DeKalb County School District/Leased/Charter

DeKalb Preparatory Academy Charter at Glen Haven

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):	67,052
Year Built:	1957
Last Renovation:	
Replacement Value:	$15,722,710
Repair Cost:	$2,472,556.57
Total FCI:	15.73 %
Total RSLI:	32.97 %
FCA Score:	84.27

Description:

The DeKalb Preparatory Academy Charter at Glen Haven campus consists of two buildings located at 1402 Austin Drive in Decatur, Georgia. The original campus was constructed in 1943, additions to main school building were constructed in 1957, 1963, 1980, 1994, 1997, and 2003, and a gymnasium building was constructed in 2003. In addition to the buildings, the campus contains a storage building, covered walkways, playing field, and playground. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 5	Board District:	District 3
DOE Facility:	5056	Geographic Region:	Region 5
HS Attendance Area:	Towers HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	9.3		

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.

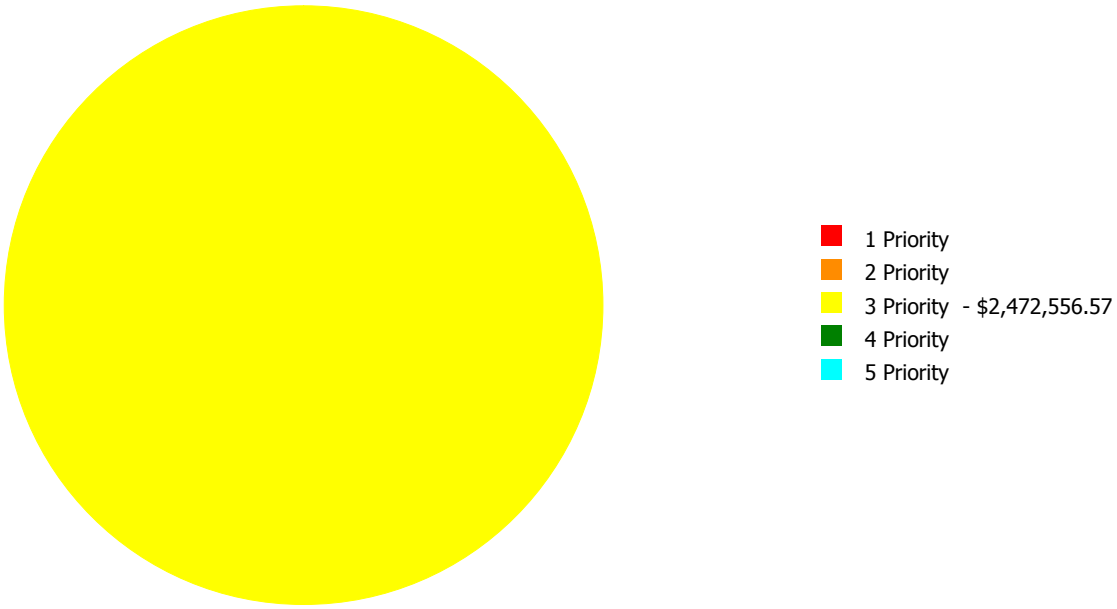
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	47.14 %	0.00 %	$0.00
A20 - Basement Construction	28.00 %	0.00 %	$0.00
B10 - Superstructure	46.16 %	0.00 %	$0.00
B20 - Exterior Enclosure	19.73 %	25.44 %	$403,295.00
B30 - Roofing	78.52 %	0.30 %	$4,156.00
C10 - Interior Construction	19.03 %	19.83 %	$170,023.00
C20 - Stairs	53.45 %	0.00 %	$0.00
C30 - Interior Finishes	21.96 %	6.61 %	$129,073.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	51.77 %	23.55 %	$401,154.92
D30 - HVAC	26.01 %	24.77 %	$605,847.00
D40 - Fire Protection	26.13 %	0.00 %	$0.00
D50 - Electrical	30.21 %	8.13 %	$127,948.76
E10 - Equipment	27.02 %	0.00 %	$0.00
E20 - Furnishings	24.94 %	24.45 %	$80,028.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	11.53 %	55.69 %	$416,792.79
G30 - Site Mechanical Utilities	8.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	4.04 %	54.40 %	$134,238.10
Totals:	**32.97 %**	**15.73 %**	**$2,472,556.57**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1943, 1957, 1963 Building	41,852	14.17	$0.00	$0.00	$1,336,297.68	$0.00	$0.00
1963 Storage Building	225	28.44	$0.00	$0.00	$5,443.00	$0.00	$0.00
1980 Addition	5,549	36.24	$0.00	$0.00	$379,481.00	$0.00	$0.00
1994 Addition	13,548	4.30	$0.00	$0.00	$121,607.00	$0.00	$0.00
1997 Enclosed Walkway	400	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2003 Gym	5,478	8.65	$0.00	$0.00	$78,697.00	$0.00	$0.00
Site	67,052	38.45	$0.00	$0.00	$551,030.89	$0.00	$0.00
Total:		**15.73**	**$0.00**	**$0.00**	**$2,472,556.57**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $2,472,556.57

Executive Summary

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Function:	Charter
Gross Area (SF):	41,852
Year Built:	1943
Last Renovation:	1994
Replacement Value:	$9,429,951
Repair Cost:	$1,336,297.68
Total FCI:	14.17 %
Total RSLI:	28.35 %
FCA Score:	85.83

Description:

The main building at DeKalb Preparatory Academy Charter at Glen Haven is a one-story building located at 1402 Austin Drive in Decatur, Georgia. Originally constructed in 1943, there have been four additions in 1957, 1963, 1980 and 1994, and renovations to the older sections occurring in 1994. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2010, 2011, 2012	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	28.00 %	0.00 %	$0.00
A20 - Basement Construction	28.00 %	0.00 %	$0.00
B10 - Superstructure	28.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	0.00 %	35.74 %	$354,947.00
B30 - Roofing	80.00 %	0.00 %	$0.00
C10 - Interior Construction	5.88 %	25.18 %	$128,444.00
C20 - Stairs	28.00 %	0.00 %	$0.00
C30 - Interior Finishes	15.24 %	7.74 %	$100,065.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	57.36 %	32.16 %	$355,985.92
D30 - HVAC	14.40 %	19.44 %	$310,291.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	28.82 %	8.30 %	$86,564.76
E10 - Equipment	26.41 %	0.00 %	$0.00
E20 - Furnishings	35.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**28.35 %**	**14.17 %**	**$1,336,297.68**

Photo Album

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

1). South Elevation - May 14, 2015

2). Southwest Elevation - May 14, 2015

3). West Elevation - May 14, 2015

4). Northwest Elevation - May 14, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	41,852	100	1943	2043		28.00 %	0.00 %	28			$271,619
A1020	Special Foundations	$4.46	S.F.	0	100	1943	2043		28.00 %	0.00 %	28			$0
A1030	Slab on Grade	$7.09	S.F.	41,852	100	1943	2043		28.00 %	0.00 %	28			$296,731
A2010	Basement Excavation	$0.26	S.F.	41,852	100	1943	2043		28.00 %	0.00 %	28			$10,882
A2020	Basement Walls	$6.13	S.F.	41,852	100	1943	2043		28.00 %	0.00 %	28			$256,553
B1010	Floor Construction	$15.61	S.F.	13,600	100	1943	2043		28.00 %	0.00 %	28			$212,296
B1020	Roof Construction	$5.34	S.F.	41,852	100	1943	2043		28.00 %	0.00 %	28			$223,490
B2010	Exterior Walls	$16.02	S.F.	41,852	60	1943	2003		0.00 %	0.00 %	-12			$670,469
B2020	Exterior Windows	$6.79	S.F.	41,852	30	1943	1973		0.00 %	110.00 %	-42		$312,593.00	$284,175
B2030	Exterior Doors	$0.92	S.F.	41,852	30	1943	1973		0.00 %	110.00 %	-42		$42,354.00	$38,504
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	0	10	1943	1953		0.00 %	0.00 %	-62			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	41,852	25	2010	2035		80.00 %	0.00 %	20			$866,336
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1943	1958		0.00 %	0.00 %	-57			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1943	1973		0.00 %	0.00 %	-42			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1943	2018		4.00 %	0.00 %	3			$0
B3020	Roof Openings	$0.63	S.F.	41,852	25	2010	2035		80.00 %	0.00 %	20			$26,367
C1010	Partitions	$7.01	S.F.	41,852	40	1943	1983		0.00 %	0.00 %	-32			$293,383
C1020	Interior Doors	$2.39	S.F.	41,852	30	1994	2024		30.00 %	0.00 %	9			$100,026
C1030	Fittings	$2.79	S.F.	41,852	20	1994	2014		0.00 %	110.00 %	-1		$128,444.00	$116,767
C2010	Stair Construction	$1.81	S.F.	13,600	100	1943	2043		28.00 %	0.00 %	28			$24,616
C3010	Wall Finishes - Ceramic & Glazed	$8.97	S.F.	2,276	30	1969	1999	2020	16.67 %	0.00 %	5			$20,416
C3010	Wall Finishes - Paint	$1.93	S.F.	39,576	10	2009	2019		40.00 %	0.00 %	4			$76,382
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1943	1953		0.00 %	0.00 %	-62			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	2,093	8	2008	2016		12.50 %	0.00 %	1			$17,791
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	6,278	50	1943	1993		0.00 %	110.00 %	-22		$100,065.00	$90,968
C3020	Floor Finishes - Epoxy	$1.41	S.F.	1,080	20	1994	2014	2020	25.00 %	0.00 %	5			$1,523
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	8,370	50	1943	1993		0.00 %	0.00 %	-22			$443,694
C3020	Floor Finishes - VCT	$9.54	S.F.	23,455	20	1994	2014	2020	25.00 %	0.00 %	5			$223,761
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1943	1963		0.00 %	0.00 %	-52			$0
C3030	Ceiling Finishes	$9.98	S.F.	41,852	20	1994	2014	2020	25.00 %	0.00 %	5			$417,683
D1010	Elevators and Lifts	$1.17	S.F.	0	30	1943	1973		0.00 %	0.00 %	-42			$0
D2010	Plumbing Fixtures	$17.66	S.F.	41,852	30	2009	2039		80.00 %	2.07 %	24		$15,310.92	$739,106
D2020	Domestic Water Distribution	$3.99	S.F.	41,852	30	1943	1973		0.00 %	110.00 %	-42		$183,688.00	$166,989
D2030	Sanitary Waste	$3.41	S.F.	41,852	30	1943	1973		0.00 %	110.00 %	-42		$156,987.00	$142,715

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	$0.98	S.F.	41,852	30	2011	2041		86.67 %	0.00 %	26			$41,015
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	41,852	40	1994	2034		47.50 %	0.00 %	19			$17,159
D3020	Heat Generating Systems	$4.55	S.F.	41,852	30	1994	2024		30.00 %	0.00 %	9			$190,427
D3030	Cooling Generating Systems	$4.73	S.F.	41,852	25	1994	2019		16.00 %	0.00 %	4			$197,960
D3040	Distribution & Exhaust Systems	$5.51	S.F.	41,852	30	1943	1973		0.00 %	110.00 %	-42		$253,665.00	$230,605
D3050	Terminal & Package Units	$18.52	S.F.	41,852	15	2002	2017		13.33 %	0.00 %	2			$775,099
D3060	Controls & Instrumentation	$3.60	S.F.	41,852	20	2000	2020		25.00 %	0.00 %	5			$150,667
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	41,852	30	1943	1973		0.00 %	110.00 %	-42		$56,626.00	$51,478
D4010	Sprinklers	$4.75	S.F.	0	30	1943	1973		0.00 %	0.00 %	-42			$0
D4020	Standpipes	$0.51	S.F.	0	30	1943	1973		0.00 %	0.00 %	-42			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	41,852	40	1943	1983		0.00 %	110.00 %	-32		$83,327.00	$75,752
D5020	Branch Wiring	$6.78	S.F.	41,852	30	1994	2024		30.00 %	1.14 %	9		$3,237.76	$283,757
D5020	Lighting	$8.90	S.F.	41,852	30	1994	2024		30.00 %	0.00 %	9			$372,483
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	41,852	15	2005	2020		33.33 %	0.00 %	5			$234,371
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	41,852	15	2005	2020		33.33 %	0.00 %	5			$51,478
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	41,852	15	2005	2020		33.33 %	0.00 %	5			$25,530
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	0	15	1943	1958		0.00 %	0.00 %	-57			$0
E1010	Commercial Equipment	$0.83	S.F.	0	20	1943	1963		0.00 %	0.00 %	-52			$0
E1020	Institutional Equipment	$0.40	S.F.	41,852	20	2008	2028		65.00 %	0.00 %	13			$16,741
E1090	Other Equipment (Kitchen Equipment)	$10.93	S.F.	41,852	20	2000	2020		25.00 %	0.00 %	5			$457,442
E2010	Fixed Furnishings	$5.37	S.F.	41,852	20	2002	2022		35.00 %	0.00 %	7			$224,745
F1010	Special Structures - Canopies	$1.61	S.F.	0	25	1943	1968		0.00 %	0.00 %	-47			$0
								Total	**28.35 %**	**14.17 %**			**$1,336,297.68**	**$9,429,951**

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:	**$1,336,298**	**$20,157**	**$904,533**	**$0**	**$339,652**	**$2,018,479**	**$0**	**$304,049**	**$0**	**$1,345,121**	**$0**	**$6,268,289**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$312,593	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$312,593**
B2030 - Exterior Doors	$42,354	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,354**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

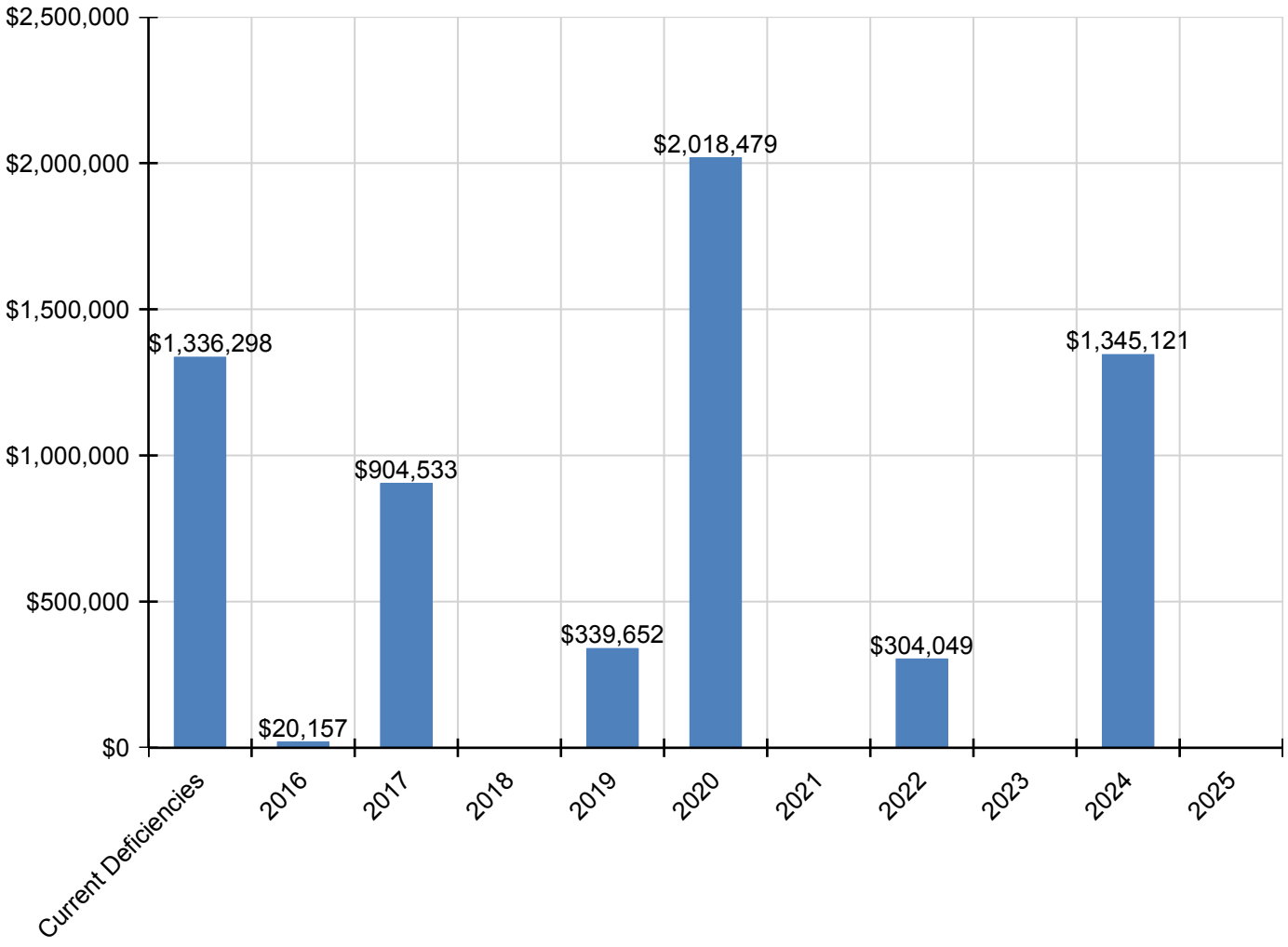
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$104,409	$0	**$104,409**
C1030 - Fittings	$128,444	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$128,444**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$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	$26,034	$0	$0	$0	$0	$0	**$26,034**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$94,565	$0	$0	$0	$0	$0	$0	**$94,565**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$20,157	$0	$0	$0	$0	$0	$0	$0	$25,534	$0	**$45,692**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$100,065	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$100,065**
C3020 - Floor Finishes - Epoxy	$0	$0	$0	$0	$0	$1,942	$0	$0	$0	$0	$0	**$1,942**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$285,340	$0	$0	$0	$0	$0	**$285,340**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$532,630	$0	$0	$0	$0	$0	**$532,630**
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	$15,311	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,311**
D2020 - Domestic Water Distribution	$183,688	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$183,688**
D2030 - Sanitary Waste	$156,987	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$156,987**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$273,310	$0	**$273,310**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$245,086	$0	$0	$0	$0	$0	$0	**$245,086**
D3040 - Distribution & Exhaust Systems	$253,665	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$253,665**
D3050 - Terminal & Package Units	$0	$0	$904,533	$0	$0	$0	$0	$0	$0	$0	$0	**$904,533**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$192,131	$0	$0	$0	$0	$0	**$192,131**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$56,626	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,626**

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	$83,327	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$83,327**
D5020 - Branch Wiring	$3,238	$0	$0	$0	$0	$0	$0	$0	$0	$407,261	$0	**$410,499**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$534,606	$0	**$534,606**
D5030 - Communications and Security - Clock & PA Systems	$0	$0	$0	$0	$0	$298,870	$0	$0	$0	$0	$0	**$298,870**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$65,645	$0	$0	$0	$0	$0	**$65,645**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$32,556	$0	$0	$0	$0	$0	**$32,556**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$583,332	$0	$0	$0	$0	$0	**$583,332**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$304,049	$0	$0	$0	**$304,049**
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*

