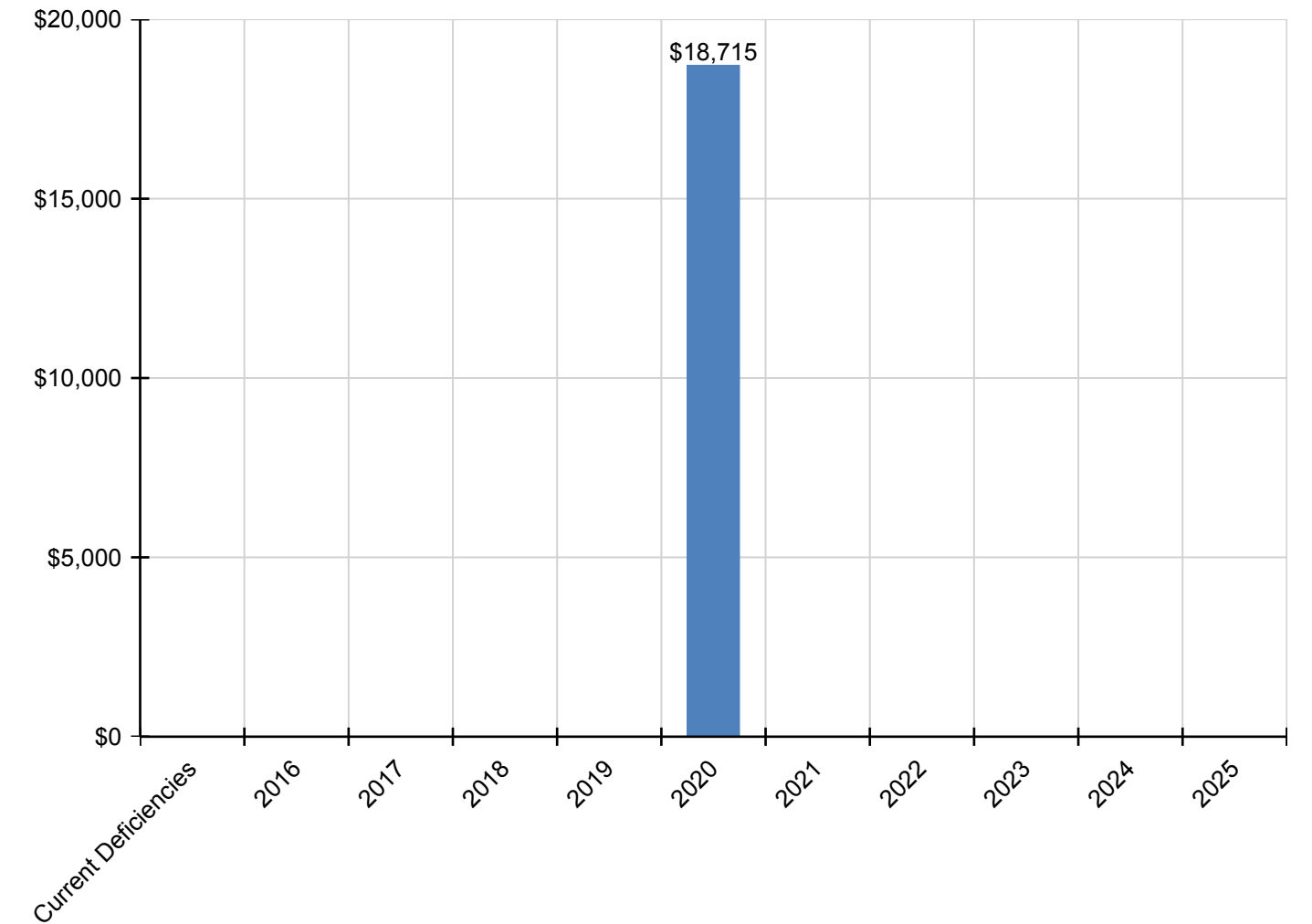
School Assessment Report - 2000 Storage Building

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$18,715	\$0	\$0	\$0	\$0	\$0	\$18,715
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$12,846	\$0	\$0	\$0	\$0	\$0	\$12,846
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$1,232	\$0	\$0	\$0	\$0	\$0	\$1,232
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$4,637	\$0	\$0	\$0	\$0	\$0	\$4,637
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting and Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

