

DeKalb County School District/High Schools

Arabia Mountain High

Final

School Assessment Report

May 19, 2016



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School Executive Summary

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

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

Gross Area (SF):	230,190
Year Built:	2009
Last Renovation:	
Replacement Value:	\$63,477,050
Repair Cost:	\$1,172,078.45
Total FCI:	1.85 %
Total RSLI:	76.99 %
FCA Score:	98.15



Description:

The Arabia Mountain High School campus consists of one main school building located at 6610 Browns Mill Road in Lithonia, Georgia. The original campus was constructed in 2009 and there have been no additions or major renovations to the main school building. In addition to the main school building, the campus contains storage and greenhouse buildings, a football field, baseball field, softball field, soccer/band practice field, tennis courts, cross country trail, and track. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

School Assessment Report - Arabia Mountain High

Attributes:

General Attributes:

Assigned Region:	Region 4	Board District:	District 5
DOE Facility:	206	Geographic Region:	Region 4
HS Attendance Area:		Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	79.5		

School Condition Summary

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

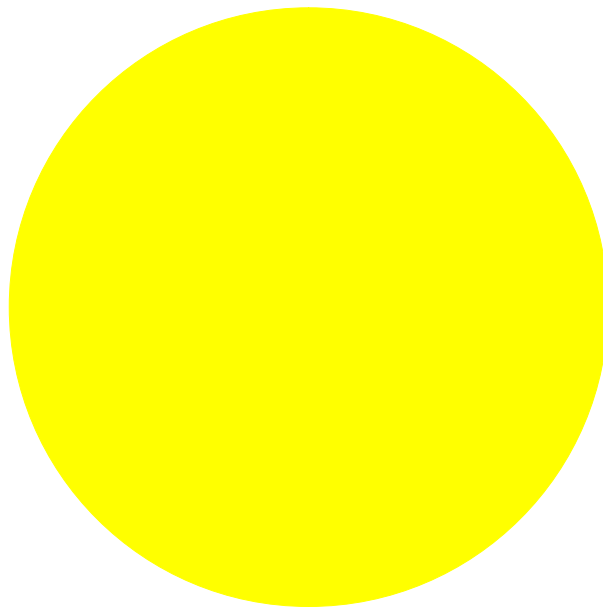
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	94.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	94.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	87.99 %	0.15 %	\$9,497.49
B30 - Roofing	76.02 %	0.77 %	\$23,458.34
C10 - Interior Construction	86.62 %	0.00 %	\$0.00
C20 - Stairs	94.00 %	0.00 %	\$0.00
C30 - Interior Finishes	68.88 %	0.00 %	\$0.00
D10 - Conveying	80.00 %	0.00 %	\$0.00
D20 - Plumbing	73.81 %	1.72 %	\$111,536.98
D30 - HVAC	69.13 %	0.28 %	\$23,650.00
D40 - Fire Protection	80.00 %	0.00 %	\$0.00
D50 - Electrical	67.98 %	0.00 %	\$0.00
E10 - Equipment	66.58 %	0.00 %	\$0.00
E20 - Furnishings	70.00 %	0.00 %	\$0.00
F10 - Special Construction	73.35 %	0.00 %	\$0.00
G20 - Site Improvements	59.68 %	17.64 %	\$1,003,935.64
G30 - Site Mechanical Utilities	88.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	80.00 %	0.00 %	\$0.00
Totals:	76.99 %	1.85 %	\$1,172,078.45

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
2009 Main Building	227,670	0.31	\$0.00	\$0.00	\$168,142.81	\$0.00	\$0.00
2009 Storage Building	320	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Greenhouse	2,200	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	230,190	12.21	\$0.00	\$0.00	\$1,003,935.64	\$0.00	\$0.00
Total:		1.85	\$0.00	\$0.00	\$1,172,078.45	\$0.00	\$0.00

Deficiencies By Priority



- 1 Priority
- 2 Priority
- 3 Priority - \$1,172,078.45
- 4 Priority
- 5 Priority

Budget Estimate Total: \$1,172,078.45

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):	227,670
Year Built:	2009
Last Renovation:	
Replacement Value:	\$54,921,701
Repair Cost:	\$168,142.81
Total FCI:	0.31 %
Total RSLI:	78.38 %
FCA Score:	99.69



Description:

The main building at Arabia Mountain High School is a two-story building located at 6610 Browns Mill Road in Lithonia, Georgia. Originally built in 2009, there have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5010	Fire Sprinkler System:	Yes
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	94.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	94.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	87.98 %	0.15 %	\$9,497.49
B30 - Roofing	76.02 %	0.77 %	\$23,458.34
C10 - Interior Construction	86.62 %	0.00 %	\$0.00
C20 - Stairs	94.00 %	0.00 %	\$0.00
C30 - Interior Finishes	68.88 %	0.00 %	\$0.00
D10 - Conveying	80.00 %	0.00 %	\$0.00
D20 - Plumbing	73.80 %	1.72 %	\$111,536.98
D30 - HVAC	69.13 %	0.28 %	\$23,650.00
D40 - Fire Protection	80.00 %	0.00 %	\$0.00
D50 - Electrical	67.97 %	0.00 %	\$0.00
E10 - Equipment	66.58 %	0.00 %	\$0.00
E20 - Furnishings	70.00 %	0.00 %	\$0.00
F10 - Special Construction	70.00 %	0.00 %	\$0.00
Totals:	78.38 %	0.31 %	\$168,142.81

Photo Album

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

1). South Elevation - May 27, 2015



2). East Elevation - May 27, 2015



3). North Elevation - May 27, 2015



4). West Elevation - May 27, 2015



Condition Detail

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

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

School Assessment Report - 2009 Main 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.	227,670	100	2009	2109		94.00 %	0.00 %	94			\$799,122
A1020	Special Foundations	\$4.36	S.F.	0	100	2009	2109		94.00 %	0.00 %	94			\$0
A1030	Slab on Grade	\$3.56	S.F.	227,670	100	2009	2109		94.00 %	0.00 %	94			\$810,505
A2010	Basement Excavation	\$0.14	S.F.	0	100	2009	2109		94.00 %	0.00 %	94			\$0
A2020	Basement Walls	\$1.64	S.F.	0	100	2009	2109		94.00 %	0.00 %	94			\$0
B1010	Floor Construction	\$15.61	S.F.	227,670	100	2009	2109		94.00 %	0.00 %	94			\$3,553,929
B1020	Roof Construction	\$11.74	S.F.	227,670	100	2009	2109		94.00 %	0.00 %	94			\$2,672,846
B2010	Exterior Walls	\$15.69	S.F.	227,670	100	2009	2109		94.00 %	0.00 %	94			\$3,572,142
B2020	Exterior Windows	\$11.18	S.F.	227,670	30	2009	2039		80.00 %	0.37 %	24		\$9,497.49	\$2,545,351
B2030	Exterior Doors	\$0.66	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$150,262
B3010	Roof Coverings - Asphal Shingles	\$4.32	S.F.	0	10	2009	2019		40.00 %	0.00 %	4			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	145,900	25	2009	2034		76.00 %	0.78 %	19		\$23,458.34	\$3,020,130
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	15	2009	2024		60.00 %	0.00 %	9			\$0
B3010	Roof Coverings - Preformed Metal	\$0.07	S.F.	0	30	2009	2039		80.00 %	0.00 %	24			\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	0	75	2009	2084		92.00 %	0.00 %	69			\$0
B3020	Roof Openings	\$0.07	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$15,937
C1010	Partitions	\$19.44	S.F.	227,670	100	2009	2109		94.00 %	0.00 %	94			\$4,425,905
C1020	Interior Doors	\$6.11	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$1,391,064
C1030	Fittings	\$6.20	S.F.	227,670	20	2009	2029		70.00 %	0.00 %	14			\$1,411,554
C2010	Stair Construction	\$2.21	S.F.	227,670	100	2009	2109		94.00 %	0.00 %	94			\$503,151
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	0	30	2009	2039		80.00 %	0.00 %	24			\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	227,670	10	2015	2025		100.00 %	0.00 %	10			\$439,403
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	2009	2019		40.00 %	0.00 %	4			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	27,320	8	2009	2017		25.00 %	0.00 %	2			\$232,220
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	11,384	50	2009	2059		88.00 %	0.00 %	44			\$164,954
C3020	Floor Finishes - Rubber Flooring	\$20.63	S.F.	18,214	10	2009	2019		40.00 %	0.00 %	4			\$375,755
C3020	Floor Finishes - VCT	\$9.54	S.F.	136,602	20	2009	2029		70.00 %	0.00 %	14			\$1,303,183
C3020	Floor Finishes - Wood	\$14.70	S.F.	11,384	20	2009	2029		70.00 %	0.00 %	14			\$167,345
C3030	Ceiling Finishes	\$9.98	S.F.	227,670	20	2009	2029		70.00 %	0.00 %	14			\$2,272,147
D1010	Elevators and Lifts	\$0.86	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$195,796
D2010	Plumbing Fixtures	\$17.66	S.F.	227,670	20	2009	2029		70.00 %	2.77 %	14		\$111,536.98	\$4,020,652
D2020	Domestic Water Distribution	\$3.81	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$867,423
D2030	Sanitary Waste	\$4.80	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$1,092,816
D2040	Rain Water Drainage	\$0.92	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$209,456

