DeKalb County School District/Education Other

International Student Center (Druid Hills)

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):	47,918
Year Built:	1958
Last Renovation:	
Replacement Value:	$10,578,536
Repair Cost:	$5,241,583.25
Total FCI:	49.55 %
Total RSLI:	16.59 %
FCA Score:	50.45

Description:

The International Student Center (Druid Hills) campus consists of two buildings located at 2383 N. Druid Hills Road in Atlanta, Georgia. The original campus was constructed in 1958, additions to the main school building were constructed in 1960 and 1963, and a gymnasium building was constructed in 2000. In addition to these buildings, the campus contains a storage building and covered walkway. 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 1	Board District:	District 2
DOE Facility:	288	Geographic Region:	Region 2
HS Attendance Area:	Druid Hills HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	3.8		

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.

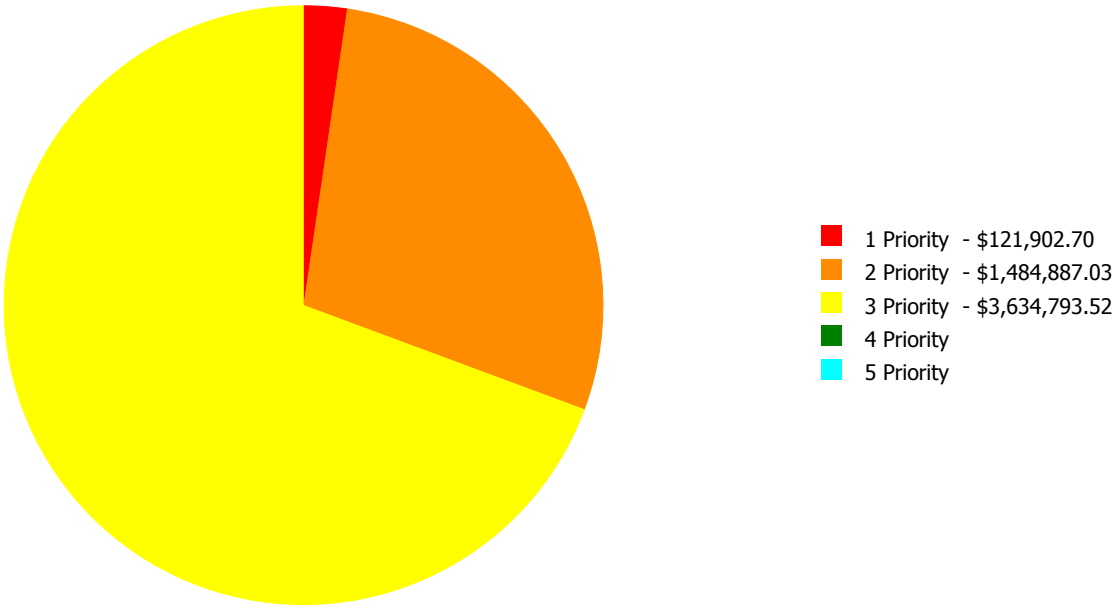
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	50.03 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	53.69 %	0.98 %	$4,416.82
B20 - Exterior Enclosure	10.34 %	36.94 %	$442,432.66
B30 - Roofing	5.53 %	102.60 %	$967,832.08
C10 - Interior Construction	34.88 %	27.43 %	$172,918.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	13.01 %	25.61 %	$393,726.15
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	5.39 %	98.20 %	$837,669.00
D30 - HVAC	15.14 %	29.12 %	$492,993.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	23.49 %	35.65 %	$428,539.00
E10 - Equipment	0.00 %	110.00 %	$507,071.00
E20 - Furnishings	0.00 %	110.00 %	$305,919.00
F10 - Special Construction	43.00 %	0.00 %	$0.00
G20 - Site Improvements	9.48 %	83.93 %	$331,221.20
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$198,188.84
G40 - Site Electrical Utilities	5.46 %	89.97 %	$158,656.50
Totals:	**16.59 %**	**49.55 %**	**$5,241,583.25**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1958, 1960, 1963 Building	42,330	50.09	$42,838.00	$1,357,125.66	$3,045,039.89	$0.00	$0.00
2000 Gym	5,478	11.02	$0.00	$0.00	$104,174.08	$0.00	$0.00
2000 Storage Building	110	51.79	$0.00	$0.00	$4,339.08	$0.00	$0.00
Site	47,918	91.60	$79,064.70	$127,761.37	$481,240.47	$0.00	$0.00
Total:		**49.55**	**$121,902.70**	**$1,484,887.03**	**$3,634,793.52**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $5,241,583.25

Executive Summary

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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:	Education Other
Gross Area (SF):	42,330
Year Built:	1958
Last Renovation:	
Replacement Value:	$8,873,823
Repair Cost:	$4,445,003.55
Total FCI:	50.09 %
Total RSLI:	13.28 %
FCA Score:	49.91

Description:

The main building at International Student Center (Druid Hills) is a one-story building located at 2383 N. Druid Hills Road in Atlanta, Georgia. Originally built in 1958, there have been two additions in 1960 and 1963, 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:	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	43.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	43.00 %	0.79 %	$2,621.03
B20 - Exterior Enclosure	3.14 %	41.15 %	$441,921.37
B30 - Roofing	0.00 %	110.00 %	$963,854.00
C10 - Interior Construction	27.79 %	33.37 %	$172,918.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	12.34 %	27.50 %	$385,140.15
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$837,669.00
D30 - HVAC	14.25 %	27.09 %	$422,792.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	22.34 %	36.28 %	$405,098.00
E10 - Equipment	0.00 %	110.00 %	$507,071.00
E20 - Furnishings	0.00 %	110.00 %	$305,919.00
F10 - Special Construction	43.00 %	0.00 %	$0.00
Totals:	**13.28 %**	**50.09 %**	**$4,445,003.55**

Photo Album

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

1). North Elevation - Apr 30, 2015

2). Northwest Elevation - Apr 30, 2015

3). West Elevation - Courtyard - Apr 30, 2015

4). Southwest Elevation - Apr 30, 2015

5). South Elevation - May 04, 2015

6). East Elevation - May 04, 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.	42,330	100	1958	2058		43.00 %	0.00 %	43			$274,722
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	42,330	100	1958	2058		43.00 %	0.00 %	43			$150,695
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$0.00	S.F.		0				0.00 %	0.00 %			$2,621.03	$0
B1020	Roof Construction	$7.88	S.F.	42,330	100	1958	2058		43.00 %	0.00 %	43			$333,560
B2010	Exterior Walls	$15.93	S.F.	42,330	60	1958	2018		5.00 %	0.35 %	3		$2,366.37	$674,317
B2020	Exterior Windows	$8.60	S.F.	42,330	30	1958	1988		0.00 %	110.00 %	-27		$400,442.00	$364,038
B2030	Exterior Doors	$0.84	S.F.	42,330	30	1958	1988		0.00 %	110.00 %	-27		$39,113.00	$35,557
B3010	Roof Coverings - Asphalt Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	42,330	25	1958	1983		0.00 %	110.00 %	-32		$963,854.00	$876,231
B3010	Roof Coverings - EPDM	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings Standing Seam Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1010	Partitions	$7.91	S.F.	42,330	100	1958	2058		43.00 %	0.00 %	43			$334,830
C1020	Interior Doors	$2.26	S.F.	42,330	30	1958	1988		0.00 %	80.00 %	-27		$76,533.00	$95,666
C1030	Fittings	$2.07	S.F.	42,330	20	1958	1978		0.00 %	110.00 %	-37		$96,385.00	$87,623
C2010	Stair Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$16.26	S.F.	25,398	30	1958	1988	2020	16.67 %	0.00 %	5			$412,971
C3010	Wall Finishes - Paint	$1.93	S.F.	16,932	10	2005	2015	2018	30.00 %	0.00 %	3			$32,679
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	5,185	8	2000	2008		0.00 %	110.00 %	-7		$48,480.00	$44,073
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	1,530	50	1958	2008		0.00 %	110.00 %	-7		$24,387.00	$22,170
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	7,780	50	1958	2008	2020	10.00 %	0.00 %	5			$412,418
C3020	Floor Finishes - VCT	$9.54	S.F.	25,875	15	1958	1973		0.00 %	110.00 %	-42		$271,532.00	$246,848
C3020	Floor Finishes - Wood	$17.83	S.F.	990	50	1958	2008		0.00 %	110.00 %	-7		$19,417.00	$17,652
C3030	Ceiling Finishes	$5.00	S.F.	42,330	20	2000	2020		25.00 %	10.08 %	5		$21,324.15	$211,650
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$8.13	S.F.	42,330	30	1958	1988		0.00 %	110.00 %	-27		$378,557.00	$344,143
D2020	Domestic Water Distribution	$3.84	S.F.	42,330	30	1958	1988		0.00 %	110.00 %	-27		$178,802.00	$162,547
D2030	Sanitary Waste	$4.33	S.F.	42,330	30	1958	1988		0.00 %	110.00 %	-27		$201,618.00	$183,289
D2040	Rain Water Drainage	$0.92	S.F.	42,330	30	1958	1988		0.00 %	110.00 %	-27		$42,838.00	$38,944