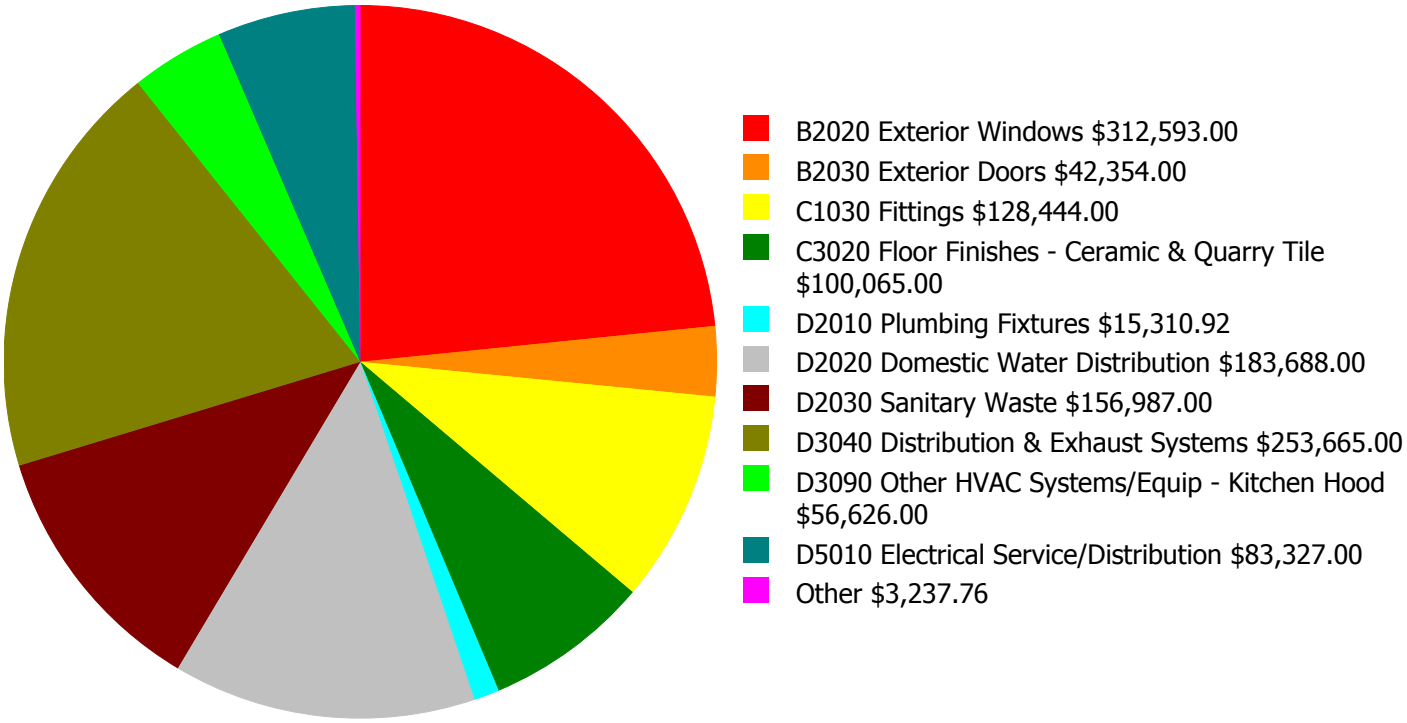
Forecasted Capital Renewal Requirement

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

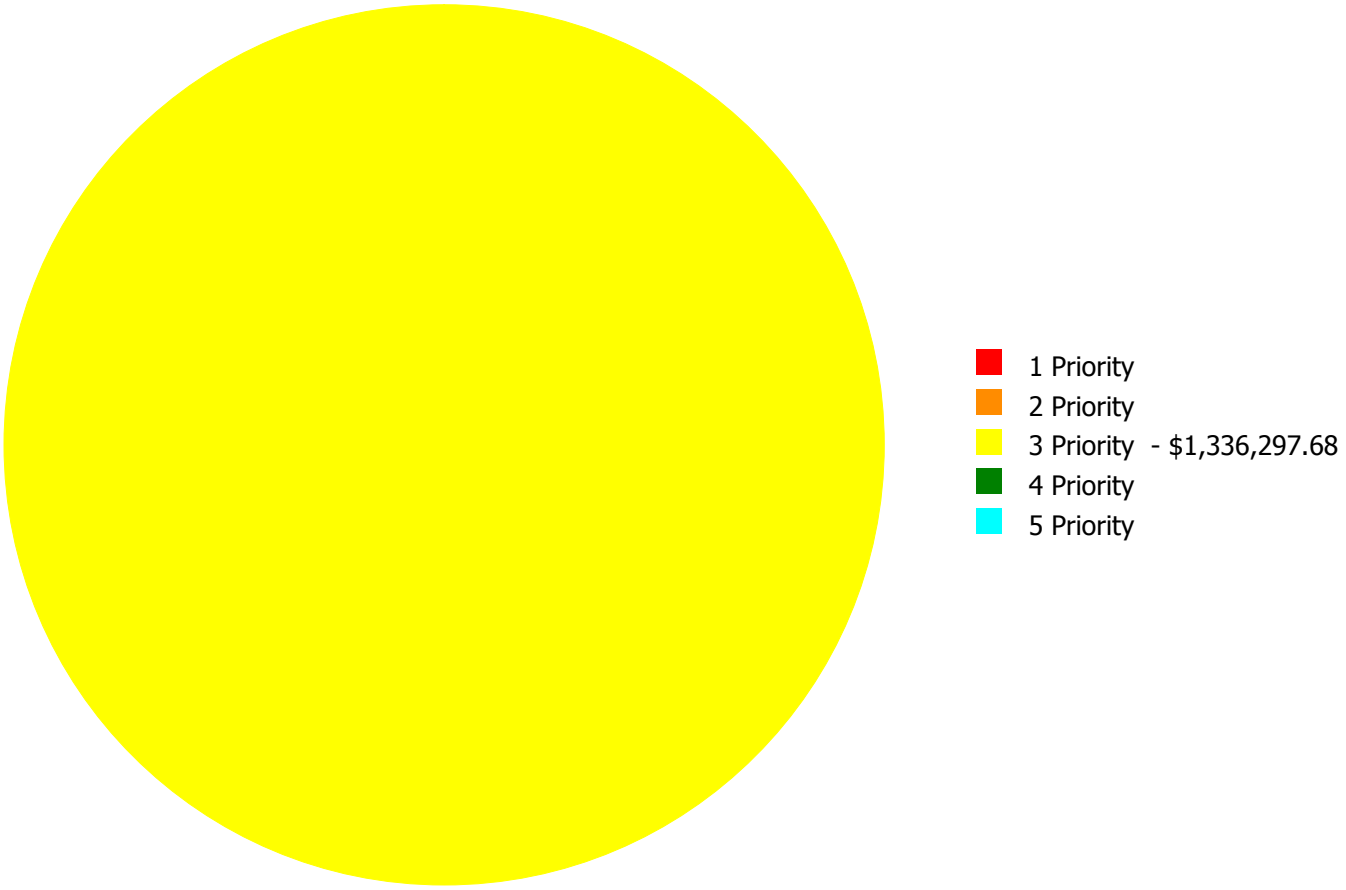
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,336,297.68

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: $1,336,297.68

Deficiency By Priority Investment Table

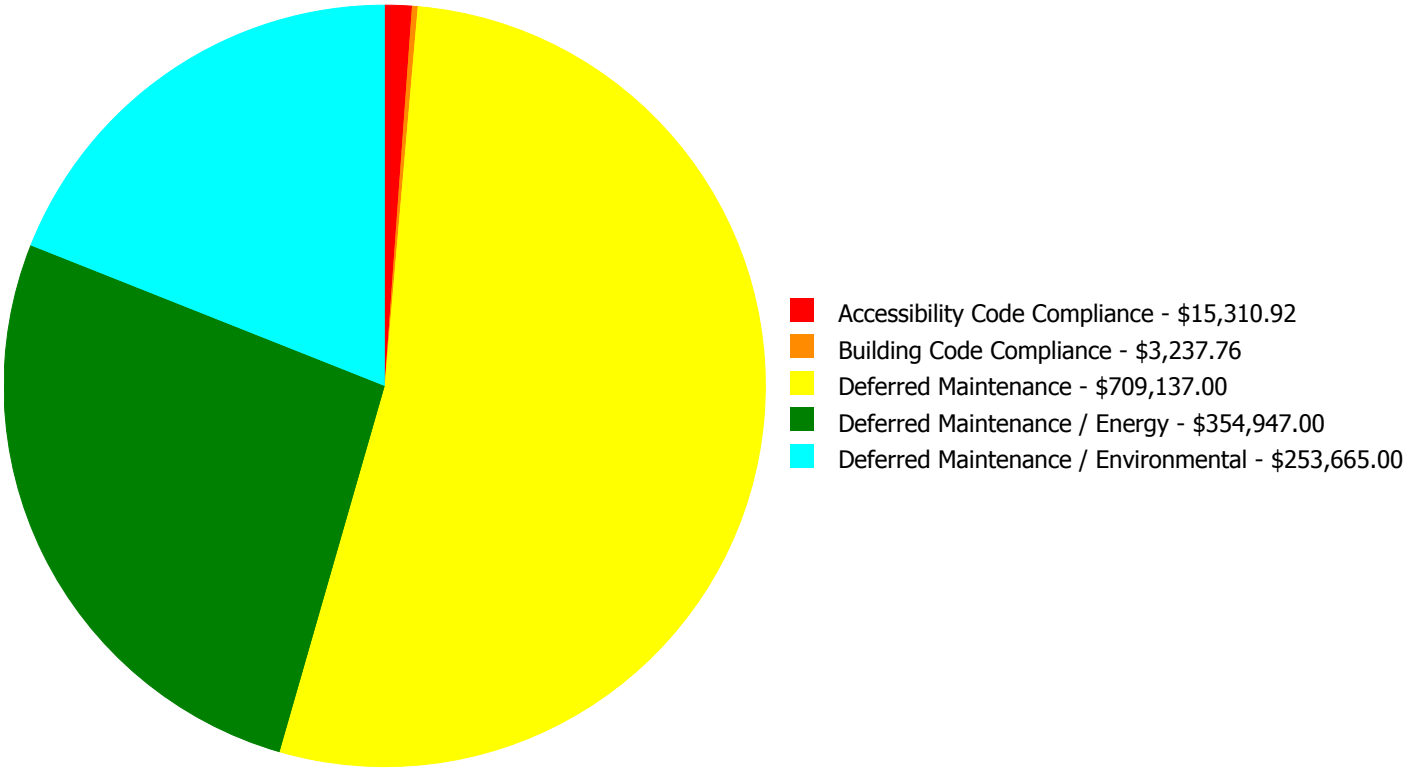
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$312,593.00	$0.00	$0.00	$312,593.00
B2030	Exterior Doors	$0.00	$0.00	$42,354.00	$0.00	$0.00	$42,354.00
C1030	Fittings	$0.00	$0.00	$128,444.00	$0.00	$0.00	$128,444.00
C3020	Floor Finishes - Ceramic & Quarry Tile	$0.00	$0.00	$100,065.00	$0.00	$0.00	$100,065.00
D2010	Plumbing Fixtures	$0.00	$0.00	$15,310.92	$0.00	$0.00	$15,310.92
D2020	Domestic Water Distribution	$0.00	$0.00	$183,688.00	$0.00	$0.00	$183,688.00
D2030	Sanitary Waste	$0.00	$0.00	$156,987.00	$0.00	$0.00	$156,987.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$253,665.00	$0.00	$0.00	$253,665.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	$0.00	$56,626.00	$0.00	$0.00	$56,626.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$83,327.00	$0.00	$0.00	$83,327.00
D5020	Branch Wiring	$0.00	$0.00	$3,237.76	$0.00	$0.00	$3,237.76
	Total:	$0.00	$0.00	$1,336,297.68	$0.00	$0.00	$1,336,297.68

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: $1,336,297.68

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 41,852.00
Unit of Measure: S.F.
Estimate: $312,593.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

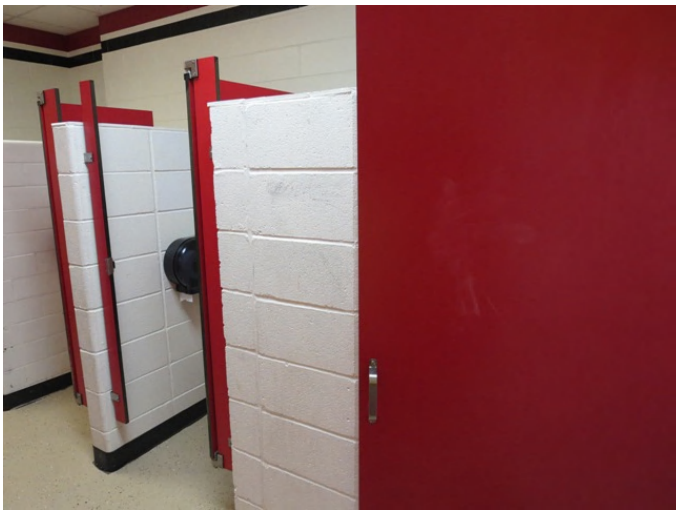
Notes: The aluminum frame, operable, single pane windows are aged, not energy efficient, and should be scheduled for replacement.

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 41,852.00
Unit of Measure: S.F.
Estimate: $42,354.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C1030 - Fittings



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 41,852.00
Unit of Measure: S.F.
Estimate: $128,444.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

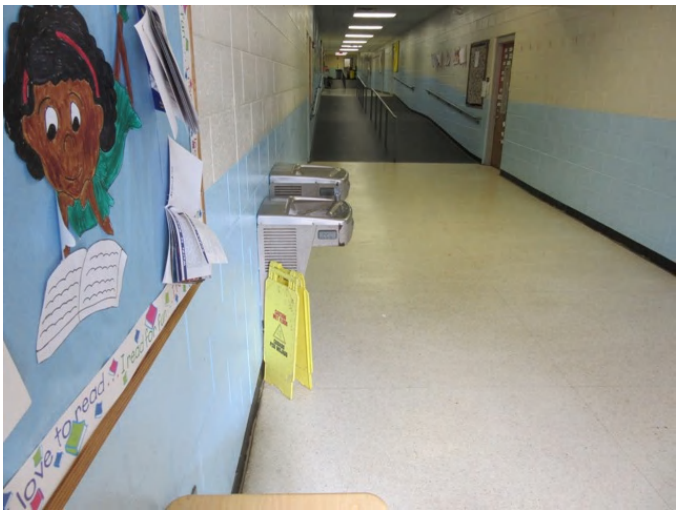
Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, and should be scheduled for replacement.

System: C3020 - Floor Finishes - Ceramic & Quarry Tile

Location: Kitchen and Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,278.00
Unit of Measure: S.F.
Estimate: $100,065.00
Assessor Name: Ben Nixon
Date Created: 06/03/2015

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

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 5.00

Unit of Measure: Ea.

Estimate: $14,250.87

Assessor Name: Ben Nixon

Date Created: 08/24/2015

Notes: Water fountains protrude into the hallway more than four inches. Protrusions are not ADA compliant if more than four inches.

System: D2010 - Plumbing Fixtures

Location: Restrooms

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add ADA compliant insulation to lavatory piping

Qty: 15.00

Unit of Measure: Ea.

Estimate: $1,060.05

Assessor Name: Ben Nixon

Date Created: 08/24/2015

Notes: The drain pipes under the sinks are missing insulation and should be provided.

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 41,852.00
Unit of Measure: S.F.
Estimate: $183,688.00
Assessor Name: Ben Nixon
Date Created: 05/07/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 41,852.00
Unit of Measure: S.F.
Estimate: $156,987.00
Assessor Name: Ben Nixon
Date Created: 05/07/2015

Notes: The sanitary waste system is beyond its expected service life, showing signs of rust, and should be scheduled for replacement.

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 41,852.00

Unit of Measure: S.F.

Estimate: $253,665.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The distribution and exhaust systems are aged, inadequate, and should be replaced. School staff reports indoor air quality problems.

System: D3090 - Other HVAC Systems/Equip - Kitchen Hood

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 41,852.00

Unit of Measure: S.F.

Estimate: $56,626.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original kitchen hood and exhaust system is operational, but is aged, and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 41,852.00

Unit of Measure: S.F.

Estimate: $83,327.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original electrical service is operational, but is in poor condition and should be scheduled for replacement.

System: D5020 - Branch Wiring

Location: Wet Areas

Distress: Missing

Category: Building Code Compliance

Priority: 3 Priority

Correction: Add GFCI receptacle in wet location

Qty: 20.00

Unit of Measure: Ea.

Estimate: $3,237.76

Assessor Name: Ben Nixon

Date Created: 08/26/2015

Notes: There are no GFI outlets in wet areas.

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:	Charter
Gross Area (SF):	225
Year Built:	1963
Last Renovation:	
Replacement Value:	$19,138
Repair Cost:	$5,443.00
Total FCI:	28.44 %
Total RSLI:	35.59 %
FCA Score:	71.56

Description:

The 1963 storage building at DeKalb Preparatory Academy Charter at Glen Haven is located at 1402 Austin Drive in Decatur, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	Fire Sprinkler System:

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	48.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	48.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	42.31 %	13.04 %	$1,287.00
B30 - Roofing	0.00 %	110.01 %	$4,156.00
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:	**35.59 %**	**28.44 %**	**$5,443.00**

Photo Album

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

1). West Elevation - Feb 10, 2011

2). South Elevation - Feb 10, 2011

3). East Elevation - Feb 10, 2011

4). North Elevation - May 14, 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.	225	100	1963	2063		48.00 %	0.00 %	48			$1,010
A1030	Slab on Grade	$3.60	S.F.	225	100	1963	2063		48.00 %	0.00 %	48			$810
A2010	Basement Excavation	$0.22	S.F.	0	100	1963	2063		48.00 %	0.00 %	48			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1963	2063		48.00 %	0.00 %	48			$0
B1020	Roof Construction	$16.33	S.F.	225	100	1963	2063		48.00 %	0.00 %	48			$3,674
B2010	Exterior Walls	$38.65	S.F.	225	100	1963	2063		48.00 %	0.00 %	48			$8,696
B2020	Exterior Windows	$4.87	S.F.	0	30	1963	1993		0.00 %	0.00 %	-22			$0
B2030	Exterior Doors	$5.20	S.F.	225	30	1963	1993		0.00 %	110.00 %	-22		$1,287.00	$1,170
B3010	Roof Coverings	$16.79	S.F.	225	20	1963	1983		0.00 %	110.01 %	-32		$4,156.00	$3,778
C1010	Partitions	$13.04	S.F.	0	40	1963	2003		0.00 %	0.00 %	-12			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1963	1993		0.00 %	0.00 %	-22			$0
C1030	Fittings	$3.04	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1963	1983		0.00 %	0.00 %	-32			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1963	1993		0.00 %	0.00 %	-22			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	1963	1993		0.00 %	0.00 %	-22			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	30	1963	1993		0.00 %	0.00 %	-22			$0
								Total	**35.59 %**	**28.44 %**			**$5,443.00**	**$19,138**