School Assessment Report - 2009 Main 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.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$122,942
D2090	Other Plumbing Systems - Natural Gas	\$0.77	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$175,306
D3020	Heat Generating Systems	\$4.55	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$1,035,899
D3030	Cooling Generating Systems	\$4.73	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$1,076,879
D3040	Distribution Systems & Exhaust Systems	\$5.88	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$1,338,700
D3050	Terminal & Package Units	\$18.52	S.F.	227,670	15	2009	2024		60.00 %	0.00 %	9			\$4,216,448
D3060	Controls & Instrumentation	\$3.19	S.F.	227,670	20	2009	2029		70.00 %	0.00 %	14			\$726,267
D3070	System Test & Balance	\$0.43	S.F.	50,000	15	2009	2024	2015	0.00 %	110.00 %	0		\$23,650.00	\$21,500
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.75	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$170,753
D4010	Sprinklers	\$4.13	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$940,277
D4020	Standpipes	\$0.47	S.F.	0	30	2009	2039		80.00 %	0.00 %	24			\$0
D5010	Electrical Service/Distribution	\$1.73	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$393,869
D5020	Branch Wiring	\$5.56	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$1,265,845
D5020	Lighting	\$8.36	S.F.	227,670	30	2009	2039		80.00 %	0.00 %	24			\$1,903,321
D5030	Communications and Security - Fire Alarm	\$0.77	S.F.	227,670	10	2009	2019		40.00 %	0.00 %	4			\$175,306
D5030	Communications and Security - PA & Clock Systems	\$4.82	S.F.	227,670	10	2009	2019		40.00 %	0.00 %	4			\$1,097,369
D5030	Communications and Security - Security & CCTV	\$1.16	S.F.	227,670	10	2009	2019		40.00 %	0.00 %	4			\$264,097
D5090	Other Electrical Systems - Emergency Generator	\$0.26	S.F.	227,670	20	2009	2029		70.00 %	0.00 %	14			\$59,194
E1020	Institutional Equipment	\$0.76	S.F.	227,670	20	2009	2029		70.00 %	0.00 %	14			\$173,029
E1090	Other Equipment (Kitchen Equipment)	\$2.24	S.F.	227,670	20	2009	2029		70.00 %	0.00 %	14			\$509,981
E1090	Other Equipment (Sports Equipment)	\$1.56	S.F.	227,670	15	2009	2024		60.00 %	0.00 %	9			\$355,165
E2010	Fixed Furnishings	\$9.18	S.F.	227,670	20	2009	2029		70.00 %	0.00 %	14			\$2,090,011
F1010	Special Structures - Canopies	\$2.62	S.F.	227,670	20	2009	2029		70.00 %	0.00 %	14			\$596,495
Total									78.38 %	0.31 %			\$168,142.81	\$54,921,701

School Assessment Report - 2009 Main 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:	\$168,143	\$0	\$270,998	\$0	\$2,367,822	\$0	\$0	\$0	\$0	\$6,515,069	\$992,865	\$10,314,897
* 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	\$9,497	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,497
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Asphal Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - BUR	\$23,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,458
B3010 - Roof Coverings - EPDM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Preformed Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$649,573	\$649,573
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$270,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$343,293	\$614,291
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Rubber Flooring	\$0	\$0	\$0	\$0	\$465,207	\$0	\$0	\$0	\$0	\$0	\$0	\$465,207
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	\$111,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,537
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Acid Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,051,659	\$0	\$6,051,659
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3070 - System Test & Balance	\$23,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,650

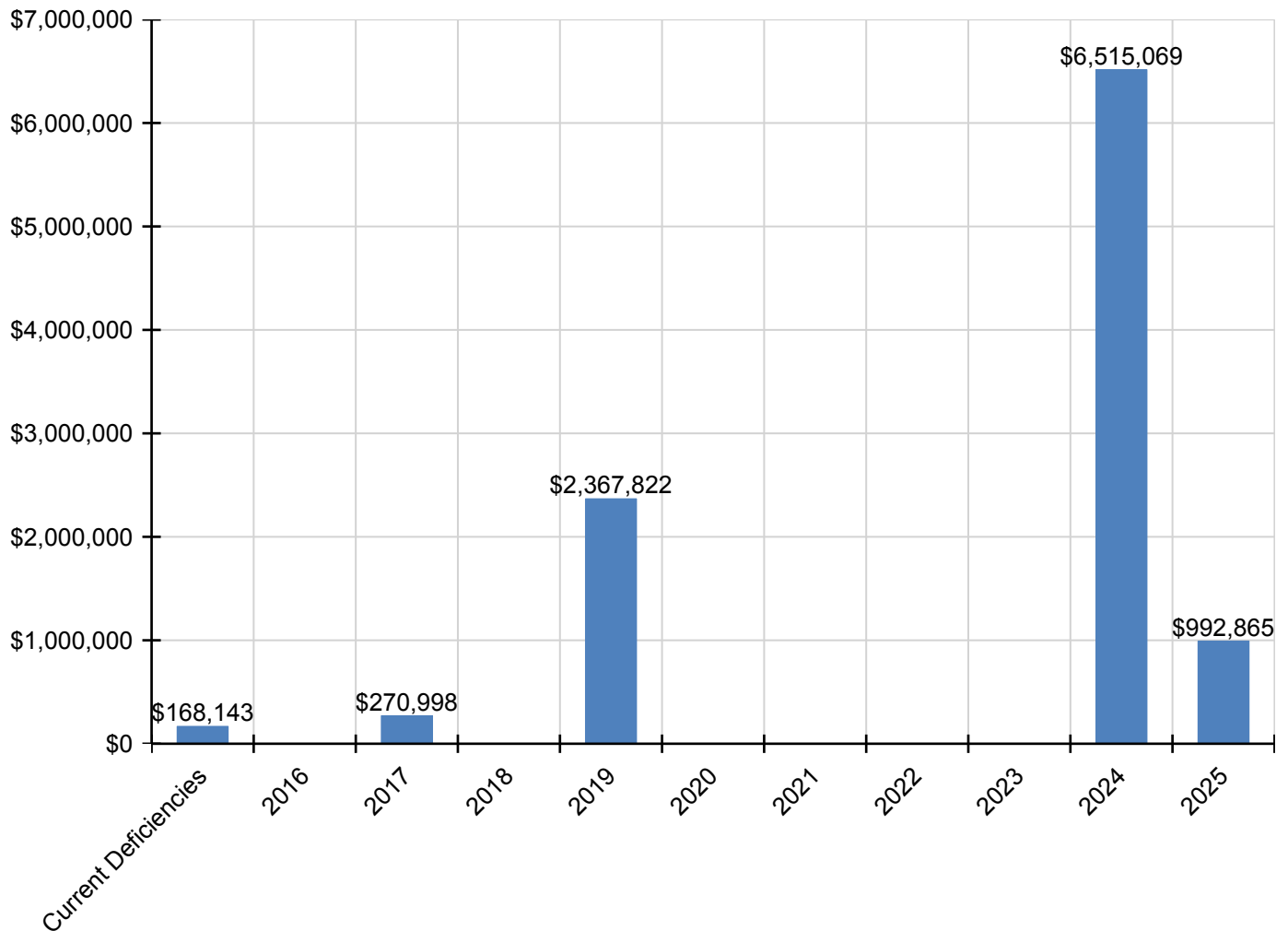
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D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$217,039	\$0	\$0	\$0	\$0	\$0	\$0	\$217,039
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$0	\$1,358,608	\$0	\$0	\$0	\$0	\$0	\$0	\$1,358,608
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$326,968	\$0	\$0	\$0	\$0	\$0	\$0	\$326,968
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment (Kitchen Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment (Sports Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$463,410	\$0	\$463,410
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