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	$0.77	S.F.	42,330	40	1958	1998		0.00 %	110.00 %	-17		$35,854.00	$32,594
D3020	Heat Generating Systems	$4.55	S.F.	42,330	30	1989	2019		13.33 %	0.00 %	4			$192,602
D3030	Cooling Generating Systems	$23.24	S.F.	42,330	25	1995	2020		20.00 %	0.00 %	5			$983,749
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	42,330	30	1958	1988		0.00 %	110.00 %	-27		$256,562.00	$233,238
D3050	Terminal & Package Units	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D3060	Controls & Instrumentation	$3.57	S.F.	42,330	20	1995	2015		0.00 %	110.00 %	0		$166,230.00	$151,118
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D4010	Sprinklers	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	42,330	40	1958	1998		0.00 %	110.00 %	-17		$80,554.00	$73,231
D5020	Branch Wiring	$5.53	S.F.	42,330	30	1958	1988		0.00 %	110.00 %	-27		$257,493.00	$234,085
D5020	Lighting	$8.36	S.F.	42,330	30	1995	2025		33.33 %	0.00 %	10			$353,879
D5030	Communications and Security - Data Systems	$2.79	S.F.	42,330	15	2005	2020		33.33 %	0.00 %	5			$118,101
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	42,330	15	2000	2015		0.00 %	110.00 %	0		$67,051.00	$60,955
D5030	Communications and Security - PA & Clock Systems	$3.33	S.F.	42,330	15	2005	2020		33.33 %	0.00 %	5			$140,959
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	42,330	15	2005	2020		33.33 %	0.00 %	5			$51,219
D5030	Communications and Security - Telephone	$1.99	S.F.	42,330	15	2005	2020		33.33 %	0.00 %	5			$84,237
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1010	Commercial Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1090	Other Equipment - Kitchen Equipment	$10.89	S.F.	42,330	15	1958	1973		0.00 %	110.00 %	-42		$507,071.00	$460,974
E2010	Fixed Furnishings	$6.57	S.F.	42,330	20	1958	1978		0.00 %	110.00 %	-37		$305,919.00	$278,108
F1010	Special Structures - Canopies	$1.61	S.F.	42,330	100	1958	2058		43.00 %	0.00 %	43			$68,151
								Total	**13.28 %**	**50.09 %**			**$4,445,003.55**	**$8,873,823**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$4,445,004**	**$0**	**$0**	**$39,280**	**$238,453**	**$3,032,124**	**$0**	**$0**	**$61,413**	**$0**	**$523,142**	**$8,339,416**
*** 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**	$2,621	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,621**
*** 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**	$2,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,366**
B2020 - Exterior Windows	$400,442	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$400,442**
B2030 - Exterior Doors	$39,113	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,113**
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	$963,854	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$963,854**
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**

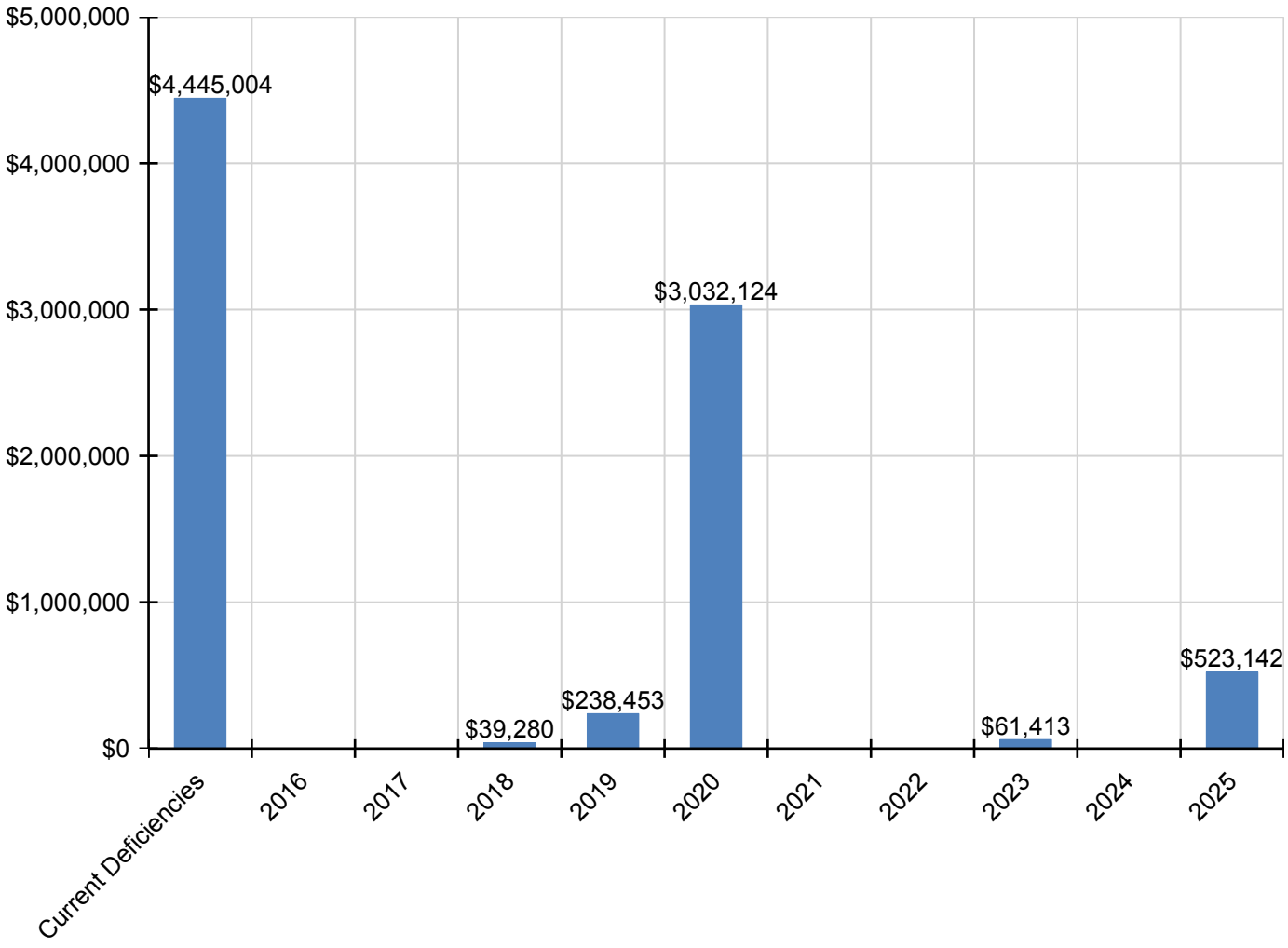
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$76,533	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$76,533**
C1030 - Fittings	$96,385	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,385**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$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	$478,747	$0	$0	$0	$0	$0	**$478,747**
C3010 - Wall Finishes - Paint	$0	$0	$0	$39,280	$0	$0	$0	$0	$0	$0	$0	**$39,280**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$48,480	$0	$0	$0	$0	$0	$0	$0	$61,413	$0	$0	**$109,893**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$24,387	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,387**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$525,916	$0	$0	$0	$0	$0	**$525,916**
C3020 - Floor Finishes - VCT	$271,532	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$271,532**
C3020 - Floor Finishes - Wood	$19,417	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,417**
C3030 - Ceiling Finishes	$21,324	$0	$0	$0	$0	$269,896	$0	$0	$0	$0	$0	**$291,221**
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	$378,557	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$378,557**
D2020 - Domestic Water Distribution	$178,802	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$178,802**
D2030 - Sanitary Waste	$201,618	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$201,618**
D2040 - Rain Water Drainage	$42,838	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,838**
D2090 - Other Plumbing Systems - Natural Gas	$35,854	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,854**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$238,453	$0	$0	$0	$0	$0	$0	**$238,453**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$1,254,478	$0	$0	$0	$0	$0	**$1,254,478**
D3040 - Distribution Systems & Exhaust Systems	$256,562	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$256,562**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$166,230	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,230**
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	$80,554	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,554**
D5020 - Branch Wiring	$257,493	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$257,493**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$523,142	**$523,142**
D5030 - Communications and Security - Data Systems	$0	$0	$0	$0	$0	$150,602	$0	$0	$0	$0	$0	**$150,602**
D5030 - Communications and Security - Fire Alarm	$67,051	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$67,051**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$179,751	$0	$0	$0	$0	$0	**$179,751**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$65,315	$0	$0	$0	$0	$0	**$65,315**
D5030 - Communications and Security - Telephone	$0	$0	$0	$0	$0	$107,418	$0	$0	$0	$0	$0	**$107,418**
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	$507,071	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$507,071**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$305,919	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$305,919**
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*