Renewal Schedule

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

Inflation Rate: 3%

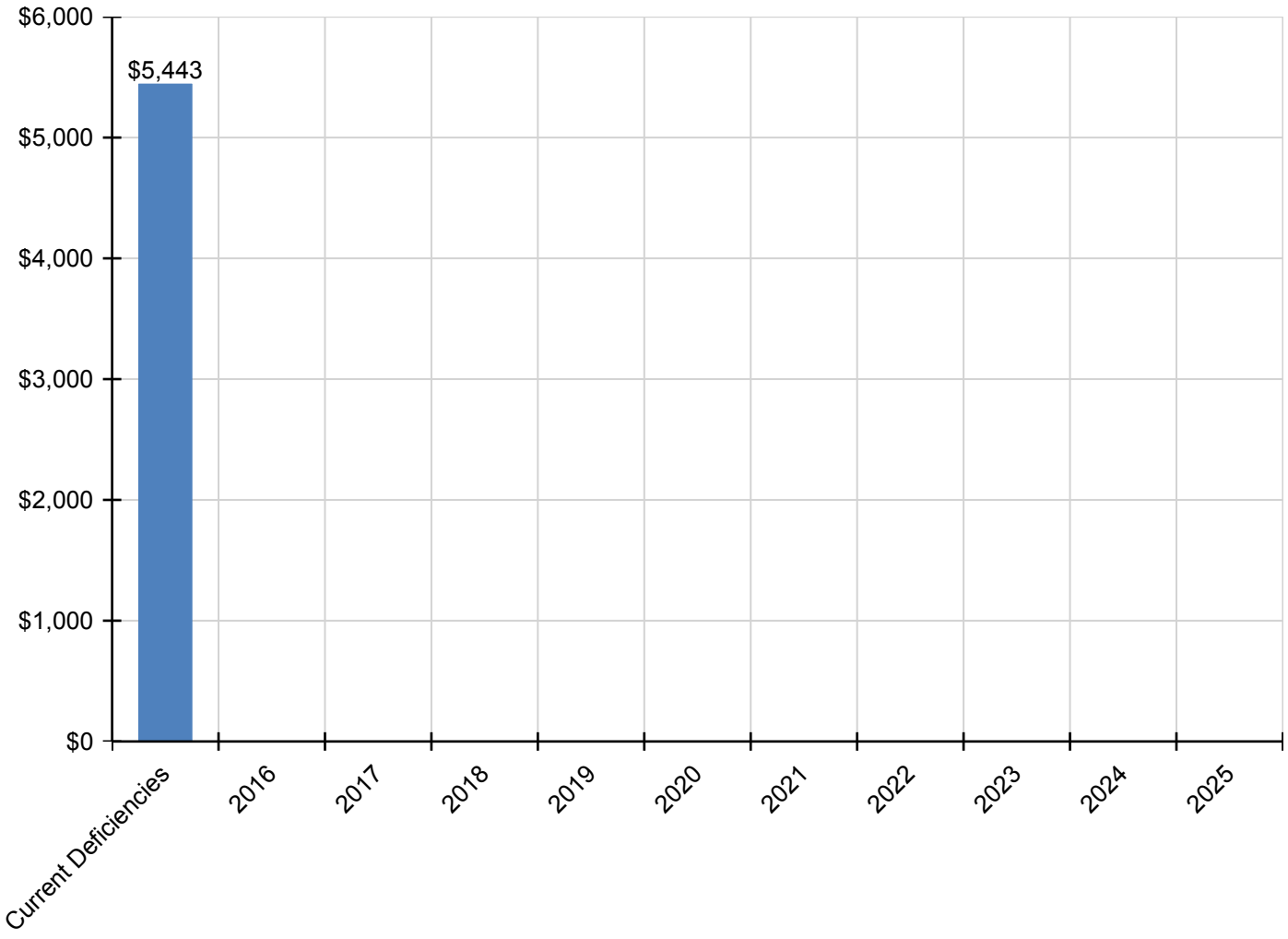
School Assessment Report - 1963 Storage Building

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$5,443**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,443**
*** 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	$4,156	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,156**
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*

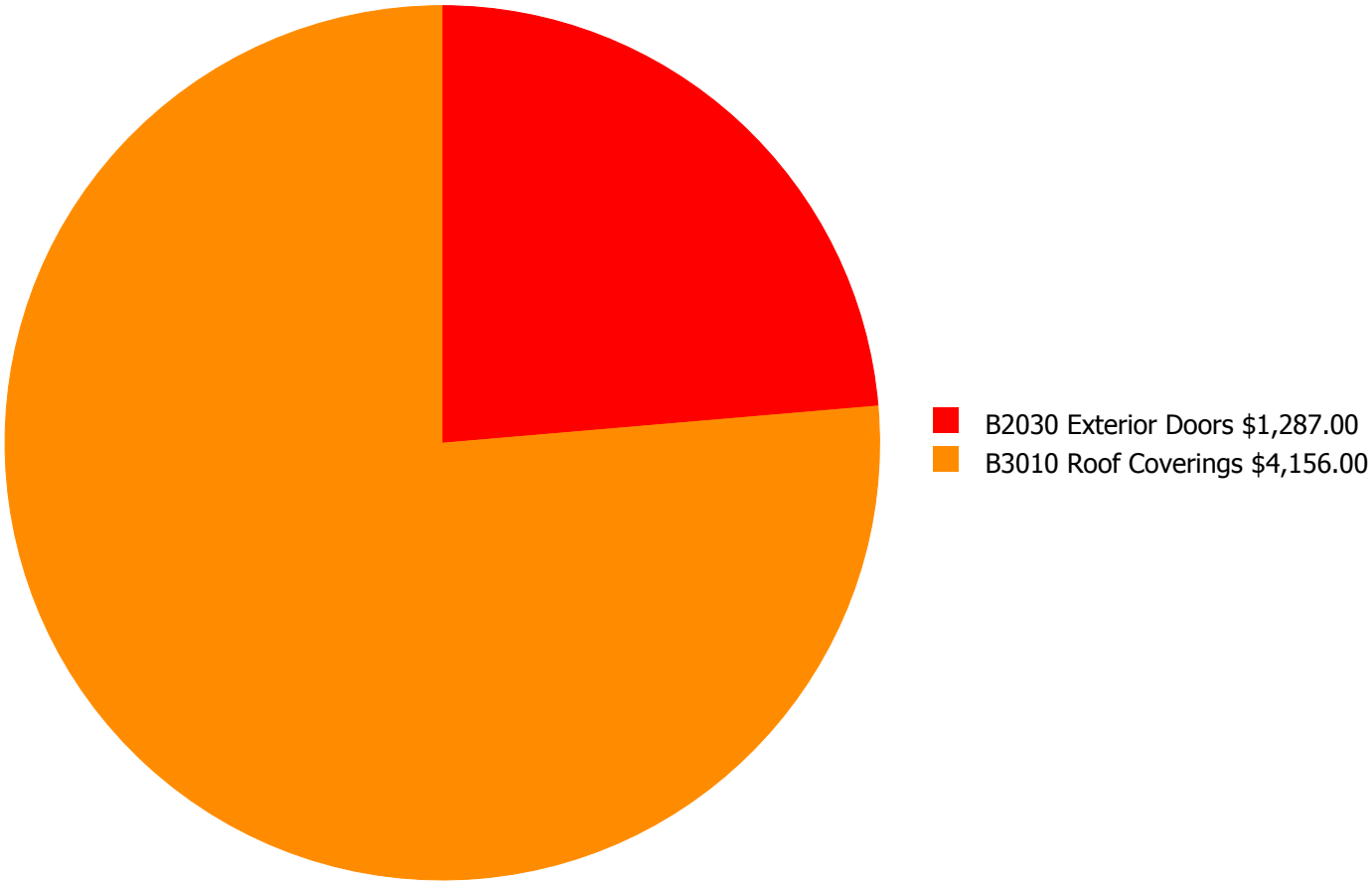
Forecasted Capital Renewal Requirement

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

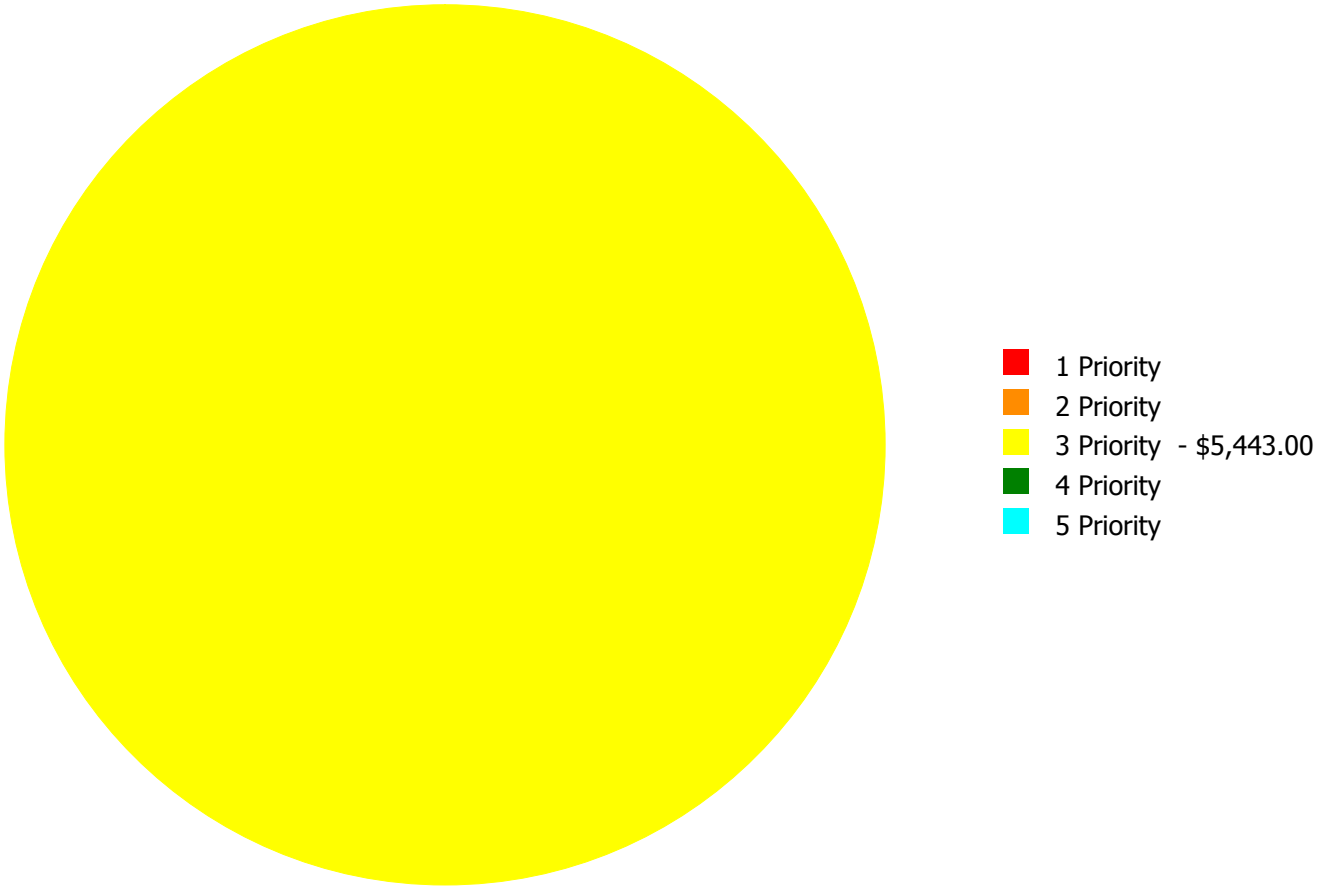
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $5,443.00

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: $5,443.00

Deficiency By Priority Investment Table

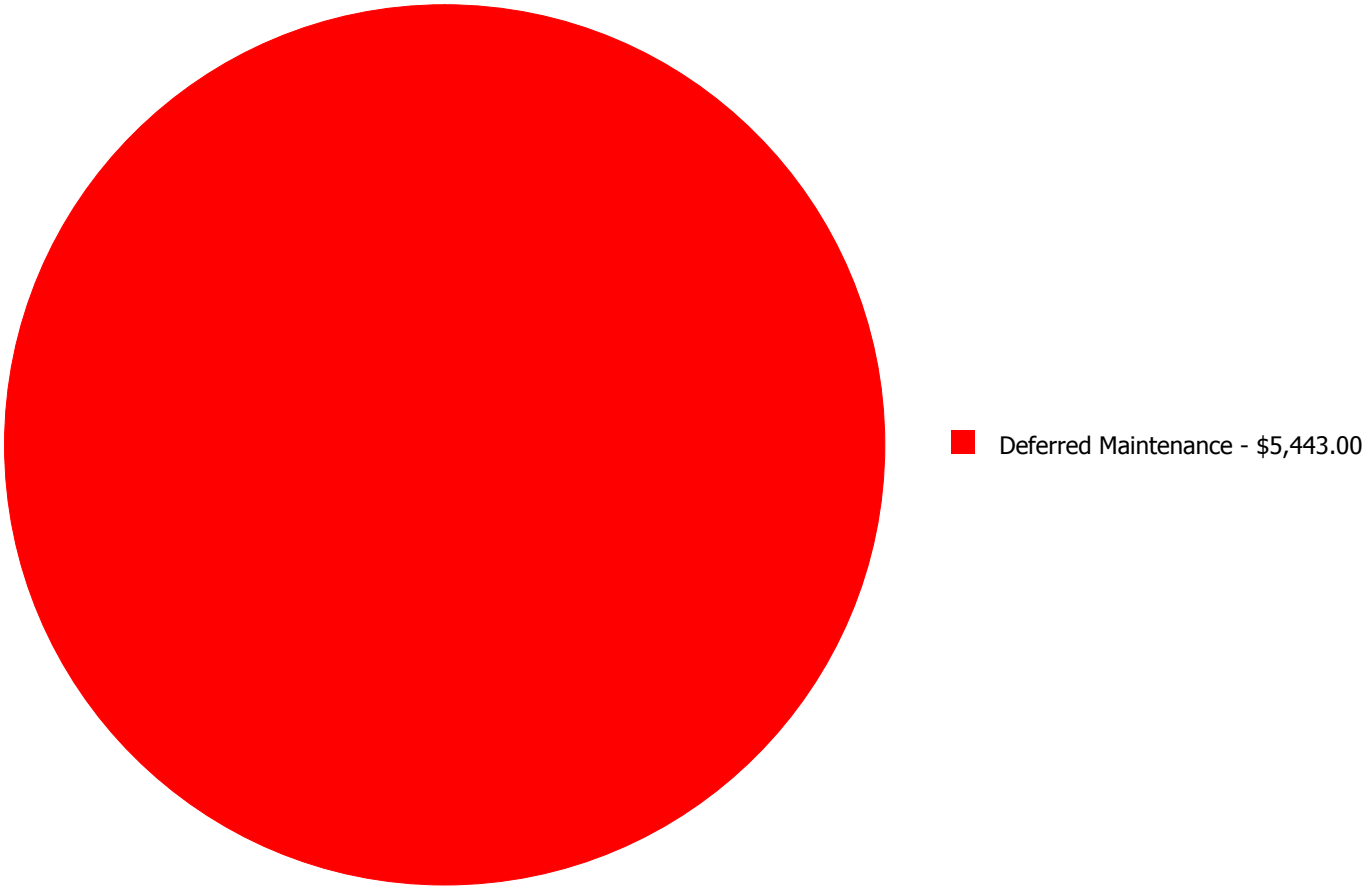
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B3010	Roof Coverings	$0.00	$0.00	$4,156.00	$0.00	$0.00	$4,156.00
	Total:	$0.00	$0.00	$5,443.00	$0.00	$0.00	$5,443.00

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: $5,443.00

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: Fernando Wolf
Date Created: 04/11/2015

Notes: The original exterior door is aged, rusted, and should be replaced.

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 225.00
Unit of Measure: S.F.
Estimate: $4,156.00
Assessor Name: Fernando Wolf
Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, 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:	Charter
Gross Area (SF):	5,549
Year Built:	1980
Last Renovation:	
Replacement Value:	$1,047,063
Repair Cost:	$379,481.00
Total FCI:	36.24 %
Total RSLI:	33.16 %
FCA Score:	63.76

Description:

The 1980 media center addition at DeKalb Preparatory Academy Charter at Glen Haven is a one-story building located at 1402 Austin Drive in Decatur, Georgia. There have been building system upgrades in 2005 and 2009 to this addition. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	65.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	65.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	28.13 %	35.74 %	$47,061.00
B30 - Roofing	80.00 %	0.00 %	$0.00
C10 - Interior Construction	10.78 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	21.37 %	17.47 %	$20,512.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	56.82 %	30.78 %	$45,169.00
D30 - HVAC	0.00 %	110.00 %	$225,355.00
D40 - Fire Protection	16.67 %	0.00 %	$0.00
D50 - Electrical	25.32 %	41.20 %	$41,384.00
E10 - Equipment	65.00 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**33.16 %**	**36.24 %**	**$379,481.00**

Photo Album

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

1). North Elevation - Feb 10, 2011

2). Southwest Elevation - Feb 10, 2011

3). West Elevation - Feb 10, 2011

4). South Elevation - Feb 10, 2011

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	5,549	100	1980	2080		65.00 %	0.00 %	65			$36,013
A1020	Special Foundations	$4.46	S.F.	0	100	1980	2080		65.00 %	0.00 %	65			$0
A1030	Slab on Grade	$7.09	S.F.	5,549	100	1980	2080		65.00 %	0.00 %	65			$39,342
A2010	Basement Excavation	$0.26	S.F.	0	100	1980	2080		65.00 %	0.00 %	65			$0
A2020	Basement Walls	$6.13	S.F.	0	100	1980	2080		65.00 %	0.00 %	65			$0
B1010	Floor Construction	$15.61	S.F.	0	100	1980	2080		65.00 %	0.00 %	65			$0
B1020	Roof Construction	$5.34	S.F.	5,549	100	1980	2080		65.00 %	0.00 %	65			$29,632
B2010	Exterior Walls	$16.02	S.F.	5,549	60	1980	2040		41.67 %	0.00 %	25			$88,895
B2020	Exterior Windows	$6.79	S.F.	5,549	30	1980	2010	2015	0.00 %	110.00 %	0		$41,445.00	$37,678
B2030	Exterior Doors	$0.92	S.F.	5,549	30	1980	2010	2015	0.00 %	110.01 %	0		$5,616.00	$5,105
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	1980	1990		0.00 %	0.00 %	-25			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	5,549	25	2010	2035		80.00 %	0.00 %	20			$114,864
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1980	1995		0.00 %	0.00 %	-20			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1980	2010		0.00 %	0.00 %	-5			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1980	2055		53.33 %	0.00 %	40			$0
B3020	Roof Openings	$0.63	S.F.	0	25	1980	2005		0.00 %	0.00 %	-10			$0
C1010	Partitions	$7.01	S.F.	5,549	40	1980	2020		12.50 %	0.00 %	5			$38,898
C1020	Interior Doors	$2.39	S.F.	5,549	30	1980	2010	2017	6.67 %	0.00 %	2			$13,262
C1030	Fittings	$2.79	S.F.	5,549	20	1980	2000	2017	10.00 %	0.00 %	2			$15,482
C2010	Stair Construction	$1.81	S.F.	0	100	1980	2080		65.00 %	0.00 %	65			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	1980	2010		0.00 %	0.00 %	-5			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	5,549	10	2004	2014		0.00 %	110.00 %	-1		$11,781.00	$10,710
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1980	1990		0.00 %	0.00 %	-25			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	4,163	8	2009	2017		25.00 %	0.00 %	2			$35,386
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	554	50	1980	2030		30.00 %	0.00 %	15			$8,027
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	1980	2030		30.00 %	0.00 %	15			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	832	20	1994	2014		0.00 %	110.00 %	-1		$8,731.00	$7,937
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1980	2000		0.00 %	0.00 %	-15			$0
C3030	Ceiling Finishes	$9.98	S.F.	5,549	20	1994	2014	2020	25.00 %	0.00 %	5			$55,379
D1010	Elevators and Lifts	$1.17	S.F.	0	30	1980	2010		0.00 %	0.00 %	-5			$0
D2010	Plumbing Fixtures	$17.66	S.F.	5,549	30	2009	2039		80.00 %	0.00 %	24			$97,995
D2020	Domestic Water Distribution	$3.99	S.F.	5,549	30	1980	2010		0.00 %	110.00 %	-5		$24,355.00	$22,141
D2030	Sanitary Waste	$3.41	S.F.	5,549	30	1980	2010		0.00 %	110.00 %	-5		$20,814.00	$18,922
D2040	Rain Water Drainage	$0.98	S.F.	5,549	30	2011	2041		86.67 %	0.00 %	26			$5,438