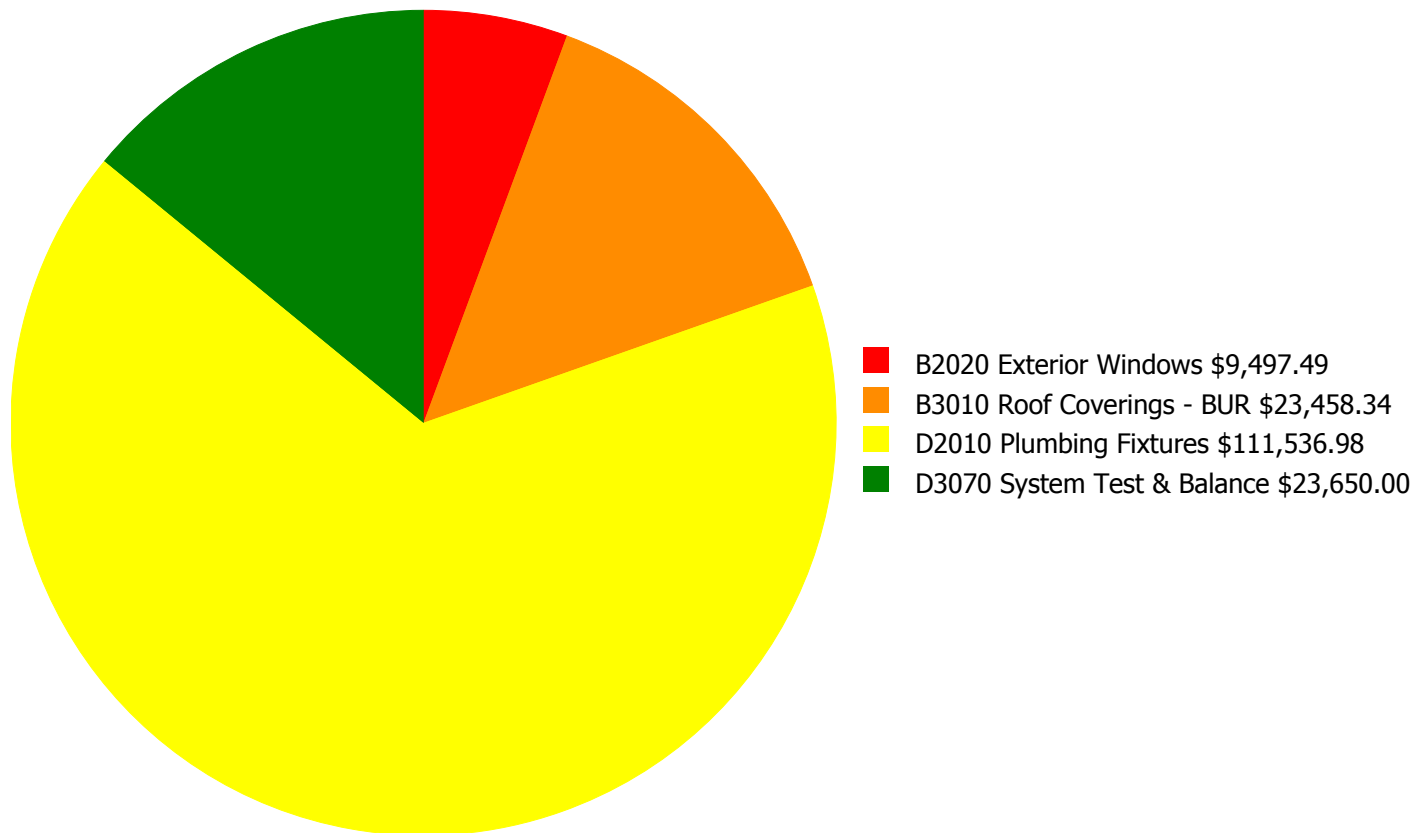
Forecasted Capital Renewal Requirement

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

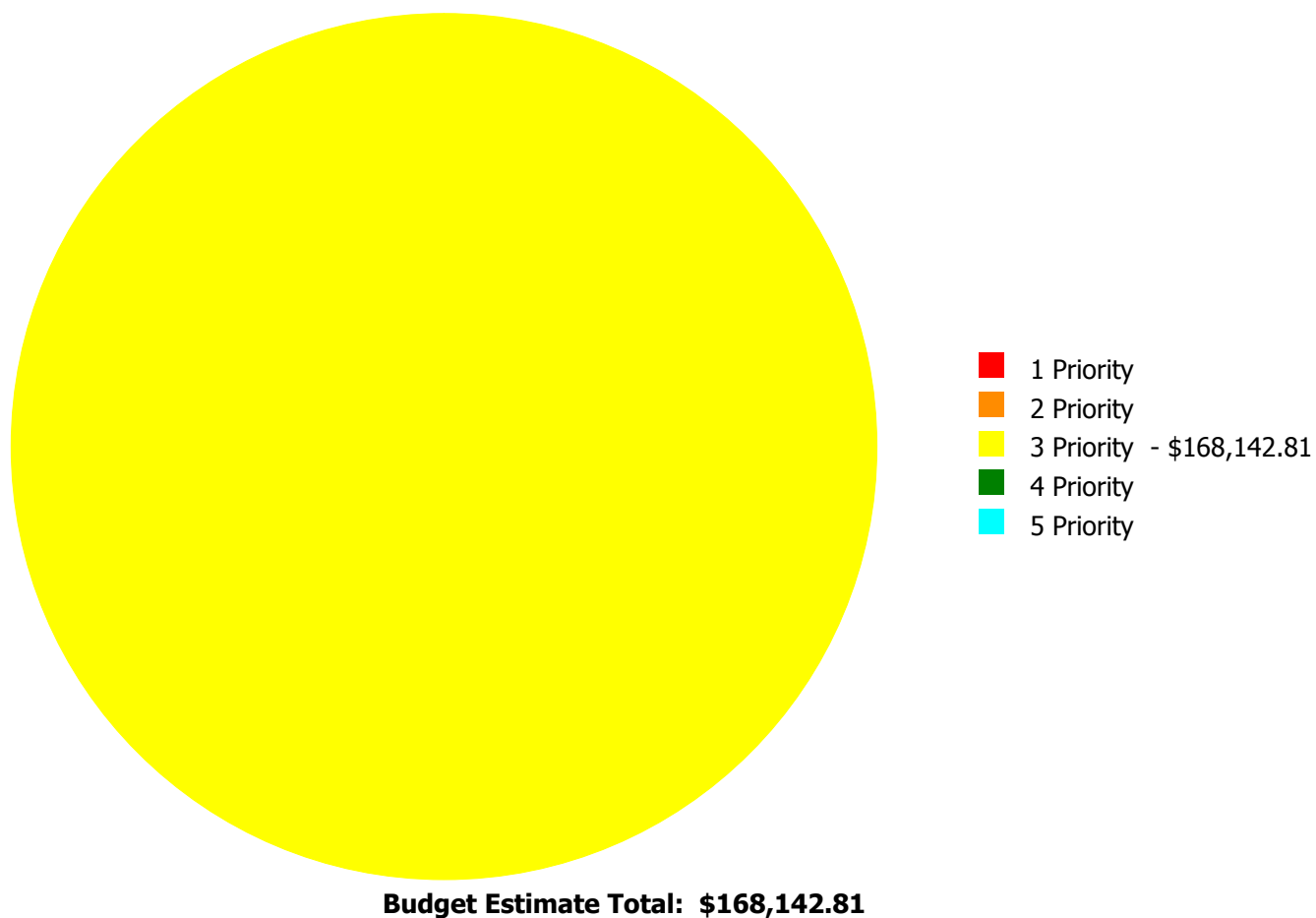
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$168,142.81