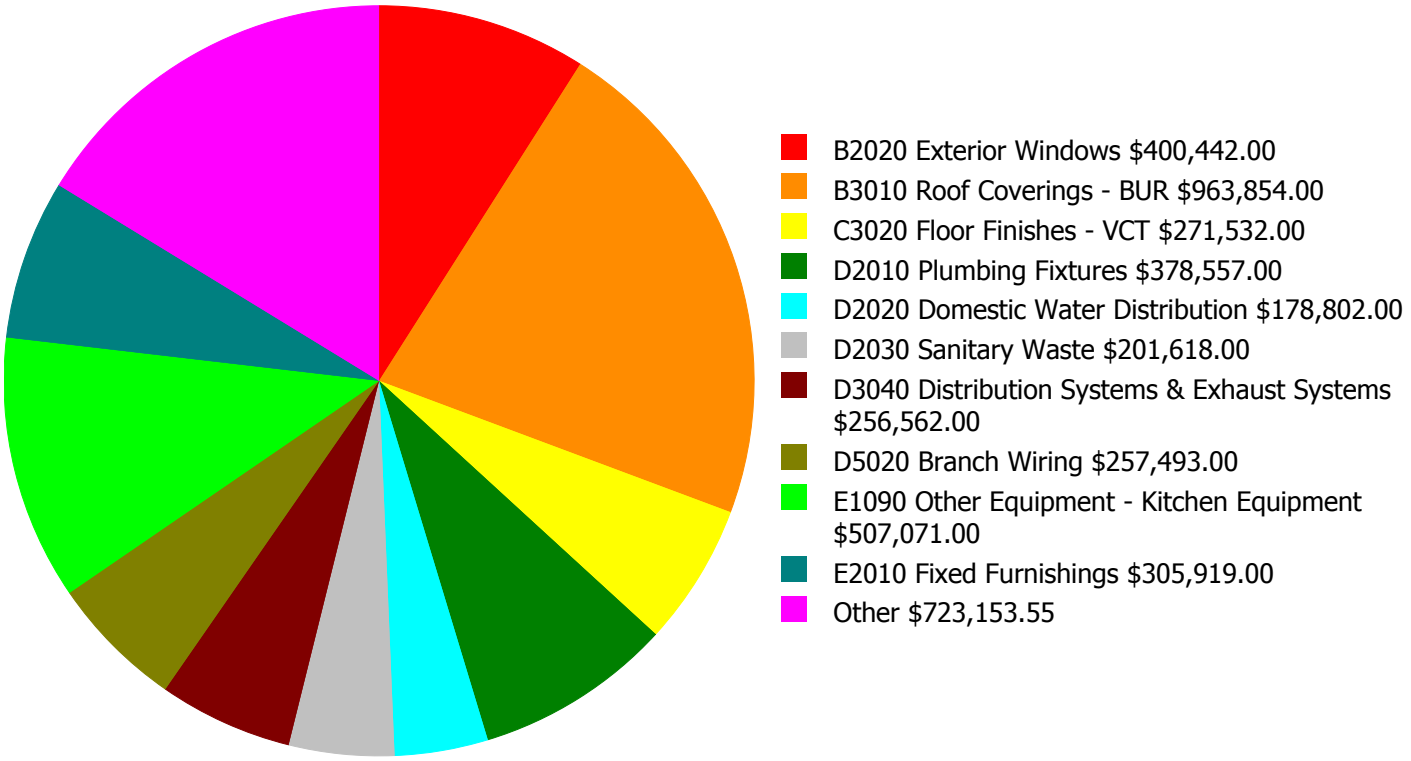
Forecasted Capital Renewal Requirement

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

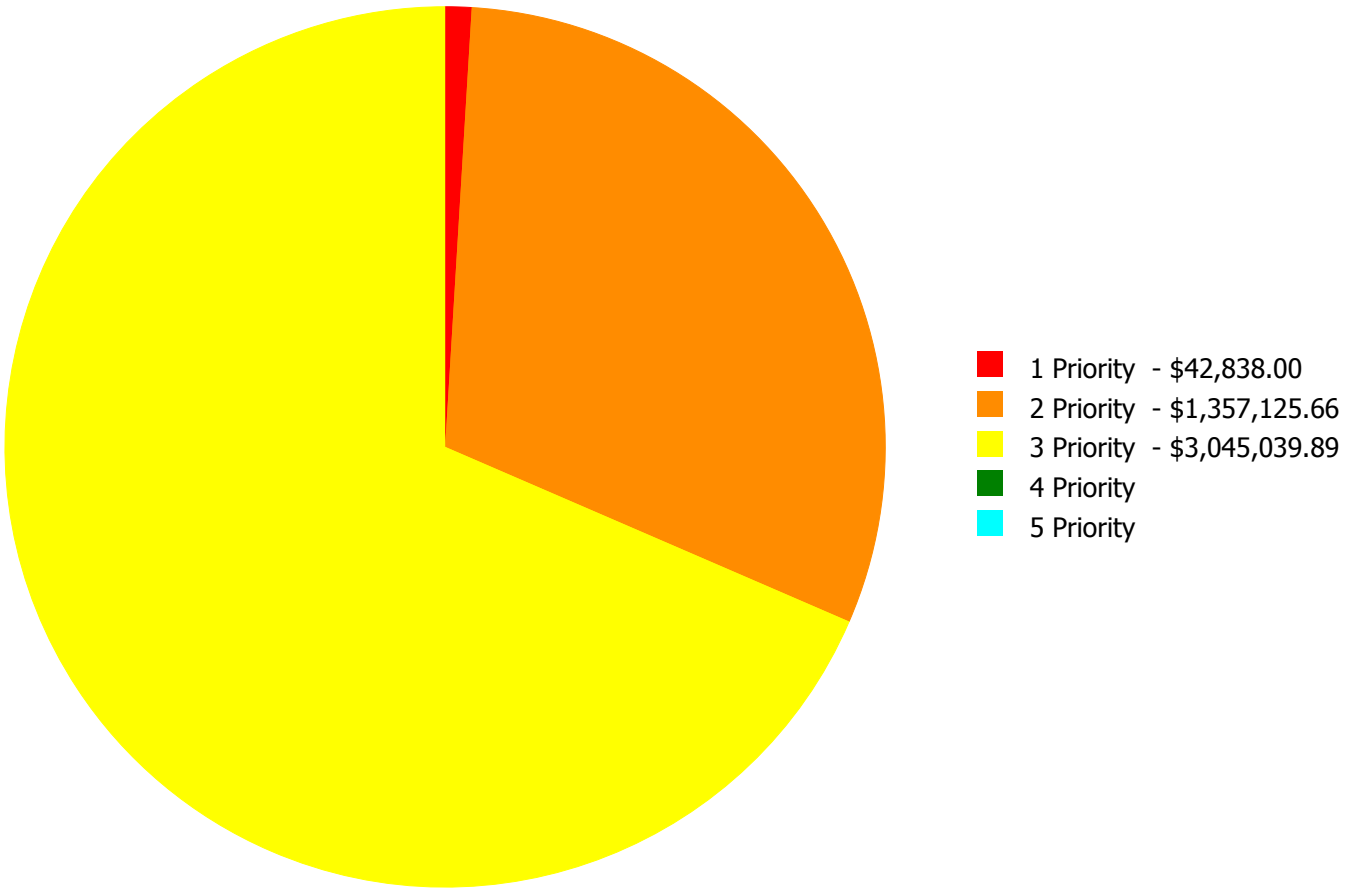
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $4,445,003.55