School Assessment Report - 1980 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	5,549	40	1980	2020		12.50 %	0.00 %	5			$2,275
D3020	Heat Generating Systems	$4.55	S.F.	0	30	1980	2010		0.00 %	0.00 %	-5			$0
D3030	Cooling Generating Systems	$4.73	S.F.	0	30	1980	2010		0.00 %	0.00 %	-5			$0
D3040	Distribution & Exhaust Systems	$5.51	S.F.	5,549	30	1980	2010		0.00 %	110.00 %	-5		$33,632.00	$30,575
D3050	Terminal & Package Units	$27.81	S.F.	5,549	15	1980	1995		0.00 %	110.00 %	-20		$169,749.00	$154,318
D3060	Controls & Instrumentation	$3.60	S.F.	5,549	20	1980	2000		0.00 %	110.00 %	-15		$21,974.00	$19,976
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	30	1980	2010		0.00 %	0.00 %	-5			$0
D4010	Sprinklers	$4.75	S.F.	5,549	30	1980	2010	2020	16.67 %	0.00 %	5			$26,358
D4020	Standpipes	$0.51	S.F.	0	30	1980	2010		0.00 %	0.00 %	-5			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	5,549	40	1980	2020		12.50 %	0.00 %	5			$10,044
D5020	Branch Wiring	$6.78	S.F.	5,549	30	1980	2010		0.00 %	110.00 %	-5		$41,384.00	$37,622
D5020	Lighting	$8.90	S.F.	5,549	30	1999	2029		46.67 %	0.00 %	14			$49,386
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	0	10	2005	2015		0.00 %	0.00 %	0			$0
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	0	10	2005	2015		0.00 %	0.00 %	0			$0
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	5,549	15	2005	2020		33.33 %	0.00 %	5			$3,385
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	0	15	1980	1995		0.00 %	0.00 %	-20			$0
E1010	Commercial Equipment	$0.83	S.F.	0	20	1980	2000		0.00 %	0.00 %	-15			$0
E1020	Institutional Equipment	$0.40	S.F.	5,549	20	2008	2028		65.00 %	0.00 %	13			$2,220
E1090	Other Equipment (Kitchen)	$0.00	S.F.	0	20	1980	2000		0.00 %	0.00 %	-15			$0
E2010	Fixed Furnishings	$5.37	S.F.	5,549	20	1980	2000	2017	10.00 %	0.00 %	2			$29,798
F1010	Special Structures - Canopies	$1.61	S.F.	0	25	1980	2005		0.00 %	0.00 %	-10			$0
								Total	**33.16 %**	**36.24 %**			**$379,481.00**	**$1,047,063**

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:	**$379,481**	**$0**	**$105,392**	**$0**	**$0**	**$173,860**	**$0**	**$0**	**$0**	**$0**	**$68,143**	**$726,876**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$41,445	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,445**
B2030 - Exterior Doors	$5,616	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,616**
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**

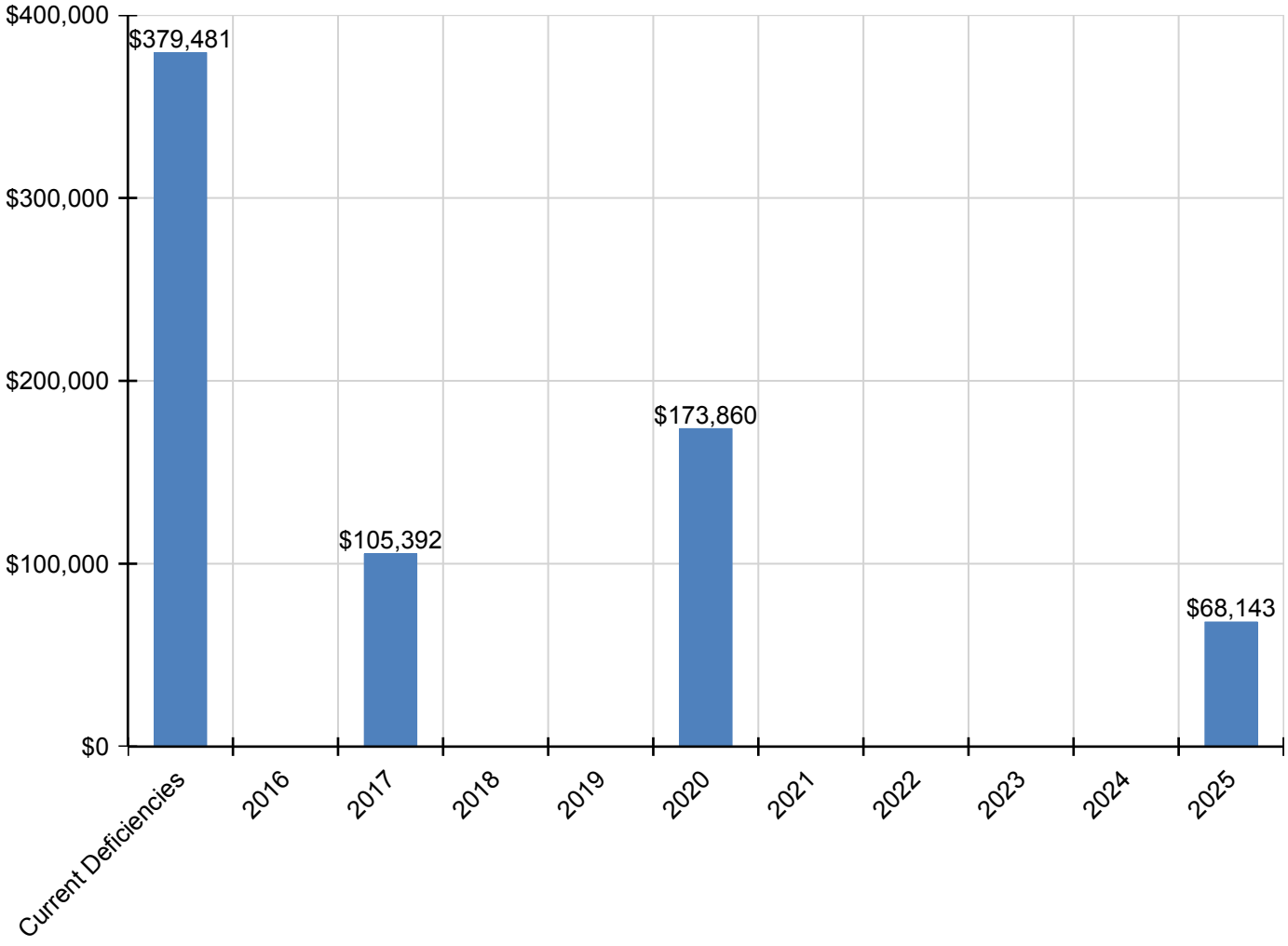
C1010 - Partitions	$0	$0	$0	$0	$0	$49,603	$0	$0	$0	$0	$0	**$49,603**
C1020 - Interior Doors	$0	$0	$11,256	$0	$0	$0	$0	$0	$0	$0	$0	**$11,256**
C1030 - Fittings	$0	$0	$18,067	$0	$0	$0	$0	$0	$0	$0	$0	**$18,067**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$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	$11,781	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,833	**$27,614**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$41,294	$0	$0	$0	$0	$0	$0	$0	$52,311	**$93,605**
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	$8,731	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,731**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$70,619	$0	$0	$0	$0	$0	**$70,619**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$24,355	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,355**
D2030 - Sanitary Waste	$20,814	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,814**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$2,902	$0	$0	$0	$0	$0	**$2,902**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$33,632	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,632**
D3050 - Terminal & Package Units	$169,749	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$169,749**
D3060 - Controls & Instrumentation	$21,974	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,974**
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	$33,612	$0	$0	$0	$0	$0	**$33,612**
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	$12,808	$0	$0	$0	$0	$0	**$12,808**
D5020 - Branch Wiring	$41,384	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,384**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$4,316	$0	$0	$0	$0	$0	**$4,316**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen)	$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	$34,774	$0	$0	$0	$0	$0	$0	$0	$0	**$34,774**
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*

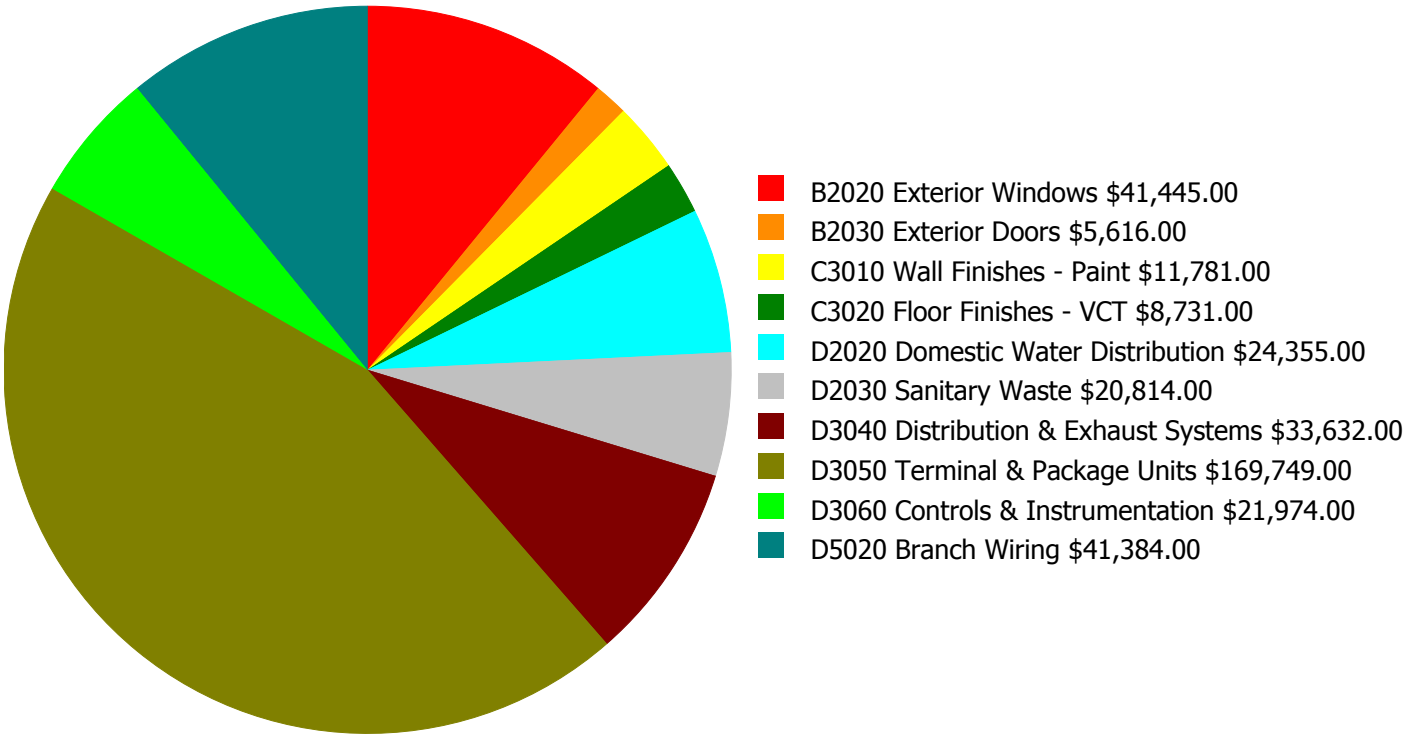
Forecasted Capital Renewal Requirement

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

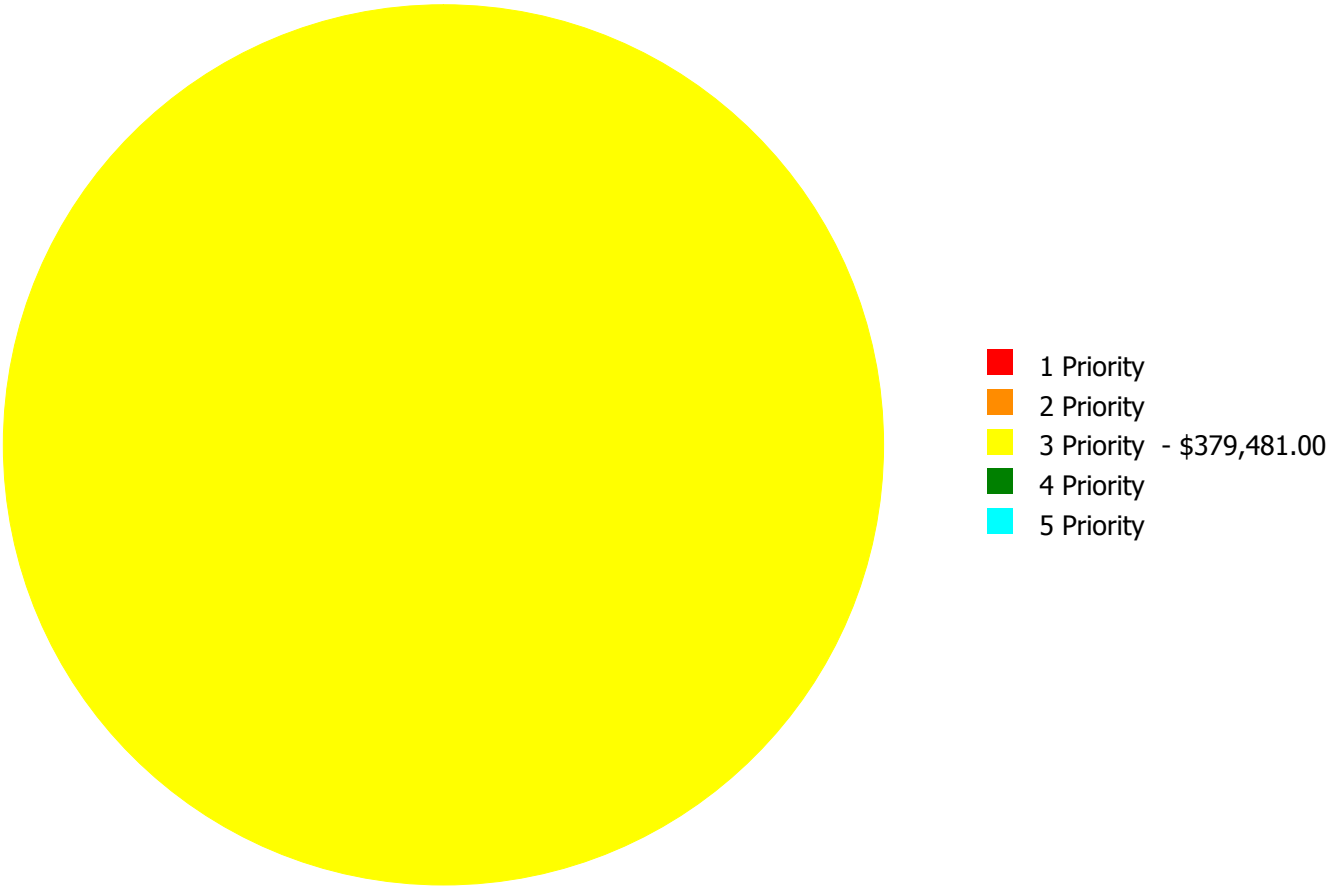
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $379,481.00

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: $379,481.00

Deficiency By Priority Investment Table

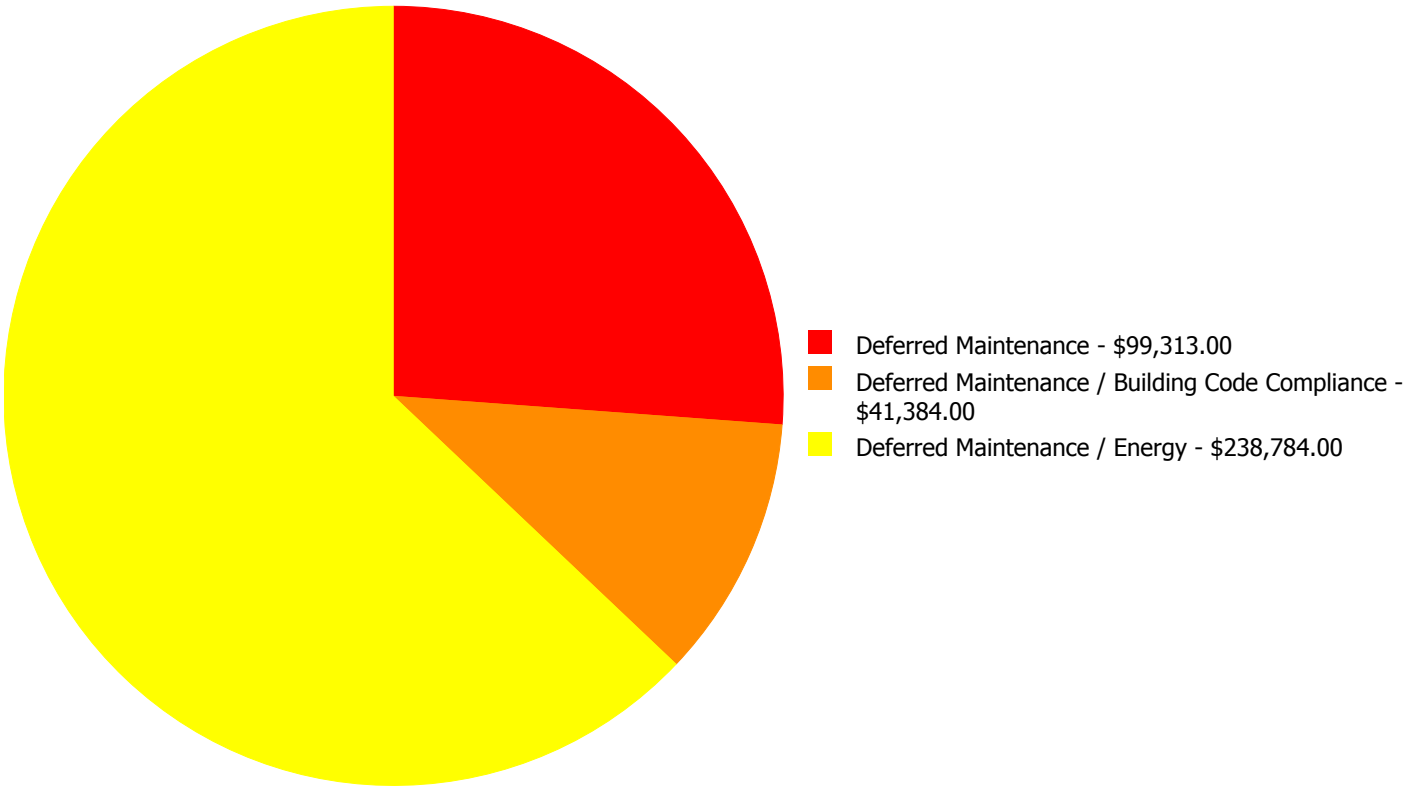
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2020	Exterior Windows	$0.00	$0.00	$41,445.00	$0.00	$0.00	$41,445.00
B2030	Exterior Doors	$0.00	$0.00	$5,616.00	$0.00	$0.00	$5,616.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$11,781.00	$0.00	$0.00	$11,781.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$8,731.00	$0.00	$0.00	$8,731.00
D2020	Domestic Water Distribution	$0.00	$0.00	$24,355.00	$0.00	$0.00	$24,355.00
D2030	Sanitary Waste	$0.00	$0.00	$20,814.00	$0.00	$0.00	$20,814.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$33,632.00	$0.00	$0.00	$33,632.00
D3050	Terminal & Package Units	$0.00	$0.00	$169,749.00	$0.00	$0.00	$169,749.00
D3060	Controls & Instrumentation	$0.00	$0.00	$21,974.00	$0.00	$0.00	$21,974.00
D5020	Branch Wiring	$0.00	$0.00	$41,384.00	$0.00	$0.00	$41,384.00
	Total:	$0.00	$0.00	$379,481.00	$0.00	$0.00	$379,481.00

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: $379,481.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 5,549.00
Unit of Measure: S.F.
Estimate: $41,445.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 5,549.00
Unit of Measure: S.F.
Estimate: $5,616.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The original exterior doors are deteriorating due to age and use, not energy efficient, and should be scheduled for replacement.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,549.00
Unit of Measure: S.F.
Estimate: $11,781.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The painted wall surfaces have some deterioration due to age and use, and should be refinished.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 832.00
Unit of Measure: S.F.
Estimate: $8,731.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The VCT has some deterioration due to age and use, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,549.00

Unit of Measure: S.F.

