DeKalb County School District/High Schools

Cedar Grove High

Final

School Assessment Report

May 19, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	181,705
Year Built:	1972
Last Renovation:	
Replacement Value:	$52,959,173
Repair Cost:	$9,858,075.58
Total FCI:	18.61 %
Total RSLI:	51.39 %
FCA Score:	81.39

Description:

The Cedar Grove High School campus consists of one main school building located at 2360 River Road in Ellenwood, Georgia. The original campus was constructed in 1972 and there have been two additions to the main school building in 1975 and 1998. In addition to the main school building, the campus contains storage buildings, baseball field, softball field, football field, tennis courts, and track. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 5	Board District:	District 3
DOE Facility:	172	Geographic Region:	Region 5
HS Attendance Area:	Cedar Grove HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	25.6		

School Condition Summary

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

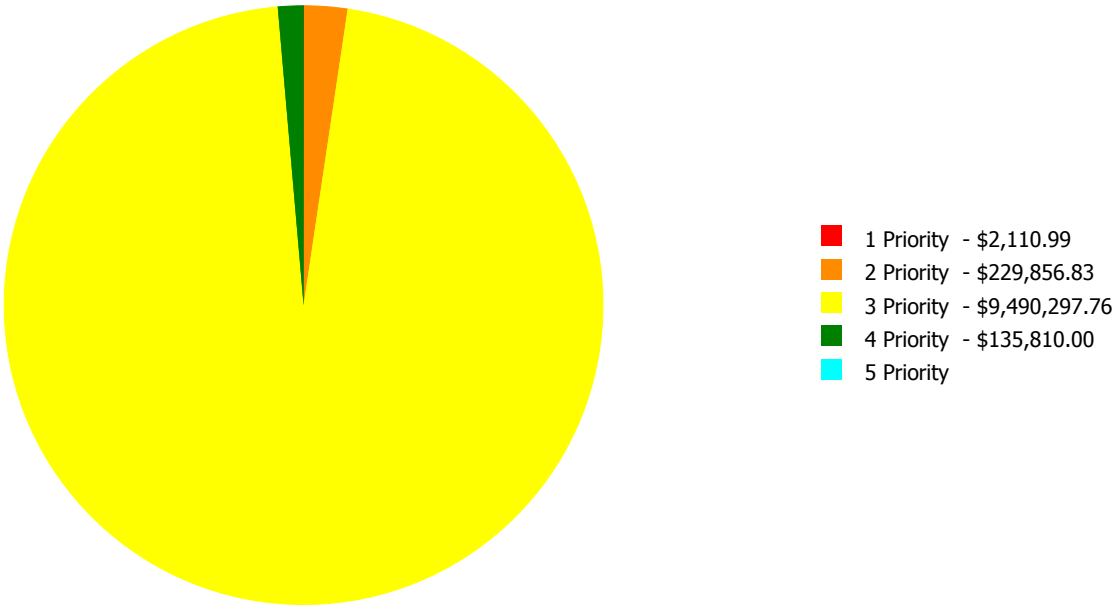
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	60.48 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	63.72 %	0.00 %	$0.00
B20 - Exterior Enclosure	41.20 %	35.80 %	$1,794,525.35
B30 - Roofing	65.77 %	19.94 %	$541,140.00
C10 - Interior Construction	69.47 %	19.26 %	$1,107,494.85
C20 - Stairs	63.73 %	0.53 %	$2,110.99
C30 - Interior Finishes	40.64 %	11.92 %	$870,856.00
D10 - Conveying	44.42 %	1.53 %	$4,011.08
D20 - Plumbing	63.70 %	30.19 %	$1,558,092.51
D30 - HVAC	68.07 %	0.98 %	$67,101.76
D40 - Fire Protection	43.33 %	0.00 %	$0.00
D50 - Electrical	57.27 %	20.04 %	$820,767.00
E10 - Equipment	0.82 %	103.98 %	$677,327.00
E20 - Furnishings	18.38 %	19.81 %	$401,526.00
F10 - Special Construction	25.00 %	0.00 %	$0.00
G20 - Site Improvements	24.97 %	34.85 %	$1,397,506.49
G30 - Site Mechanical Utilities	10.30 %	29.04 %	$385,759.72
G40 - Site Electrical Utilities	23.46 %	34.38 %	$229,856.83
Totals:	**51.39 %**	**18.61 %**	**$9,858,075.58**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1972 Football Storage	405	24.63	$0.00	$0.00	$9,146.00	$0.00	$0.00
1972 Softball Storage	225	7.10	$0.00	$0.00	$1,287.00	$0.00	$0.00
1972, 1975 Building	134,200	20.51	$2,110.99	$0.00	$7,036,290.24	$135,810.00	$0.00
1998 Addition	46,875	5.54	$0.00	$0.00	$660,308.31	$0.00	$0.00
Site	181,705	33.51	$0.00	$229,856.83	$1,783,266.21	$0.00	$0.00
Total:		**18.61**	**$2,110.99**	**$229,856.83**	**$9,490,297.76**	**$135,810.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $9,858,075.58

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.

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Function:	High School
Gross Area (SF):	405
Year Built:	1972
Last Renovation:	
Replacement Value:	$37,131
Repair Cost:	$9,146.00
Total FCI:	24.63 %
Total RSLI:	38.71 %
FCA Score:	75.37

Description:

The football storage building at Cedar Grove High School is located at 2360 River Road in Ellenwood, Georgia. Originally built in 1972, there have been no additions and no major renovations. There is a SPLOST project to analyze exterior wall cracks via remediation study. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	57.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.97 %	9.70 %	$1,666.00
B30 - Roofing	0.00 %	110.00 %	$7,480.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	16.67 %	0.00 %	$0.00
Totals:	**38.71 %**	**24.63 %**	**$9,146.00**

Photo Album

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

1). East Elevation - Jul 28, 2015

2). North Elevation - Jul 28, 2015

3). West Elevation - Jul 28, 2015

4). South Elevation - Jul 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 $
A1010	Standard Foundations	$4.49	S.F.	0	100	1972	2072		57.00 %	0.00 %	57			$0
A1030	Slab on Grade	$3.60	S.F.	405	100	1972	2072		57.00 %	0.00 %	57			$1,458
A2010	Basement Excavation	$0.22	S.F.	0	100	1972	2072		57.00 %	0.00 %	57			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1972	2072		57.00 %	0.00 %	57			$0
B1020	Roof Construction	$16.33	S.F.	405	100	1972	2072		57.00 %	0.00 %	57			$6,614
B2010	Exterior Walls	$38.65	S.F.	405	100	1972	2072		57.00 %	0.00 %	57			$15,653
B2020	Exterior Windows	$4.87	S.F.	0	30	1972	2002		0.00 %	0.00 %	-13			$0
B2030	Exterior Doors	$3.74	S.F.	405	30	1972	2002		0.00 %	109.97 %	-13		$1,666.00	$1,515
B3010	Roof Coverings	$16.79	S.F.	405	20	1972	1992		0.00 %	110.00 %	-23		$7,480.00	$6,800
C1010	Partitions	$13.04	S.F.	0	40	1972	2012		0.00 %	0.00 %	-3			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1972	2002		0.00 %	0.00 %	-13			$0
C1030	Fittings	$3.04	S.F.	0	20	1972	1992		0.00 %	0.00 %	-23			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1972	1992		0.00 %	0.00 %	-23			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1972	1992		0.00 %	0.00 %	-23			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1972	1992		0.00 %	0.00 %	-23			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1972	2002		0.00 %	0.00 %	-13			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	1972	2002		0.00 %	0.00 %	-13			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	405	30	1972	2002	2020	16.67 %	0.00 %	5			$5,091
								Total	**38.71 %**	**24.63 %**			**$9,146.00**	**$37,131**

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.

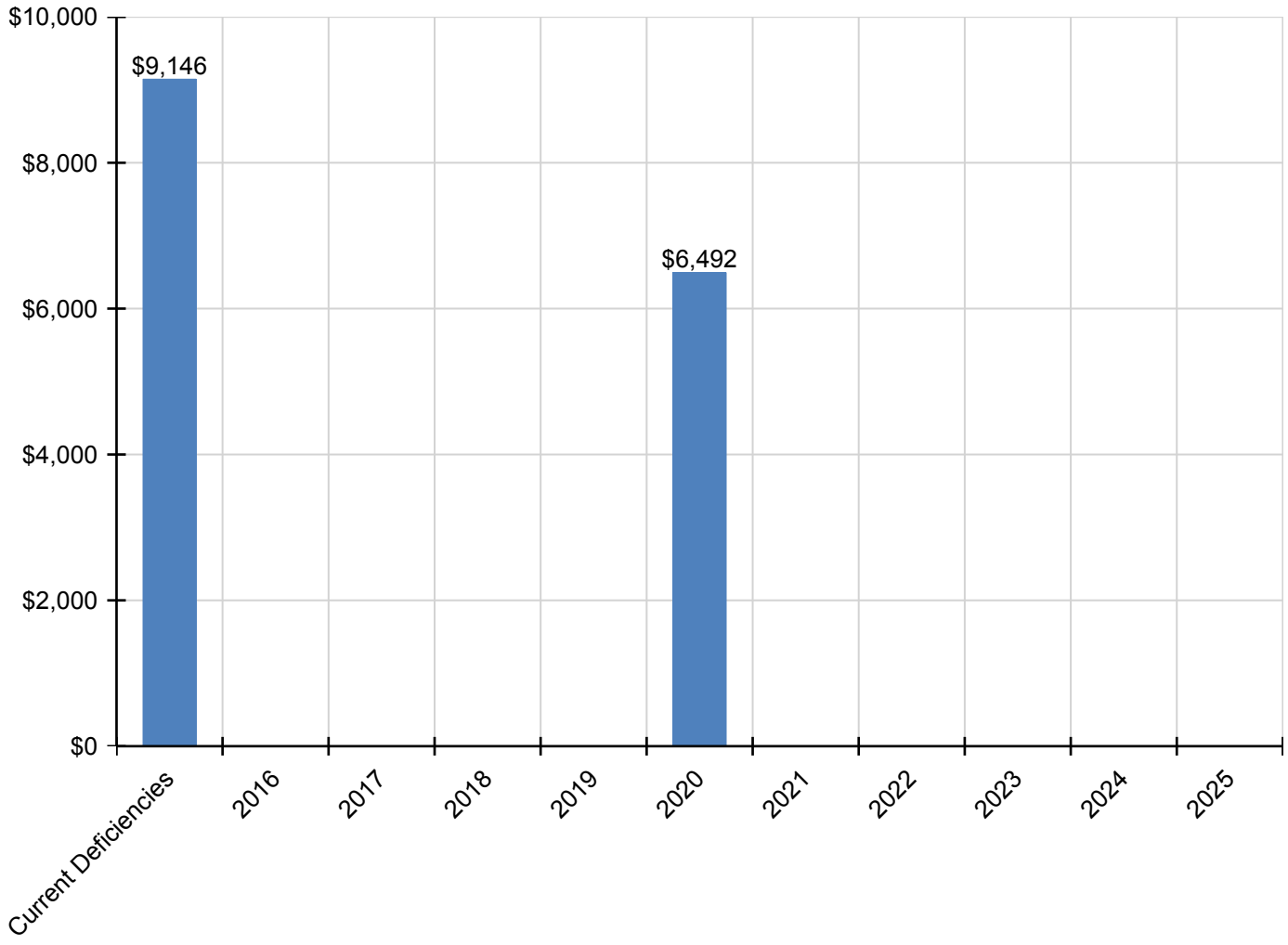
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$9,146**	**$0**	**$0**	**$0**	**$0**	**$6,492**	**$0**	**$0**	**$0**	**$0**	**$0**	**$15,638**
*** 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	$1,666	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,666**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$7,480	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,480**
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**
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	$6,492	$0	$0	$0	$0	$0	**$6,492**