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: $4,445,003.55

Deficiency By Priority Investment Table

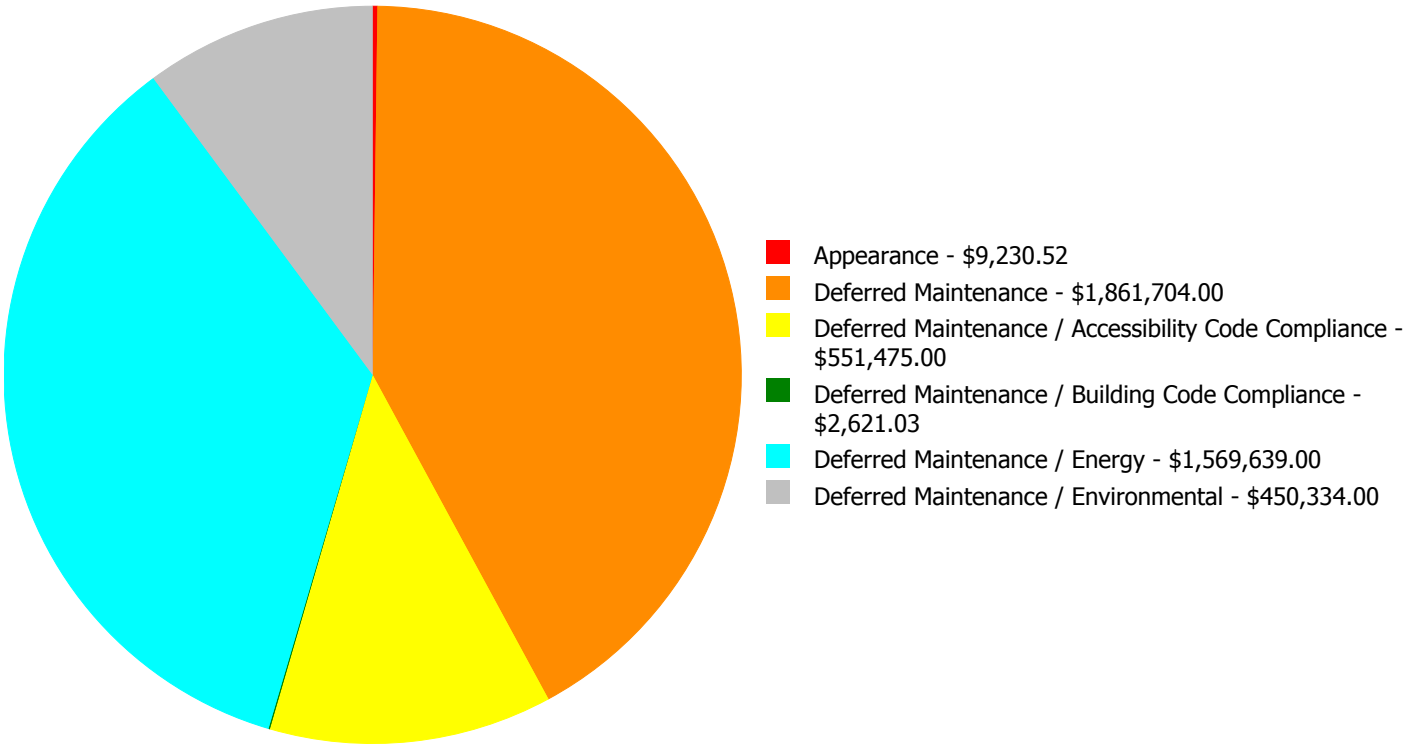
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B1010	Floor Construction	$0.00	$2,621.03	$0.00	$0.00	$0.00	$2,621.03
B2010	Exterior Walls	$0.00	$0.00	$2,366.37	$0.00	$0.00	$2,366.37
B2020	Exterior Windows	$0.00	$0.00	$400,442.00	$0.00	$0.00	$400,442.00
B2030	Exterior Doors	$0.00	$0.00	$39,113.00	$0.00	$0.00	$39,113.00
B3010	Roof Coverings - BUR	$0.00	$963,854.00	$0.00	$0.00	$0.00	$963,854.00
C1020	Interior Doors	$0.00	$0.00	$76,533.00	$0.00	$0.00	$76,533.00
C1030	Fittings	$0.00	$0.00	$96,385.00	$0.00	$0.00	$96,385.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$48,480.00	$0.00	$0.00	$48,480.00
C3020	Floor Finishes - Ceramic & Quarry Tile	$0.00	$0.00	$24,387.00	$0.00	$0.00	$24,387.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$271,532.00	$0.00	$0.00	$271,532.00
C3020	Floor Finishes - Wood	$0.00	$0.00	$19,417.00	$0.00	$0.00	$19,417.00
C3030	Ceiling Finishes	$0.00	$12,093.63	$9,230.52	$0.00	$0.00	$21,324.15
D2010	Plumbing Fixtures	$0.00	$378,557.00	$0.00	$0.00	$0.00	$378,557.00
D2020	Domestic Water Distribution	$0.00	$0.00	$178,802.00	$0.00	$0.00	$178,802.00
D2030	Sanitary Waste	$0.00	$0.00	$201,618.00	$0.00	$0.00	$201,618.00
D2040	Rain Water Drainage	$42,838.00	$0.00	$0.00	$0.00	$0.00	$42,838.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$35,854.00	$0.00	$0.00	$35,854.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$256,562.00	$0.00	$0.00	$256,562.00
D3060	Controls & Instrumentation	$0.00	$0.00	$166,230.00	$0.00	$0.00	$166,230.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$80,554.00	$0.00	$0.00	$80,554.00
D5020	Branch Wiring	$0.00	$0.00	$257,493.00	$0.00	$0.00	$257,493.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$67,051.00	$0.00	$0.00	$67,051.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$507,071.00	$0.00	$0.00	$507,071.00
E2010	Fixed Furnishings	$0.00	$0.00	$305,919.00	$0.00	$0.00	$305,919.00
	Total:	$42,838.00	$1,357,125.66	$3,045,039.89	$0.00	$0.00	$4,445,003.55

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: $4,445,003.55

Deficiency Details by Priority

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

Priority 1 Priority:

System: D2040 - Rain Water Drainage

Location: Roof

Distress: Needs Remediation

Category: Deferred Maintenance

Priority: 1 Priority

Correction: Renew System

Qty: 42,330.00

Unit of Measure: S.F.

Estimate: $42,838.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Water ponds on roof, posing risk of structural failure due to the weight of the water. Roof drainage is not functioning properly. The roof will be replaced and the rainwater drainage system will be cleaned and repaired to eliminate ponding and standing water under SPLOST project 314-422.