Estimate: $24,355.00

Assessor Name: Ben Nixon

Date Created: 05/09/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,549.00

Unit of Measure: S.F.

Estimate: $20,814.00

Assessor Name: Ben Nixon

Date Created: 05/09/2015

Notes: The sanitary waste system is aged, has reported failures, and should be replaced.

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,549.00
Unit of Measure: S.F.
Estimate: $33,632.00
Assessor Name: Ben Nixon
Date Created: 05/09/2015

Notes: Distribution and exhaust systems are beyond expected service life, inadequate, and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 5,549.00
Unit of Measure: S.F.
Estimate: $169,749.00
Assessor Name: Ben Nixon
Date Created: 05/09/2015

Notes: The fan coil units are beyond their expected service life, inefficient, and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,549.00

Unit of Measure: S.F.

Estimate: $21,974.00

Assessor Name: Ben Nixon

Date Created: 08/26/2015

Notes: Controls and instrumentation are beyond their expected service life, inefficient, and should be scheduled for replacement.

System: D5020 - Branch Wiring

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,549.00

Unit of Measure: S.F.

Estimate: $41,384.00

Assessor Name: Ben Nixon

Date Created: 05/09/2015

Notes: The original lighting and branch wiring system is operational, but is aged, inefficient, and should be scheduled for replacement. GFI electrical outlets missing in wet areas.

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:	Charter
Gross Area (SF):	13,548
Year Built:	1994
Last Renovation:	
Replacement Value:	$2,826,384
Repair Cost:	$121,607.00
Total FCI:	4.30 %
Total RSLI:	50.31 %
FCA Score:	95.70

Description:

The 1994 classroom addition at DeKalb Preparatory Academy Charter at Glen Haven is a one-story building located at 1402 Austin Drive in Decatur, Georgia. There have been no major renovations to this addition. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2030	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.63 %	0.00 %	$0.00
B30 - Roofing	80.00 %	0.00 %	$0.00
C10 - Interior Construction	33.20 %	25.18 %	$41,579.00
C20 - Stairs	79.00 %	0.00 %	$0.00
C30 - Interior Finishes	32.51 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	30.27 %	0.00 %	$0.00
D30 - HVAC	72.20 %	0.00 %	$0.00
D40 - Fire Protection	30.00 %	0.00 %	$0.00
D50 - Electrical	32.27 %	0.00 %	$0.00
E10 - Equipment	65.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$80,028.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**50.31 %**	**4.30 %**	**$121,607.00**

Photo Album

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

1). North Elevation - Feb 10, 2011

2). West Elevation - Feb 10, 2011

3). South Elevation - Feb 10, 2011

4). Northeast Elevation - Feb 10, 2011

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	13,548	100	1994	2094		79.00 %	0.00 %	79			$87,927
A1020	Special Foundations	$4.46	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
A1030	Slab on Grade	$7.09	S.F.	13,548	100	1994	2094		79.00 %	0.00 %	79			$96,055
A2010	Basement Excavation	$0.26	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
A2020	Basement Walls	$6.13	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
B1010	Floor Construction	$15.61	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
B1020	Roof Construction	$5.34	S.F.	13,548	100	1994	2094		79.00 %	0.00 %	79			$72,346
B2010	Exterior Walls	$16.02	S.F.	13,548	60	1994	2054		65.00 %	0.00 %	39			$217,039
B2020	Exterior Windows	$6.79	S.F.	13,548	30	1994	2024		30.00 %	0.00 %	9			$91,991
B2030	Exterior Doors	$0.92	S.F.	13,548	30	1994	2024		30.00 %	0.00 %	9			$12,464
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	1994	2004		0.00 %	0.00 %	-11			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	13,548	25	2010	2035		80.00 %	0.00 %	20			$280,444
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1994	2009		0.00 %	0.00 %	-6			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1994	2069		72.00 %	0.00 %	54			$0
B3020	Roof Openings	$0.63	S.F.	13,548	25	2010	2035		80.00 %	0.00 %	20			$8,535
C1010	Partitions	$7.01	S.F.	13,548	40	1994	2034		47.50 %	0.00 %	19			$94,971
C1020	Interior Doors	$2.39	S.F.	13,548	30	1994	2024		30.00 %	0.00 %	9			$32,380
C1030	Fittings	$2.79	S.F.	13,548	20	1994	2014		0.00 %	110.00 %	-1		$41,579.00	$37,799
C2010	Stair Construction	$1.81	S.F.	13,548	100	1994	2094		79.00 %	0.00 %	79			$24,522
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	2,032	30	1994	2024		30.00 %	0.00 %	9			$20,869
C3010	Wall Finishes - Paint	$1.93	S.F.	11,516	10	2008	2018		30.00 %	0.00 %	3			$22,226
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1994	2004		0.00 %	0.00 %	-11			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	0	8	1994	2002		0.00 %	0.00 %	-13			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	1,160	50	1994	2044		58.00 %	0.00 %	29			$16,808
C3020	Floor Finishes - Epoxy	$1.41	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	2,710	50	1994	2044		58.00 %	0.00 %	29			$143,657
C3020	Floor Finishes - VCT	$9.54	S.F.	9,678	20	1994	2014	2018	15.00 %	0.00 %	3			$92,328
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C3030	Ceiling Finishes	$9.98	S.F.	13,548	20	1994	2014	2018	15.00 %	0.00 %	3			$135,209
D1010	Elevators and Lifts	$1.17	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
D2010	Plumbing Fixtures	$17.66	S.F.	13,548	30	1994	2024		30.00 %	0.00 %	9			$239,258
D2020	Domestic Water Distribution	$3.99	S.F.	13,548	30	1994	2024		30.00 %	0.00 %	9			$54,057
D2030	Sanitary Waste	$3.41	S.F.	13,548	30	1994	2024		30.00 %	0.00 %	9			$46,199

School Assessment Report - 1994 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	$0.98	S.F.	13,548	30	1994	2024		30.00 %	0.00 %	9			$13,277
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	13,548	40	1994	2034		47.50 %	0.00 %	19			$5,555
D3020	Heat Generating Systems	$4.55	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
D3030	Cooling Generating Systems	$4.73	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
D3040	Distribution & Exhaust Systems	$5.51	S.F.	13,548	30	1994	2024		30.00 %	0.00 %	9			$74,649
D3050	Terminal & Package Units	$27.81	S.F.	13,548	15	2013	2028		86.67 %	0.00 %	13			$376,770
D3060	Controls & Instrumentation	$3.60	S.F.	13,548	20	2000	2020		25.00 %	0.00 %	5			$48,773
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
D4010	Sprinklers	$4.75	S.F.	13,548	30	1994	2024		30.00 %	0.00 %	9			$64,353
D4020	Standpipes	$0.51	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	13,548	40	1994	2034		47.50 %	0.00 %	19			$24,522
D5020	Branch Wiring	$6.78	S.F.	13,548	30	1994	2024		30.00 %	0.00 %	9			$91,855
D5020	Lighting	$8.90	S.F.	13,548	30	1994	2024		30.00 %	0.00 %	9			$120,577
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	13,548	15	2005	2020		33.33 %	0.00 %	5			$75,869
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	13,548	15	2005	2020		33.33 %	0.00 %	5			$16,664
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	13,548	15	2005	2020		33.33 %	0.00 %	5			$8,264
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	0	15	1994	2009		0.00 %	0.00 %	-6			$0
E1010	Commercial Equipment	$0.83	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
E1020	Institutional Equipment	$0.40	S.F.	13,548	20	2008	2028		65.00 %	0.00 %	13			$5,419
E1090	Other Equipment (Kitchen Equipment)	$0.00	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
E2010	Fixed Furnishings	$5.37	S.F.	13,548	20	1994	2014		0.00 %	110.00 %	-1		$80,028.00	$72,753
F1010	Special Structures - Canopies	$1.61	S.F.	0	25	1994	2019		16.00 %	0.00 %	4			$0
								Total	**50.31 %**	**4.30 %**			**$121,607.00**	**$2,826,384**

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:	**$121,607**	**$0**	**$0**	**$300,215**	**$0**	**$190,732**	**$0**	**$0**	**$0**	**$1,224,410**	**$0**	**$1,836,963**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$132,030	$0	**$132,030**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,890	$0	**$17,890**
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**

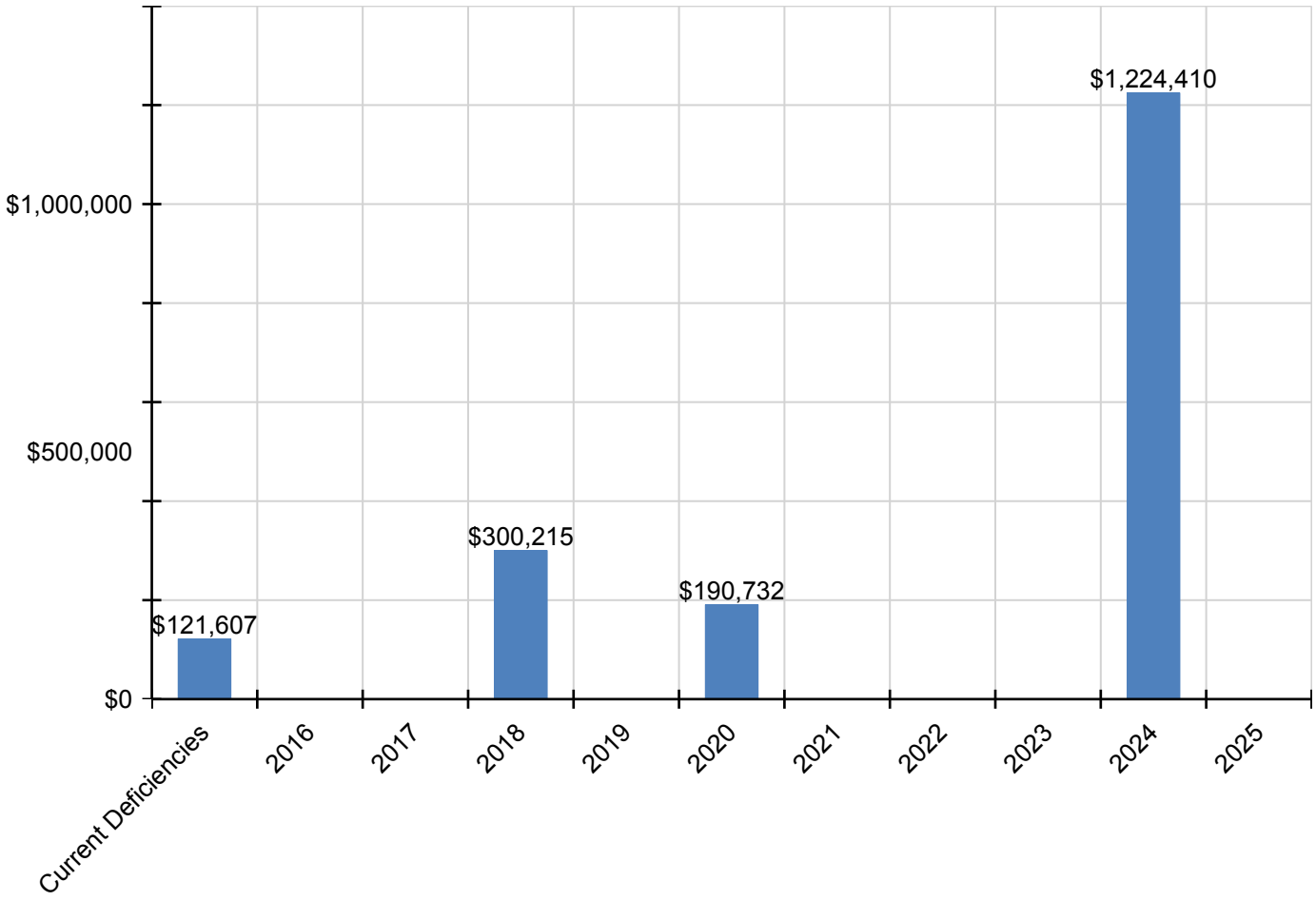
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$33,799	$0	**$33,799**
C1030 - Fittings	$41,579	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,579**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$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	$29,952	$0	**$29,952**
C3010 - Wall Finishes - Paint	$0	$0	$0	$26,715	$0	$0	$0	$0	$0	$0	$0	**$26,715**
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 - Epoxy	$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	$110,978	$0	$0	$0	$0	$0	$0	$0	**$110,978**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$162,521	$0	$0	$0	$0	$0	$0	$0	**$162,521**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$343,394	$0	**$343,394**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$77,584	$0	**$77,584**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$66,307	$0	**$66,307**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,056	$0	**$19,056**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$107,140	$0	**$107,140**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$62,195	$0	$0	$0	$0	$0	**$62,195**
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	$92,362	$0	**$92,362**
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	$131,836	$0	**$131,836**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$173,059	$0	**$173,059**
D5030 - Communications and Security - Clock & PA Systems	$0	$0	$0	$0	$0	$96,748	$0	$0	$0	$0	$0	**$96,748**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$21,249	$0	$0	$0	$0	$0	**$21,249**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$10,539	$0	$0	$0	$0	$0	**$10,539**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$80,028	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,028**
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*

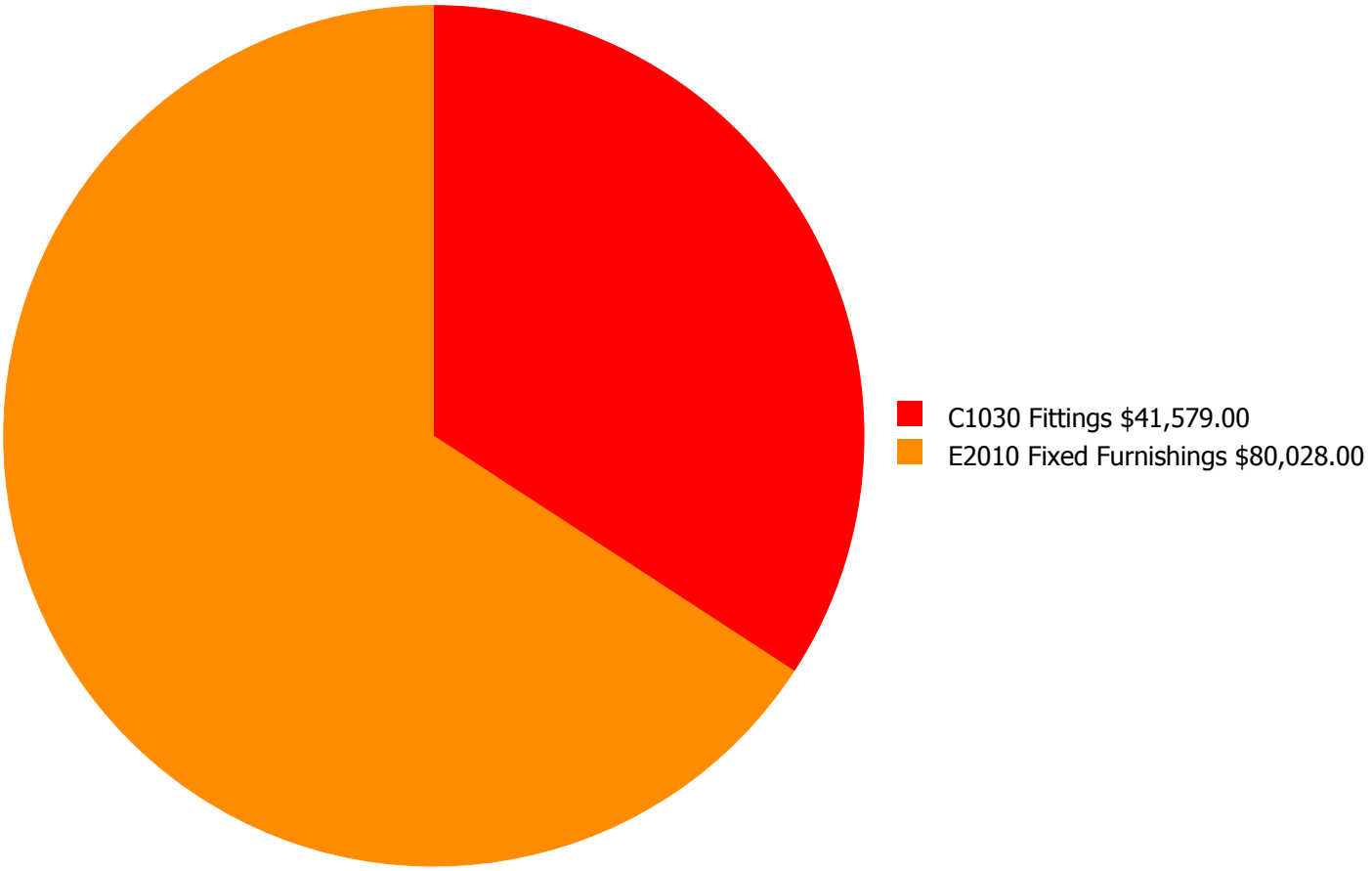
Forecasted Capital Renewal Requirement

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

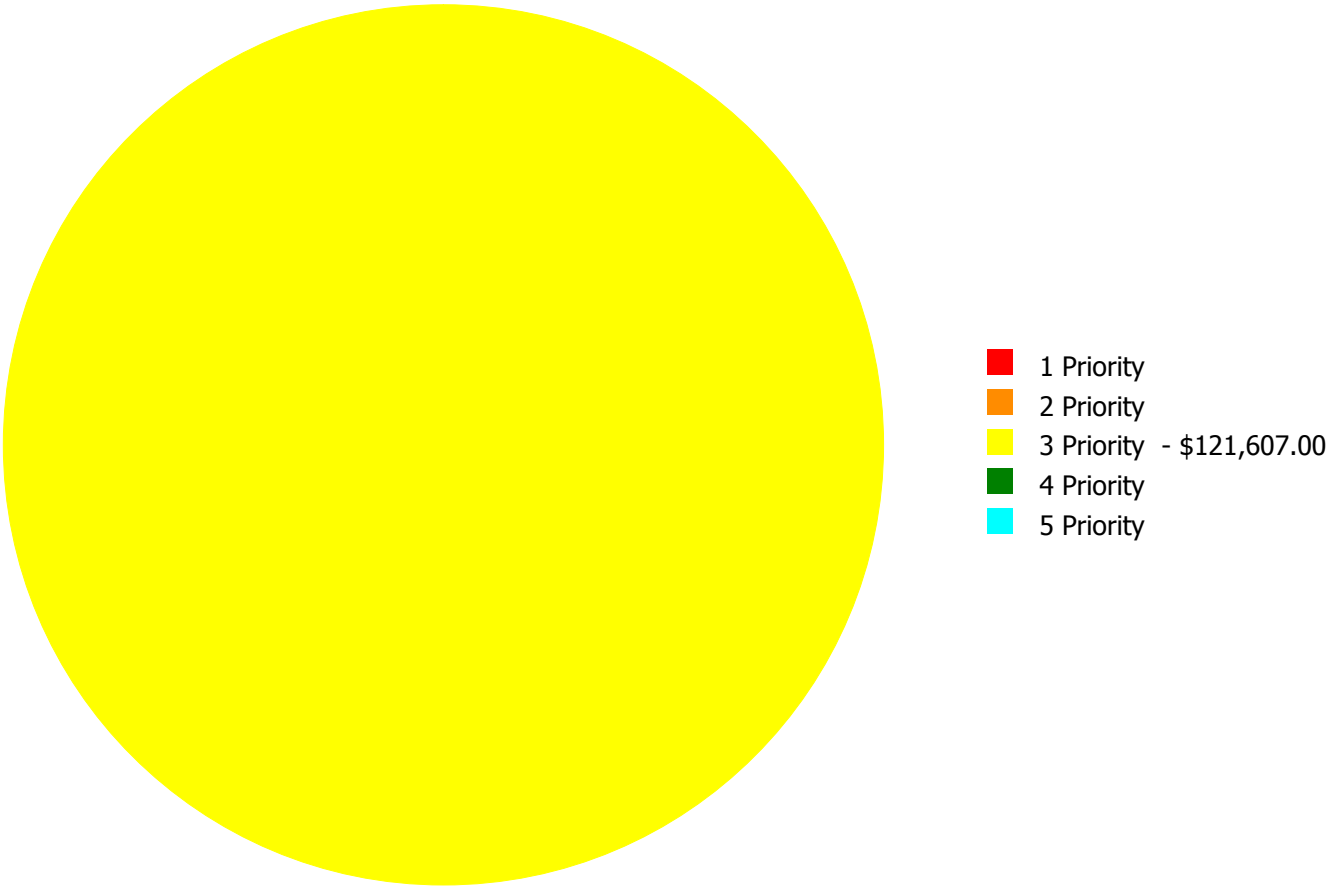
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $121,607.00