** Indicates non-renewable system*

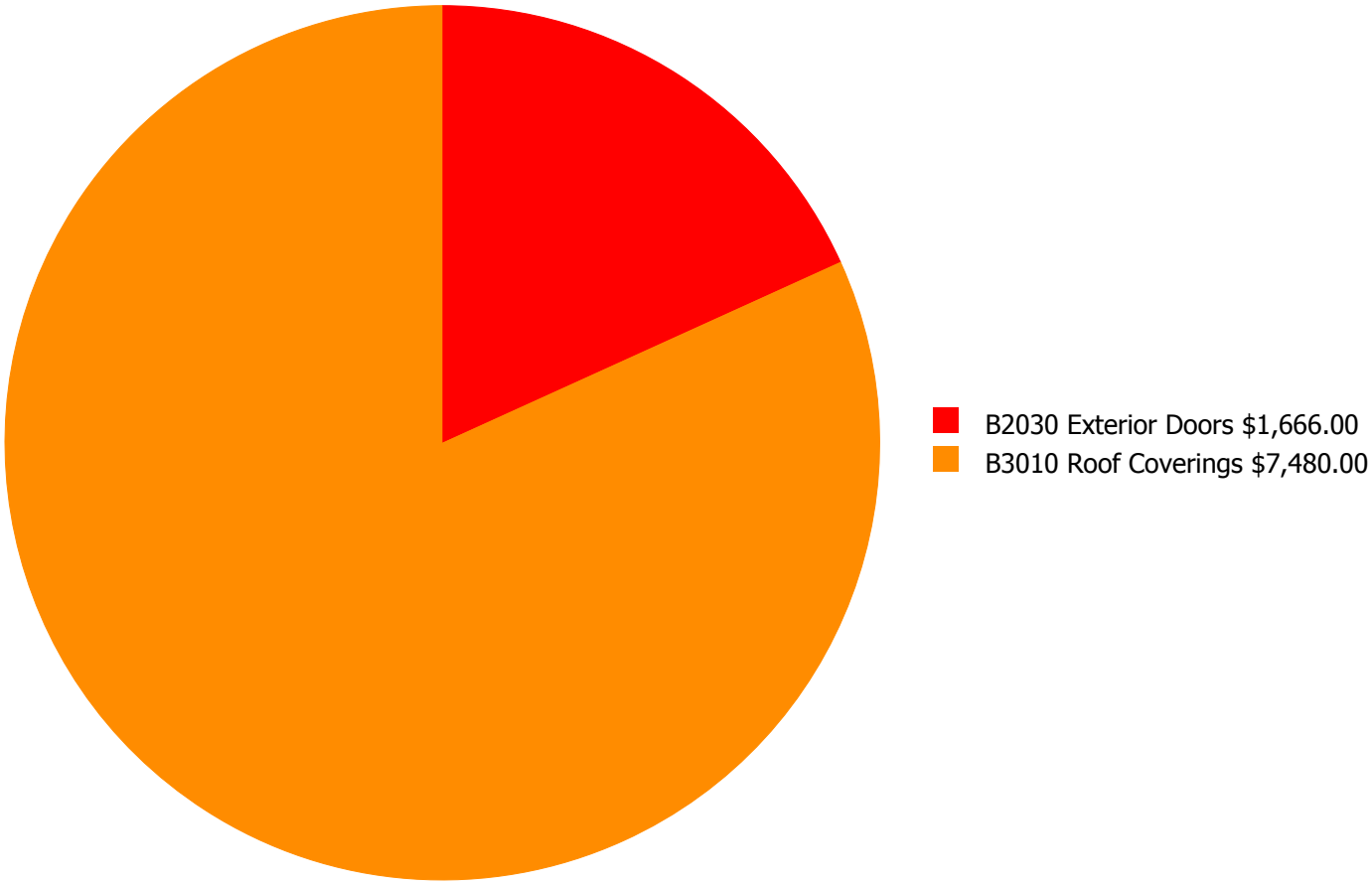
Forecasted Capital Renewal Requirement

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

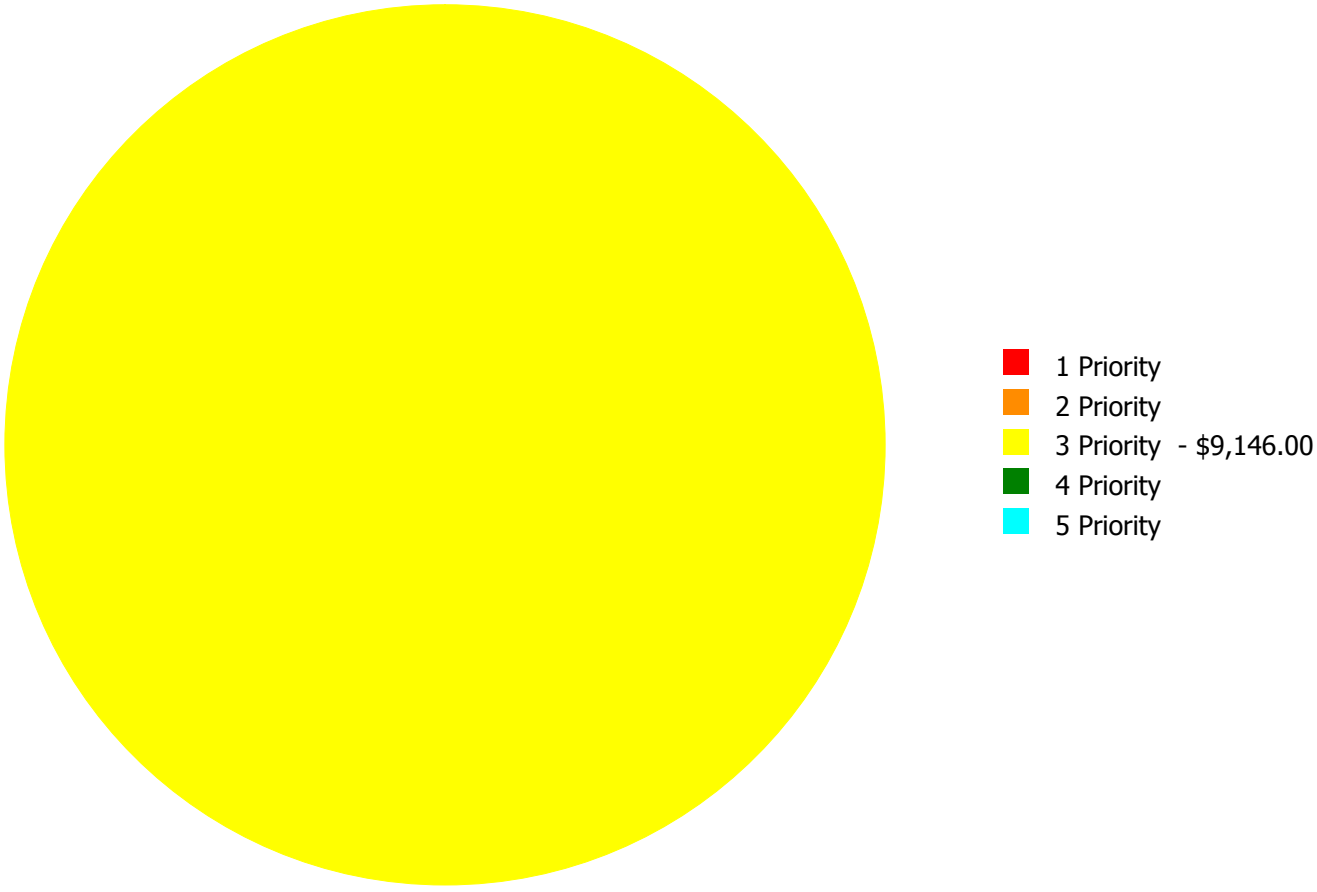
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $9,146.00

Deficiency Summary by Priority

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



Budget Estimate Total: $9,146.00

Deficiency By Priority Investment Table

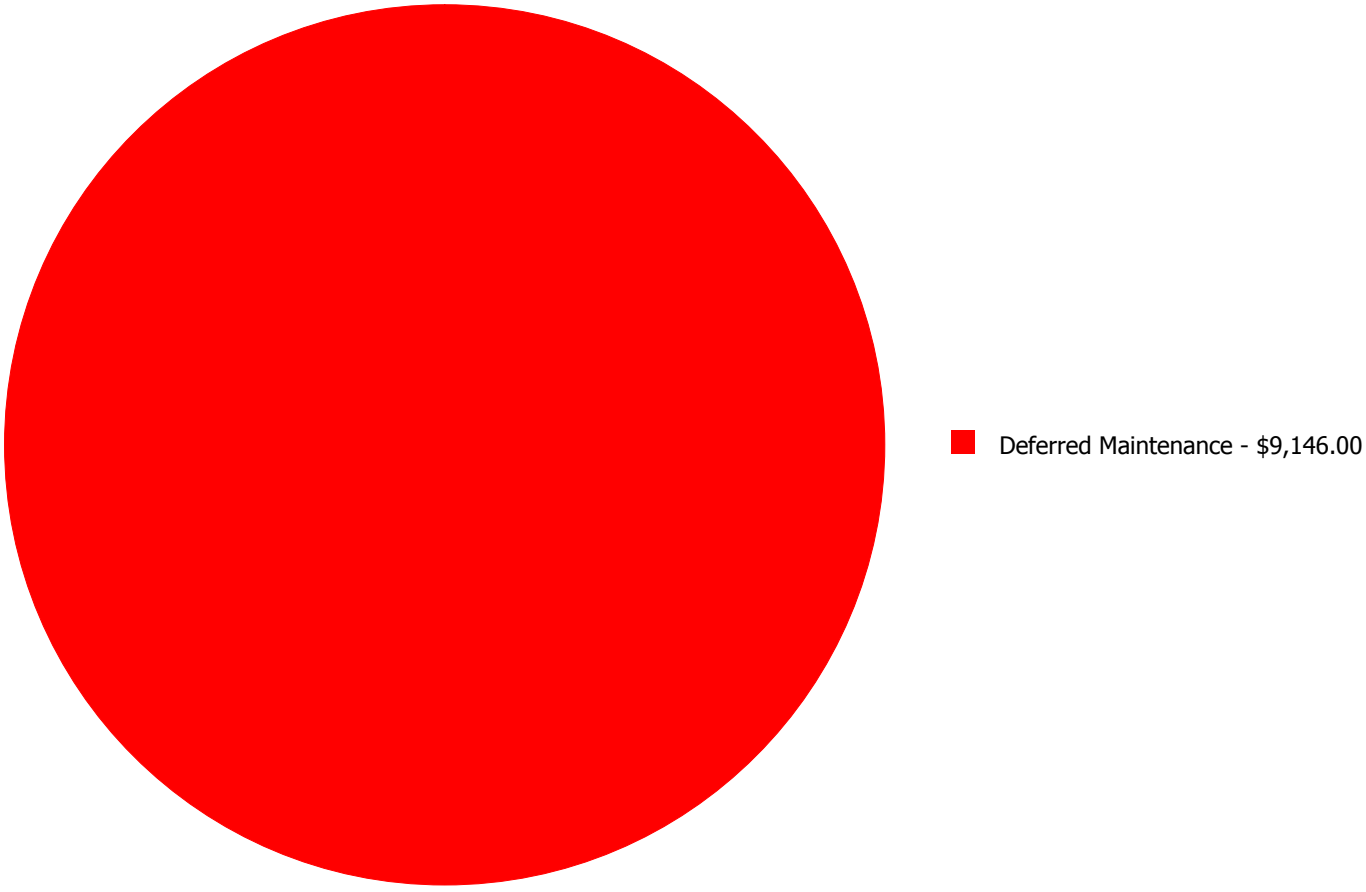
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$1,666.00	$0.00	$0.00	$1,666.00
B3010	Roof Coverings	$0.00	$0.00	$7,480.00	$0.00	$0.00	$7,480.00
	Total:	$0.00	$0.00	$9,146.00	$0.00	$0.00	$9,146.00

Deficiency Summary by Category

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



Budget Estimate Total: $9,146.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 405.00
Unit of Measure: S.F.
Estimate: $1,666.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The exterior doors are beyond their expected service life, damaged, and should be replaced. SPLOST project 404-422 to conduct exterior walls (remediation study) for the football storage building, baseball dugout, and 1998 building. A determination has been made to replace the footballs storage building.

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 405.00
Unit of Measure: S.F.
Estimate: $7,480.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The roof covering is beyond expected service life and should be replaced. SPLOST project 404-422 to conduct exterior walls (remediation study) for the football storage building, baseball dugout, and 1998 building. A determination has been made to replace the footballs storage building.

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):	225
Year Built:	1972
Last Renovation:	
Replacement Value:	$18,128
Repair Cost:	$1,287.00
Total FCI:	7.10 %
Total RSLI:	46.65 %
FCA Score:	92.90

Description:

The softball storage building at Cedar Grove High School is located at 2360 River Road in Ellenwood, Georgia. Originally built in 1972, 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

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	57.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	50.24 %	13.04 %	$1,287.00
B30 - Roofing	25.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**46.65 %**	**7.10 %**	**$1,287.00**

Photo Album

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

1). East Elevation - Jul 28, 2015

2). North Elevation - Jul 28, 2015

3). West Elevation - Jul 28, 2015

4). Sosuth Elevation - Jul 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 $
A1010	Standard Foundations	$4.49	S.F.	0	100	1972	2072		57.00 %	0.00 %	57			$0
A1030	Slab on Grade	$3.60	S.F.	225	100	1972	2072		57.00 %	0.00 %	57			$810
A2010	Basement Excavation	$0.22	S.F.	0	100	1972	2072		57.00 %	0.00 %	57			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1972	2072		57.00 %	0.00 %	57			$0
B1020	Roof Construction	$16.33	S.F.	225	100	1972	2072		57.00 %	0.00 %	57			$3,674
B2010	Exterior Walls	$38.65	S.F.	225	100	1972	2072		57.00 %	0.00 %	57			$8,696
B2020	Exterior Windows	$4.87	S.F.	0	30	1972	2002		0.00 %	0.00 %	-13			$0
B2030	Exterior Doors	$5.20	S.F.	225	30	1972	2002		0.00 %	110.00 %	-13		$1,287.00	$1,170
B3010	Roof Coverings	$16.79	S.F.	225	20	1972	1992	2020	25.00 %	0.00 %	5			$3,778
C1010	Partitions	$13.04	S.F.	0	40	1972	2012		0.00 %	0.00 %	-3			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1972	2002		0.00 %	0.00 %	-13			$0
C1030	Fittings	$3.04	S.F.	0	20	1972	1992		0.00 %	0.00 %	-23			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1972	1992		0.00 %	0.00 %	-23			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1972	1992		0.00 %	0.00 %	-23			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1972	1992		0.00 %	0.00 %	-23			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1972	2002		0.00 %	0.00 %	-13			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	1972	2002		0.00 %	0.00 %	-13			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	30	1972	2002		0.00 %	0.00 %	-13			$0
								Total	**46.65 %**	**7.10 %**			**$1,287.00**	**$18,128**

Renewal Schedule

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

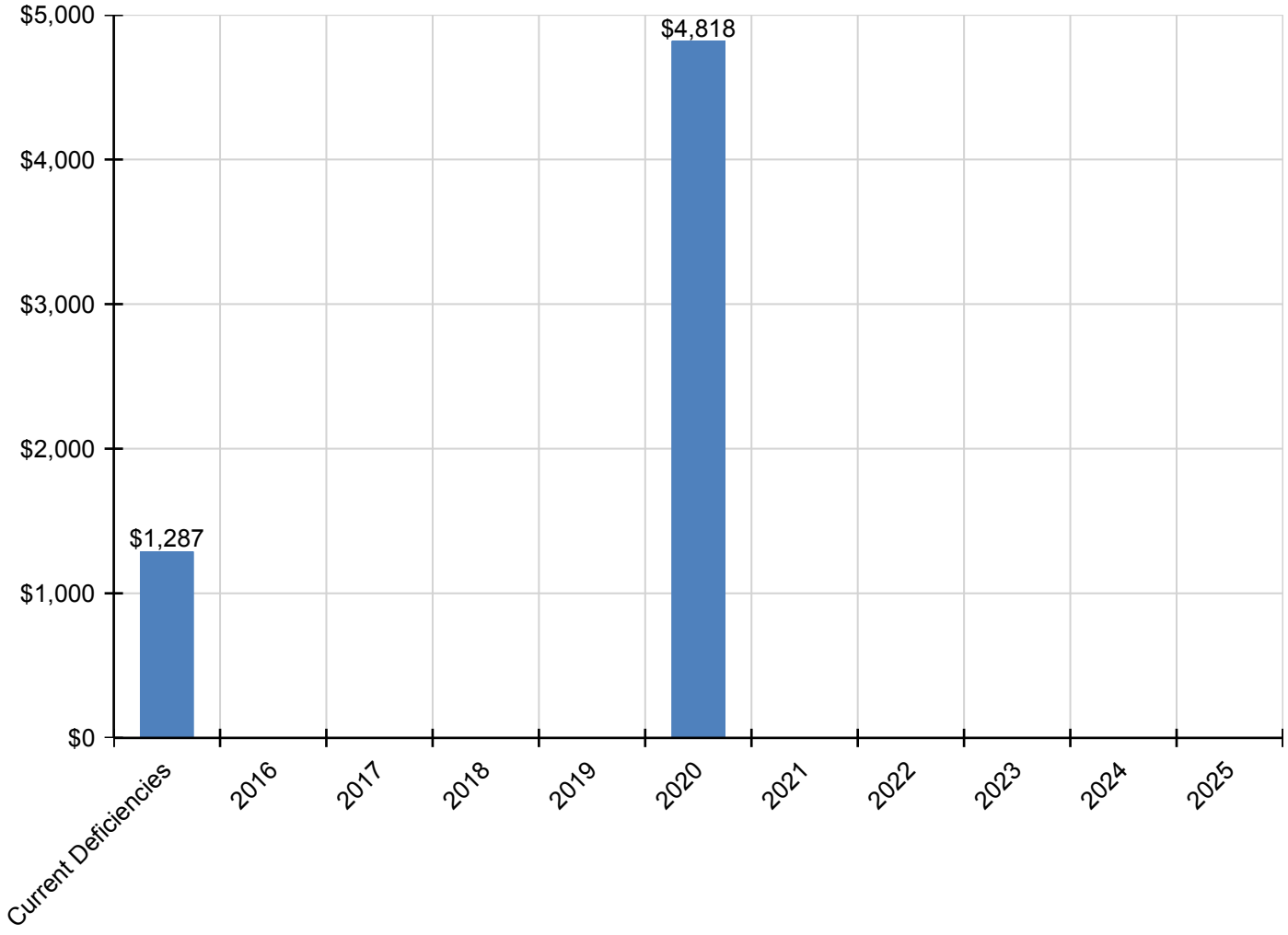
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,287**	**$0**	**$0**	**$0**	**$0**	**$4,818**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,105**
*** 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	$1,287	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,287**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$4,818	$0	$0	$0	$0	$0	**$4,818**
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**
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*