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

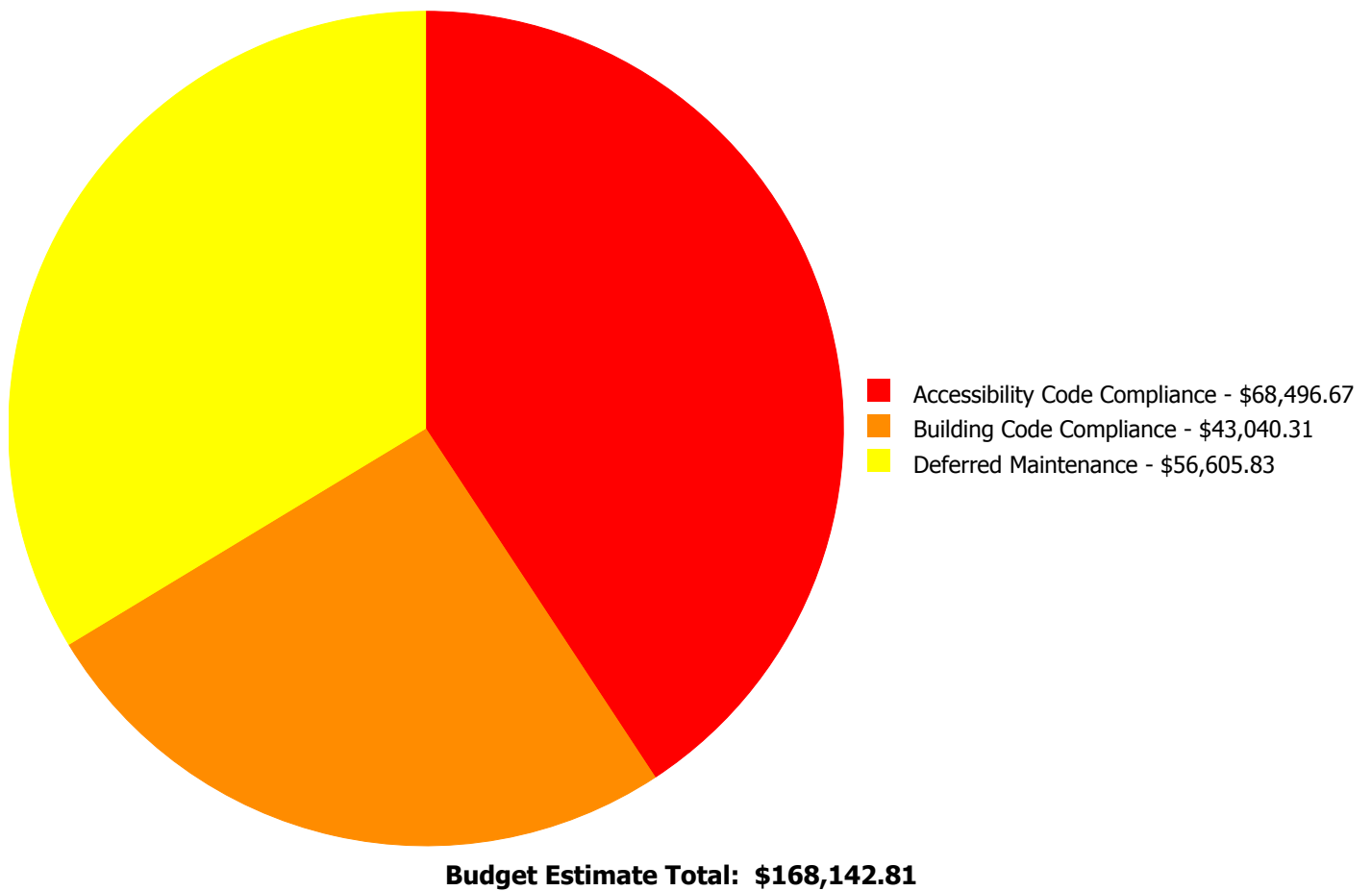
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2020	Exterior Windows	\$0.00	\$0.00	\$9,497.49	\$0.00	\$0.00	\$9,497.49
B3010	Roof Coverings - BUR	\$0.00	\$0.00	\$23,458.34	\$0.00	\$0.00	\$23,458.34
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$111,536.98	\$0.00	\$0.00	\$111,536.98
D3070	System Test & Balance	\$0.00	\$0.00	\$23,650.00	\$0.00	\$0.00	\$23,650.00
	Total:	\$0.00	\$0.00	\$168,142.81	\$0.00	\$0.00	\$168,142.81

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: B2020 - Exterior Windows



Location: Rooms C133, C216, D216 and E216

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Repair 2'-0" x 3'-0" aluminum window - 2nd floor

Qty: 4.00

Unit of Measure: Ea.

Estimate: \$9,497.49

Assessor Name: Eduardo Lopez

Date Created: 05/28/2015

Notes: Exterior windows leak in rooms C133, C216, D216 and E216. Repair, re-seal exterior windows to prevent rain water leaks.

System: B3010 - Roof Coverings - BUR



Location: Roof Over A-Pod

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Minor BUR membrane repairs, 2% of roof area

Qty: 20.00

Unit of Measure: Sq.

Estimate: \$23,458.34

Assessor Name: Eduardo Lopez

Date Created: 05/28/2015

Notes: Roof is not properly sloped at drains, and standing water is causing roof covering deterioration. Two locations on the "A" pod roof.

System: D2010 - Plumbing Fixtures



Location: First Floor

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add ADA compliant rest room.

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$60,455.95

Assessor Name: Eduardo Lopez

Date Created: 05/28/2015

Notes: There is no ADA compliant restroom on the first floor. Construct two ADA compliant restrooms for boys and girls.

System: D2010 - Plumbing Fixtures



Location: All Boys Restrooms

Distress: Inadequate

Category: Building Code Compliance

Priority: 3 Priority

Correction: Replace wall-hung urinal

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$43,040.31

Assessor Name: Eduardo Lopez

Date Created: 05/28/2015

Notes: The urinals in all boys restrooms are water-less units that are inadequately sized to handle the usage requirements of this building. Replace all 33 units with new, higher capacity water-less units to maintain LEED Silver certification.

System: D2010 - Plumbing Fixtures



Location: South Classroom Wing

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: \$8,040.72

Assessor Name: Eduardo Lopez

Date Created: 05/28/2015

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

System: D3070 - System Test & Balance



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 50,000.00

Unit of Measure: S.F.

Estimate: \$23,650.00

Assessor Name: Eduardo Lopez

Date Created: 05/28/2015

Notes: Hot/cold complaints throughout the building. Recommend a test and balance of the HVAC system in all office areas and other areas where ducted returns are present.

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):	320
Year Built:	2009
Last Renovation:	
Replacement Value:	\$32,811
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	87.50 %
FCA Score:	100.00



Description:

The storage building at Arabia Mountain High School is located at 6610 Browns Mill Road in Lithonia, Georgia. Originally built in 2009, there have been no additions and no renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	94.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	94.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	92.34 %	0.00 %	\$0.00
B30 - Roofing	70.00 %	0.00 %	\$0.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	77.09 %	0.00 %	\$0.00
D50 - Electrical	80.00 %	0.00 %	\$0.00
Totals:	87.50 %	0.00 %	\$0.00