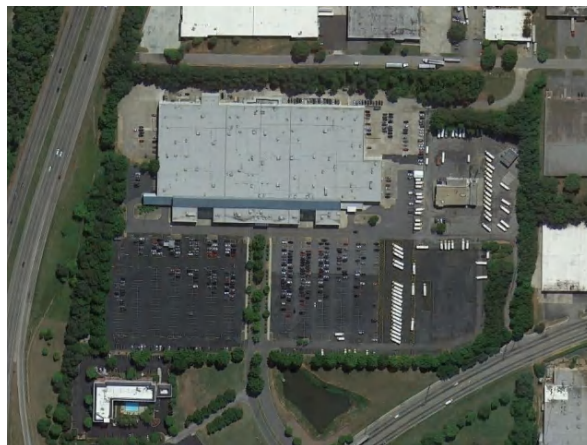
No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	292,236
Year Built:	1988
Last Renovation:	2010
Replacement Value:	\$8,122,131
Repair Cost:	\$586,153.89
Total FCI:	7.22 %
Total RSLI:	36.77 %
FCA Score:	92.78



Description:

The Administrative and Industrial Complex site was originally constructed in 1988, has a total area of 35 acres, and is occupied by approximately 292,236 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, landscaping, a re-fueling canopy, 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: 1910

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	33.62 %	11.41 %	\$586,153.89
G30 - Site Mechanical Utilities	46.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	35.48 %	0.00 %	\$0.00
Totals:	36.77 %	7.22 %	\$586,153.89

Photo Album

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

- 1). Aerial Image of Administrative and Industrial Complex (AIC) Facility (EAHS and DECA) - Aug 28, 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.	511,635	25	1988	2013	2020	20.00 %	0.00 %	5			\$2,645,153
G2020	Parking Lots	\$4.56	S.F.	278,933	25	1988	2013	2020	20.00 %	46.08 %	5		\$586,153.89	\$1,271,934
G2030	Pedestrian Paving	\$1.50	S.F.	292,236	30	2010	2040		83.33 %	0.00 %	25			\$438,354
G2040	Baseball Field	\$8.35	S.F.		20	2010	2030		75.00 %	0.00 %	15			\$0
G2040	Canopies - Fueling Station	\$0.29	S.F.	1,750	25	2010	2035		80.00 %	0.00 %	20			\$508
G2040	Covered Walkways	\$48.72	S.F.	1,900	25	2010	2035		80.00 %	0.00 %	20			\$92,568
G2040	Fencing & Guardrails	\$0.91	S.F.	292,236	30	2010	2040		83.33 %	0.00 %	25			\$265,935
G2040	Football Field	\$5.85	S.F.		20	2010	2030		75.00 %	0.00 %	15			\$0
G2040	Hard Surface Play Area	\$6.26	S.F.		20	2010	2030		75.00 %	0.00 %	15			\$0
G2040	Playing Field	\$3.92	S.F.		20	2010	2030		75.00 %	0.00 %	15			\$0
G2040	Soccer/Lacross Field	\$5.00	S.F.		20	2010	2030		75.00 %	0.00 %	15			\$0
G2040	Softball Field	\$8.86	S.F.		20	2010	2030		75.00 %	0.00 %	15			\$0
G2040	Tennis Courts	\$18.47	S.F.		20	2010	2030		75.00 %	0.00 %	15			\$0
G2040	Track	\$7.04	S.F.		10	2010	2020		50.00 %	0.00 %	5			\$0
G2050	Landscaping	\$1.45	S.F.	292,236	15	2010	2025		66.67 %	0.00 %	10			\$423,742
G3010	Water Supply	\$1.83	S.F.	292,236	50	1988	2038		46.00 %	0.00 %	23			\$534,792
G3020	Sanitary Sewer	\$1.15	S.F.	292,236	50	1988	2038		46.00 %	0.00 %	23			\$336,071
G3030	Storm Sewer	\$3.55	S.F.	292,236	50	1988	2038		46.00 %	0.00 %	23			\$1,037,438
G3060	Fuel Distribution - gas and diesel underground	\$0.13	S.F.	1,600	40	1988	2028		32.50 %	0.00 %	13			\$208
G4010	Electrical Distribution	\$1.86	S.F.	292,236	50	1988	2038		46.00 %	0.00 %	23			\$543,559
G4020	Site Lighting	\$1.15	S.F.	292,236	30	1988	2018		10.00 %	0.00 %	3			\$336,071
G4030	Site Communications & Security	\$0.67	S.F.	292,236	10	2010	2020		50.00 %	0.00 %	5			\$195,798
Total									36.77 %	7.22 %			\$586,153.89	\$8,122,131