Priority 2 Priority:

System: B1010 - Floor Construction

Location: Roof Parapet Wall

Distress: Inadequate

Category: Deferred Maintenance / Building Code Compliance

Priority: 2 Priority

Correction: Add exterior ladder for roof access

Qty: 15.00

Unit of Measure: V.L.F.

Estimate: $2,621.03

Assessor Name: Ben Nixon

Date Created: 05/21/2015

Notes: Fixed parapet ladders with top access are rusted and inadequate, and should be replaced to comply with OSHA standards.

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 2 Priority

Correction: Renew System

Qty: 42,330.00

Unit of Measure: S.F.

Estimate: $963,854.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Roof covering is in deteriorating condition, with standing water. The main canopy does not have a drain system between upturn beams and this has caused damage; the extra weight has increased the canopy deflection, water is seeping through the concrete structure and rusting the reinforcement, and some areas the concrete has spalled away exposing reinforcement. The roof covering is scheduled for replacement under SPLOST project 314-422.

System: C3030 - Ceiling Finishes

Location: Cafeteria Canopy

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Replace wood ceiling

Qty: 10.00

Unit of Measure: C.S.F.

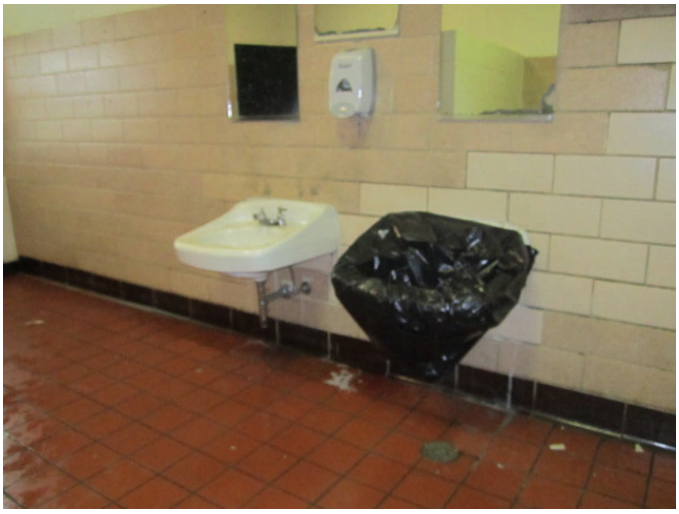
Estimate: $12,093.63

Assessor Name: Ben Nixon

Date Created: 05/22/2015

Notes: The canopy is in deteriorating condition and should be repaired.

System: D2010 - Plumbing Fixtures



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 2 Priority

Correction: Renew System

Qty: 42,330.00

Unit of Measure: S.F.

Estimate: $378,557.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Plumbing fixtures are aged, inefficient, damaged and missing, and should be scheduled for replacement/upgrade to improve ADA accessibility. The school is experiencing maintenance problems with fixtures.

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Wall of Cafeteria
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Point clay brick wall, 1st floor
Qty: 2.00
Unit of Measure: C.S.F.
Estimate: $2,366.37
Assessor Name: Ben Nixon
Date Created: 05/22/2015

Notes: Repoint mortar joints.

System: B2020 - Exterior Windows

Location: Throughout Walls
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 42,330.00
Unit of Measure: S.F.
Estimate: $400,442.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The original single pane windows are aged, inefficient, and should be scheduled for replacement.

System: B2030 - Exterior Doors

Location: Throughout Walls

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 42,330.00

Unit of Measure: S.F.

Estimate: $39,113.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original exterior doors are beyond expected service life, rusted, damaged, and inefficient, and should be scheduled for replacement.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 42,330.00

Unit of Measure: S.F.

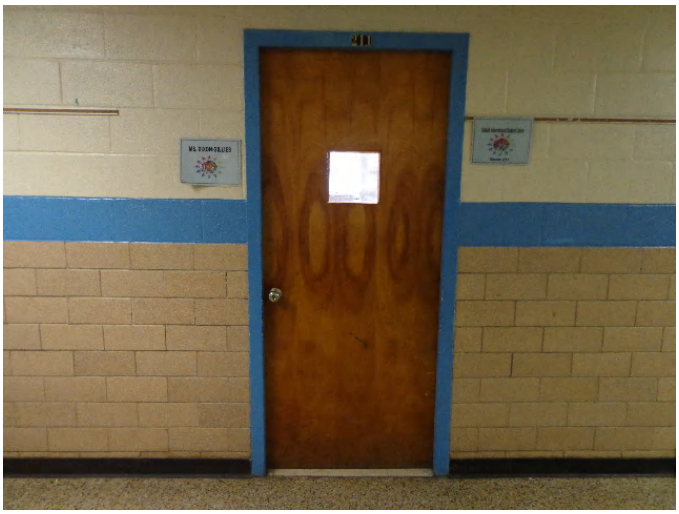
Estimate: $76,533.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The interior doors are aged and failing, hardware is not ADA compliant, and should be replaced.

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 42,330.00

Unit of Measure: S.F.

Estimate: $96,385.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, signage, and chalk and tack boards are aged, in marginal condition, not ADA compliant, and should be replaced.

System: C3020 - Floor Finishes - Carpet

Location: Offices and Media Center

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,185.00

Unit of Measure: S.F.

Estimate: $48,480.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Ceramic & Quarry Tile

Location: Restrooms, Janitor Closets, and Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,530.00
Unit of Measure: S.F.
Estimate: $24,387.00
Assessor Name: Ben Nixon
Date Created: 05/21/2015

Notes: The ceramic tile is original to the building's construction and should be scheduled for replacement.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 25,875.00
Unit of Measure: S.F.
Estimate: $271,532.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The VCT floor finishes have been replaced in the cafeteria and few classrooms. However, the VCT is original in most of the school and damaged, and should be replaced.

System: C3020 - Floor Finishes - Wood

Location: Stage
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 990.00
Unit of Measure: S.F.
Estimate: $19,417.00
Assessor Name: Ben Nixon
Date Created: 05/21/2015

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

System: C3030 - Ceiling Finishes

Location: Main Canopy
Distress: Damaged
Category: Appearance
Priority: 3 Priority
Correction: Repair plaster ceiling - (2% of ceilings)
Qty: 70.00
Unit of Measure: S.Y.
Estimate: $9,230.52
Assessor Name: Ben Nixon
Date Created: 05/21/2015

Notes: Concrete has spalled away in different areas under the main canopy and should be repaired.

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 42,330.00
Unit of Measure: S.F.
Estimate: $178,802.00
Assessor Name: Sam Mandola
Date Created: 04/29/2015

Notes: The domestic water distribution system is beyond its expected service life, has water quality issues, 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: 42,330.00
Unit of Measure: S.F.
Estimate: $201,618.00
Assessor Name: Ben Nixon
Date Created: 04/29/2015

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

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 42,330.00
Unit of Measure: S.F.
Estimate: $35,854.00
Assessor Name: Ben Nixon
Date Created: 04/29/2015

Notes: Natural gas service is beyond its expected service life and should be scheduled for replacement. SPLOST project 314-422 to replace grease trap and backflow preventer.

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 42,330.00
Unit of Measure: S.F.
Estimate: $256,562.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Distribution and exhaust systems are beyond their expected service life, inadequate, 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: 42,330.00

Unit of Measure: S.F.

Estimate: $166,230.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Controls and instrumentation are beyond their expected service life 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: 42,330.00

Unit of Measure: S.F.

Estimate: $80,554.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Electrical service/distribution is beyond its expected service life, inadequate, and should be scheduled for replacement.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 42,330.00
Unit of Measure: S.F.
Estimate: $257,493.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Brach wiring is beyond its expected service life, inadequate, and should be scheduled for replacement.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 42,330.00
Unit of Measure: S.F.
Estimate: $67,051.00
Assessor Name: Ben Nixon
Date Created: 07/23/2015

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement. The building does not have visible alarms (strobes) in multiple occupancy common use areas, such as lobbies, corridors, and restrooms. There are no audible or visual fire alarm devices in the toilet rooms.