Photo Album

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

1). West Elevation - May 27, 2015



2). South Elevation - May 27, 2015



3). East Elevation - May 27, 2015



4). North Elevation - May 27, 2015



Condition Detail

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

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

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System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.49	S.F.	320	100	2009	2109		94.00 %	0.00 %	94			\$1,437
A1030	Slab on Grade	\$3.60	S.F.	320	100	2009	2109		94.00 %	0.00 %	94			\$1,152
A2010	Basement Excavation	\$0.00	S.F.	0	100	2009	2109		94.00 %	0.00 %	94			\$0
A2020	Basement Walls	\$0.00	S.F.	0	100	2009	2109		94.00 %	0.00 %	94			\$0
B1020	Roof Construction	\$16.33	S.F.	320	100	2009	2109		94.00 %	0.00 %	94			\$5,226
B2010	Exterior Walls	\$38.65	S.F.	320	100	2009	2109		94.00 %	0.00 %	94			\$12,368
B2020	Exterior Windows	\$0.00	S.F.	0	30	2009	2039		80.00 %	0.00 %	24			\$0
B2030	Exterior Doors	\$5.20	S.F.	320	30	2009	2039		80.00 %	0.00 %	24			\$1,664
B3010	Roof Coverings	\$8.39	S.F.	320	20	2009	2029		70.00 %	0.00 %	14			\$2,685
C1010	Partitions	\$0.00	S.F.	0	40	2009	2049		85.00 %	0.00 %	34			\$0
C1020	Interior Doors	\$0.00	S.F.	0	30	2009	2039		80.00 %	0.00 %	24			\$0
C1030	Fittings	\$0.00	S.F.	0	20	2009	2029		70.00 %	0.00 %	14			\$0
C3010	Wall Finishes	\$0.00	S.F.	0	20	2009	2029		70.00 %	0.00 %	14			\$0
C3020	Floor Finishes	\$0.00	S.F.	0	20	2009	2029		70.00 %	0.00 %	14			\$0
C3030	Ceiling Finishes	\$0.00	S.F.	0	20	2009	2029		70.00 %	0.00 %	14			\$0
D2010	Plumbing Fixtures	\$2.98	S.F.	320	20	2009	2029		70.00 %	0.00 %	14			\$954
D2020	Domestic Water Distribution	\$3.33	S.F.	320	30	2009	2039		80.00 %	0.00 %	24			\$1,066
D2030	Sanitary Waste	\$3.93	S.F.	320	30	2009	2039		80.00 %	0.00 %	24			\$1,258
D2040	Rain Water Drainage	\$0.00	S.F.	0	30	2009	2039		80.00 %	0.00 %	24			\$0
D5010	Electrical Service/Distribution	\$3.06	S.F.	320	30	2009	2039		80.00 %	0.00 %	24			\$979
D5020	Lighting and Branch Wiring	\$12.57	S.F.	320	30	2009	2039		80.00 %	0.00 %	24			\$4,022
Total									87.50 %					\$32,811

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

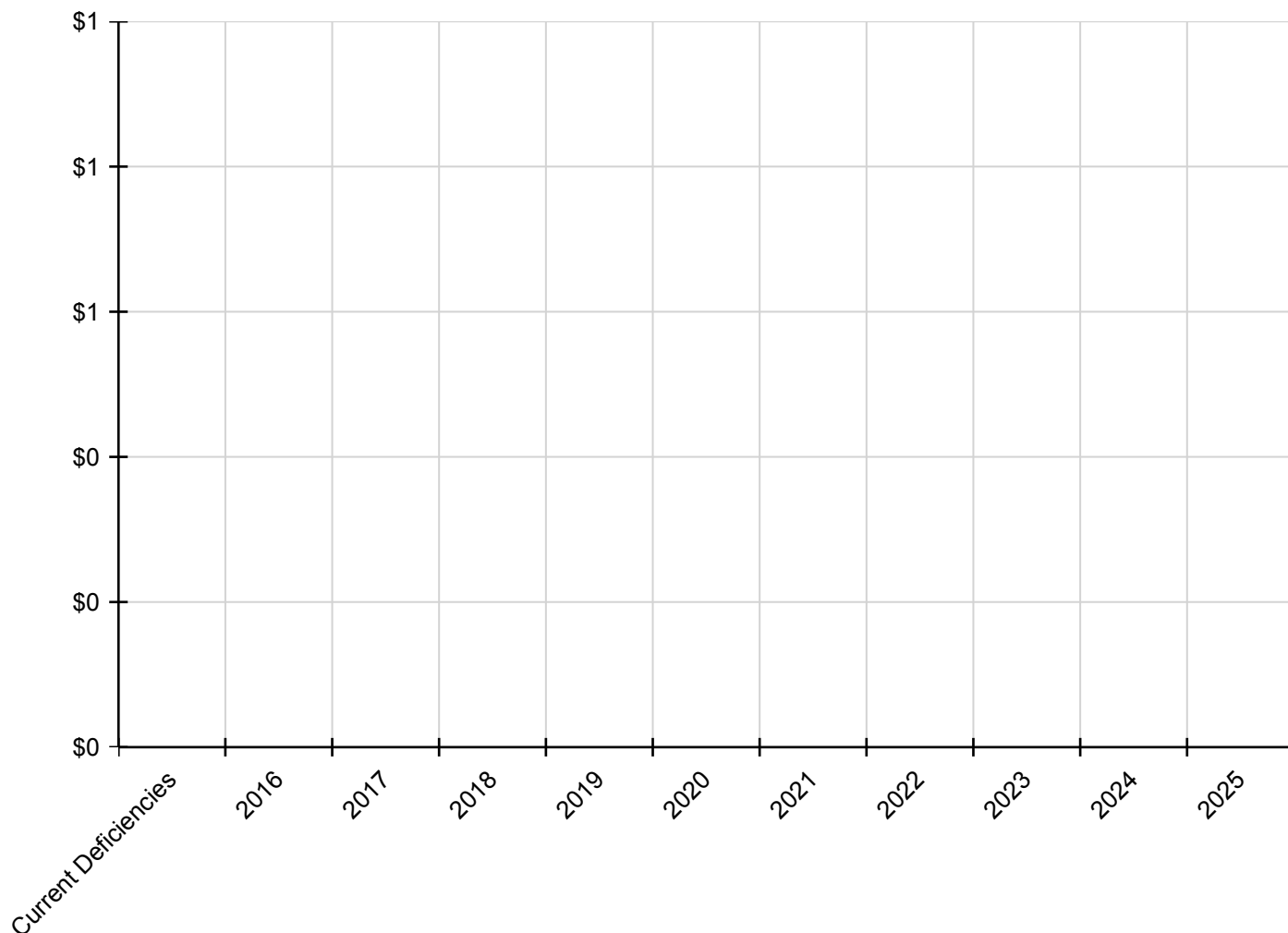
School Assessment Report - 2009 Storage Building

D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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):	2,200
Year Built:	2009
Last Renovation:	
Replacement Value:	\$300,388
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	80.00 %
FCA Score:	100.00



Description:

The greenhouse at Arabia Mountain High School is a one-story structure located at 6610 Browns Mill Road in Lithonia, Georgia. Originally built in 2009, 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:	5020	Fire Sprinkler System:	No
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
F10 - Special Construction	80.00 %	0.00 %	\$0.00
Totals:	80.00 %	0.00 %	\$0.00

Photo Album

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

1). East Elevation - May 27, 2015



2). North Elevation - May 27, 2015



3). West Elevation - May 27, 2015



4). South Elevation - May 27, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
F1010	Special Structures - Greenhouse - Pre-Engineered	\$136.54	S.F.	2,200	30	2009	2039		80.00 %	0.00 %	24			\$300,388
Total									80.00 %					\$300,388