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: $121,607.00

Deficiency By Priority Investment Table

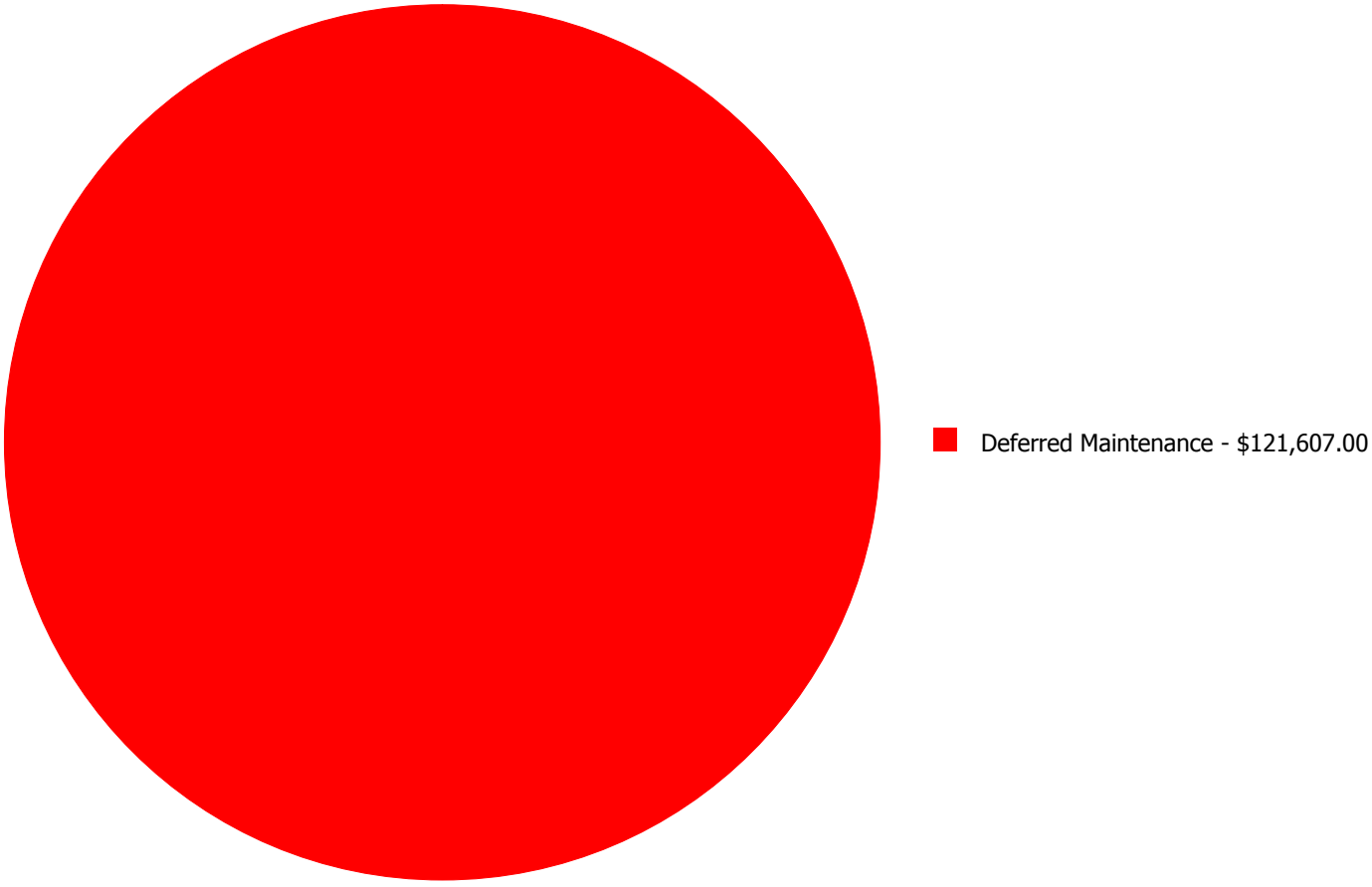
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C1030	Fittings	$0.00	$0.00	$41,579.00	$0.00	$0.00	$41,579.00
E2010	Fixed Furnishings	$0.00	$0.00	$80,028.00	$0.00	$0.00	$80,028.00
	Total:	$0.00	$0.00	$121,607.00	$0.00	$0.00	$121,607.00

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: $121,607.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 13,548.00
Unit of Measure: S.F.
Estimate: $41,579.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Fittings throughout the building, such as toilet partitions and signage, have some deterioration due to age and use, and should be scheduled for replacement.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 13,548.00
Unit of Measure: S.F.
Estimate: $80,028.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The fixed furnishings are beyond their expected service life, deteriorated due to age and use, 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:	Charter
Gross Area (SF):	400
Year Built:	1997
Last Renovation:	
Replacement Value:	$56,808
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	46.22 %
FCA Score:	100.00

Description:

The 1997 enclosed walkway at DeKalb Preparatory Academy Charter at Glen Haven is a one-story building located at 1402 Austin Drive in Decatur, Georgia. There have been no major renovations to this addition, which connects the main building with the media center and provides weather protection for the students. 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	82.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.25 %	0.00 %	$0.00
B30 - Roofing	28.00 %	0.00 %	$0.00
C10 - Interior Construction	23.84 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	41.83 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D30 - HVAC	36.56 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	40.00 %	0.00 %	$0.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**46.22 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Feb 10, 2011

2). West Elevation - Feb 10, 2011

3). West Elevation - Feb 10, 2011

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	400	100	1997	2097		82.00 %	0.00 %	82			$2,596
A1020	Special Foundations	$4.46	S.F.	0	100	1997	2097		82.00 %	0.00 %	82			$0
A1030	Slab on Grade	$7.09	S.F.	400	100	1997	2097		82.00 %	0.00 %	82			$2,836
A2010	Basement Excavation	$0.26	S.F.	0	100	1997	2097		82.00 %	0.00 %	82			$0
A2020	Basement Walls	$6.13	S.F.	0	100	1997	2097		82.00 %	0.00 %	82			$0
B1010	Floor Construction	$15.61	S.F.	0	100	1997	2097		82.00 %	0.00 %	82			$0
B1020	Roof Construction	$5.34	S.F.	400	100	1997	2097		82.00 %	0.00 %	82			$2,136
B2010	Exterior Walls	$16.02	S.F.	400	60	1997	2057		70.00 %	0.00 %	42			$6,408
B2020	Exterior Windows	$6.79	S.F.	400	30	1997	2027		40.00 %	0.00 %	12			$2,716
B2030	Exterior Doors	$0.92	S.F.	400	30	1997	2027		40.00 %	0.00 %	12			$368
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	1997	2007		0.00 %	0.00 %	-8			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	400	25	1997	2022		28.00 %	0.00 %	7			$8,280
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1997	2012		0.00 %	0.00 %	-3			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1997	2072		76.00 %	0.00 %	57			$0
B3020	Roof Openings	$0.63	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
C1010	Partitions	$7.01	S.F.	0	40	1997	2037		55.00 %	0.00 %	22			$0
C1020	Interior Doors	$2.39	S.F.	400	30	1997	2027		40.00 %	0.00 %	12			$956
C1030	Fittings	$2.79	S.F.	400	20	1997	2017		10.00 %	0.00 %	2			$1,116
C2010	Stair Construction	$1.81	S.F.	0	100	1997	2097		82.00 %	0.00 %	82			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	400	10	2009	2019		40.00 %	0.00 %	4			$772
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1997	2007		0.00 %	0.00 %	-8			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	0	8	1997	2005		0.00 %	0.00 %	-10			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	400	50	1997	2047		64.00 %	0.00 %	32			$5,796
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	1997	2047		64.00 %	0.00 %	32			$0
C3020	Floor Finishes - VCT	$9.54	S.F.		20	1997	2017		10.00 %	0.00 %	2			$0
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1997	2017		10.00 %	0.00 %	2			$0
C3030	Ceiling Finishes	$9.98	S.F.	400	20	1997	2017		10.00 %	0.00 %	2			$3,992
D1010	Elevators and Lifts	$1.17	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
D2010	Plumbing Fixtures	$17.66	S.F.	0	20	1997	2017		10.00 %	0.00 %	2			$0
D2020	Domestic Water Distribution	$3.99	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
D2030	Sanitary Waste	$3.41	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
D2040	Rain Water Drainage	$0.98	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0

School Assessment Report - 1997 Enclosed Walkway

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
D3020	Heat Generating Systems	$4.55	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
D3030	Cooling Generating Systems	$4.73	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
D3040	Distribution & Exhaust Systems	$27.81	S.F.	400	30	1997	2027		40.00 %	0.00 %	12			$11,124
D3050	Terminal & Package Units	$0.00	S.F.	0	15				0.00 %	0.00 %				$0
D3060	Controls & Instrumentation	$3.60	S.F.	400	20	1997	2017		10.00 %	0.00 %	2			$1,440
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
D4010	Sprinklers	$4.75	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
D4020	Standpipes	$0.51	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	0	30	1997	2027		40.00 %	0.00 %	12			$0
D5020	Branch Wiring	$6.78	S.F.	400	30	1997	2027		40.00 %	0.00 %	12			$2,712
D5020	Lighting	$8.90	S.F.	400	30	1997	2027		40.00 %	0.00 %	12			$3,560
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	0	10	1997	2007		0.00 %	0.00 %	-8			$0
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	0	10	1997	2007		0.00 %	0.00 %	-8			$0
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	0	10	1997	2007		0.00 %	0.00 %	-8			$0
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	0	15	1997	2012		0.00 %	0.00 %	-3			$0
E1020	Institutional Equipment	$0.40	S.F.	0	20	1997	2017		10.00 %	0.00 %	2			$0
E1090	Other Equipment	$8.75	S.F.	0	20	1997	2017		10.00 %	0.00 %	2			$0
E2010	Fixed Furnishings	$5.37	S.F.	0	20	1997	2017		10.00 %	0.00 %	2			$0
F1010	Special Structures - Canopies	$1.61	S.F.	0	25	1997	2022		28.00 %	0.00 %	7			$0
								Total	**46.22 %**					**$56,808**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$7,642**	**$0**	**$956**	**$0**	**$0**	**$11,202**	**$0**	**$0**	**$0**	**$19,799**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$11,202	$0	$0	$0	**$11,202**
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**

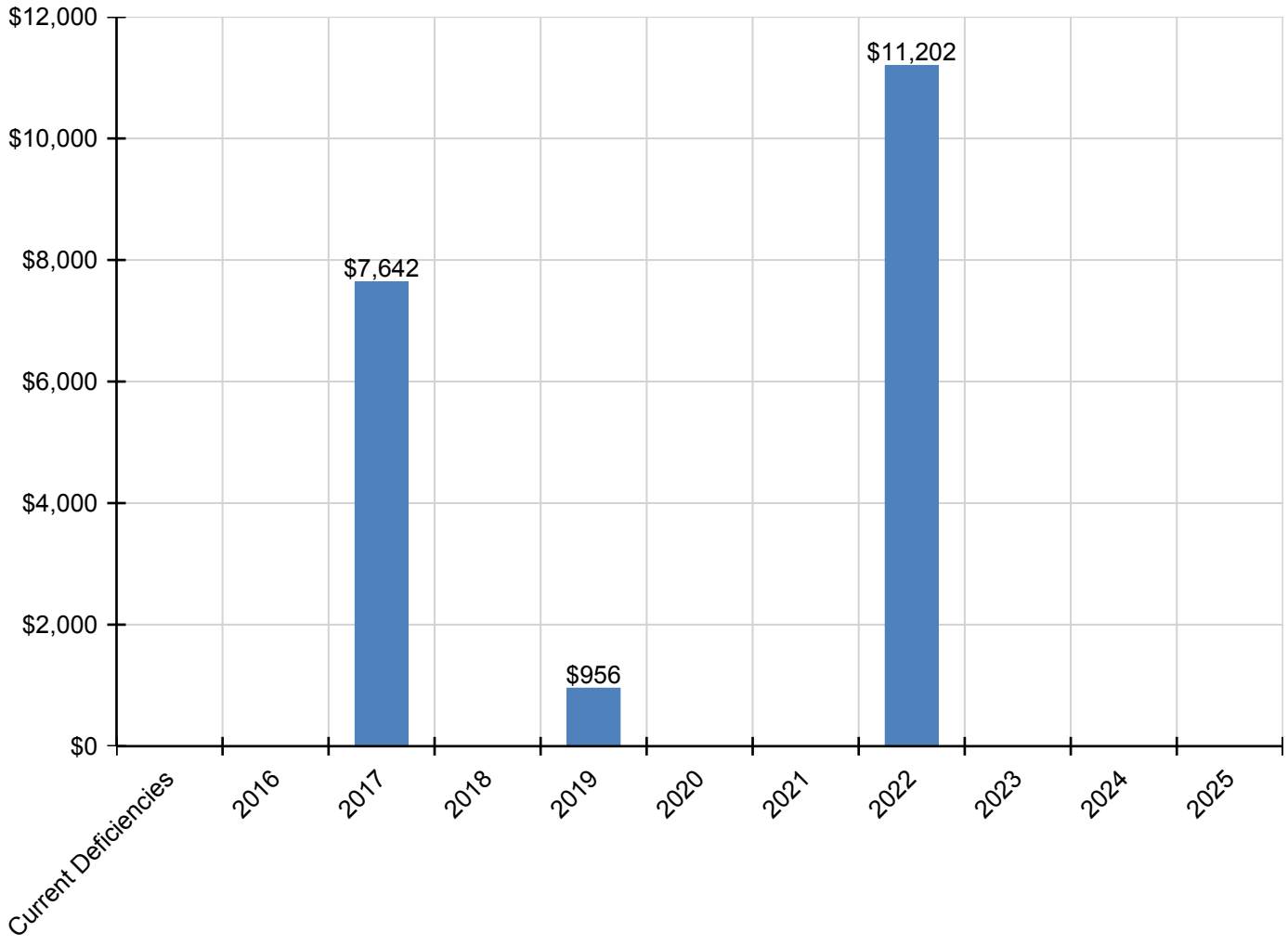
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$1,303	$0	$0	$0	$0	$0	$0	$0	$0	**$1,303**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$956	$0	$0	$0	$0	$0	$0	**$956**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$4,658	$0	$0	$0	$0	$0	$0	$0	$0	**$4,658**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$1,680	$0	$0	$0	$0	$0	$0	$0	$0	**$1,680**
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 - Clock & PA Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	Charter
Gross Area (SF):	5,478
Year Built:	2003
Last Renovation:	
Replacement Value:	$910,306
Repair Cost:	$78,697.00
Total FCI:	8.65 %
Total RSLI:	63.37 %
FCA Score:	91.35

Description:

The 2003 gymnasium at DeKalb Preparatory Academy Charter at Glen Haven is a one-story building located at 1402 Austin Drive in Decatur, Georgia. There have been no additions or major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2040	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	88.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.16 %	0.00 %	$0.00
B30 - Roofing	60.00 %	0.00 %	$0.00
C10 - Interior Construction	62.86 %	0.00 %	$0.00
C30 - Interior Finishes	61.14 %	8.34 %	$8,496.00
D20 - Plumbing	60.19 %	0.00 %	$0.00
D30 - HVAC	30.85 %	53.04 %	$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	44.11 %	0.00 %	$0.00
Totals:	**63.37 %**	**8.65 %**	**$78,697.00**

Photo Album

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

1). South Elevation - Feb 10, 2011

2). West Elevation - Feb 10, 2011

3). North Elevation - Feb 10, 2011

4). East Elevation - Feb 10, 2011

5). East Elevation - Feb 10, 2011

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.34	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$51,165
A1030	Slab on Grade	$6.21	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$34,018
B1020	Roof Construction	$21.36	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$117,010
B2010	Exterior Walls	$19.80	S.F.	5,478	60	2003	2063		80.00 %	0.00 %	48			$108,464
B2030	Exterior Doors	$2.01	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$11,011
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$65,243
C1010	Partitions	$12.78	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$70,009
C1020	Interior Doors	$4.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$18,954
C3010	Wall Finishes - Ceramic	$6.65	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
C3010	Wall Finishes - Paint	$1.41	S.F.	5,478	10	2003	2013		0.00 %	109.99 %	-2		$8,496.00	$7,724
C3020	Floor Finishes - Ceramic Tile	$6.67	S.F.	274	50	2003	2053		76.00 %	0.00 %	38			$1,828
C3020	Floor Finishes - Neoprene	$14.46	S.F.	4,656	50	2003	2053		76.00 %	0.00 %	38			$67,326
C3020	Floor Finishes - VCT	$5.01	S.F.	274	15	2003	2018		20.00 %	0.00 %	3			$1,373
C3030	Ceiling Finishes	$4.31	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$23,610
D2010	Plumbing Fixtures	$9.66	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$52,917
D2020	Domestic Water Distribution	$5.85	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$32,046
D2030	Sanitary Waste	$0.87	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$4,766
D2040	Rain Water Drainage	$0.22	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$1,753
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$67,106
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	2003	2018	2015	0.00 %	110.00 %	0		$70,201.00	$63,819
D3060	Controls & Instrumentation	$0.26	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$1,424
D4010	Sprinklers	$3.84	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$28,705
D5020	Lighting	$5.24	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$28,705
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$11,668
D5030	Communications and Security - Public Address & Clock System	$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$4,821
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$4,821
								Total	**63.37 %**	**8.65 %**			**$78,697.00**	**$910,306**