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

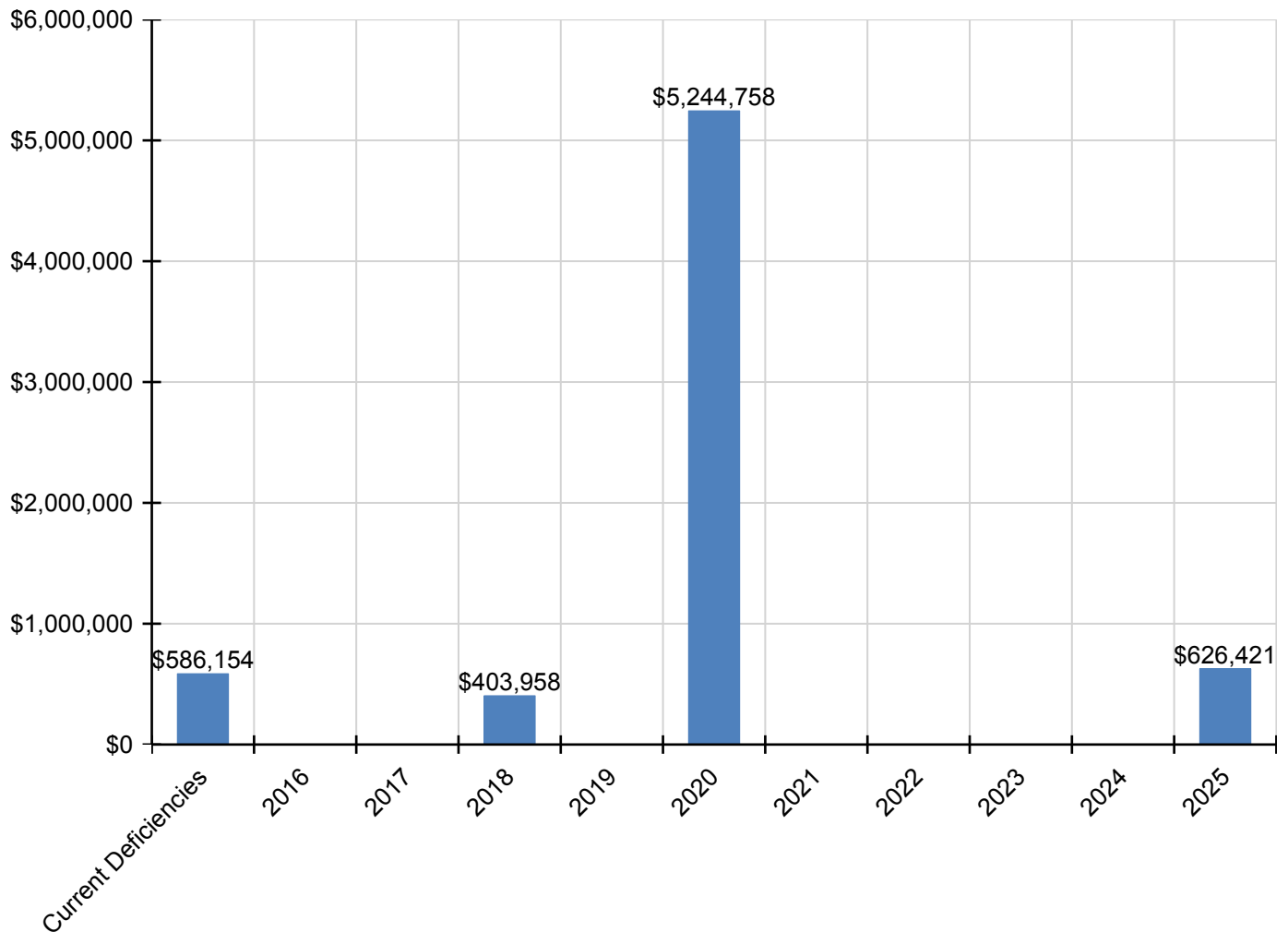
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$586,154	\$0	\$0	\$403,958	\$0	\$5,244,758	\$0	\$0	\$0	\$0	\$626,421	\$6,861,291
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$3,373,103	\$0	\$0	\$0	\$0	\$0	\$3,373,103
G2020 - Parking Lots	\$586,154	\$0	\$0	\$0	\$0	\$1,621,973	\$0	\$0	\$0	\$0	\$0	\$2,208,127
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Canopies - Fueling Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Fencing & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Playing Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Soccer/Lacross Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$626,421	\$626,421
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution - gas and diesel underground	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$403,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$403,958
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$249,682	\$0	\$0	\$0	\$0	\$0	\$249,682