Renewal Schedule

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

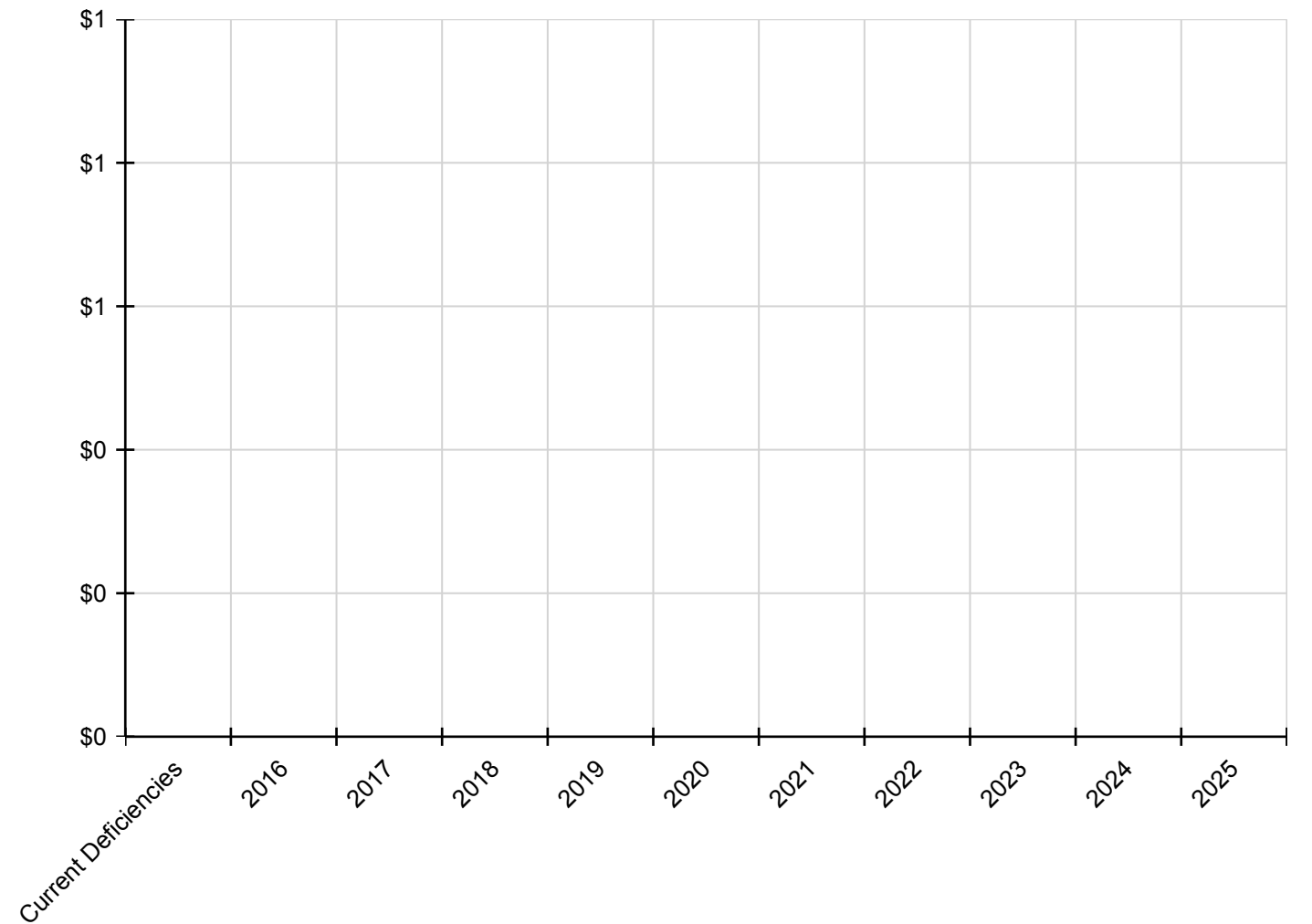
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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 - Greenhouse - Pre-Engineered	\$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):	230,190
Year Built:	2009
Last Renovation:	
Replacement Value:	\$8,222,150
Repair Cost:	\$1,003,935.64
Total FCI:	12.21 %
Total RSLI:	67.57 %
FCA Score:	87.79



Description:

The Arabia Mountain High School site was originally constructed in 2009, has a total area of 79.5 acres, and is occupied by approximately 230,190 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each site feature.

Attributes:

General Attributes:

Site Code: 1900

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	59.68 %	17.64 %	\$1,003,935.64
G30 - Site Mechanical Utilities	88.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	80.00 %	0.00 %	\$0.00
Totals:	67.57 %	12.21 %	\$1,003,935.64

Photo Album

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

- 1). Aerial Image of Arabia Mountain High School - Oct 22, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$5.17	S.F.	223,093	25	2009	2034		76.00 %	0.00 %	19			\$1,153,391
G2020	Parking Lots	\$4.56	S.F.	85,531	25	2009	2034		76.00 %	0.34 %	19		\$1,325.02	\$390,021
G2030	Pedestrian Paving	\$1.50	S.F.	230,190	30	2009	2039		80.00 %	2.12 %	24		\$7,304.30	\$345,285
G2040	Baseball Field	\$8.35	S.F.	124,649	20	2009	2029		70.00 %	0.00 %	14			\$1,040,819
G2040	Canopies	\$0.29	S.F.		25	2009	2034		76.00 %	0.00 %	19			\$0
G2040	Covered Walkways	\$48.72	S.F.		25	2009	2034		76.00 %	0.00 %	19			\$0
G2040	Cross Country Trail	\$12.30	S.F.	25,000	5	2009	2014		0.00 %	110.00 %	-1		\$338,250.00	\$307,500
G2040	Fencing & Guardrails	\$0.91	S.F.	230,190	30	2009	2039		80.00 %	0.00 %	24			\$209,473
G2040	Football Field	\$5.85	S.F.	92,760	20	2009	2029		70.00 %	0.00 %	14			\$542,646
G2040	Hard Surface Play Area	\$6.26	S.F.		0				0.00 %	0.00 %				\$0
G2040	Playing Field	\$3.92	S.F.	84,027	20	2009	2029		70.00 %	0.00 %	14			\$329,386
G2040	Softball Field	\$8.86	S.F.	49,251	20	2009	2029		70.00 %	0.00 %	14			\$436,364
G2040	Tennis Courts	\$18.47	S.F.	14,269	20	2009	2029	2015	0.00 %	110.00 %	0		\$289,903.27	\$263,548
G2040	Track	\$7.04	S.F.	48,317	10	2009	2019		40.00 %	0.00 %	4			\$340,152
G2050	Landscaping	\$1.45	S.F.	230,190	15	2009	2024	2015	0.00 %	110.00 %	0		\$367,153.05	\$333,776
G3010	Water Supply	\$1.83	S.F.	230,190	50	2009	2059		88.00 %	0.00 %	44			\$421,248
G3020	Sanitary Sewer	\$1.15	S.F.	230,190	50	2009	2059		88.00 %	0.00 %	44			\$264,719
G3030	Storm Sewer	\$3.55	S.F.	230,190	50	2009	2059		88.00 %	0.00 %	44			\$817,175
G3060	Fuel Distribution	\$0.78	S.F.	230,190	50	2009	2059		88.00 %	0.00 %	44			\$179,548
G4010	Electrical Distribution	\$1.86	S.F.	230,190	30	2009	2039		80.00 %	0.00 %	24			\$428,153
G4020	Site Lighting	\$1.15	S.F.	230,190	30	2009	2039		80.00 %	0.00 %	24			\$264,719
G4030	Site Communications & Security	\$0.67	S.F.	230,190	30	2009	2039		80.00 %	0.00 %	24			\$154,227
Total									67.57 %	12.21 %			\$1,003,935.64	\$8,222,150