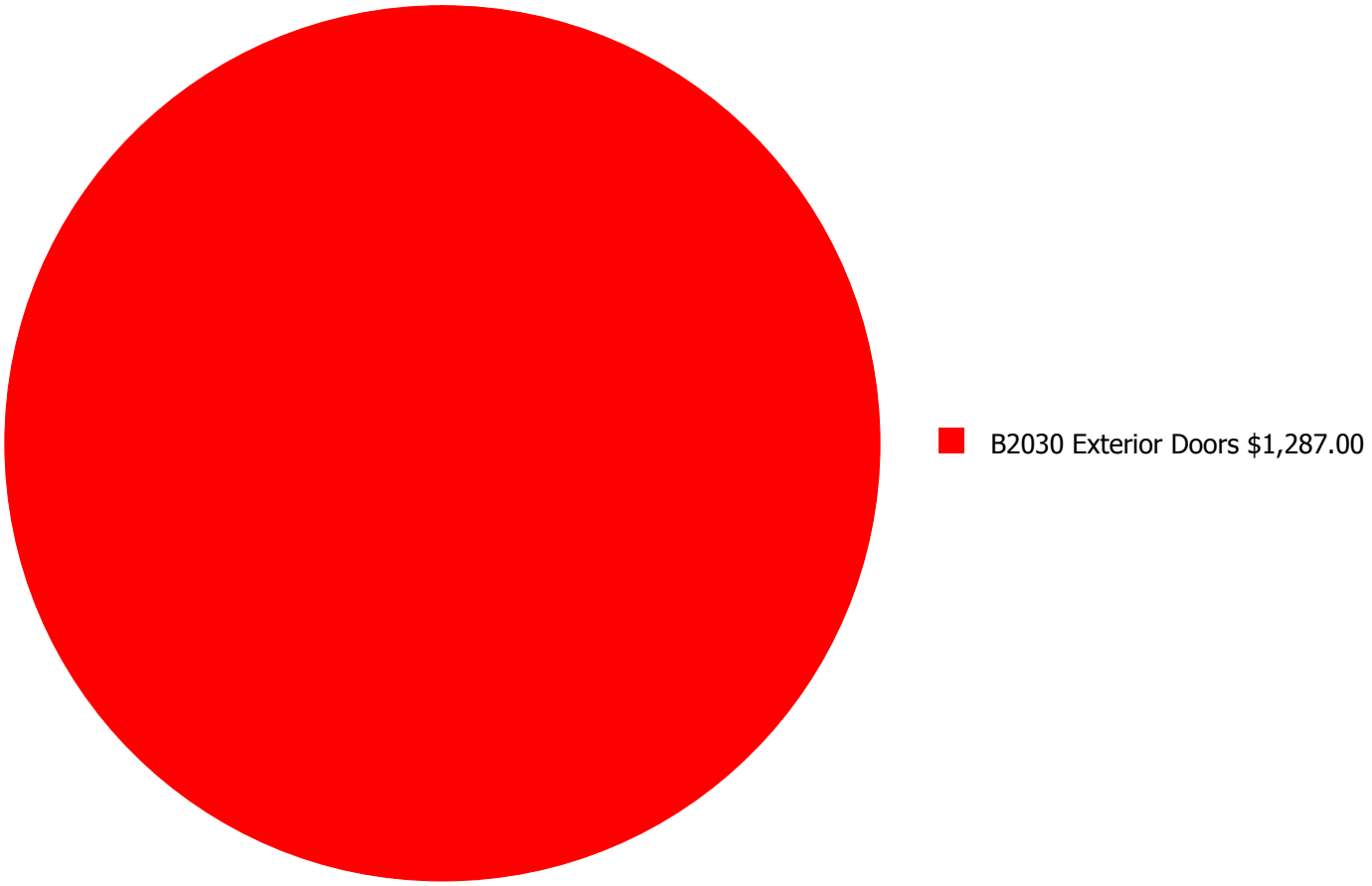
Forecasted Capital Renewal Requirement

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

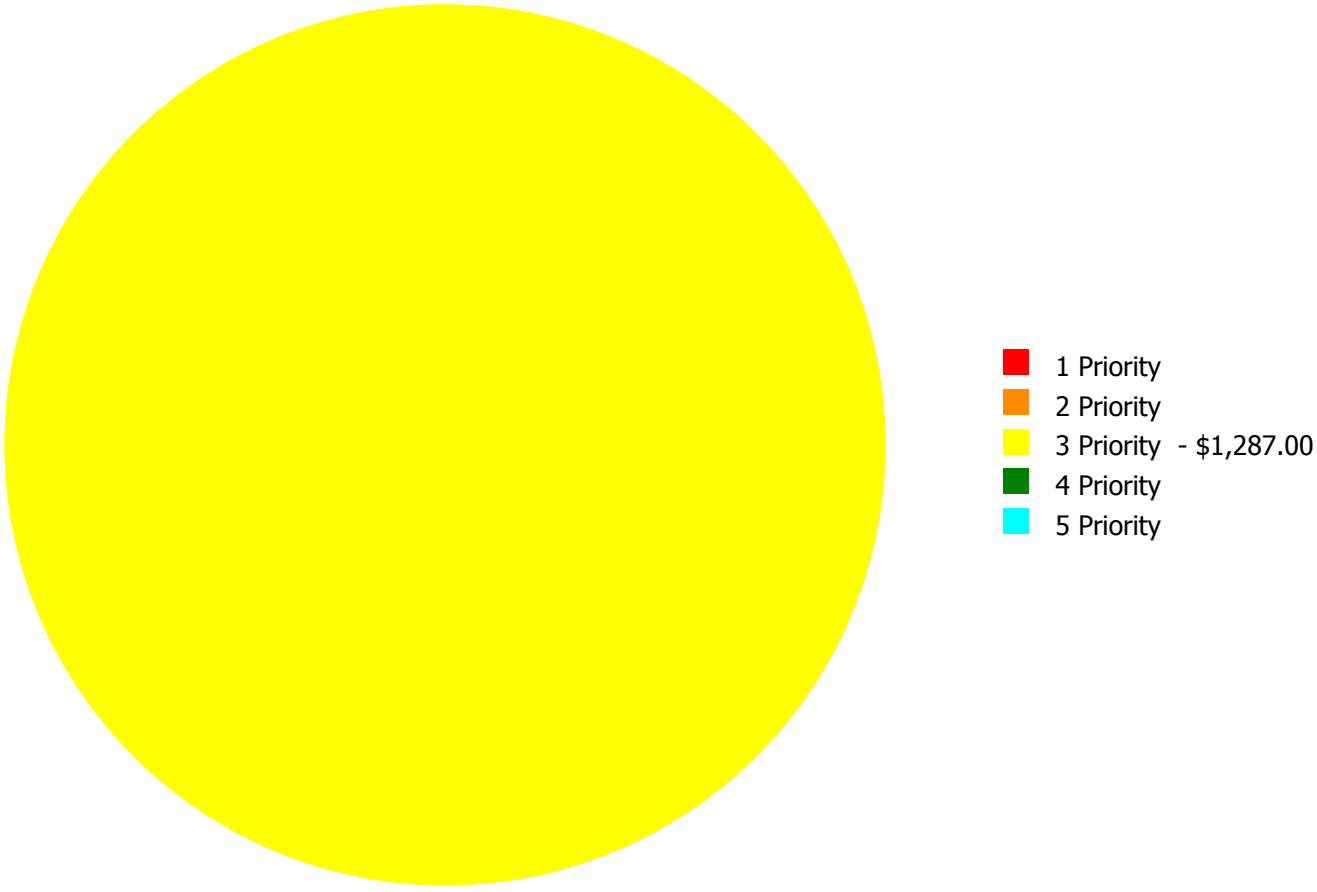
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,287.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,287.00

Deficiency By Priority Investment Table

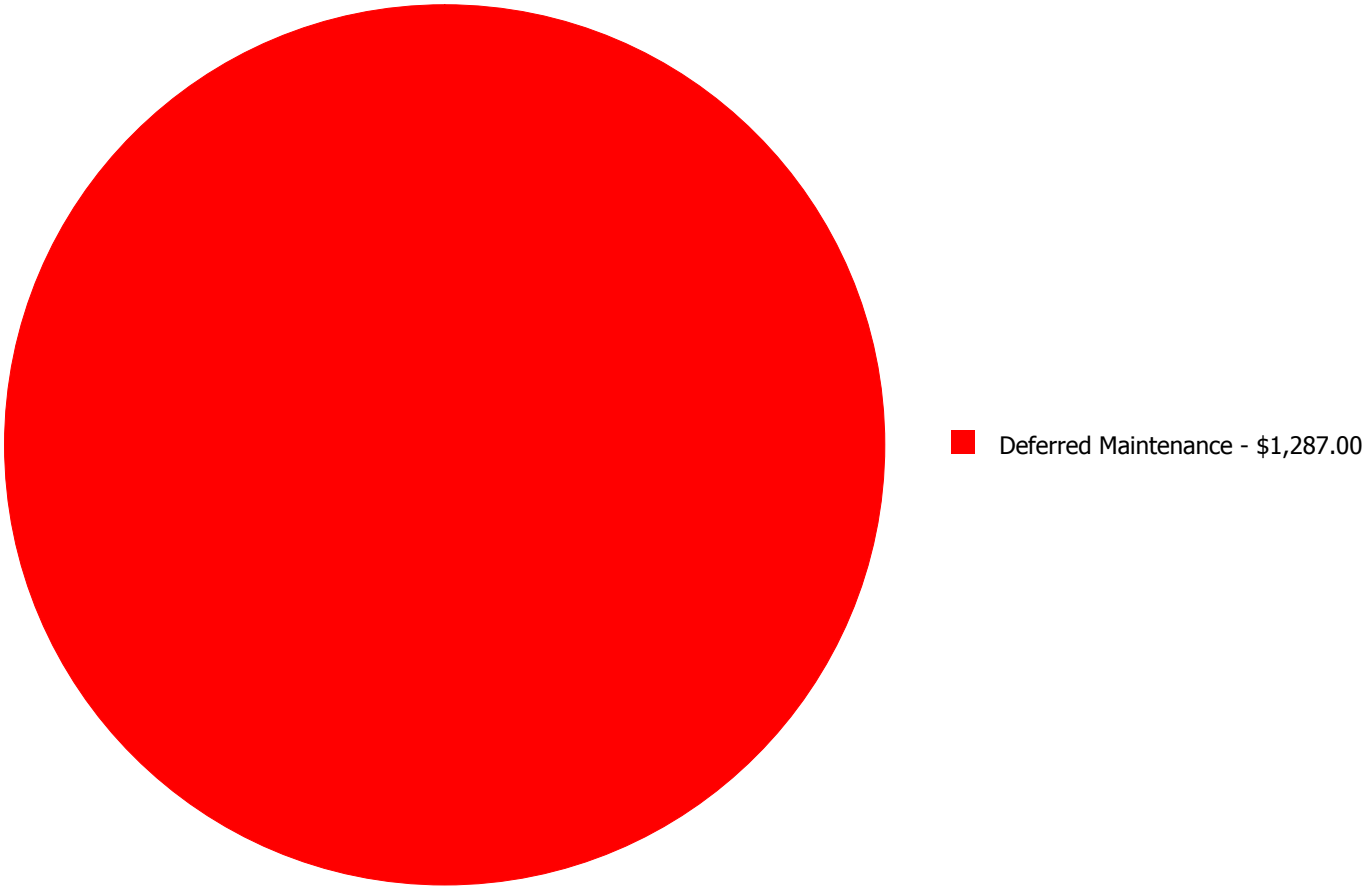
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$1,287.00	$0.00	$0.00	$1,287.00
	Total:	$0.00	$0.00	$1,287.00	$0.00	$0.00	$1,287.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,287.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 225.00
Unit of Measure: S.F.
Estimate: $1,287.00
Assessor Name: Dave Cunningham
Date Created: 04/11/2015

Notes: The exterior doors are original, rusted, 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):	134,200
Year Built:	1972
Last Renovation:	2010
Replacement Value:	$34,975,186
Repair Cost:	$7,174,211.23
Total FCI:	20.51 %
Total RSLI:	54.53 %
FCA Score:	79.49

Description:

The main building Cedar Grove High School is a two-story building located at 2360 River Road in Ellenwood, Georgia. Originally built in 1972, there have been two additions in 1975 and 1998, and significant renovations in 2010 and 2014. 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, 5011	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	57.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.49 %	47.75 %	$1,764,017.12
B30 - Roofing	80.43 %	0.00 %	$0.00
C10 - Interior Construction	72.05 %	25.99 %	$1,107,494.85
C20 - Stairs	57.00 %	0.71 %	$2,110.99
C30 - Interior Finishes	38.42 %	15.01 %	$791,243.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	62.15 %	40.74 %	$1,558,092.51
D30 - HVAC	69.77 %	1.02 %	$51,632.76
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	59.68 %	26.99 %	$820,767.00
E10 - Equipment	0.00 %	110.00 %	$677,327.00
E20 - Furnishings	19.29 %	25.14 %	$401,526.00
F10 - Special Construction	25.00 %	0.00 %	$0.00
Totals:	**54.53 %**	**20.51 %**	**$7,174,211.23**

Photo Album

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

1). South Elevation - Jul 28, 2015

2). East Elevation - Jul 28, 2015

3). North Elevation - Jul 28, 2015

4). West Elevation - Jul 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:

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9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.51	S.F.	0	100	1972	2072		57.00 %	0.00 %	57			$0
A1020	Special Foundations	$4.36	S.F.	134,200	100	1972	2072		57.00 %	0.00 %	57			$585,112
A1030	Slab on Grade	$3.56	S.F.	134,200	100	1972	2072		57.00 %	0.00 %	57			$477,752
A2010	Basement Excavation	$0.14	S.F.	0	100	1972	2072		57.00 %	0.00 %	57			$0
A2020	Basement Walls	$1.64	S.F.	0	100	1972	2072		57.00 %	0.00 %	57			$0
B1010	Floor Construction	$15.61	S.F.	134,200	100	1972	2072		57.00 %	0.00 %	57			$2,094,862
B1020	Roof Construction	$11.74	S.F.	134,200	100	1972	2072		57.00 %	0.00 %	57			$1,575,508
B2010	Exterior Walls	$15.69	S.F.	134,200	100	1972	2072		57.00 %	0.77 %	57		$16,196.12	$2,105,598
B2020	Exterior Windows	$11.18	S.F.	134,200	30	1972	2002		0.00 %	110.00 %	-13		$1,650,392.00	$1,500,356
B2030	Exterior Doors	$0.66	S.F.	134,200	30	1972	2002		0.00 %	110.00 %	-13		$97,429.00	$88,572
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	1972	1982		0.00 %	0.00 %	-33			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	103,400	25	2010	2035		80.00 %	0.00 %	20			$2,140,380
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1972	1987		0.00 %	0.00 %	-28			$0
B3010	Roof Coverings - Preformed Metal	$0.07	S.F.	0	30	1972	2002		0.00 %	0.00 %	-13			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	2,500	75	2010	2085		93.33 %	0.00 %	70			$68,625
B3020	Roof Openings	$0.07	S.F.	134,200	30	2010	2040		83.33 %	0.00 %	25			$9,394
C1010	Partitions	$19.44	S.F.	134,200	100	1972	2072		57.00 %	0.00 %	57			$2,608,848
C1020	Interior Doors	$6.11	S.F.	134,200	30	2014	2044		96.67 %	0.00 %	29			$819,962
C1030	Fittings	$6.20	S.F.	134,200	20	2014	2034		95.00 %	133.11 %	19		$1,107,494.85	$832,040
C2010	Stair Construction	$2.21	S.F.	134,200	100	1972	2072		57.00 %	0.71 %	57		$2,110.99	$296,582
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	26,840	30	2014	2044		96.67 %	0.00 %	29			$275,647
C3010	Wall Finishes - Paint	$1.93	S.F.	107,360	10	1972	1982		0.00 %	110.00 %	-33		$227,925.00	$207,205
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1972	1982		0.00 %	0.00 %	-33			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	6,710	8	2010	2018		37.50 %	0.00 %	3			$57,035
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	20,130	50	2014	2064		98.00 %	0.00 %	49			$291,684
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	46,970	50	1972	2022		14.00 %	0.00 %	7			$2,489,880
C3020	Floor Finishes - VCT	$9.54	S.F.	53,680	20	1972	1992		0.00 %	110.00 %	-23		$563,318.00	$512,107
C3020	Floor Finishes - Wood	$14.70	S.F.	6,710	20	2015	2035		100.00 %	0.00 %	20			$98,637
C3030	Ceiling Finishes	$9.98	S.F.	134,200	20	2010	2030		75.00 %	0.00 %	15			$1,339,316
D1010	Elevators and Lifts	$3.39	S.F.		0	1972			0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	134,200	30	2014	2044		96.67 %	3.02 %	29		$71,559.51	$2,369,972
D2020	Domestic Water Distribution	$3.81	S.F.	134,200	30	1972	2002		0.00 %	110.00 %	-13		$562,432.00	$511,302
D2030	Sanitary Waste	$4.80	S.F.	134,200	30	1972	2002		0.00 %	110.00 %	-13		$708,576.00	$644,160
D2040	Rain Water Drainage	$0.92	S.F.	134,200	30	1972	2002		0.00 %	110.00 %	-13		$135,810.00	$123,464