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%

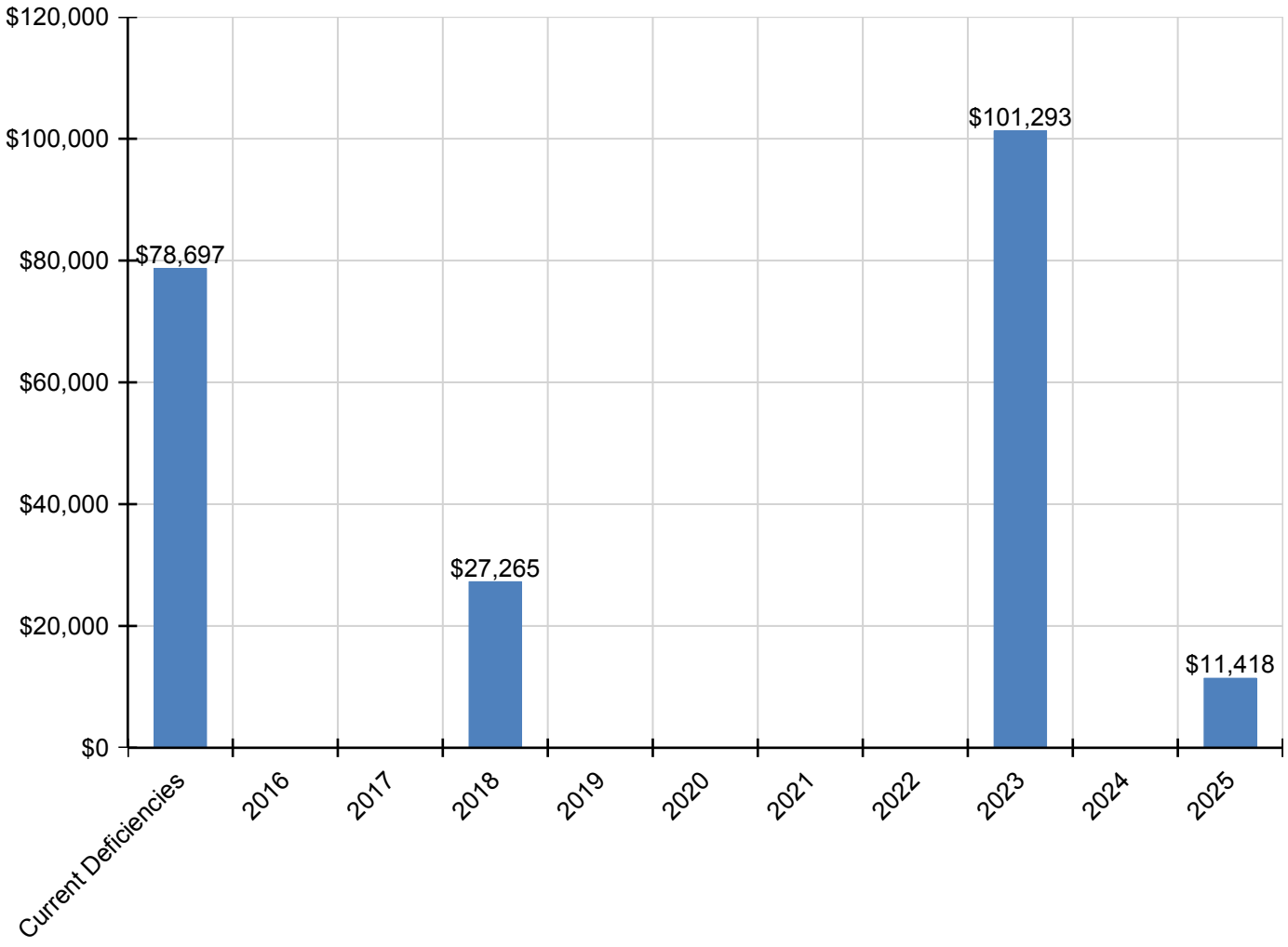
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$78,697**	**$0**	**$0**	**$27,265**	**$0**	**$0**	**$0**	**$0**	**$101,293**	**$0**	**$11,418**	**$218,673**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$26,411	$0	$0	**$26,411**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$8,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,418	**$19,914**
C3020 - Floor Finishes - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Neoprene	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$1,650	$0	$0	$0	$0	$0	$0	$0	**$1,650**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$32,899	$0	$0	**$32,899**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$70,201	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,201**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$1,985	$0	$0	**$1,985**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$39,998	$0	$0	**$39,998**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$14,025	$0	$0	$0	$0	$0	$0	$0	**$14,025**
D5030 - Communications and Security - Public Address & Clock System	$0	$0	$0	$5,795	$0	$0	$0	$0	$0	$0	$0	**$5,795**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$5,795	$0	$0	$0	$0	$0	$0	$0	**$5,795**

** Indicates non-renewable system*

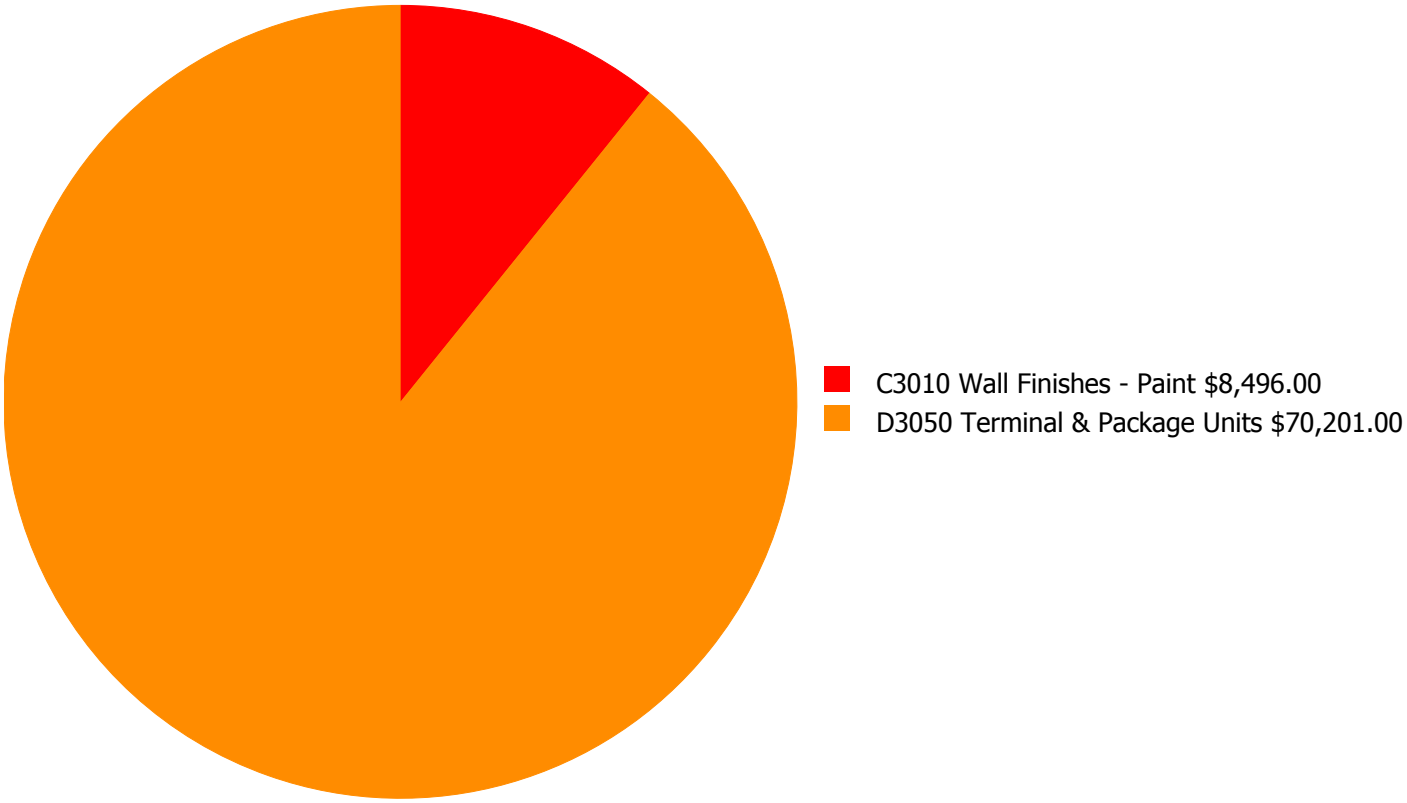
Forecasted Capital Renewal Requirement

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

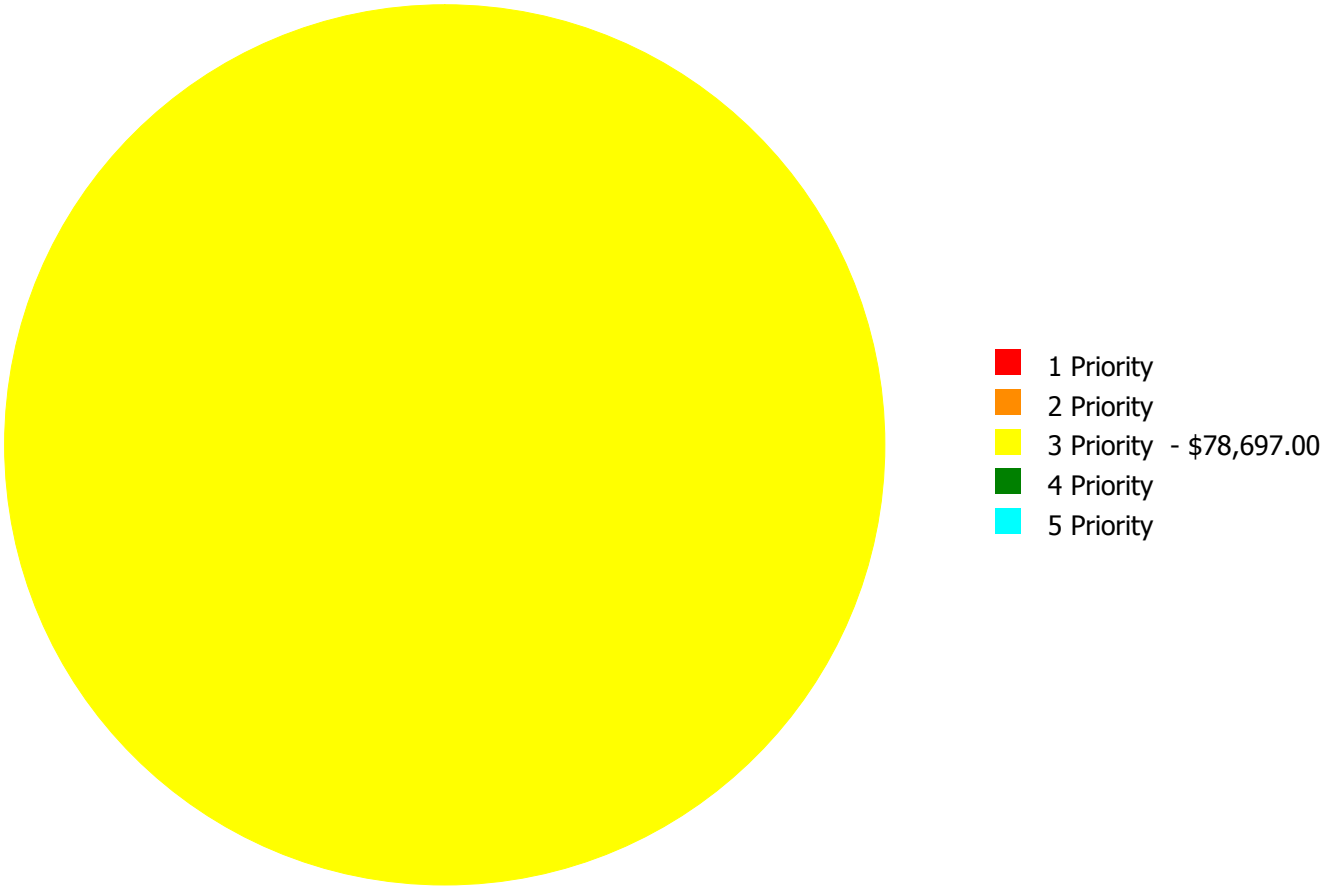
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $78,697.00

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: $78,697.00

Deficiency By Priority Investment Table

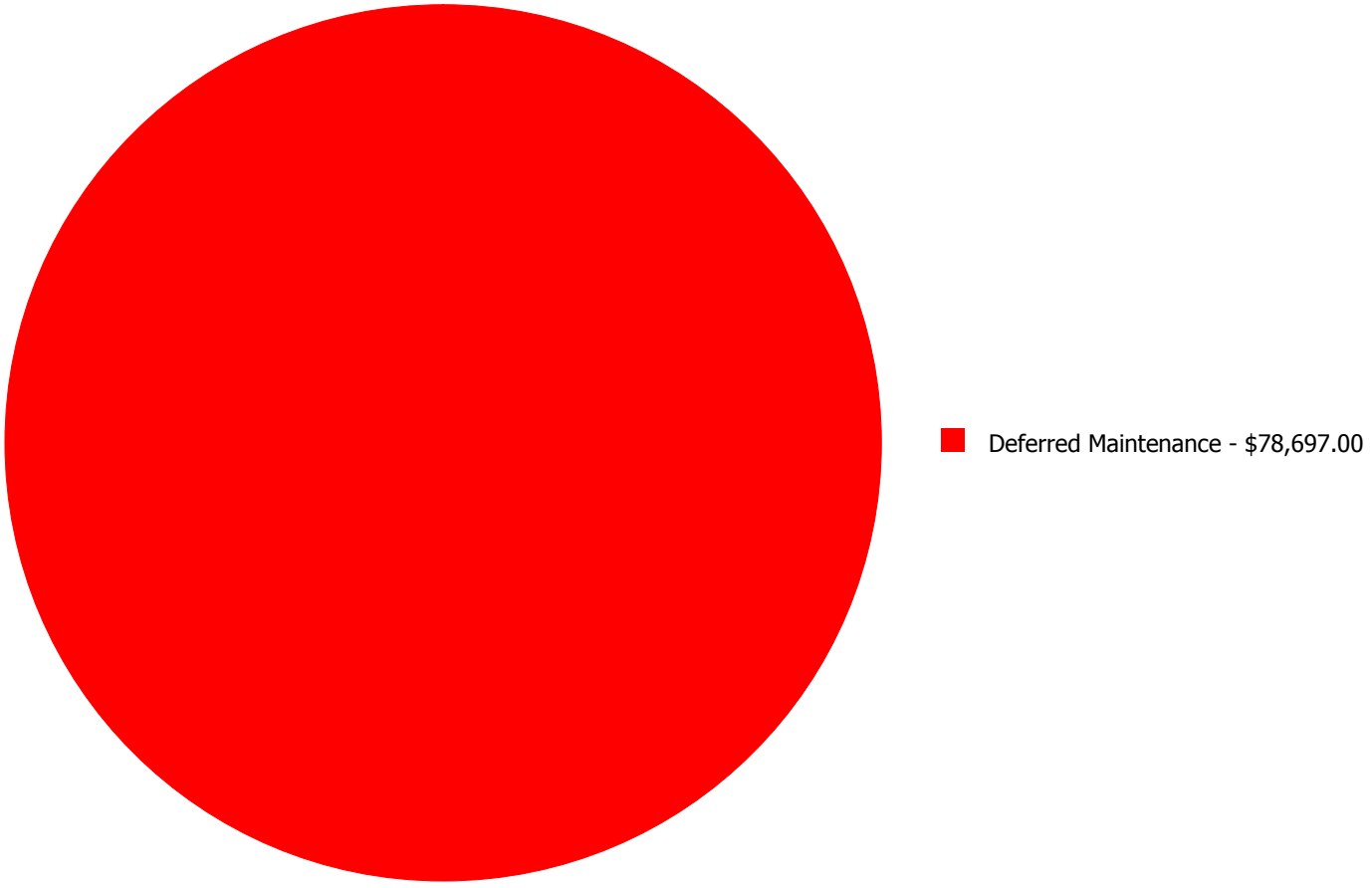
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C3010	Wall Finishes - Paint	$0.00	$0.00	$8,496.00	$0.00	$0.00	$8,496.00
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
	Total:	$0.00	$0.00	$78,697.00	$0.00	$0.00	$78,697.00

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:



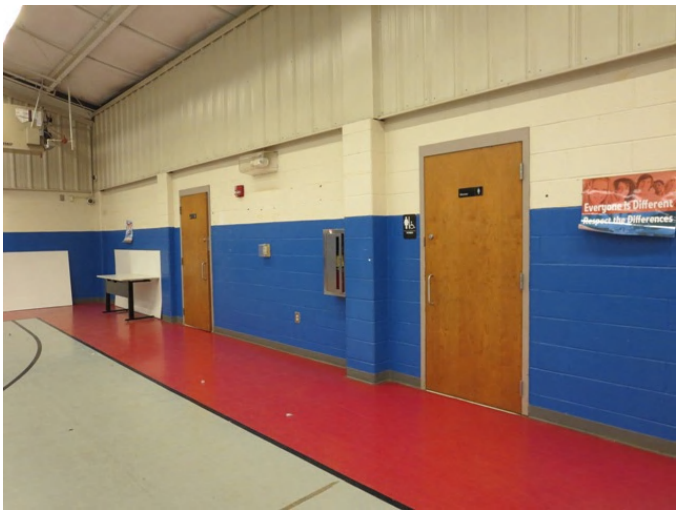
Budget Estimate Total: $78,697.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,478.00
Unit of Measure: S.F.
Estimate: $8,496.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Painted wall finishes are beyond their expected service life, have some deterioration due to age and use, and should be renewed.

System: D3050 - Terminal & Package Units

Location: Gym
Distress: Missing
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,478.00
Unit of Measure: S.F.
Estimate: $70,201.00
Assessor Name: Ben Nixon
Date Created: 06/03/2015

Notes: The gym is not air conditioned. Adding air conditioning to the building is recommended.

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:	Charter
Gross Area (SF):	67,052
Year Built:	1943
Last Renovation:	
Replacement Value:	$1,433,060
Repair Cost:	$551,030.89
Total FCI:	38.45 %
Total RSLI:	9.16 %
FCA Score:	61.55

Description:

The DeKalb Preparatory Academy Charter at Glen Haven site was originally constructed in 1943, has a total area of 9.3 acres, and is occupied by approximately 67,052 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, playing field, playgrounds, retaining wall and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1250

Condition Summary

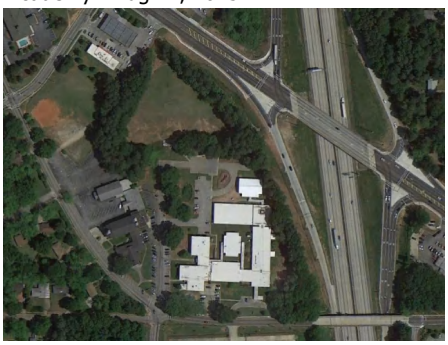
The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	11.53 %	55.69 %	$416,792.79
G30 - Site Mechanical Utilities	8.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	4.04 %	54.40 %	$134,238.10
Totals:	**9.16 %**	**38.45 %**	**$551,030.89**

Photo Album

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

1). Aerial Image of DeKalb Preparatory Academy - Aug 24, 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.	24,642	25	1969	1994		0.00 %	110.00 %	-21		$140,139.05	$127,399
G2020	Parking Lots	$4.56	S.F.	12,493	25	1969	1994		0.00 %	110.00 %	-21		$62,664.89	$56,968
G2030	Pedestrian Paving	$1.50	S.F.	67,052	30	1969	1999		0.00 %	110.00 %	-16		$110,635.80	$100,578
G2040	Baseball Field	$8.35	S.F.		20				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.		25				0.00 %	0.00 %				$0
G2040	Covered Walkways 1980	$16.47	S.F.	2,000	25	1980	2005		0.00 %	110.00 %	-10		$36,234.00	$32,940
G2040	Covered Walkways 2003	$16.47	S.F.	576	25	2003	2028	2018	12.00 %	0.00 %	3			$9,487
G2040	Fencing & Guardrails	$0.91	S.F.	67,052	30	1969	1999		0.00 %	110.00 %	-16		$67,119.05	$61,017
G2040	Football Field	$5.85	S.F.		20				0.00 %	0.00 %				$0
G2040	Hard Surface Play Area	$6.26	S.F.		20				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	67,052	20	1969	1989	2020	25.00 %	0.00 %	5			$262,844
G2040	Soccer/Lacross Field	$5.00	S.F.		20				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		20				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.		20				0.00 %	0.00 %				$0
G2040	Track	$7.04	S.F.		10				0.00 %	0.00 %				$0
G2050	Landscaping	$1.45	S.F.	67,052	15	2003	2018		20.00 %	0.00 %	3			$97,225
G3010	Water Supply	$1.83	S.F.	67,052	50	1969	2019		8.00 %	0.00 %	4			$122,705
G3020	Sanitary Sewer	$1.15	S.F.	67,052	50	1969	2019		8.00 %	0.00 %	4			$77,110
G3030	Storm Sewer	$3.55	S.F.	67,052	50	1969	2019		8.00 %	0.00 %	4			$238,035
G3060	Fuel Distribution	$0.78	S.F.		40	1969	2009		0.00 %	0.00 %	-6			$0
G4010	Electrical Distribution	$1.86	S.F.	67,052	50	1969	2019		8.00 %	0.00 %	4			$124,717
G4020	Site Lighting	$1.15	S.F.	67,052	30	1969	1999		0.00 %	110.00 %	-16		$84,820.78	$77,110
G4030	Site Communications & Security	$0.67	S.F.	67,052	10	1969	1979		0.00 %	110.00 %	-36		$49,417.32	$44,925
								Total	**9.16 %**	**38.45 %**			**$551,030.89**	**$1,433,060**

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.