Renewal Schedule

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

School Assessment Report - Site

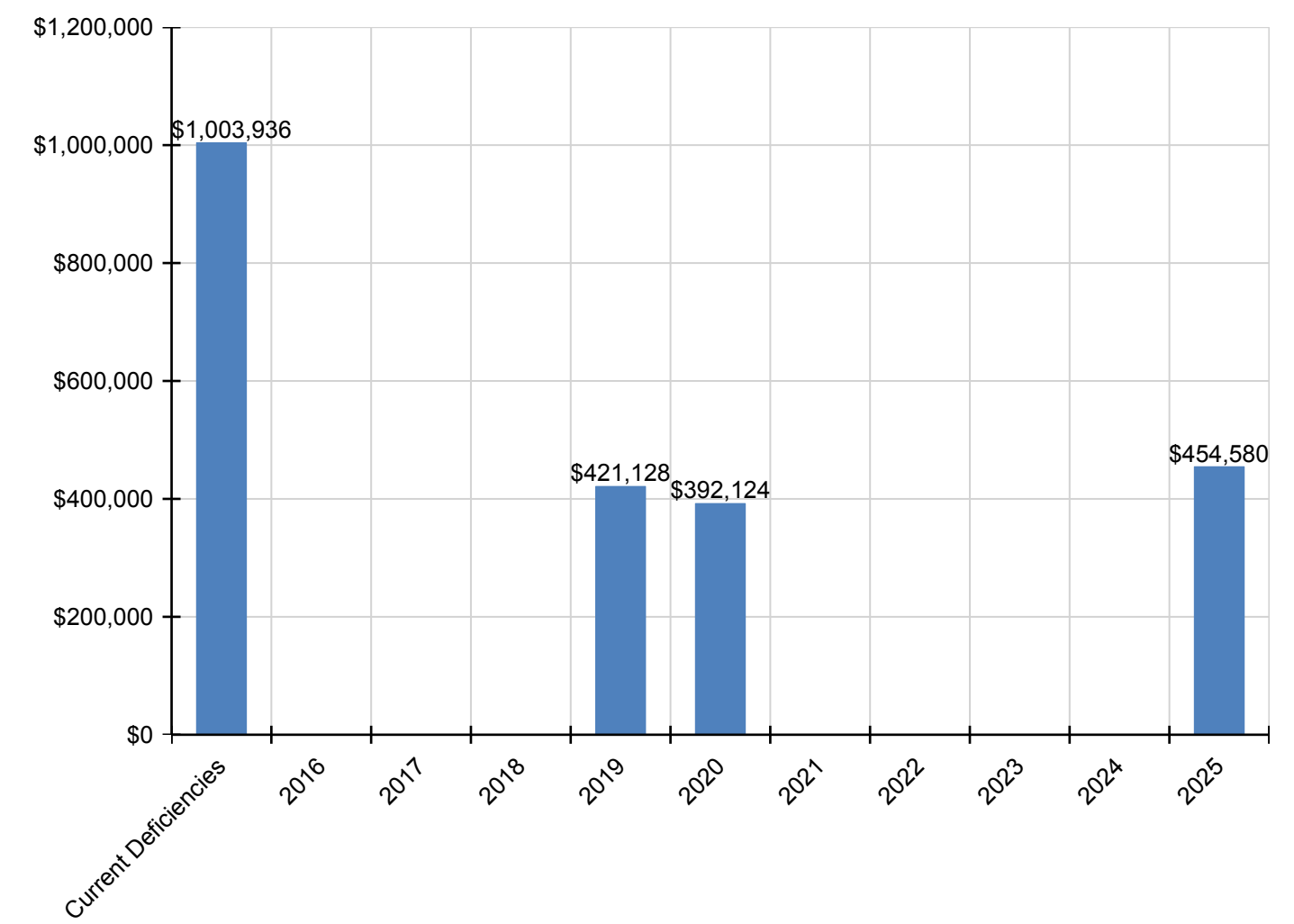
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$1,003,936	\$0	\$0	\$0	\$421,128	\$392,124	\$0	\$0	\$0	\$0	\$454,580	\$2,271,768
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$1,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,325
G2030 - Pedestrian Paving	\$7,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,304
G2040 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Cross Country Trail	\$338,250	\$0	\$0	\$0	\$0	\$392,124	\$0	\$0	\$0	\$0	\$454,580	\$1,184,954
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 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Tennis Courts	\$289,903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$289,903
G2040 - Track	\$0	\$0	\$0	\$0	\$421,128	\$0	\$0	\$0	\$0	\$0	\$0	\$421,128
G2050 - Landscaping	\$367,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$367,153
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