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.	134,200	30	1972	2002		0.00 %	110.00 %	-13		$79,715.00	$72,468
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	134,200	30	2010	2040		83.33 %	0.00 %	25			$103,334
D3020	Heat Generating Systems	$3.05	S.F.	0	0	1972			0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$24.01	S.F.	0	0	1972			0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	134,200	30	2010	2040		83.33 %	0.93 %	25		$7,346.76	$789,096
D3050	Terminal & Package Units	$27.66	S.F.	134,200	15	2010	2025		66.67 %	0.00 %	10			$3,711,972
D3060	Controls & Instrumentation	$3.19	S.F.	134,200	20	2010	2030		75.00 %	0.00 %	15			$428,098
D3070	System Test & Balance	$0.30	S.F.	134,200	10	1972	1982		0.00 %	110.00 %	-33		$44,286.00	$40,260
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	134,200	30	2010	2040		83.33 %	0.00 %	25			$100,650
D4010	Sprinklers	$4.13	S.F.	0	30	1972	2002		0.00 %	0.00 %	-13			$0
D4020	Standpipes	$0.47	S.F.	0	30	1972	2002		0.00 %	0.00 %	-13			$0
D5010	Electrical Service/Distribution	$1.73	S.F.	134,200	40	2010	2050		87.50 %	0.00 %	35			$232,166
D5020	Branch Wiring	$5.56	S.F.	134,200	30	1972	2002		0.00 %	110.00 %	-13		$820,767.00	$746,152
D5020	Lighting	$8.36	S.F.	134,200	30	2010	2040		83.33 %	0.00 %	25			$1,121,912
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	134,200	15	2010	2025		66.67 %	0.00 %	10			$103,334
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	134,200	15	2010	2025		66.67 %	0.00 %	10			$646,844
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	134,200	15	2014	2029		93.33 %	0.00 %	14			$155,672
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	134,200	20	2013	2033		90.00 %	0.00 %	18			$34,892
E1010	Commercial Equipment	$5.22	S.F.	0	0	1972			0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	134,200	20	1972	1992		0.00 %	110.00 %	-23		$112,191.00	$101,992
E1090	Other Equipment - Kitchen Equipment	$2.24	S.F.	135,200	20	1972	1992		0.00 %	110.00 %	-23		$333,133.00	$302,848
E1090	Other Equipment - Sports Equipment	$1.56	S.F.	135,200	15	1972	1987		0.00 %	110.00 %	-28		$232,003.00	$210,912
E2010	Fixed Furnishings	$9.18	S.F.	134,200	20	2000	2020		25.00 %	0.00 %	5			$1,231,956
E2020	Moveable Furnishings	$2.72	S.F.	134,200	30	1972	2002		0.00 %	110.00 %	-13		$401,526.00	$365,024
F1010	Special Structures - Canopies	$2.62	S.F.	134,200	20	1972	1992	2020	25.00 %	0.00 %	5			$351,604
								Total	**54.53 %**	**20.51 %**			**$7,174,211.23**	**$34,975,186**

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:	**$7,174,211**	**$0**	**$0**	**$68,557**	**$0**	**$2,019,358**	**$0**	**$3,368,462**	**$0**	**$0**	**$6,962,260**	**$19,592,848**
*** 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**	$16,196	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,196**
B2020 - Exterior Windows	$1,650,392	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,650,392**
B2030 - Exterior Doors	$97,429	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$97,429**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

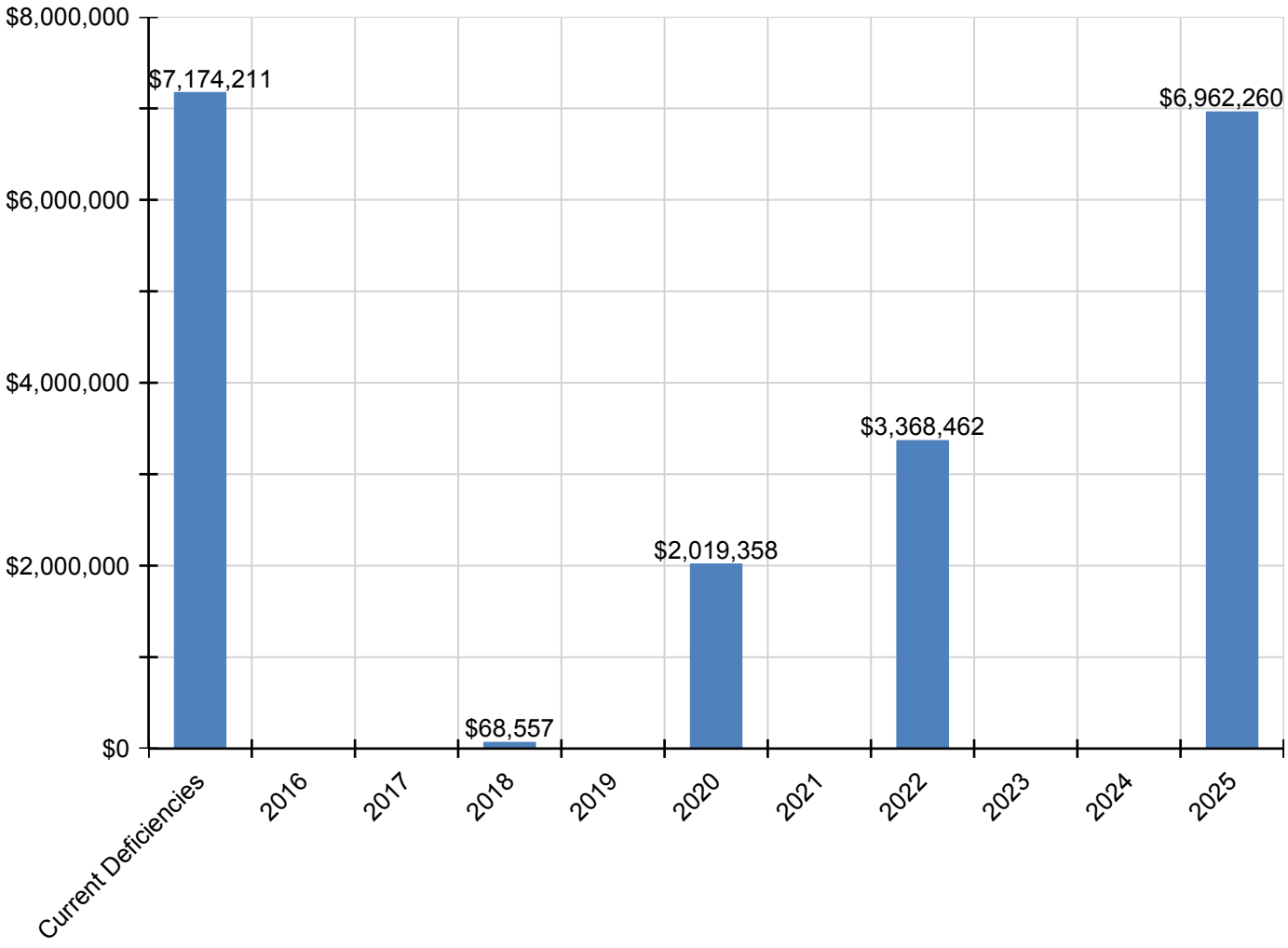
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$1,107,495	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,107,495**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$2,111	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,111**
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	$227,925	$0	$0	$0	$0	$0	$0	$0	$0	$0	$306,312	**$534,237**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$68,557	$0	$0	$0	$0	$0	$0	$0	**$68,557**
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	$3,368,462	$0	$0	$0	**$3,368,462**
C3020 - Floor Finishes - VCT	$563,318	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$563,318**
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	$71,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$71,560**
D2020 - Domestic Water Distribution	$562,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$562,432**
D2030 - Sanitary Waste	$708,576	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$708,576**
D2040 - Rain Water Drainage	$135,810	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$135,810**
D2090 - Other Plumbing Systems - Acid Waste	$79,715	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$79,715**
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	$7,347	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,347**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,487,438	**$5,487,438**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3070 - System Test & Balance	$44,286	$0	$0	$0	$0	$0	$0	$0	$0	$0	$59,517	**$103,803**

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	$820,767	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$820,767**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$152,759	**$152,759**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$956,234	**$956,234**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$112,191	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$112,191**
E1090 - Other Equipment - Kitchen Equipment	$333,133	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$333,133**
E1090 - Other Equipment - Sports Equipment	$232,003	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$232,003**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$1,570,993	$0	$0	$0	$0	$0	**$1,570,993**
E2020 - Moveable Furnishings	$401,526	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$401,526**
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	$448,365	$0	$0	$0	$0	$0	**$448,365**

** Indicates non-renewable system*

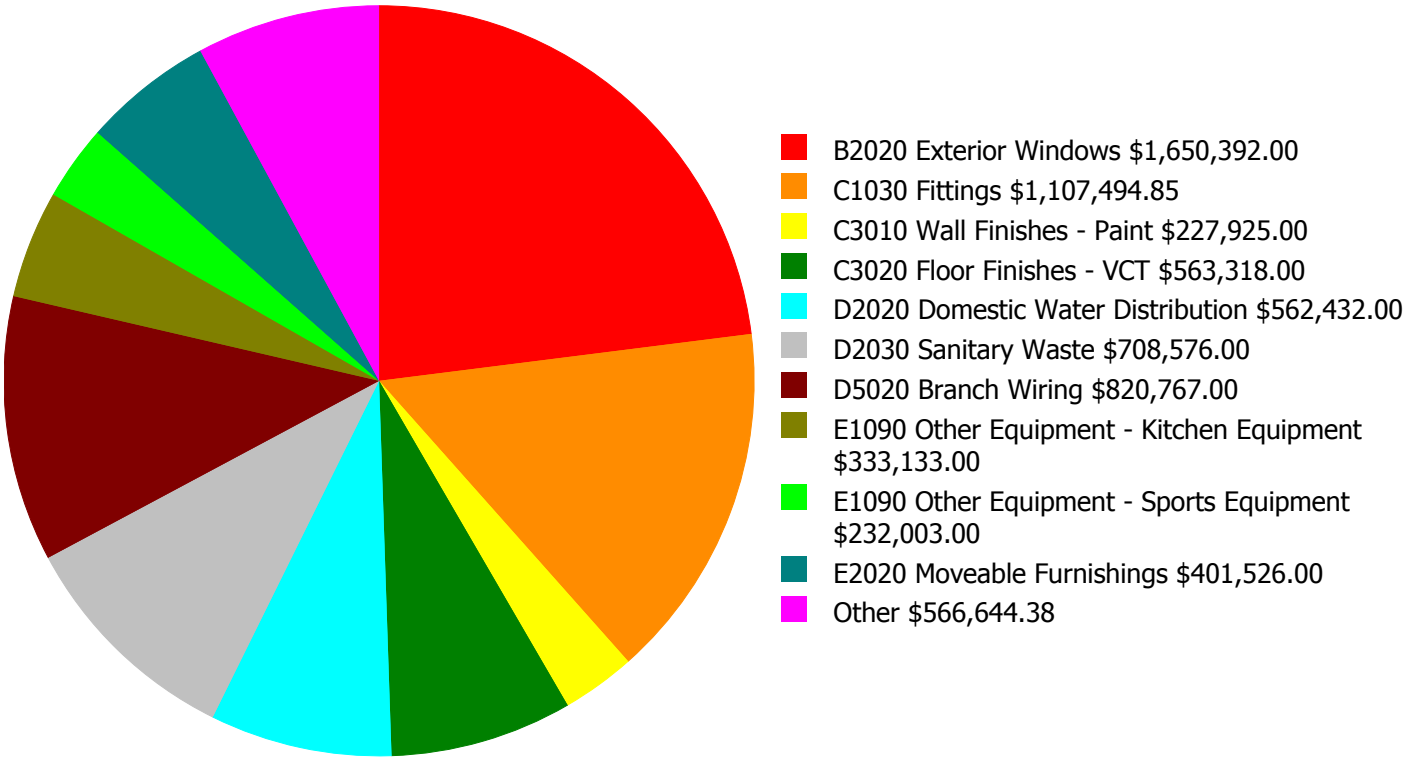
Forecasted Capital Renewal Requirement

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

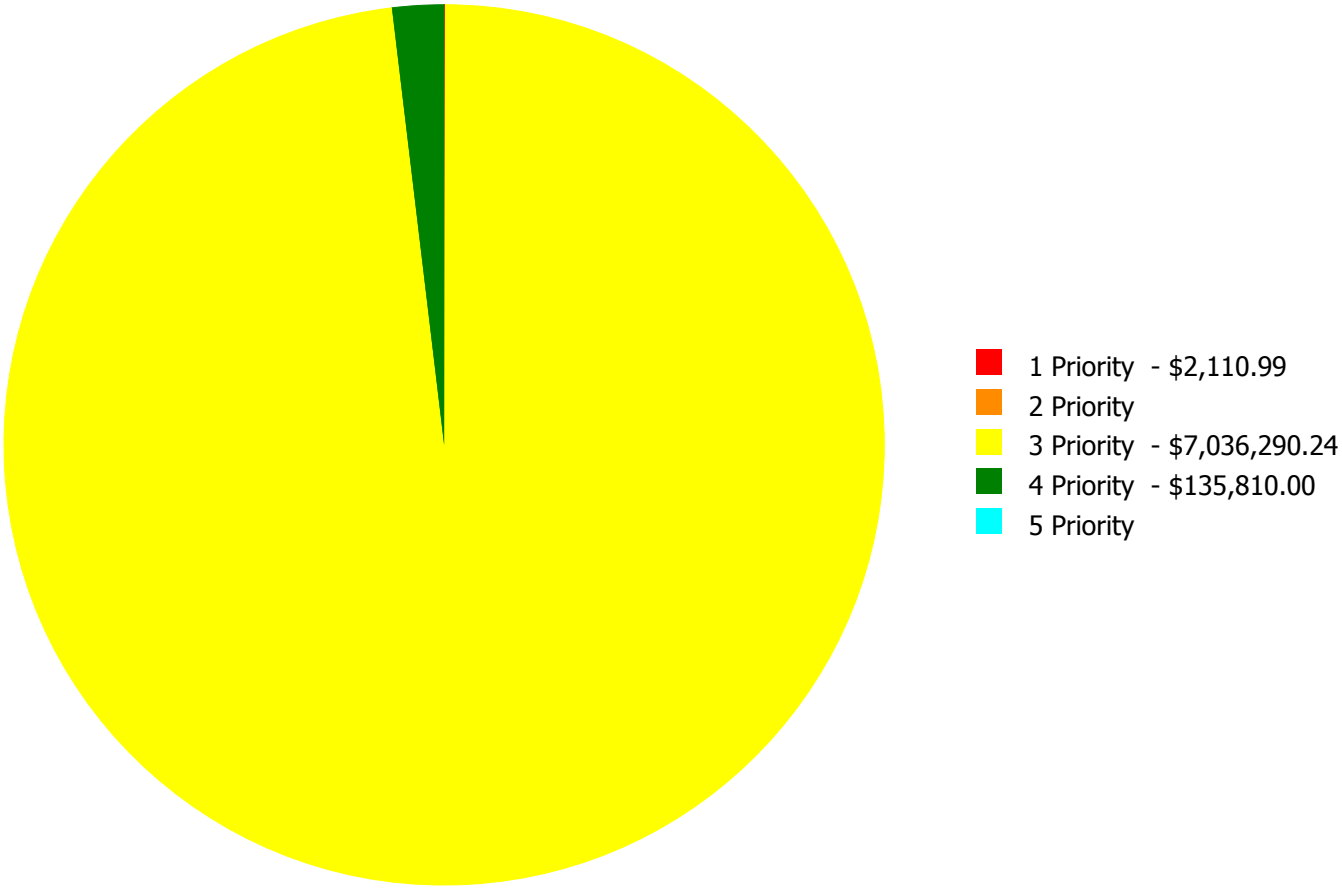
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $7,174,211.23