* Indicates non-renewable system

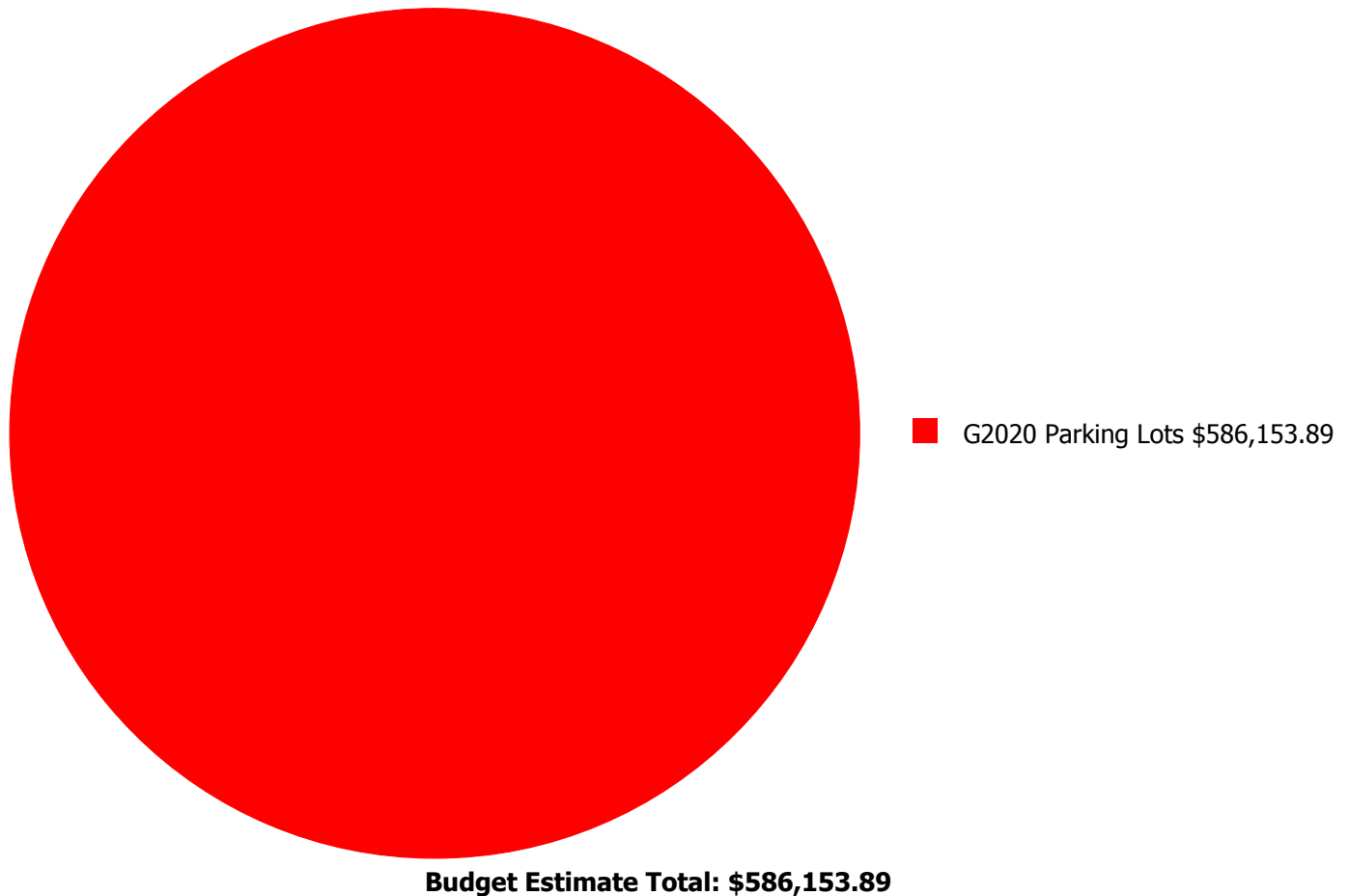
Forecasted Capital Renewal Requirement

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



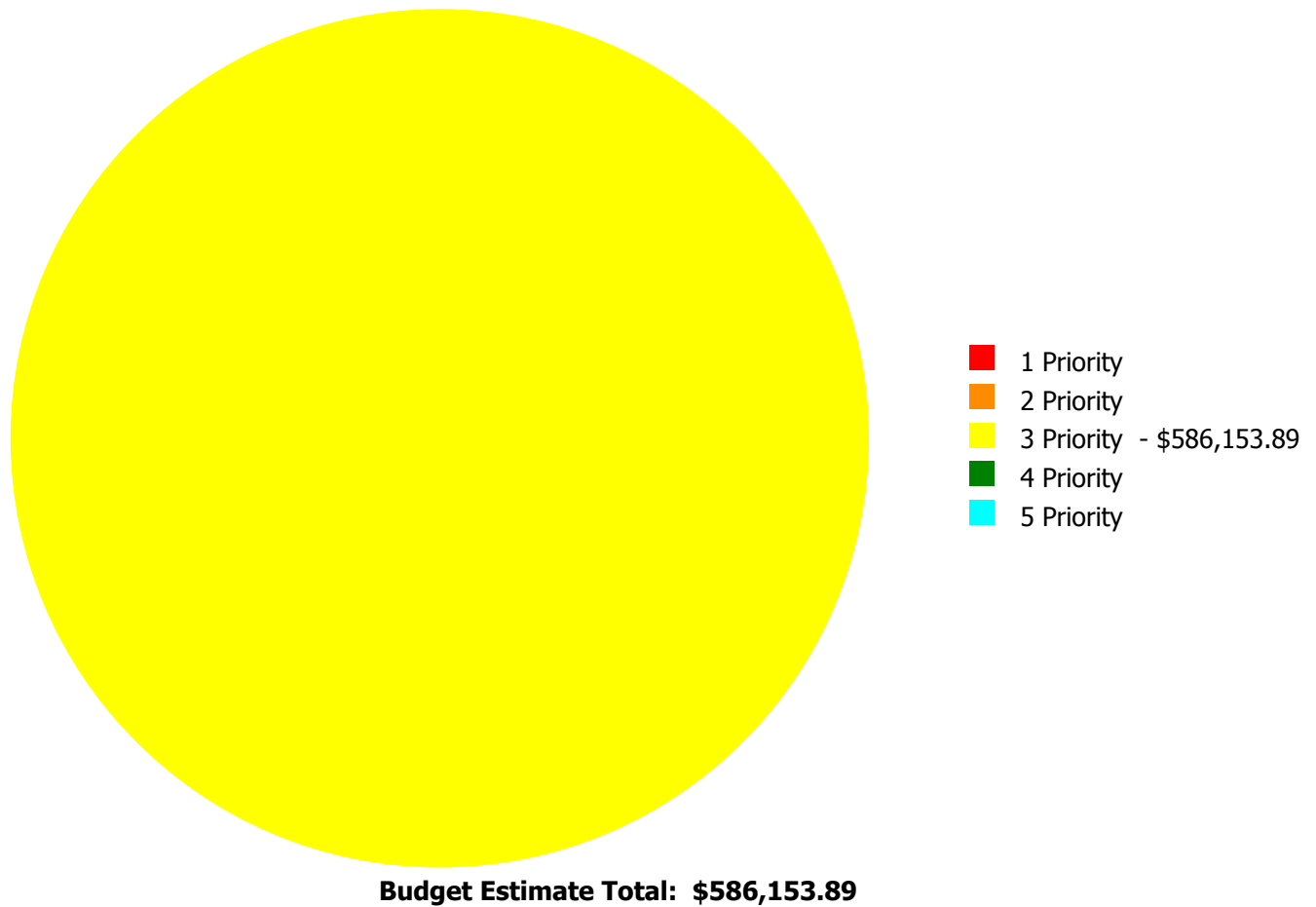
Deficiency Summary by System

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

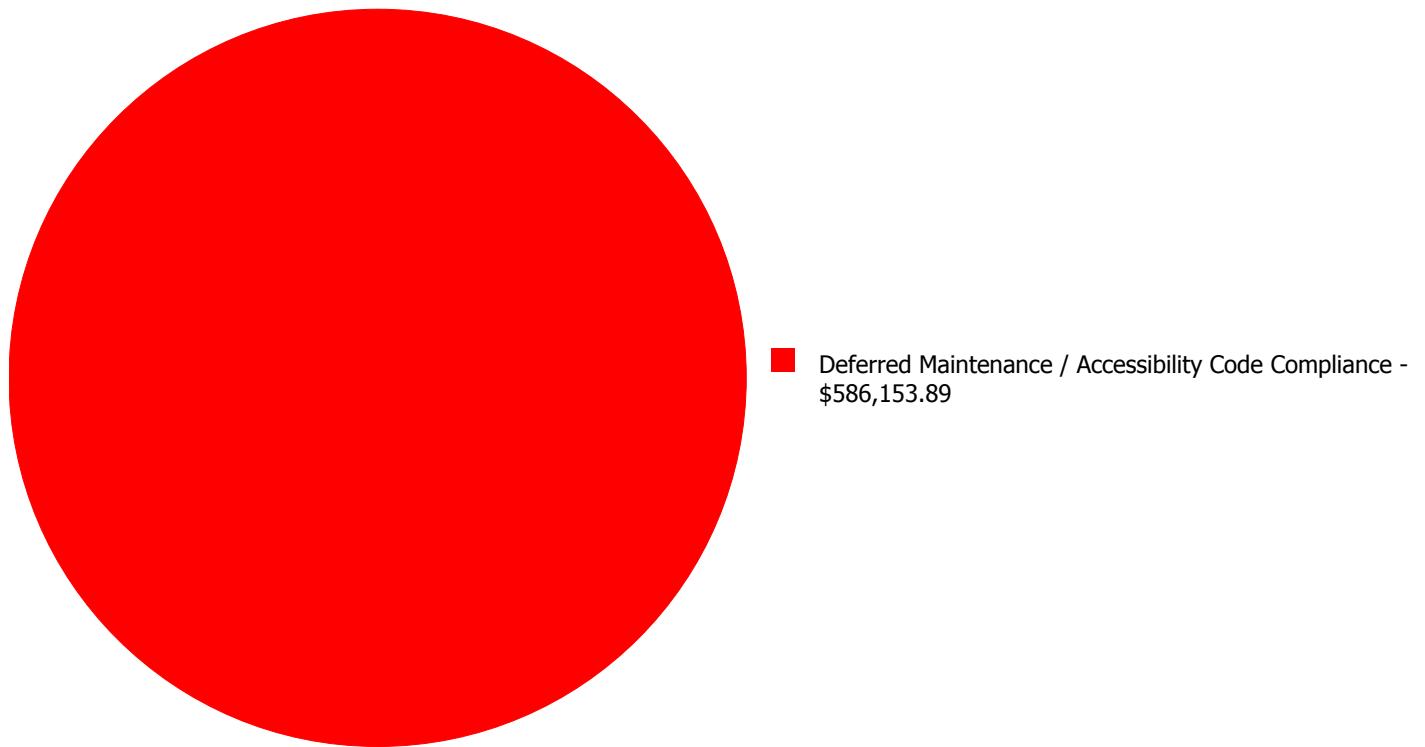
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
G2020	Parking Lots	\$0.00	\$0.00	\$586,153.89	\$0.00	\$0.00	\$586,153.89
	Total:	\$0.00	\$0.00	\$586,153.89	\$0.00	\$0.00	\$586,153.89

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: \$586,153.89

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2020 - Parking Lots



Location: Site

Distress: Damaged

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Parking lot repair and sealcoating

Qty: 775.00

Unit of Measure: M.S.F.

Estimate: \$586,153.89

Assessor Name: Eduardo Lopez

Date Created: 08/03/2015

Notes: The asphalt parking lots and roadways are showing signs of deterioration, heavy wear, and should be repaired, resealed to extend their service life. Estimate is for repairs, resurfacing, and repainting of drive lanes. Parking lot markings for accessible pathways and van spaces are not ADA compliant.

Glossary

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

School Assessment Report - Administrative and Instructional Complex (AIC) Facility (EAHS and DECA)

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

School Assessment Report - Administrative and Instructional Complex (AIC) Facility (EAHS and DECA)

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

School Assessment Report - Administrative and Instructional Complex (AIC) Facility (EAHS and DECA)

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

School Assessment Report - Administrative and Instructional Complex (AIC) Facility (EAHS and DECA)

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.