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 42,330.00
Unit of Measure: S.F.
Estimate: $507,071.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The original kitchen equipment is operational, but is aged and inadequate, and should be scheduled for replacement.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 42,330.00
Unit of Measure: S.F.
Estimate: $305,919.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Fixed furnishings, such as casework and window treatment, are aged, in marginal condition, 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:	Education Other
Gross Area (SF):	5,478
Year Built:	2000
Last Renovation:	
Replacement Value:	$945,172
Repair Cost:	$104,174.08
Total FCI:	11.02 %
Total RSLI:	55.74 %
FCA Score:	88.98

Description:

The 2000 gymnasium at the International Student Center (Druid Hills) is a one-story building located at 2383 N. Druid Hills Road in Atlanta, 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:	2020	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.70 %	0.00 %	$0.00
B30 - Roofing	80.00 %	2.98 %	$1,946.08
C10 - Interior Construction	67.62 %	0.00 %	$0.00
C30 - Interior Finishes	19.92 %	6.28 %	$8,586.00
D20 - Plumbing	50.24 %	0.00 %	$0.00
D30 - HVAC	25.62 %	53.04 %	$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	38.53 %	27.41 %	$23,441.00
Totals:	**55.74 %**	**11.02 %**	**$104,174.08**

Photo Album

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

1). North Elevation - Apr 30, 2015

2). West Elevation - Apr 30, 2015

3). South Elevation - Apr 30, 2015

4). East Elevation - Apr 30, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.34	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$51,165
A1030	Slab on Grade	$6.21	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$34,018
B1020	Roof Construction	$21.36	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$117,010
B2010	Exterior Walls	$19.80	S.F.	5,478	60	2000	2060		75.00 %	0.00 %	45			$108,464
B2030	Exterior Doors	$2.01	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$11,011
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	5,478	75	2000	2075		80.00 %	2.98 %	60		$1,946.08	$65,243
C1010	Partitions	$12.78	S.F.	5,478	100	2000	2100		85.00 %	0.00 %	85			$70,009
C1020	Interior Doors	$4.24	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	2000	2020		25.00 %	0.00 %	5			$18,954
C3010	Wall Finishes - Ceramic	$6.65	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.41	S.F.	5,478	10	2000	2010		0.00 %	109.99 %	-5		$8,496.00	$7,724
C3020	Floor Finishes - Ceramic Tile	$6.67	S.F.	80	50	2000	2050		70.00 %	0.00 %	35			$534
C3020	Floor Finishes - Epoxy	$1.64	S.F.	50	15	2000	2015		0.00 %	109.76 %	0		$90.00	$82
C3020	Floor Finishes - VCT	$5.01	S.F.	300	15	2000	2015	2018	20.00 %	0.00 %	3			$1,503
C3020	Floor Finishes - Vinyl Roll	$20.63	S.F.	5,006	15	2000	2015	2018	20.00 %	0.00 %	3			$103,274
C3030	Ceiling Finishes	$4.31	S.F.	5,478	20	2000	2020		25.00 %	0.00 %	5			$23,610
D2010	Plumbing Fixtures	$9.66	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$52,917
D2020	Domestic Water Distribution	$5.85	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$32,046
D2030	Sanitary Waste	$0.87	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$4,766
D2040	Rain Water Drainage	$0.22	S.F.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	5,478	40	2000	2040		62.50 %	0.00 %	25			$1,753
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$67,106
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	2000	2015		0.00 %	110.00 %	0		$70,201.00	$63,819
D3060	Controls & Instrumentation	$0.26	S.F.	5,478	20	2000	2020		25.00 %	0.00 %	5			$1,424
D4010	Sprinklers	$3.84	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	40	2000	2040		62.50 %	0.00 %	25			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$28,705
D5020	Lighting	$5.24	S.F.	5,478	30	2000	2030		50.00 %	0.00 %	15			$28,705
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	15	2000	2015		0.00 %	110.00 %	0		$12,835.00	$11,668
D5030	Communications and Security - Public Address & Clock System	$0.88	S.F.	5,478	15	2000	2015		0.00 %	110.00 %	0		$5,303.00	$4,821
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	5,478	15	2000	2015		0.00 %	110.00 %	0		$5,303.00	$4,821
								Total	**55.74 %**	**11.02 %**			**$104,174.08**	**$945,172**

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%

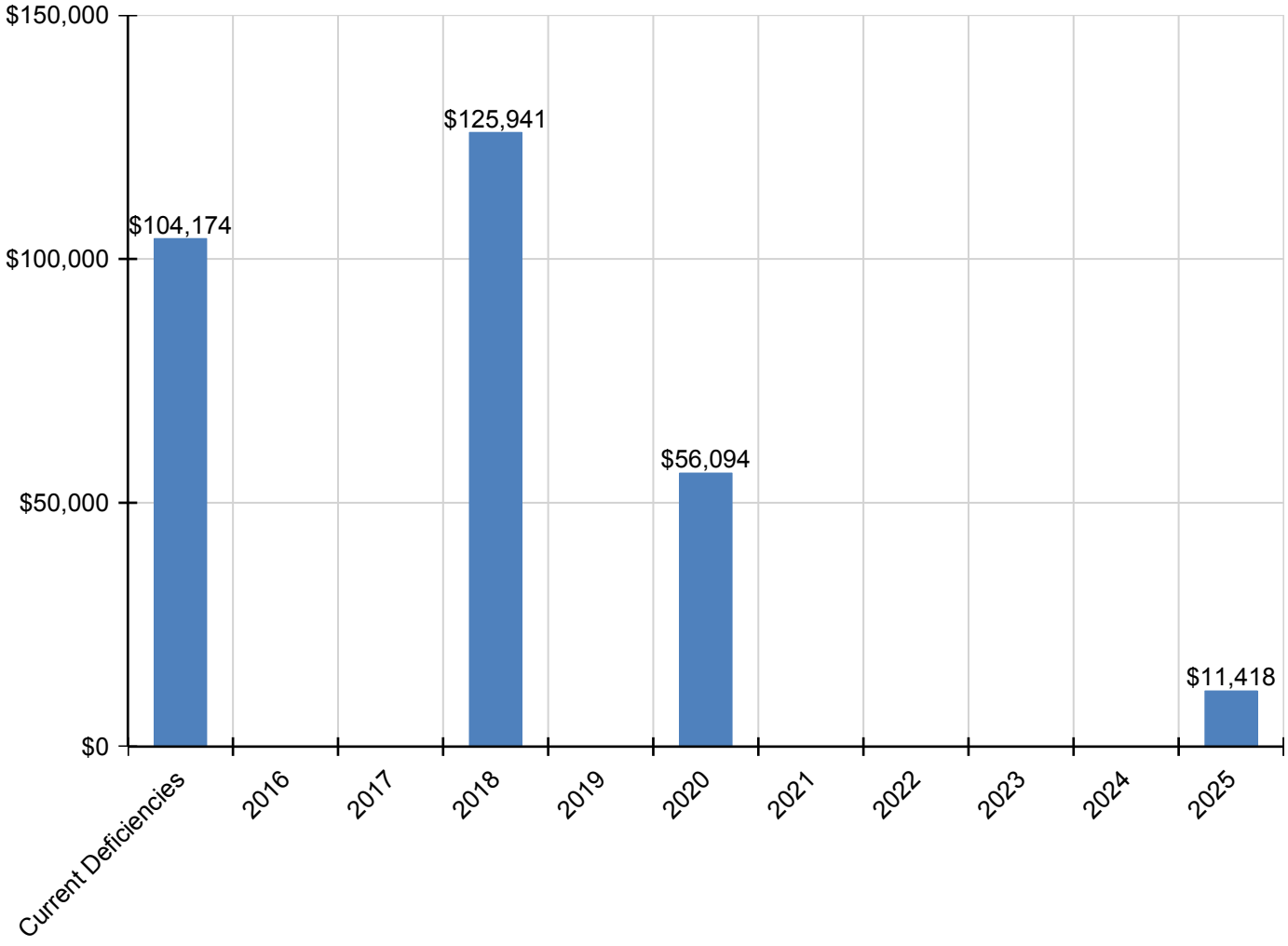
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$104,174**	**$0**	**$0**	**$125,941**	**$0**	**$56,094**	**$0**	**$0**	**$0**	**$0**	**$11,418**	**$297,627**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$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	$1,946	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,946**
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	$24,170	$0	$0	$0	$0	$0	**$24,170**
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 - Epoxy	$90	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90**
C3020 - Floor Finishes - VCT	$0	$0	$0	$1,806	$0	$0	$0	$0	$0	$0	$0	**$1,806**
C3020 - Floor Finishes - Vinyl Roll	$0	$0	$0	$124,135	$0	$0	$0	$0	$0	$0	$0	**$124,135**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$30,108	$0	$0	$0	$0	$0	**$30,108**