Deficiency Summary by Priority

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



Budget Estimate Total: $7,174,211.23

Deficiency By Priority Investment Table

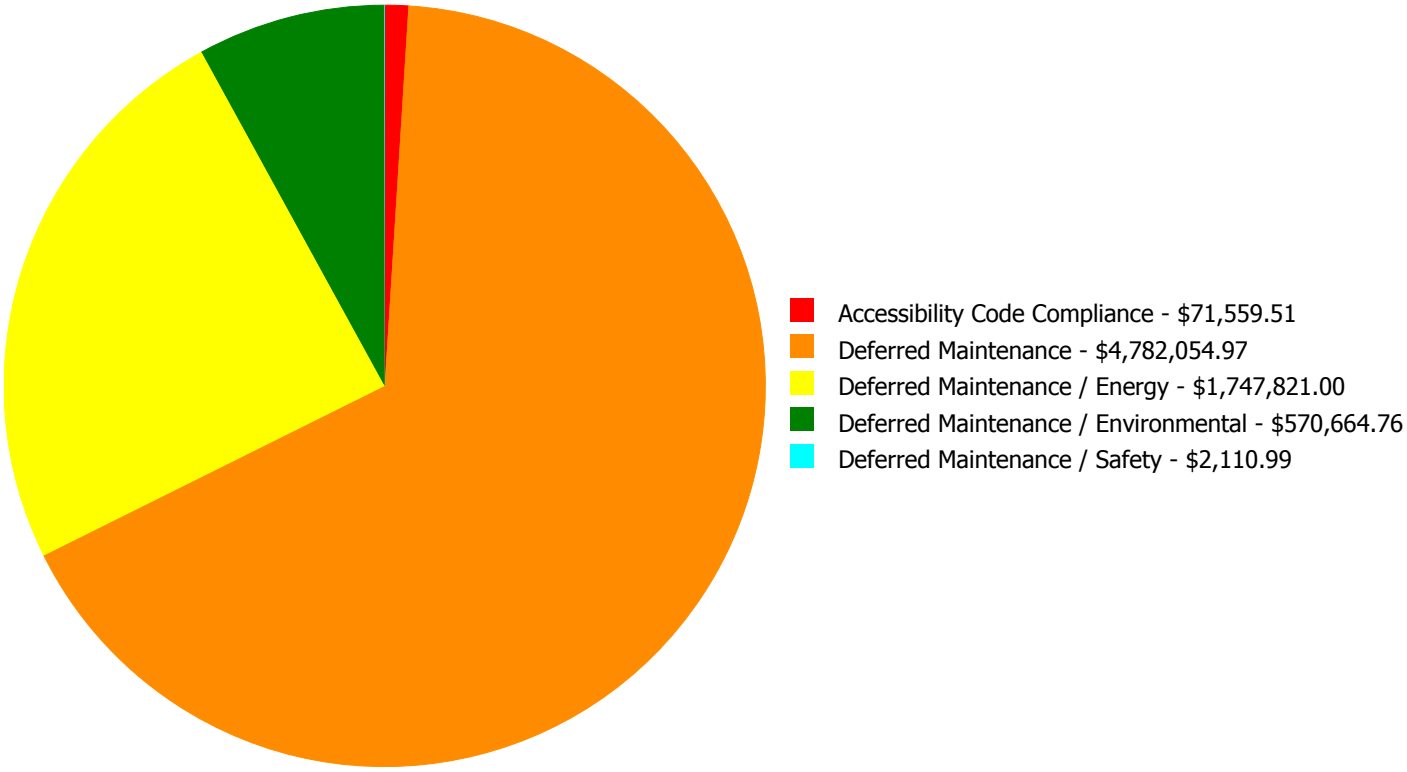
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$16,196.12	$0.00	$0.00	$16,196.12
B2020	Exterior Windows	$0.00	$0.00	$1,650,392.00	$0.00	$0.00	$1,650,392.00
B2030	Exterior Doors	$0.00	$0.00	$97,429.00	$0.00	$0.00	$97,429.00
C1030	Fittings	$0.00	$0.00	$1,107,494.85	$0.00	$0.00	$1,107,494.85
C2010	Stair Construction	$2,110.99	$0.00	$0.00	$0.00	$0.00	$2,110.99
C3010	Wall Finishes - Paint	$0.00	$0.00	$227,925.00	$0.00	$0.00	$227,925.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$563,318.00	$0.00	$0.00	$563,318.00
D2010	Plumbing Fixtures	$0.00	$0.00	$71,559.51	$0.00	$0.00	$71,559.51
D2020	Domestic Water Distribution	$0.00	$0.00	$562,432.00	$0.00	$0.00	$562,432.00
D2030	Sanitary Waste	$0.00	$0.00	$708,576.00	$0.00	$0.00	$708,576.00
D2040	Rain Water Drainage	$0.00	$0.00	$0.00	$135,810.00	$0.00	$135,810.00
D2090	Other Plumbing Systems - Acid Waste	$0.00	$0.00	$79,715.00	$0.00	$0.00	$79,715.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$7,346.76	$0.00	$0.00	$7,346.76
D3070	System Test & Balance	$0.00	$0.00	$44,286.00	$0.00	$0.00	$44,286.00
D5020	Branch Wiring	$0.00	$0.00	$820,767.00	$0.00	$0.00	$820,767.00
E1020	Institutional Equipment	$0.00	$0.00	$112,191.00	$0.00	$0.00	$112,191.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$333,133.00	$0.00	$0.00	$333,133.00
E1090	Other Equipment - Sports Equipment	$0.00	$0.00	$232,003.00	$0.00	$0.00	$232,003.00
E2020	Moveable Furnishings	$0.00	$0.00	$401,526.00	$0.00	$0.00	$401,526.00
	Total:	$2,110.99	$0.00	$7,036,290.24	$135,810.00	$0.00	$7,174,211.23

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: $7,174,211.23

Deficiency Details by Priority

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

Priority 1 Priority:

System: C2010 - Stair Construction

Location: Stairs

Distress: Damaged

Category: Deferred Maintenance / Safety

Priority: 1 Priority

Correction: Replace terrazzo steps

Qty: 30.00

Unit of Measure: S.F.

Estimate: $2,110.99

Assessor Name: Eduardo Lopez

Date Created: 07/27/2015

Notes: The terrazzo stairs are broken and create potential hazards. Identified three stairwell locations throughout the building with broken stairs; stairs near boys locker room, stairs by music/band, and stairs up to the weight room.

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Needs Remediation
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Pressure Wash Exterior Wall
Qty: 10,000.00
Unit of Measure: S.F.
Estimate: $16,196.12
Assessor Name: Eduardo Lopez
Date Created: 12/11/2015

Notes: Exterior walls are stained in areas and should be pressure washed.

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 134,200.00
Unit of Measure: S.F.
Estimate: $1,650,392.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The exterior window system is original construction, beyond its expected service life, inefficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 134,200.00
Unit of Measure: S.F.
Estimate: $97,429.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The exterior door system is beyond its expected service life, damaged, not easy to operate, and should be replaced.

System: C1030 - Fittings

Location: Throughout Building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace metal lockers, single tier
Qty: 1,925.00
Unit of Measure: Ea.
Estimate: $1,107,494.85
Assessor Name: Sam Mandola
Date Created: 07/27/2015

Notes: The lockers are original and many are no longer useable by the students. Locks to all lockers were replaced in December 2015.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 107,360.00
Unit of Measure: S.F.
Estimate: $227,925.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 53,680.00
Unit of Measure: S.F.
Estimate: $563,318.00
Assessor Name: Eduardo Lopez
Date Created: 07/27/2015

Notes: The VCT and VAT flooring is beyond its expected service life and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Locker Room Restrooms

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add ADA compliant rest room.

Qty: 2.00

Unit of Measure: Ea.

Estimate: $48,885.20

Assessor Name: Sam Mandola

Date Created: 07/29/2015

Notes: The locker room restrooms are not ADA compliant. Portions of this work was performed under SPLOST III project 421-115-002 to renovate restrooms per ADA standards.

System: D2010 - Plumbing Fixtures

Location: Locker Room Showers

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add ADA compliant shower

Qty: 2.00

Unit of Measure: Ea.

Estimate: $22,674.31

Assessor Name: Sam Mandola

Date Created: 07/29/2015

Notes: The locker room showers are not ADA compliant. Portions of this work was performed under SPLOST III project 421-115-002 to renovate restrooms per ADA standards.

System: D2020 - Domestic Water Distribution

Location: Mechanical Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 134,200.00

Unit of Measure: S.F.

Estimate: $562,432.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The domestic water distribution system is beyond its expected service life, rusted and patched, and should be scheduled for replacement. SPLOST project 404-422 to replace the interior building domestic water piping and water heaters.

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 134,200.00

Unit of Measure: S.F.

Estimate: $708,576.00

Assessor Name: Sam Mandola

Date Created: 07/29/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. Staff reports constant odor and sewage stoppages. The grease trap is scheduled for replacement under SPLOST project 404-422.

System: D2090 - Other Plumbing Systems - Acid Waste

Location: Classrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 134,200.00

Unit of Measure: S.F.

Estimate: $79,715.00

Assessor Name: Eduardo Lopez

Date Created: 07/29/2015

Notes: Drains are beyond their expected service life and should be scheduled for replacement.

System: D3040 - Distribution Systems & Exhaust Systems

Location: Locker Room/Roof Top

Distress: Inadequate

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Replace roof mounted exhaust fan, 2000 CFM exhaust fan

Qty: 2.00

Unit of Measure: Ea.

Estimate: $7,346.76

Assessor Name: Eduardo Lopez

Date Created: 07/29/2015

Notes: The locker room area has an inadequate exhaust system that should be replaced. Ventilation system needs to be cleaned.

System: D3070 - System Test & Balance

Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 134,200.00
Unit of Measure: S.F.
Estimate: $44,286.00
Assessor Name: Eduardo Lopez
Date Created: 07/29/2015

Notes: Staff reports areas not getting AC. All new package units and interior AC heat pumps installed in most of the classrooms. Recommend a test and balance of the HVAC system.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 134,200.00
Unit of Measure: S.F.
Estimate: $820,767.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The branch wiring system is original, beyond its expected service life, and should be scheduled for replacement.

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 134,200.00
Unit of Measure: S.F.
Estimate: $112,191.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2015

Notes: Institutional equipment, such as theater and stage equipment and audio-visual equipment, is beyond its expected service life and should be replaced.

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 135,200.00
Unit of Measure: S.F.
Estimate: $333,133.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Kitchen equipment is beyond its expected service life and should be scheduled for replacement.

System: E1090 - Other Equipment - Sports Equipment

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 135,200.00
Unit of Measure: S.F.
Estimate: $232,003.00
Assessor Name: Eduardo Lopez
Date Created: 12/11/2015

Notes: Sports equipment is beyond its expected service life and should be scheduled for replacement.

System: E2020 - Moveable Furnishings

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 134,200.00
Unit of Measure: S.F.
Estimate: $401,526.00
Assessor Name: Eduardo Lopez
Date Created: 07/27/2015

Notes: The expandable bleacher system is original, beyond its expected service life, difficult to operate, and should be replaced.

Priority 4 Priority:

System: D2040 - Rain Water Drainage

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 4 Priority

Correction: Renew System

Qty: 134,200.00

Unit of Measure: S.F.