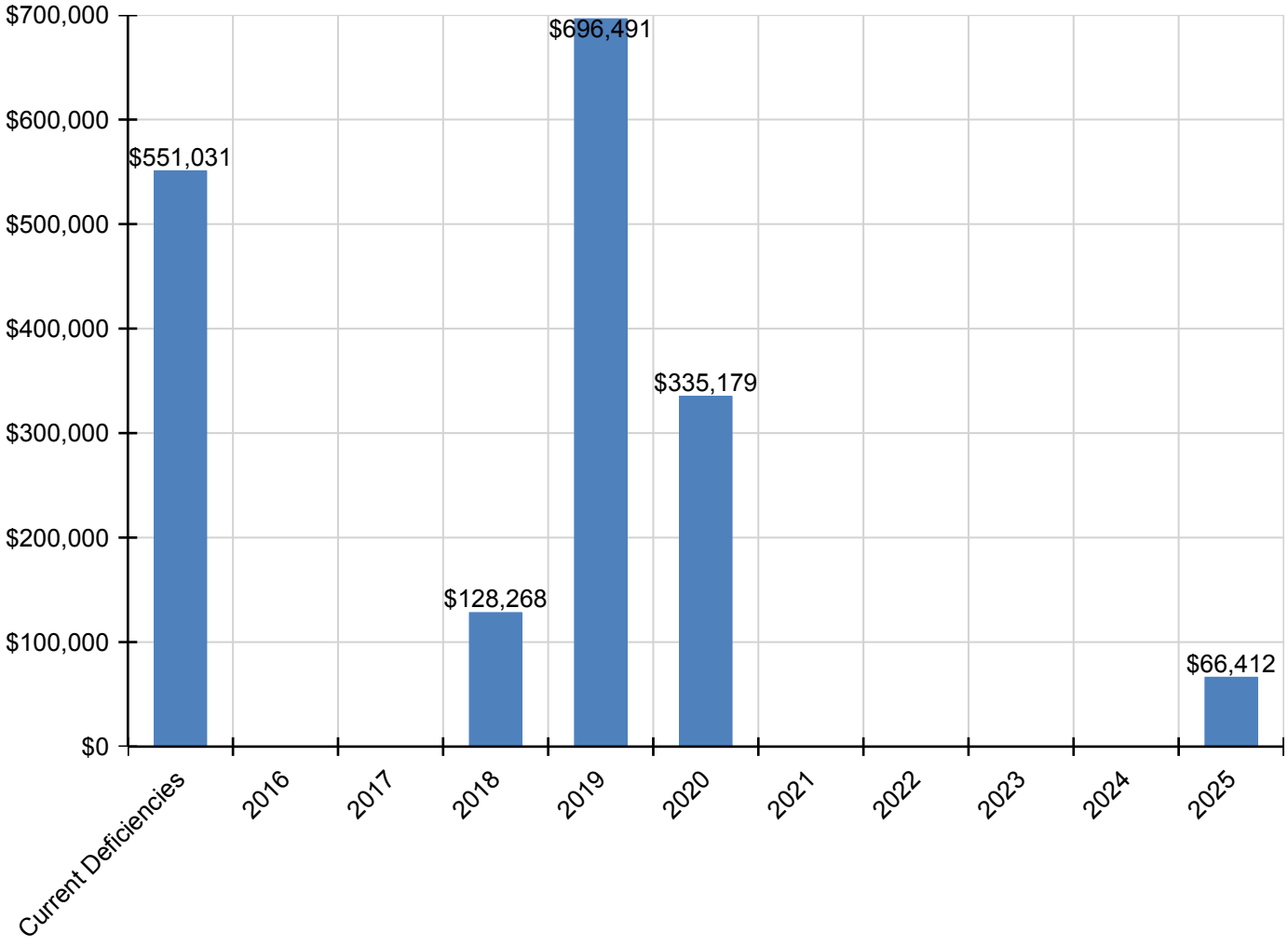
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$551,031**	**$0**	**$0**	**$128,268**	**$696,491**	**$335,179**	**$0**	**$0**	**$0**	**$0**	**$66,412**	**$1,777,380**
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	$140,139	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$140,139**
G2020 - Parking Lots	$62,665	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,665**
G2030 - Pedestrian Paving	$110,636	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$110,636**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways 1980	$36,234	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,234**
G2040 - Covered Walkways 2003	$0	$0	$0	$11,403	$0	$0	$0	$0	$0	$0	$0	**$11,403**
G2040 - Fencing & Guardrails	$67,119	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$67,119**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$335,179	$0	$0	$0	$0	$0	**$335,179**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$0	$0	$0	$116,865	$0	$0	$0	$0	$0	$0	$0	**$116,865**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$151,917	$0	$0	$0	$0	$0	$0	**$151,917**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$95,467	$0	$0	$0	$0	$0	$0	**$95,467**
G3030 - Storm Sewer	$0	$0	$0	$0	$294,701	$0	$0	$0	$0	$0	$0	**$294,701**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$154,406	$0	$0	$0	$0	$0	$0	**$154,406**
G4020 - Site Lighting	$84,821	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,821**
G4030 - Site Communications & Security	$49,417	$0	$0	$0	$0	$0	$0	$0	$0	$0	$66,412	**$115,830**

** Indicates non-renewable system*

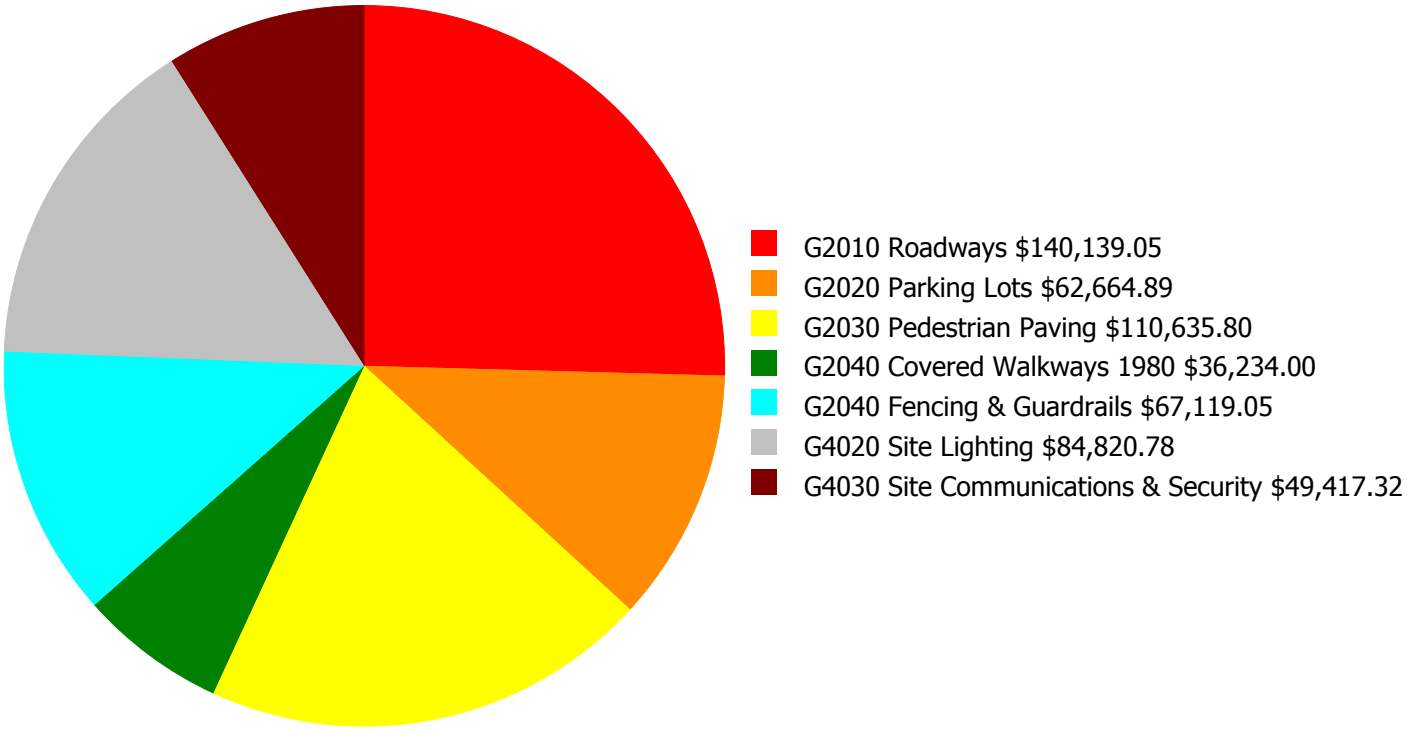
Forecasted Capital Renewal Requirement

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

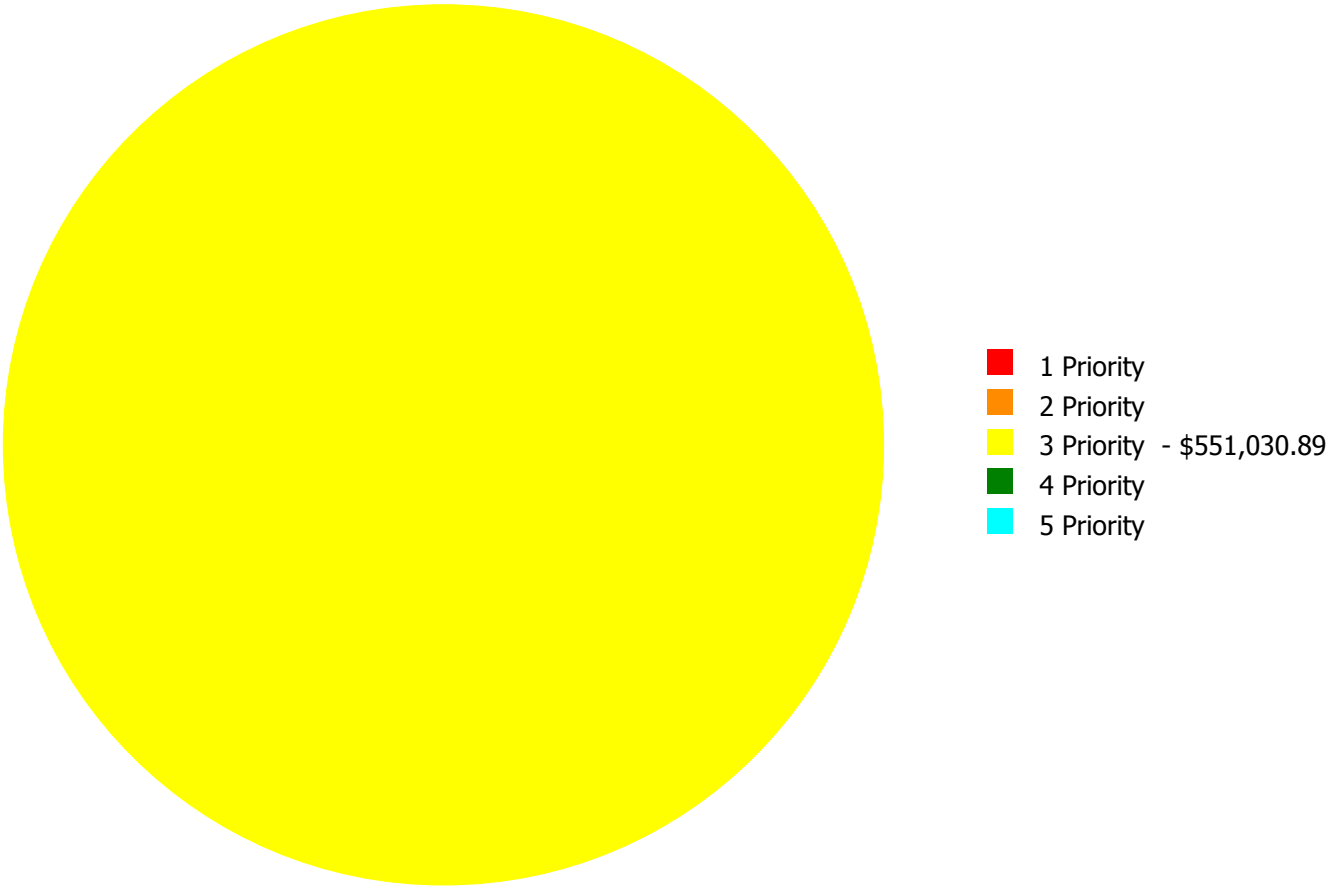
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $551,030.89

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: $551,030.89

Deficiency By Priority Investment Table

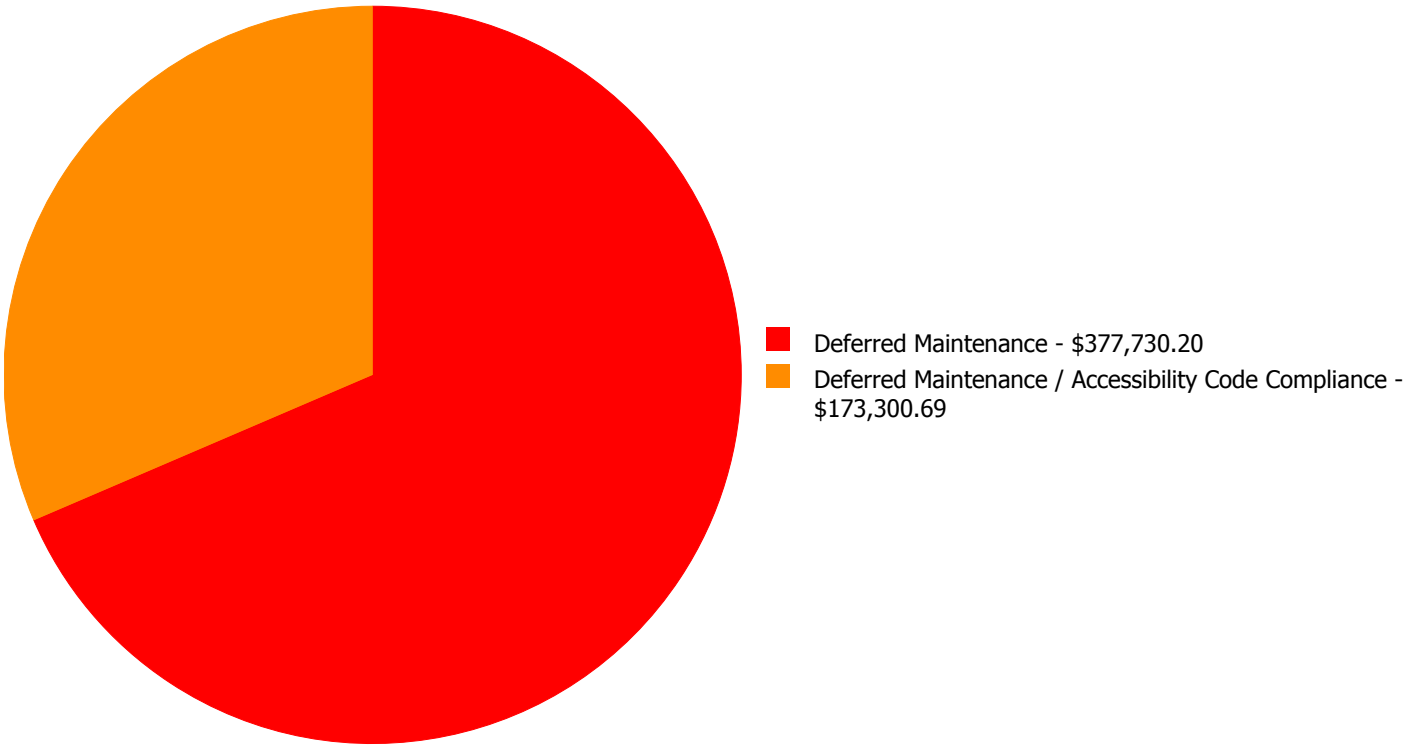
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$140,139.05	$0.00	$0.00	$140,139.05
G2020	Parking Lots	$0.00	$0.00	$62,664.89	$0.00	$0.00	$62,664.89
G2030	Pedestrian Paving	$0.00	$0.00	$110,635.80	$0.00	$0.00	$110,635.80
G2040	Covered Walkways 1980	$0.00	$0.00	$36,234.00	$0.00	$0.00	$36,234.00
G2040	Fencing & Guardrails	$0.00	$0.00	$67,119.05	$0.00	$0.00	$67,119.05
G4020	Site Lighting	$0.00	$0.00	$84,820.78	$0.00	$0.00	$84,820.78
G4030	Site Communications & Security	$0.00	$0.00	$49,417.32	$0.00	$0.00	$49,417.32
	Total:	$0.00	$0.00	$551,030.89	$0.00	$0.00	$551,030.89

Deficiency Summary by Category

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



Budget Estimate Total: $551,030.89

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 24,642.00
Unit of Measure: S.F.
Estimate: $140,139.05
Assessor Name: Eduardo Lopez
Date Created: 05/14/2015

Notes: The roadway serving the facility is aged, has many road cuts and repairs, and should be re-surfaced.

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 12,493.00
Unit of Measure: S.F.
Estimate: $62,664.89
Assessor Name: Sam Mandola
Date Created: 05/14/2015

Notes: The parking lot is aged, has many potholes and reported drainage issues, is not fully ADA compliant, and should be re-surfaced and restriped.

System: G2030 - Pedestrian Paving

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 67,052.00

Unit of Measure: S.F.

Estimate: $110,635.80

Assessor Name: Sam Mandola

Date Created: 05/14/2015

Notes: The pedestrian paving and walkways are aged, damaged, not fully ADA compliant, and should be scheduled for replacement.

System: G2040 - Covered Walkways 1980

Location: Main Entrance and Between Main Building and Media Center

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 2,000.00

Unit of Measure: S.F.

Estimate: $36,234.00

Assessor Name: Eduardo Lopez

Date Created: 05/23/2015

Notes: The covered walkways are beyond their expected service life and should be scheduled for replacement.

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 67,052.00
Unit of Measure: S.F.
Estimate: $67,119.05
Assessor Name: Eduardo Lopez
Date Created: 05/14/2015

Notes: Fencing is beyond its expected service life, damaged in areas, and should be scheduled for replacement.

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 67,052.00
Unit of Measure: S.F.
Estimate: $84,820.78
Assessor Name: Eduardo Lopez
Date Created: 08/19/2015

Notes: Site lighting is beyond its expected service life, inadequate at rear and sides of building, and should be scheduled for replacement.

System: G4030 - Site Communications & Security

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 67,052.00

Unit of Measure: S.F.

Estimate: $49,417.32

Assessor Name: Eduardo Lopez

Date Created: 06/03/2015

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

Glossary

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

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

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

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

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