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	$1,817	$0	$0	$0	$0	$0	**$1,817**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$12,835	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,835**
D5030 - Communications and Security - Public Address & Clock System	$5,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,303**
D5030 - Communications and Security - Security & CCTV	$5,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,303**

** Indicates non-renewable system*

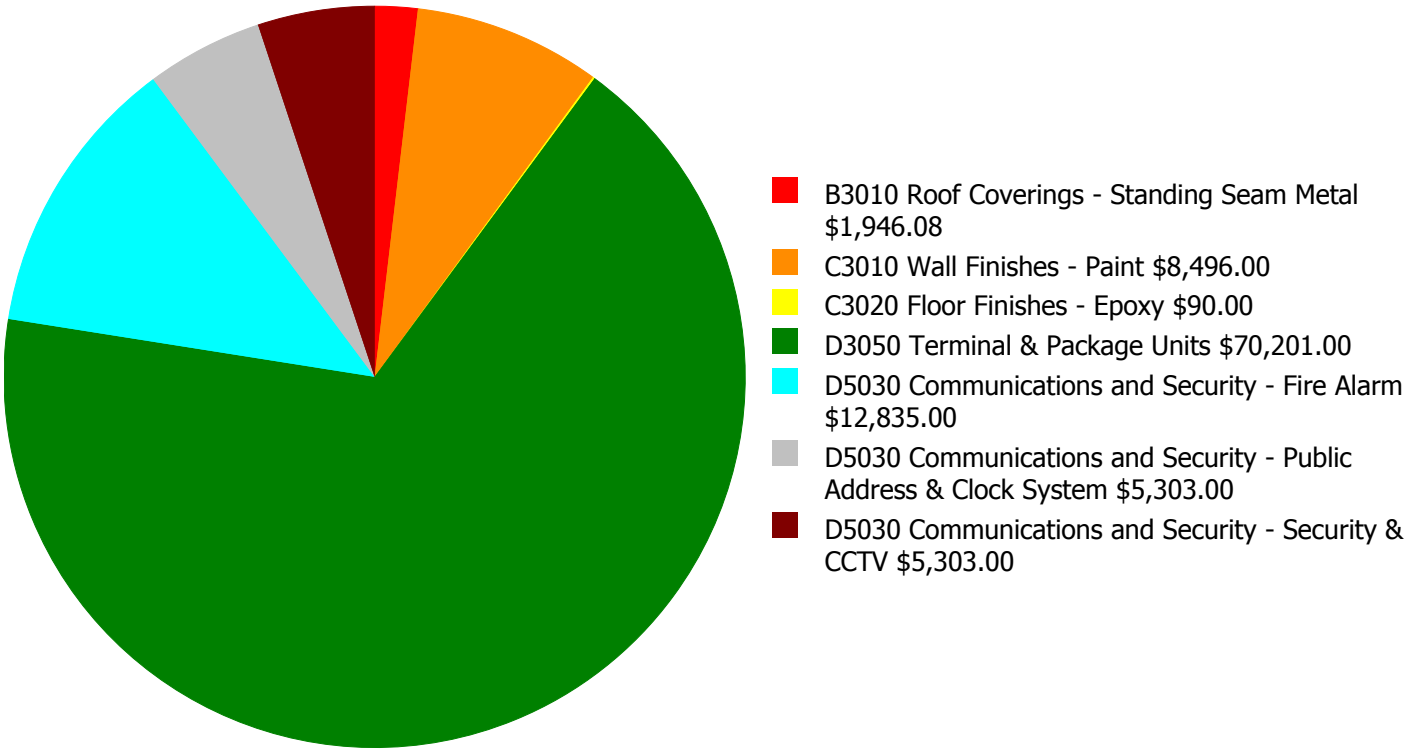
Forecasted Capital Renewal Requirement

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

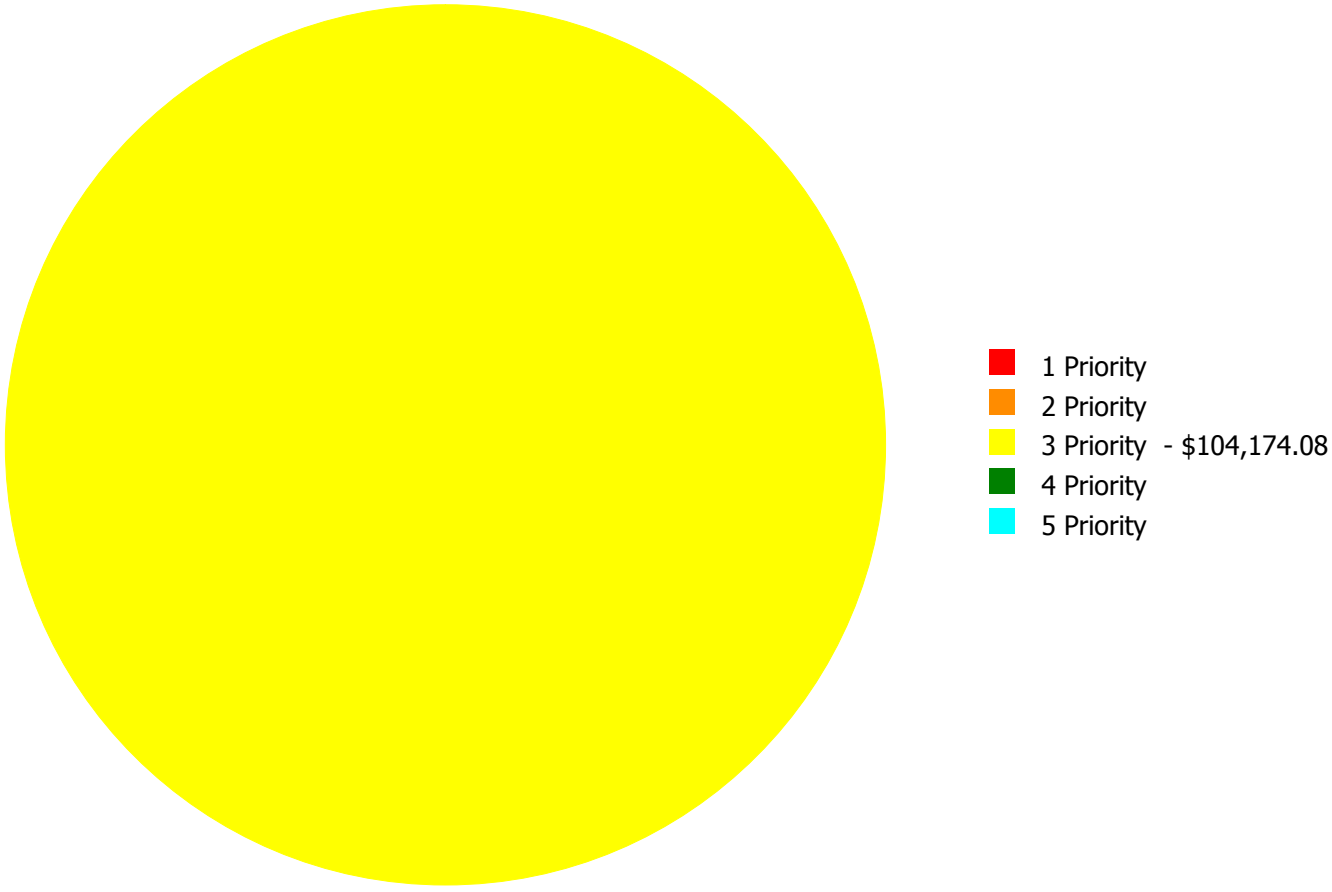
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $104,174.08