Estimate: $135,810.00

Assessor Name: Eduardo Lopez

Date Created: 07/29/2015

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

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):	46,875
Year Built:	1998
Last Renovation:	
Replacement Value:	$11,921,926
Repair Cost:	$660,308.31
Total FCI:	5.54 %
Total RSLI:	57.26 %
FCA Score:	94.46

Description:

The 1998 classroom addition at Cedar Grove High School is a two-story building located at 2360 River Road in Ellenwood, Georgia. There have been significant HVAC, electrical and plumbing renovations to this addition in 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:	5012	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	83.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	65.94 %	2.14 %	$27,555.23
B30 - Roofing	0.00 %	110.00 %	$533,660.00
C10 - Interior Construction	62.09 %	0.00 %	$0.00
C20 - Stairs	83.00 %	0.00 %	$0.00
C30 - Interior Finishes	46.37 %	3.91 %	$79,613.00
D10 - Conveying	44.42 %	1.53 %	$4,011.08
D20 - Plumbing	68.12 %	0.00 %	$0.00
D30 - HVAC	63.15 %	0.89 %	$15,469.00
D40 - Fire Protection	43.33 %	0.00 %	$0.00
D50 - Electrical	50.50 %	0.00 %	$0.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**57.26 %**	**5.54 %**	**$660,308.31**

Photo Album

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

1). South Elevation - Dec 03, 2010

2). East Elevation - Dec 03, 2010

3). North Elevation - Dec 03, 2010

4). West Elevation - Dec 03, 2010

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.51	S.F.	46,875	100	1998	2098		83.00 %	0.00 %	83			$164,531
A1020	Special Foundations	$4.36	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
A1030	Slab on Grade	$3.56	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
A2010	Basement Excavation	$0.14	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
A2020	Basement Walls	$1.64	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
B1010	Floor Construction	$15.61	S.F.	46,875	100	1998	2098		83.00 %	0.00 %	83			$731,719
B1020	Roof Construction	$11.74	S.F.	46,875	100	1998	2098		83.00 %	0.00 %	83			$550,313
B2010	Exterior Walls	$15.69	S.F.	46,875	100	1998	2098		83.00 %	3.75 %	83		$27,555.23	$735,469
B2020	Exterior Windows	$11.18	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$524,063
B2030	Exterior Doors	$0.66	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$30,938
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	1998	2008		0.00 %	0.00 %	-7			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	23,437	25	1998	2023	2015	0.00 %	110.00 %	0		$533,660.00	$485,146
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1998	2013		0.00 %	0.00 %	-2			$0
B3010	Roof Coverings - Preformed Metal	$0.07	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1998	2073		77.33 %	0.00 %	58			$0
B3020	Roof Openings	$0.07	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
C1010	Partitions	$19.44	S.F.	46,875	100	1998	2098		83.00 %	0.00 %	83			$911,250
C1020	Interior Doors	$6.11	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$286,406
C1030	Fittings	$6.20	S.F.	46,875	20	1998	2018		15.00 %	0.00 %	3			$290,625
C2010	Stair Construction	$2.21	S.F.	46,875	100	1998	2098		83.00 %	0.00 %	83			$103,594
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	9,375	30	1998	2028		43.33 %	0.00 %	13			$96,281
C3010	Wall Finishes - Paint	$1.93	S.F.	37,500	10	1998	2008		0.00 %	110.00 %	-7		$79,613.00	$72,375
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1998	2008		0.00 %	0.00 %	-7			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	0	8	1998	2006		0.00 %	0.00 %	-9			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	7,000	50	1998	2048		66.00 %	0.00 %	33			$101,430
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	21,100	50	1998	2048		66.00 %	0.00 %	33			$1,118,511
C3020	Floor Finishes - VCT	$9.54	S.F.	18,775	20	1998	2018		15.00 %	0.00 %	3			$179,114
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			$0
C3030	Ceiling Finishes	$9.98	S.F.	46,875	20	1998	2018		15.00 %	0.00 %	3			$467,813
D1010	Elevators and Lifts	$5.33	S.F.	46,875	30	1998	2028		43.33 %	1.61 %	13		$4,011.08	$249,844
D1010	Elevators and Lifts - Chair Lift	$0.26	S.F.	46,875	30	2005	2035		66.67 %	0.00 %	20			$12,188
D2010	Plumbing Fixtures	$17.66	S.F.	46,875	30	2010	2040		83.33 %	0.00 %	25			$827,813
D2020	Domestic Water Distribution	$3.81	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$178,594
D2030	Sanitary Waste	$4.80	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$225,000

School Assessment Report - 1998 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2040	Rain Water Drainage	$0.92	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$43,125
D2090	Other Plumbing Systems - Acid Waste	$0.54	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$25,313
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$36,094
D3020	Heat Generating Systems	$3.05	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D3030	Cooling Generating Systems	$24.01	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$275,625
D3050	Terminal & Package Units	$27.81	S.F.	46,875	15	2010	2025		66.67 %	0.00 %	10			$1,303,594
D3060	Controls & Instrumentation	$3.19	S.F.	46,875	20	2010	2030		75.00 %	0.00 %	15			$149,531
D3070	System Test & Balance	$0.30	S.F.	46,875	10	1998	2008		0.00 %	110.00 %	-7		$15,469.00	$14,063
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	0	0	1998			0.00 %	0.00 %				$0
D4010	Sprinklers	$4.13	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$193,594
D4020	Standpipes	$0.47	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$22,031
D5010	Electrical Service/Distribution	$1.73	S.F.	46,875	30	2010	2040		83.33 %	0.00 %	25			$81,094
D5020	Branch Wiring	$5.56	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$260,625
D5020	Lighting	$8.36	S.F.	46,875	30	1998	2028		43.33 %	0.00 %	13			$391,875
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	46,875	10	2010	2020		50.00 %	0.00 %	5			$36,094
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	46,875	10	2010	2020		50.00 %	0.00 %	5			$225,938
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	46,875	10	2014	2024		90.00 %	0.00 %	9			$54,375
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	0	0	1998			0.00 %	0.00 %				$0
E1010	Commercial Equipment	$5.22	S.F.	0	0	1998			0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	46,875	20	1998	2018		15.00 %	0.00 %	3			$35,625
E1090	Other Equipment (Sports Equipment)	$1.56	S.F.	0	0	1999			0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.18	S.F.	46,875	20	1998	2018		15.00 %	0.00 %	3			$430,313
F1010	Special Structures - Canopies	$2.62	S.F.	0	0	1998			0.00 %	0.00 %				$0
								Total	**57.26 %**	**5.54 %**			**$660,308.31**	**$11,921,926**

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:	**$660,308**	**$0**	**$0**	**$1,686,995**	**$0**	**$334,142**	**$0**	**$0**	**$0**	**$78,042**	**$2,054,895**	**$4,814,383**
*** 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**	$27,555	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,555**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$533,660	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$533,660**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

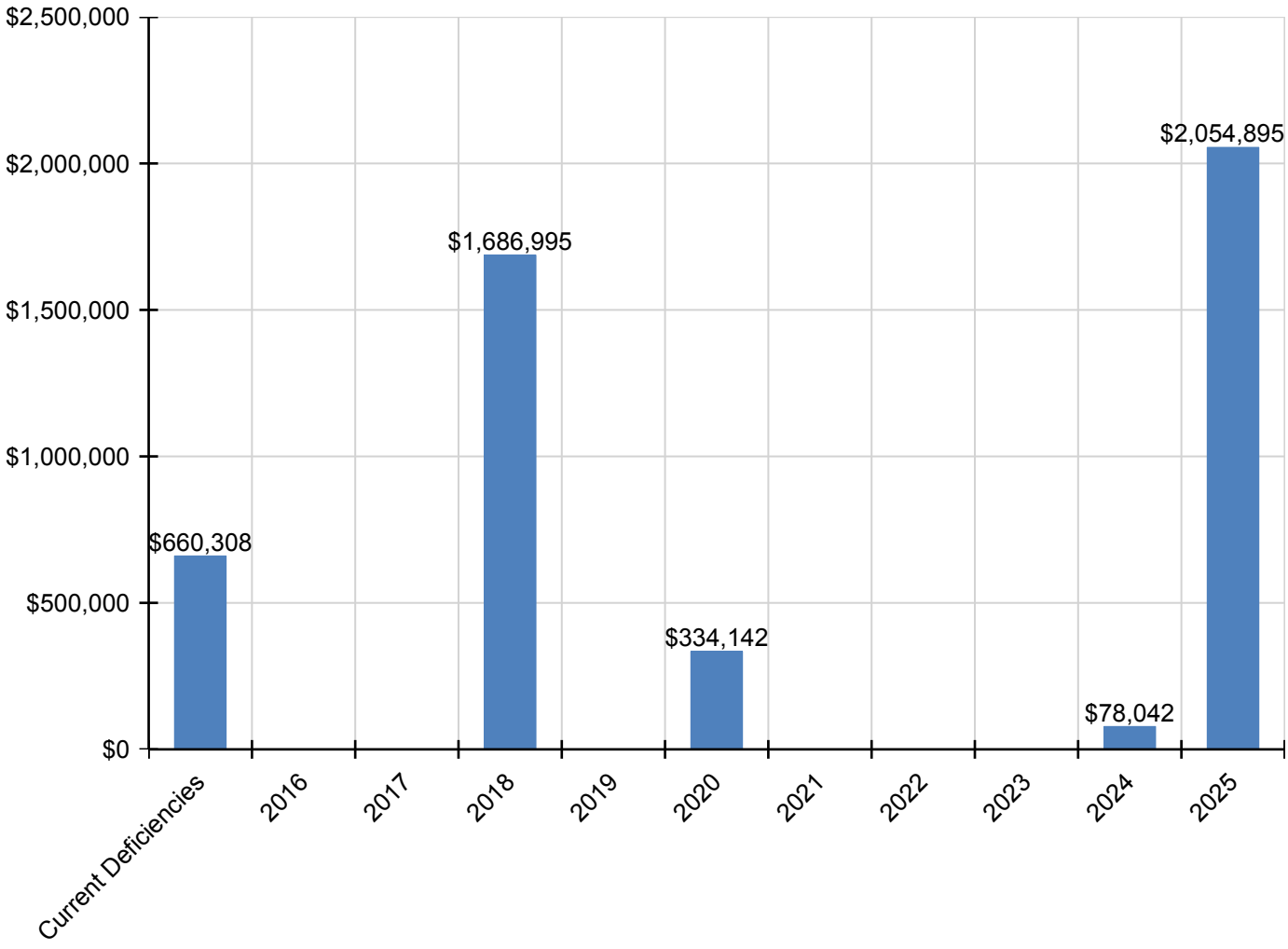
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$349,332	$0	$0	$0	$0	$0	$0	$0	**$349,332**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$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	$79,613	$0	$0	$0	$0	$0	$0	$0	$0	$0	$106,993	**$186,606**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$215,295	$0	$0	$0	$0	$0	$0	$0	**$215,295**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$562,311	$0	$0	$0	$0	$0	$0	$0	**$562,311**
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	$4,011	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,011**
D1010 - Elevators and Lifts - Chair Lift	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,927,113	**$1,927,113**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D3070 - System Test & Balance	$15,469	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,789	**$36,258**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$46,027	$0	$0	$0	$0	$0	**$46,027**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$288,116	$0	$0	$0	$0	$0	**$288,116**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$78,042	$0	**$78,042**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$42,822	$0	$0	$0	$0	$0	$0	$0	**$42,822**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$517,236	$0	$0	$0	$0	$0	$0	$0	**$517,236**
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*

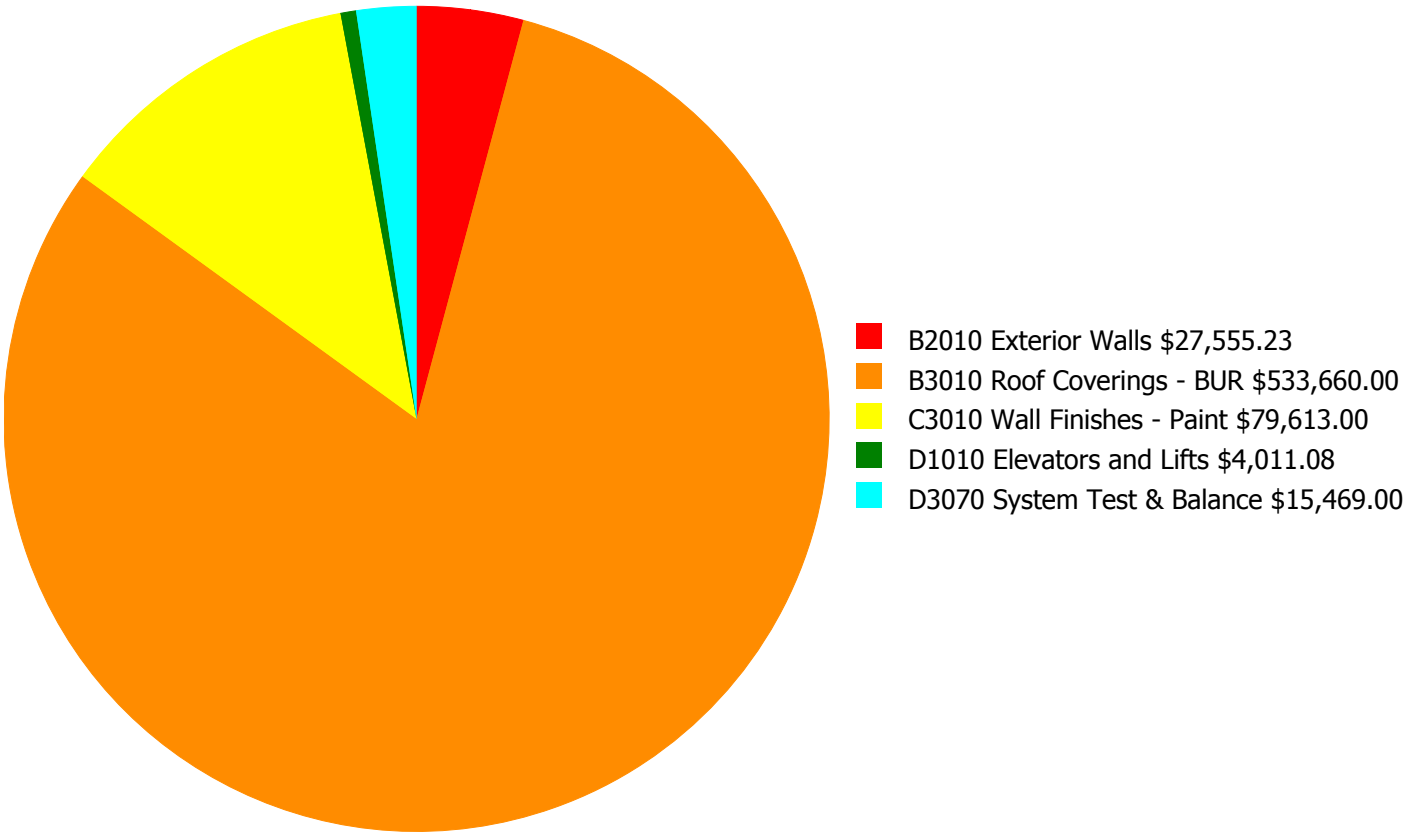
Forecasted Capital Renewal Requirement

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

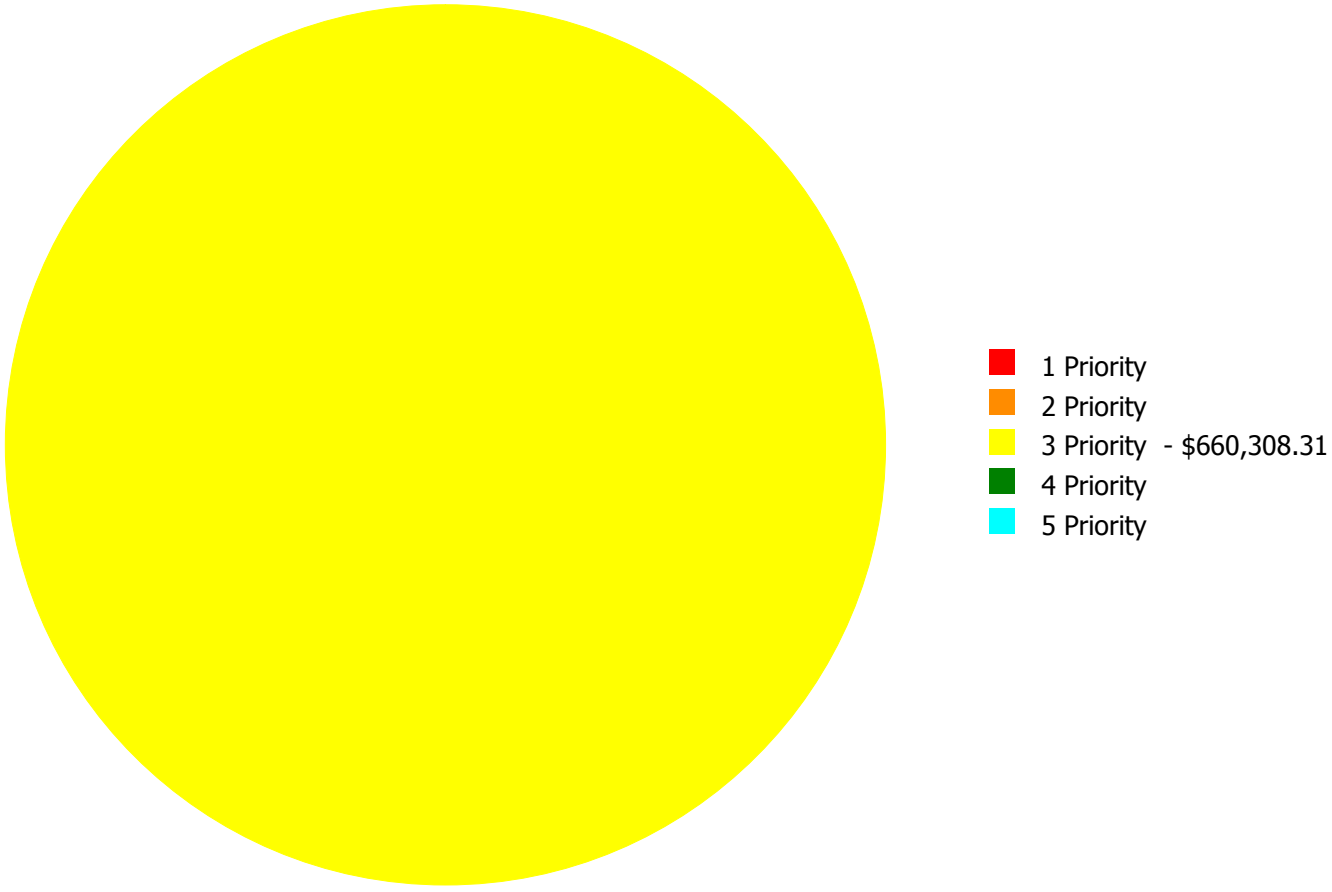
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $660,308.31