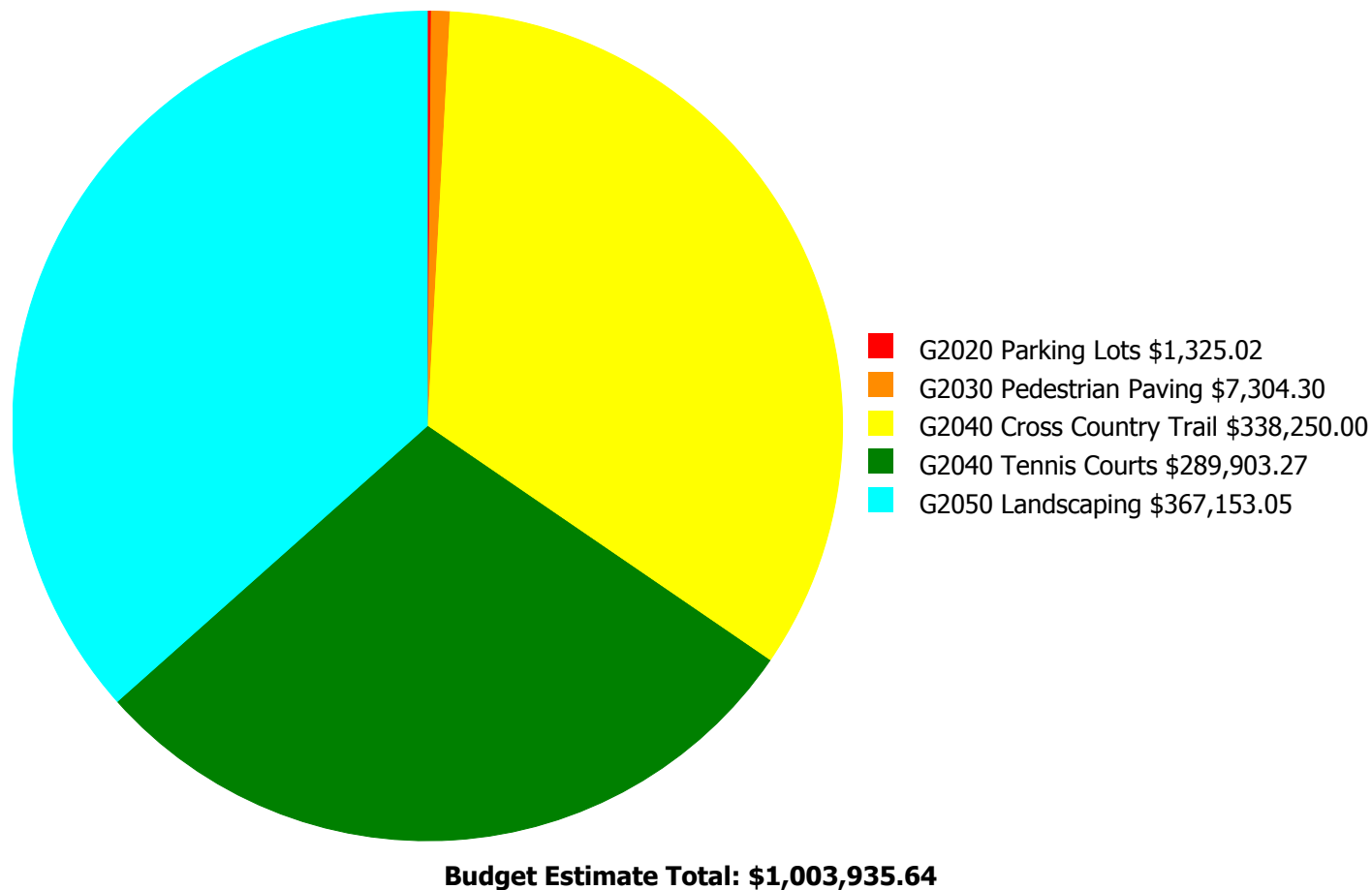
Forecasted Capital Renewal Requirement

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



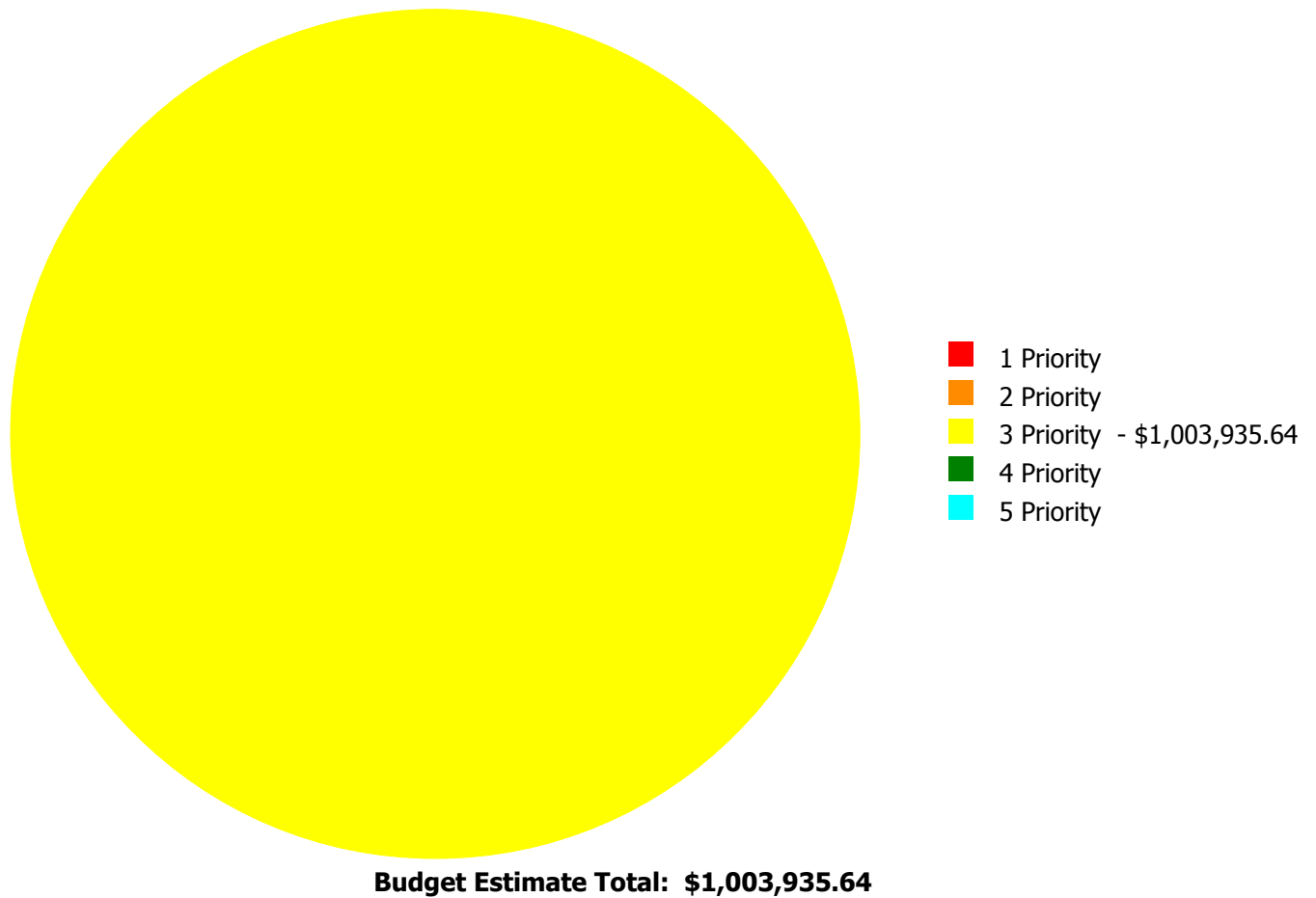
Deficiency Summary by System

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

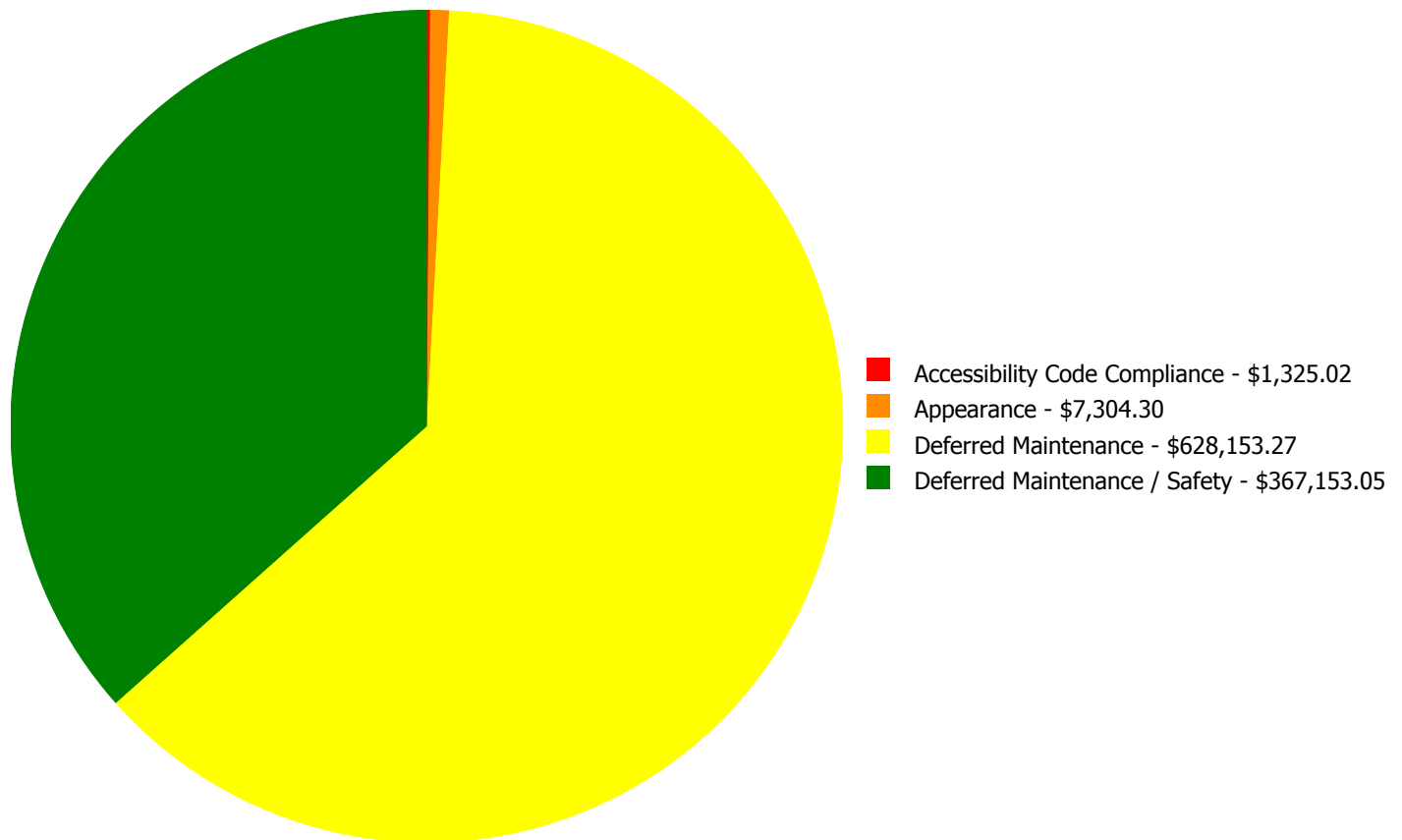
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
G2020	Parking Lots	\$0.00	\$0.00	\$1,325.02	\$0.00	\$0.00	\$1,325.02
G2030	Pedestrian Paving	\$0.00	\$0.00	\$7,304.30	\$0.00	\$0.00	\$7,304.30
G2040	Cross Country Trail	\$0.00	\$0.00	\$338,250.00	\$0.00	\$0.00	\$338,250.00
G2040	Tennis Courts	\$0.00	\$0.00	\$289,903.27	\$0.00	\$0.00	\$289,903.27
G2050	Landscaping	\$0.00	\$0.00	\$367,153.05	\$0.00	\$0.00	\$367,153.05
	Total:	\$0.00	\$0.00	\$1,003,935.64	\$0.00	\$0.00	\$1,003,935.64

Deficiency Summary by Category

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



Budget Estimate Total: \$1,003,935.64

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: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add handicap van parking space

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$1,325.02

Assessor Name: Eduardo Lopez

Date Created: 05/28/2015

Notes: Parking spaces are not properly marked on the pavement or with signage for van accessible parking per ADA standards.

System: G2030 - Pedestrian Paving



Location: Site

Distress: Missing

Category: Appearance

Priority: 3 Priority

Correction: Install sidewalk, 6' width

Qty: 150.00

Unit of Measure: L.F.

Estimate: \$7,304.30

Assessor Name: Eduardo Lopez

Date Created: 05/28/2015

Notes: Students have worn a path through the LEED Silver-certified landscaping, between the student parking lot and the main building. Add approved pedestrian pavement from student parking lot to the building.

System: G2040 - Cross Country Trail



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 25,000.00
Unit of Measure: S.F.
Estimate: \$338,250.00
Assessor Name: Eduardo Lopez
Date Created: 05/28/2015

Notes: The cross country training trail is washed out, missing mulch surface, and should be replaced.

System: G2040 - Tennis Courts



Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 14,269.00
Unit of Measure: S.F.
Estimate: \$289,903.27
Assessor Name: Eduardo Lopez
Date Created: 12/16/2015

Notes: Tennis courts are deteriorating with cracks and should be repaired or replaced.

System: G2050 - Landscaping



Location: Site

Distress: Needs Remediation

Category: Deferred Maintenance / Safety

Priority: 3 Priority

Correction: Renew System

Qty: 230,190.00

Unit of Measure: S.F.

Estimate: \$367,153.05

Assessor Name: Eduardo Lopez

Date Created: 06/01/2015

Notes: The student parking lot floods during rainstorms, and the water freezes during winter, creating a safety hazard. Landscaping should be re-sloped with drainage directed to the holding ponds on site. Also, areas throughout the site should be re-sodded to prevent erosion.

Glossary

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

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

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

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

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