Deficiency Summary by Priority

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



Budget Estimate Total: $660,308.31

Deficiency By Priority Investment Table

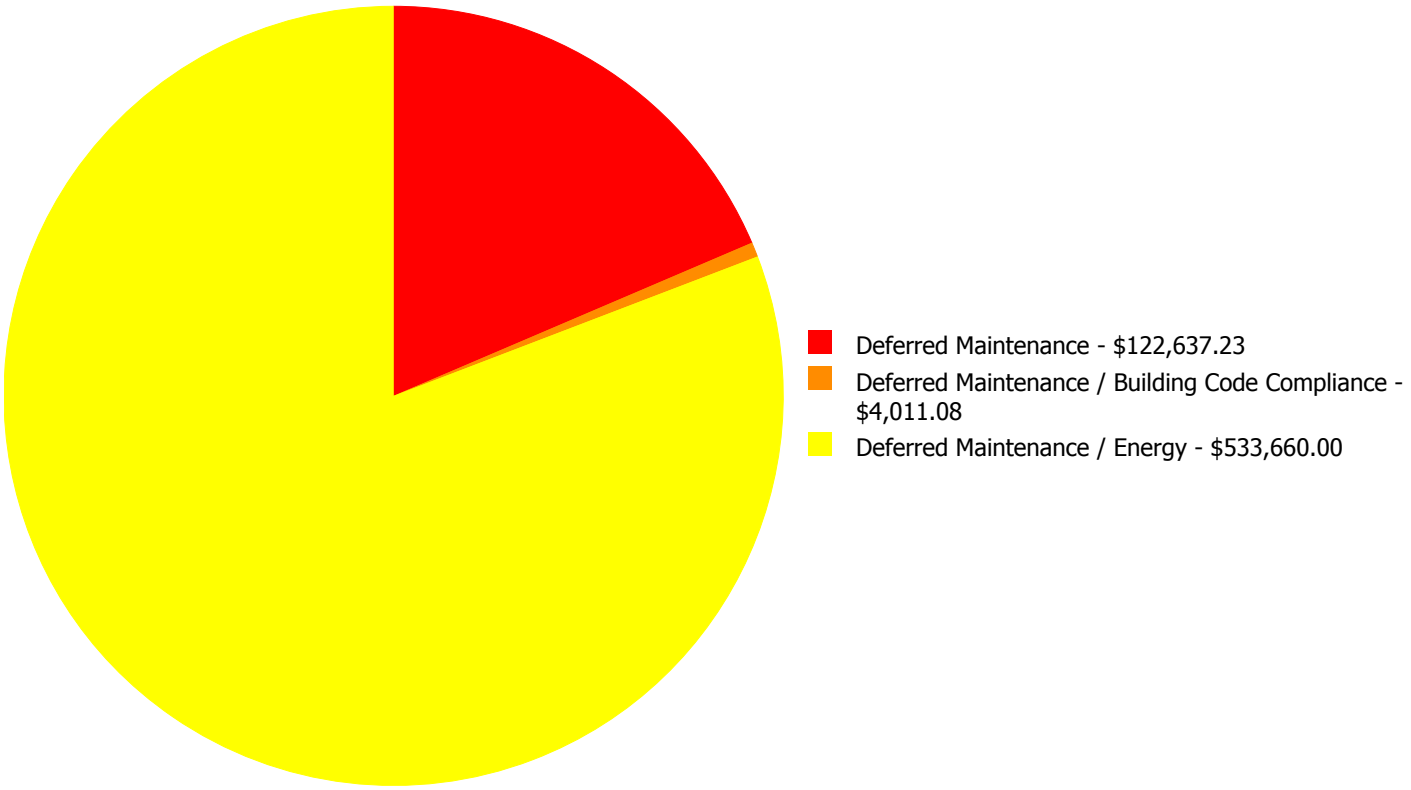
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$27,555.23	$0.00	$0.00	$27,555.23
B3010	Roof Coverings - BUR	$0.00	$0.00	$533,660.00	$0.00	$0.00	$533,660.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$79,613.00	$0.00	$0.00	$79,613.00
D1010	Elevators and Lifts	$0.00	$0.00	$4,011.08	$0.00	$0.00	$4,011.08
D3070	System Test & Balance	$0.00	$0.00	$15,469.00	$0.00	$0.00	$15,469.00
	Total:	$0.00	$0.00	$660,308.31	$0.00	$0.00	$660,308.31

Deficiency Summary by Category

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



Budget Estimate Total: $660,308.31

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Pressure Wash Exterior Wall
Qty: 1.00
Unit of Measure: S.F.
Estimate: $27,555.23
Assessor Name: Eduardo Lopez
Date Created: 07/27/2015

Notes: The exterior walls are dirty and stained, and should be power washed and painted. SPLOST project 404-422 to conduct exterior walls remediation study for the football storage building, baseball dugout, and 1998 building.

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 23,437.00
Unit of Measure: S.F.
Estimate: $533,660.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The roof covering is delaminating, leaking, beyond its expected service life, and should be replaced

System: C3010 - Wall Finishes - Paint

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 37,500.00

Unit of Measure: S.F.

Estimate: $79,613.00

Assessor Name: Eduardo Lopez

Date Created: 07/27/2015

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

System: D1010 - Elevators and Lifts

Location: East Elevator

Distress: Missing

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Add ductless split system to elevator machine room

Qty: 1.00

Unit of Measure: Ea.

Estimate: $4,011.08

Assessor Name: Eduardo Lopez

Date Created: 07/29/2015

Notes: Elevator room does not have any heaters, causing the system to malfunction in the winter months. According to the staff the hydraulic fluid will freeze, causing the elevator to slow down or even stop working.

System: D3070 - System Test & Balance

Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 46,875.00

Unit of Measure: S.F.

Estimate: $15,469.00

Assessor Name: Eduardo Lopez

Date Created: 07/29/2015

Notes: Staff reports areas not getting AC. Recommend a test and balance of the HVAC 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):	181,705
Year Built:	1972
Last Renovation:	2000
Replacement Value:	$6,006,802
Repair Cost:	$2,013,123.04
Total FCI:	33.51 %
Total RSLI:	21.56 %
FCA Score:	66.49

Description:

The Cedar Grove High School site was originally constructed in 1972, has a total area of 25.6 acres, and is occupied by approximately 181,705 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:	1110

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	24.97 %	34.85 %	$1,397,506.49
G30 - Site Mechanical Utilities	10.30 %	29.04 %	$385,759.72
G40 - Site Electrical Utilities	23.46 %	34.38 %	$229,856.83
Totals:	**21.56 %**	**33.51 %**	**$2,013,123.04**

Photo Album

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

1). Aerial Image of Cedar Grove 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.	79,454	25	1972	1997		0.00 %	110.00 %	-18		$451,854.90	$410,777
G2020	Parking Lots	$4.56	S.F.	40,381	25	1972	1997		0.00 %	110.00 %	-18		$202,551.10	$184,137
G2030	Pedestrian Paving	$1.50	S.F.	181,705	30	1972	2002		0.00 %	110.00 %	-13		$299,813.25	$272,558
G2040	Baseball Field	$8.35	S.F.	146,578	20	2000	2020		25.00 %	0.00 %	5			$1,223,926
G2040	Canopies	$0.29	S.F.		25	1972	1997		0.00 %	0.00 %	-18			$0
G2040	Covered Walkways	$48.72	S.F.		25	1972	1997		0.00 %	0.00 %	-18			$0
G2040	Fencing & Guardrails	$0.91	S.F.	181,705	30	2000	2030		50.00 %	0.00 %	15			$165,352
G2040	Football Field	$5.85	S.F.	96,275	20	2000	2020		25.00 %	0.00 %	5			$563,209
G2040	Hard Surface Play Area	$6.26	S.F.		20	1972	1992		0.00 %	0.00 %	-23			$0
G2040	Playing Field	$3.92	S.F.		20	1972	1992		0.00 %	0.00 %	-23			$0
G2040	Soccer/Lacross Field	$5.00	S.F.		20	1972	1992		0.00 %	0.00 %	-23			$0
G2040	Softball Field	$8.86	S.F.	46,654	20	2000	2020		25.00 %	0.00 %	5			$413,354
G2040	Tennis Courts	$18.47	S.F.	12,867	20	1975	1995		0.00 %	110.00 %	-20		$261,418.84	$237,653
G2040	Track	$7.04	S.F.	39,123	10	2012	2022		70.00 %	0.00 %	7			$275,426
G2050	Landscaping	$1.45	S.F.	181,705	15	2010	2025		66.67 %	69.03 %	10		$181,868.40	$263,472
G3010	Water Supply	$1.83	S.F.	181,705	50	1972	2022		14.00 %	0.00 %	7			$332,520
G3020	Sanitary Sewer	$1.15	S.F.	181,705	50	1972	2022	2015	0.00 %	110.00 %	0		$229,856.83	$208,961
G3030	Storm Sewer	$3.55	S.F.	181,705	50	1972	2022		14.00 %	0.00 %	7			$645,053
G3060	Fuel Distribution	$0.78	S.F.	181,705	40	1972	2012		0.00 %	110.00 %	-3		$155,902.89	$141,730
G4010	Electrical Distribution	$1.86	S.F.	181,705	50	1972	2022		14.00 %	0.00 %	7			$337,971
G4020	Site Lighting	$1.15	S.F.	181,705	30	2008	2038	2015	0.00 %	110.00 %	0		$229,856.83	$208,961
G4030	Site Communications & Security	$0.67	S.F.	181,705	10	2014	2024		90.00 %	0.00 %	9			$121,742
								Total	**21.56 %**	**33.51 %**			**$2,013,123.04**	**$6,006,802**

Renewal Schedule

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

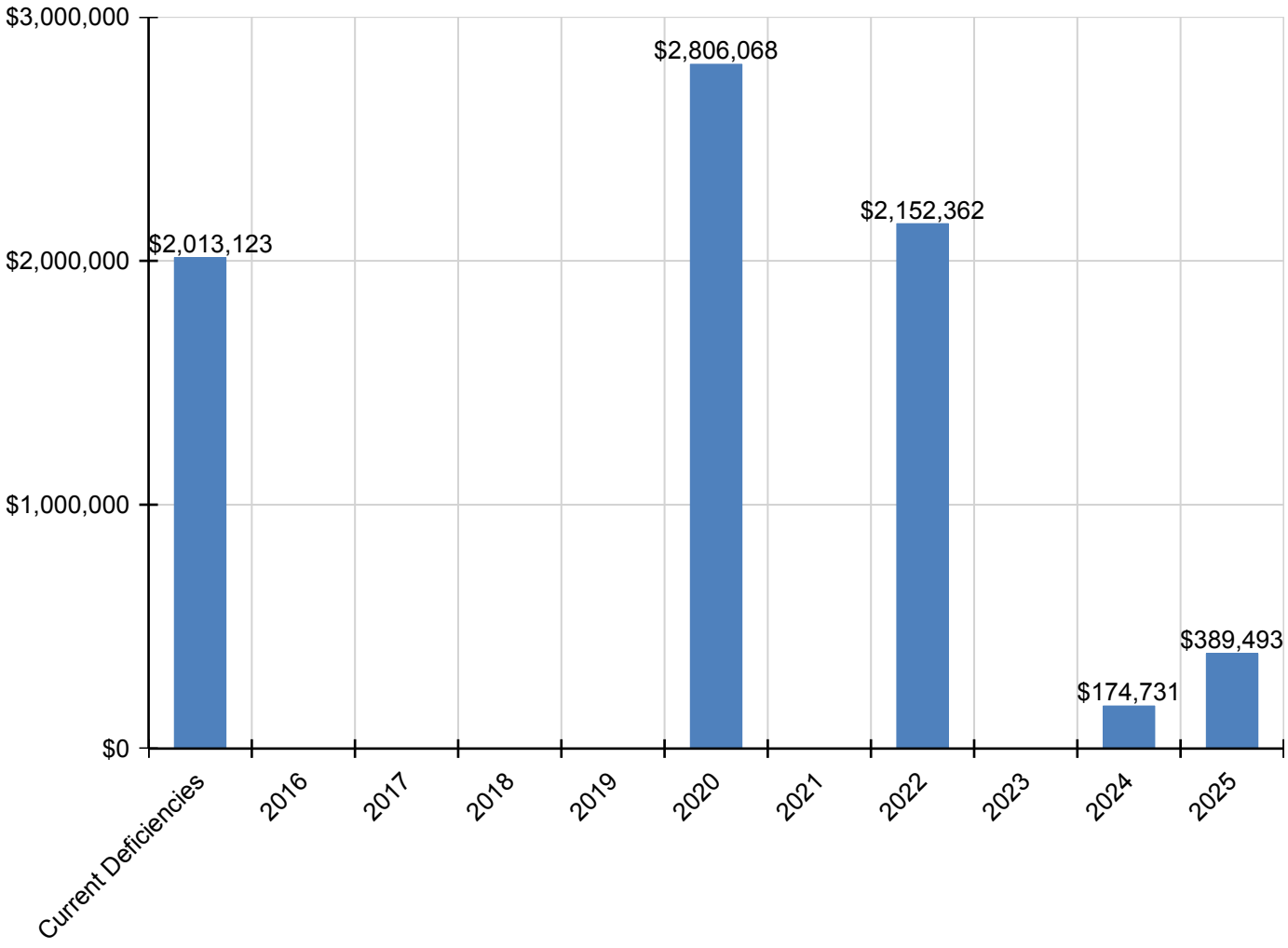
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$2,013,123**	**$0**	**$0**	**$0**	**$0**	**$2,806,068**	**$0**	**$2,152,362**	**$0**	**$174,731**	**$389,493**	**$7,535,777**
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	$451,855	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$451,855**
G2020 - Parking Lots	$202,551	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$202,551**
G2030 - Pedestrian Paving	$299,813	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$299,813**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$1,560,753	$0	$0	$0	$0	$0	**$1,560,753**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Football Field	$0	$0	$0	$0	$0	$718,205	$0	$0	$0	$0	$0	**$718,205**
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	$527,110	$0	$0	$0	$0	$0	**$527,110**
G2040 - Tennis Courts	$261,419	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$261,419**
G2040 - Track	$0	$0	$0	$0	$0	$0	$0	$372,614	$0	$0	$0	**$372,614**
G2050 - Landscaping	$181,868	$0	$0	$0	$0	$0	$0	$0	$0	$0	$389,493	**$571,361**
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	$449,853	$0	$0	$0	**$449,853**
G3020 - Sanitary Sewer	$229,857	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$229,857**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$872,667	$0	$0	$0	**$872,667**
G3060 - Fuel Distribution	$155,903	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$155,903**
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	$457,228	$0	$0	$0	**$457,228**
G4020 - Site Lighting	$229,857	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$229,857**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$174,731	$0	**$174,731**

** Indicates non-renewable system*

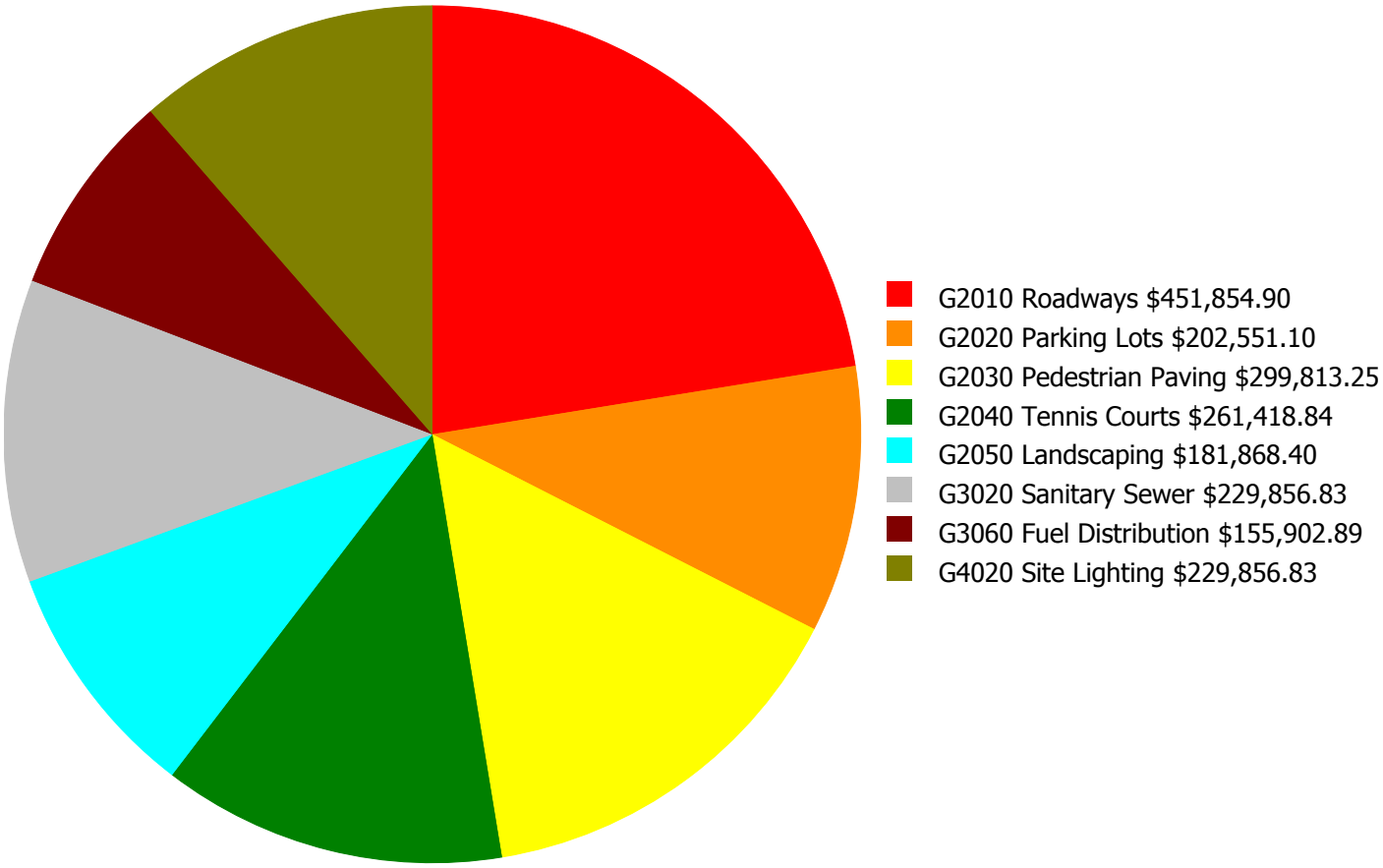
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

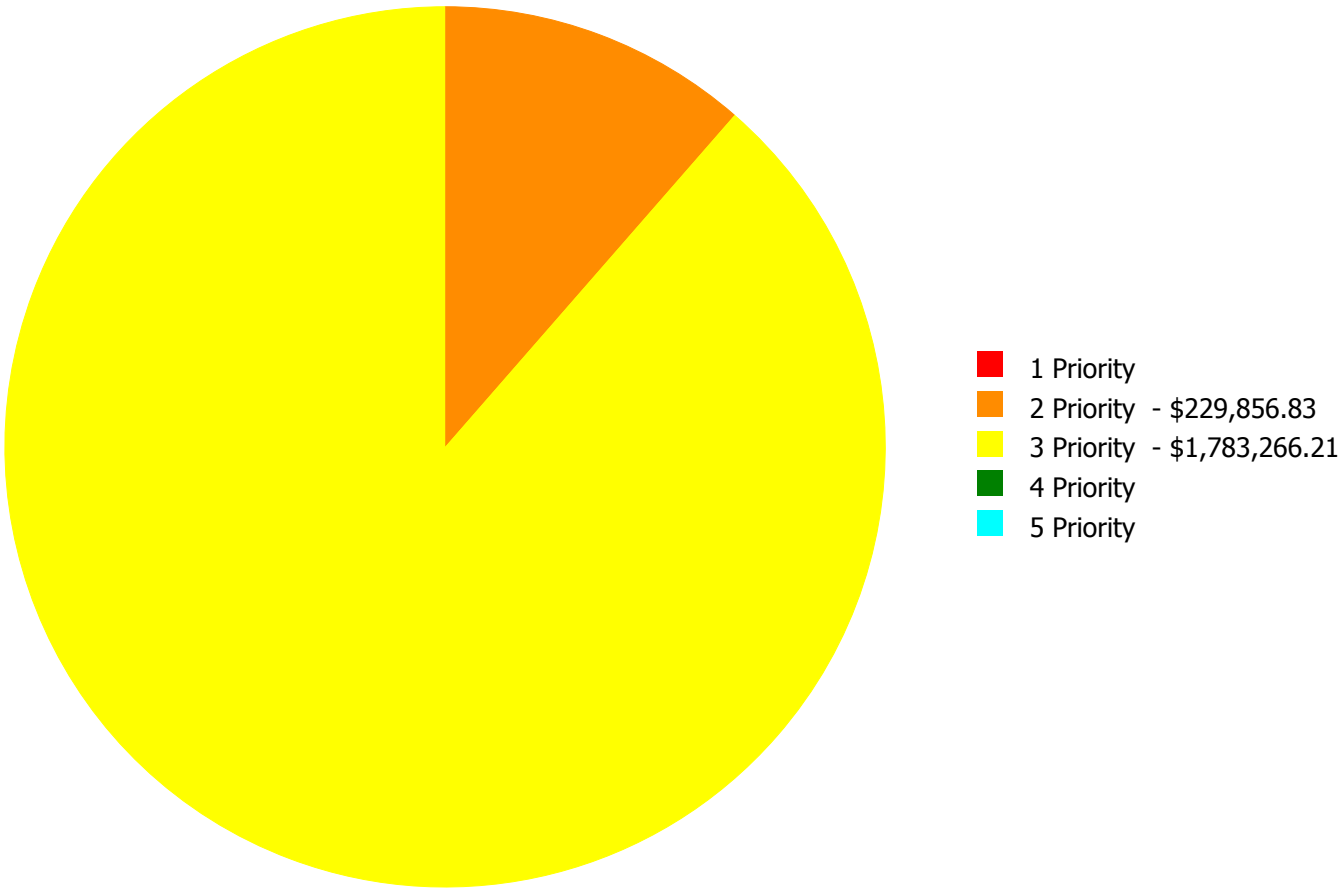
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $2,013,123.04

Deficiency Summary by Priority

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



Budget Estimate Total: $2,013,123.04

Deficiency By Priority Investment Table

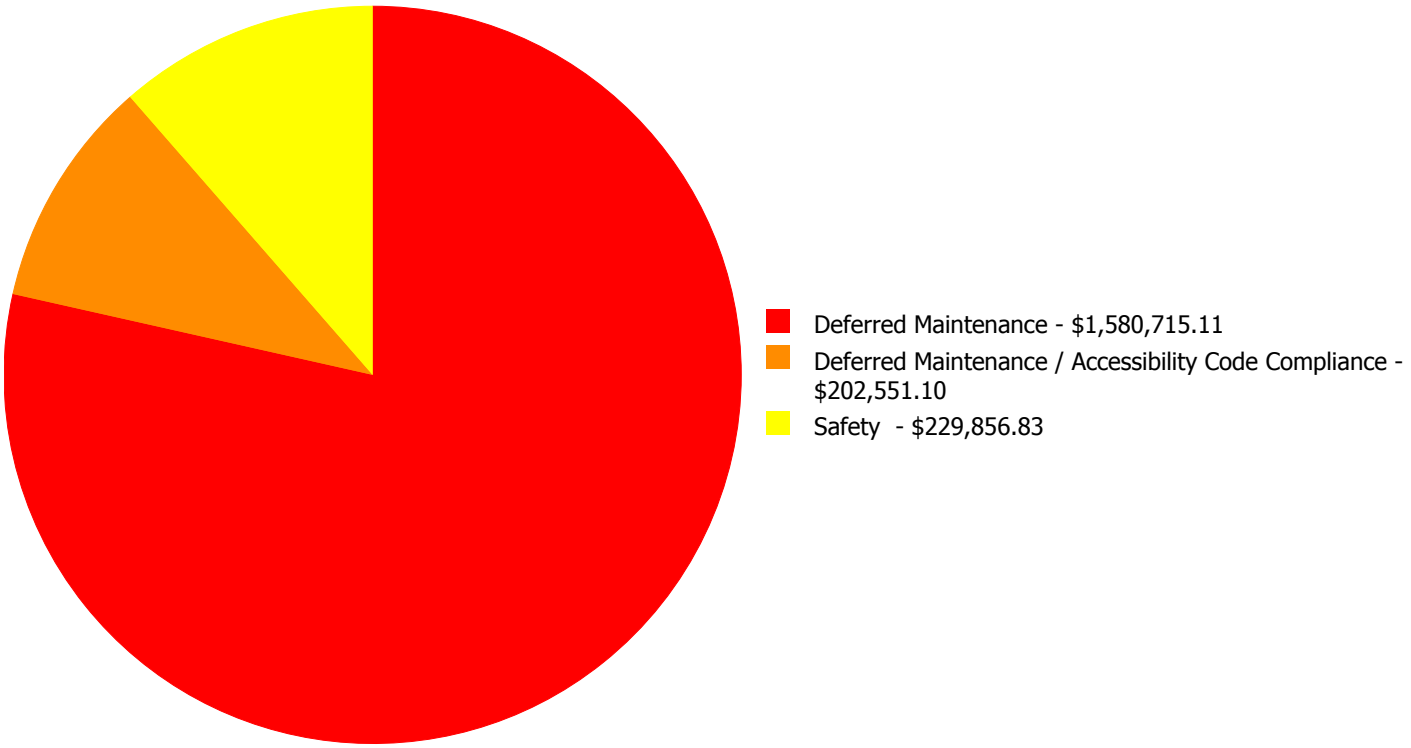
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$451,854.90	$0.00	$0.00	$451,854.90
G2020	Parking Lots	$0.00	$0.00	$202,551.10	$0.00	$0.00	$202,551.10
G2030	Pedestrian Paving	$0.00	$0.00	$299,813.25	$0.00	$0.00	$299,813.25
G2040	Tennis Courts	$0.00	$0.00	$261,418.84	$0.00	$0.00	$261,418.84
G2050	Landscaping	$0.00	$0.00	$181,868.40	$0.00	$0.00	$181,868.40
G3020	Sanitary Sewer	$0.00	$0.00	$229,856.83	$0.00	$0.00	$229,856.83
G3060	Fuel Distribution	$0.00	$0.00	$155,902.89	$0.00	$0.00	$155,902.89
G4020	Site Lighting	$0.00	$229,856.83	$0.00	$0.00	$0.00	$229,856.83
	Total:	$0.00	$229,856.83	$1,783,266.21	$0.00	$0.00	$2,013,123.04

Deficiency Summary by Category

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



Budget Estimate Total: $2,013,123.04

Deficiency Details by Priority

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

Priority 2 Priority:

System: G4020 - Site Lighting

Location: Site
Distress: Inadequate
Category: Safety
Priority: 2 Priority
Correction: Renew System
Qty: 181,705.00
Unit of Measure: S.F.
Estimate: $229,856.83
Assessor Name: Sam Mandola
Date Created: 12/08/2015

Notes: Site lighting is inadequate and should be replaced and expanded.

Priority 3 Priority:

System: G2010 - Roadways

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 79,454.00

Unit of Measure: S.F.

Estimate: $451,854.90

Assessor Name: Eduardo Lopez

Date Created: 07/27/2015

Notes: Roadways are beyond their expected service life, damaged with many cracks and potholes, worn, and should be replaced.

System: G2020 - Parking Lots

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 40,381.00

Unit of Measure: S.F.

Estimate: $202,551.10

Assessor Name: Sam Mandola

Date Created: 07/27/2015

Notes: The parking lot is beyond its expected service life, deteriorated, inadequate, and should be replaced. SPLOST project 421-115 -002 to correct parking lot ADA compliance issues.

System: G2030 - Pedestrian Paving

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 181,705.00

Unit of Measure: S.F.

Estimate: $299,813.25

Assessor Name: Sam Mandola

Date Created: 07/27/2015

Notes: Pedestrian paving is beyond its expected service life, damaged with cracks and trip hazards, and should be replaced. The pavers in the courtyard areas also create trip hazards. Portions of pedestrian paving will reportedly be replaced under SPLOST.

System: G2040 - Tennis Courts

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 12,867.00

Unit of Measure: S.F.

Estimate: $261,418.84

Assessor Name: Eduardo Lopez

Date Created: 07/27/2015

Notes: The tennis courts are beyond their expected service life, have failed, and should be replaced.

System: G2050 - Landscaping

Location: Football, Baseball, and Softball Fields

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Irrigatation system, repair /replace controls and test system

Qty: 1.00

Unit of Measure: Ea.

Estimate: $181,868.40

Assessor Name: Eduardo Lopez

Date Created: 07/27/2015

Notes: The irrigation system has not worked at the athletic fields for several years and should be replaced.

System: G3020 - Sanitary Sewer

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 181,705.00

Unit of Measure: S.F.

Estimate: $229,856.83

Assessor Name: Sam Mandola

Date Created: 07/29/2015

Notes: The site sanitary sewer system is nearing the end of its expected service life, has numerous backups, and should be scheduled for replacement. Staff reported sewer main problems at the northeast corner of the building.

System: G3060 - Fuel Distribution

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 181,705.00

Unit of Measure: S.F.

Estimate: $155,902.89

Assessor Name: Eduardo Lopez

Date Created: 07/27/2015

Notes: The site fuel distribution system is beyond its expected service life and should be scheduled for replacement.

Glossary

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

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

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

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

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