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: $104,174.08

Deficiency By Priority Investment Table

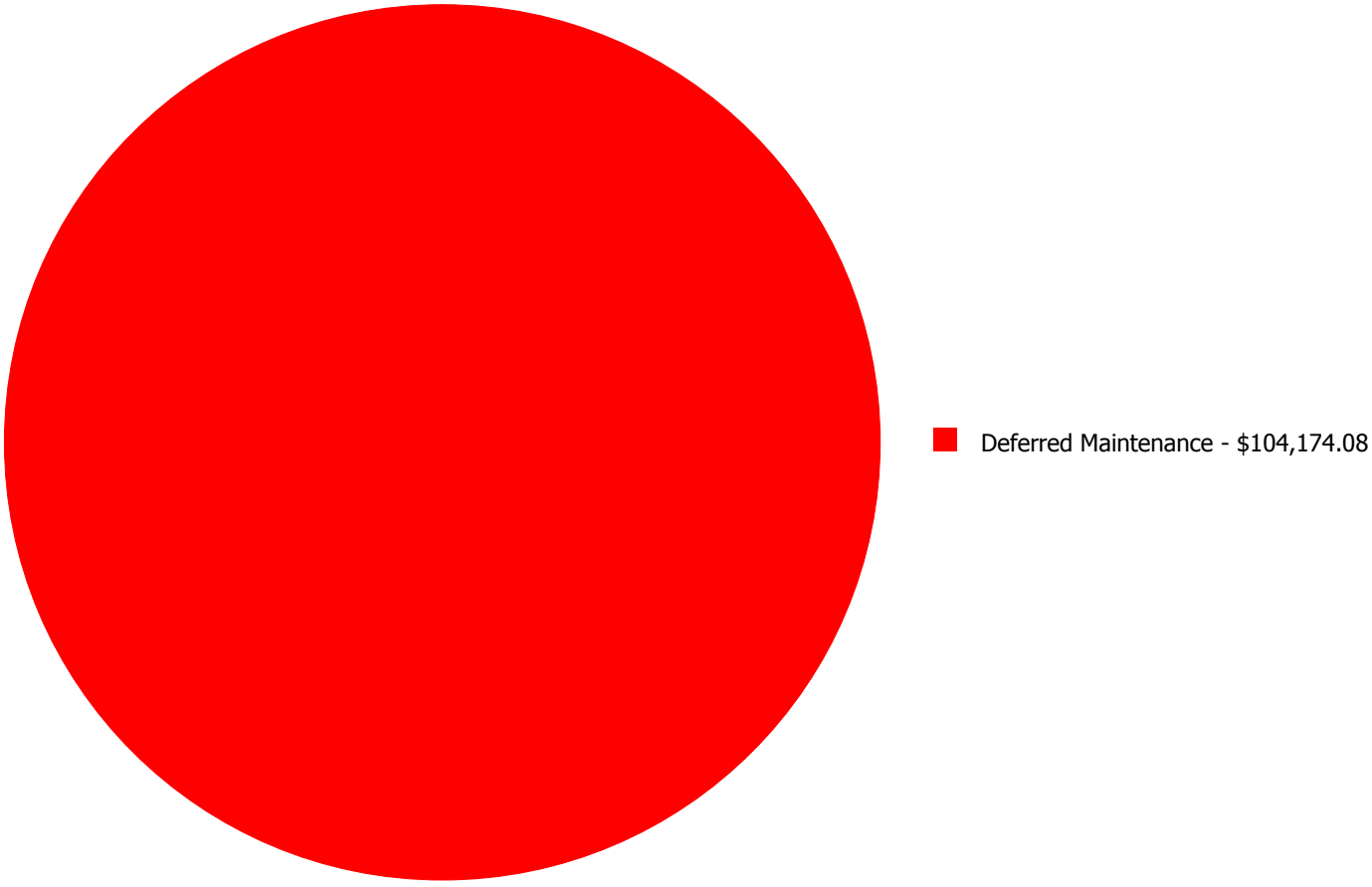
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - Standing Seam Metal	$0.00	$0.00	$1,946.08	$0.00	$0.00	$1,946.08
C3010	Wall Finishes - Paint	$0.00	$0.00	$8,496.00	$0.00	$0.00	$8,496.00
C3020	Floor Finishes - Epoxy	$0.00	$0.00	$90.00	$0.00	$0.00	$90.00
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$12,835.00	$0.00	$0.00	$12,835.00
D5030	Communications and Security - Public Address & Clock System	$0.00	$0.00	$5,303.00	$0.00	$0.00	$5,303.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$5,303.00	$0.00	$0.00	$5,303.00
	Total:	$0.00	$0.00	$104,174.08	$0.00	$0.00	$104,174.08

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: $104,174.08

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings - Standing Seam Metal

Location: Roof
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Debris removal, by hand and visual inspection, metal panel roofing
Qty: 55.00
Unit of Measure: M.S.F.
Estimate: $1,946.08
Assessor Name: Sam Mandola
Date Created: 05/22/2015

Notes: Gutters and downspouts of metal roof are clogged and should be cleaned.

System: C3010 - Wall Finishes - Paint

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

Notes: The painted wall finishes are stained and should be refinished.

System: C3020 - Floor Finishes - Epoxy

Location: Storage Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 50.00
Unit of Measure: S.F.
Estimate: $90.00
Assessor Name: Ben Nixon
Date Created: 04/30/2015

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

System: D3050 - Terminal & Package Units

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: $70,201.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement. In addition to replacing existing system, add an air conditioning system for the main open area of the gym.

System: D5030 - Communications and Security - Fire Alarm

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: $12,835.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The communications and fire alarm system is beyond its expected service life and should be scheduled for replacement.

System: D5030 - Communications and Security - Public Address & Clock System

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: $5,303.00

Assessor Name: Ben Nixon

Date Created: 08/14/2015

Notes: Public address and clock system is beyond its expected service life and should be scheduled for replacement.

System: D5030 - Communications and Security - Security & CCTV

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: $5,303.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Security and CCTV system is beyond its expected service life and should be scheduled for replacement.

Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	110
Year Built:	2000
Last Renovation:	
Replacement Value:	$8,379
Repair Cost:	$4,339.08
Total FCI:	51.79 %
Total RSLI:	42.60 %
FCA Score:	48.21

Description:

The storage building at the International Student Center School (Druid Hills) is located at 2383 N. Druid Hills Road in Atlanta, Georgia. Originally built in 2000, 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:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	0.00 %	99.99 %	$1,795.79
B20 - Exterior Enclosure	74.49 %	11.78 %	$511.29
B30 - Roofing	0.00 %	110.02 %	$2,032.00
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:	**42.60 %**	**51.79 %**	**$4,339.08**

Photo Album

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

1). East Elevation - Apr 29, 2015

2). South Elevation - Apr 29, 2015

3). West Elevation - Apr 29, 2015

4). North Elevation - Apr 29, 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	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	110	100	2000	2100		85.00 %	0.00 %	85			$396
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$16.33	S.F.	110	100	2000	2100	2015	0.00 %	99.99 %	0		$1,795.79	$1,796
B2010	Exterior Walls	$38.65	S.F.	110	60	2000	2060		75.00 %	12.02 %	45		$511.29	$4,252
B2020	Exterior Windows	$0.00	S.F.		0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$0.80	S.F.	110	30	2000	2030		50.00 %	0.00 %	15			$88
B3010	Roof Coverings	$16.79	S.F.	110	20	2000	2020	2015	0.00 %	110.02 %	0		$2,032.00	$1,847
C1010	Partitions	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1020	Interior Doors	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**42.60 %**	**51.79 %**			**$4,339.08**	**$8,379**

Renewal Schedule

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

Inflation Rate: 3%

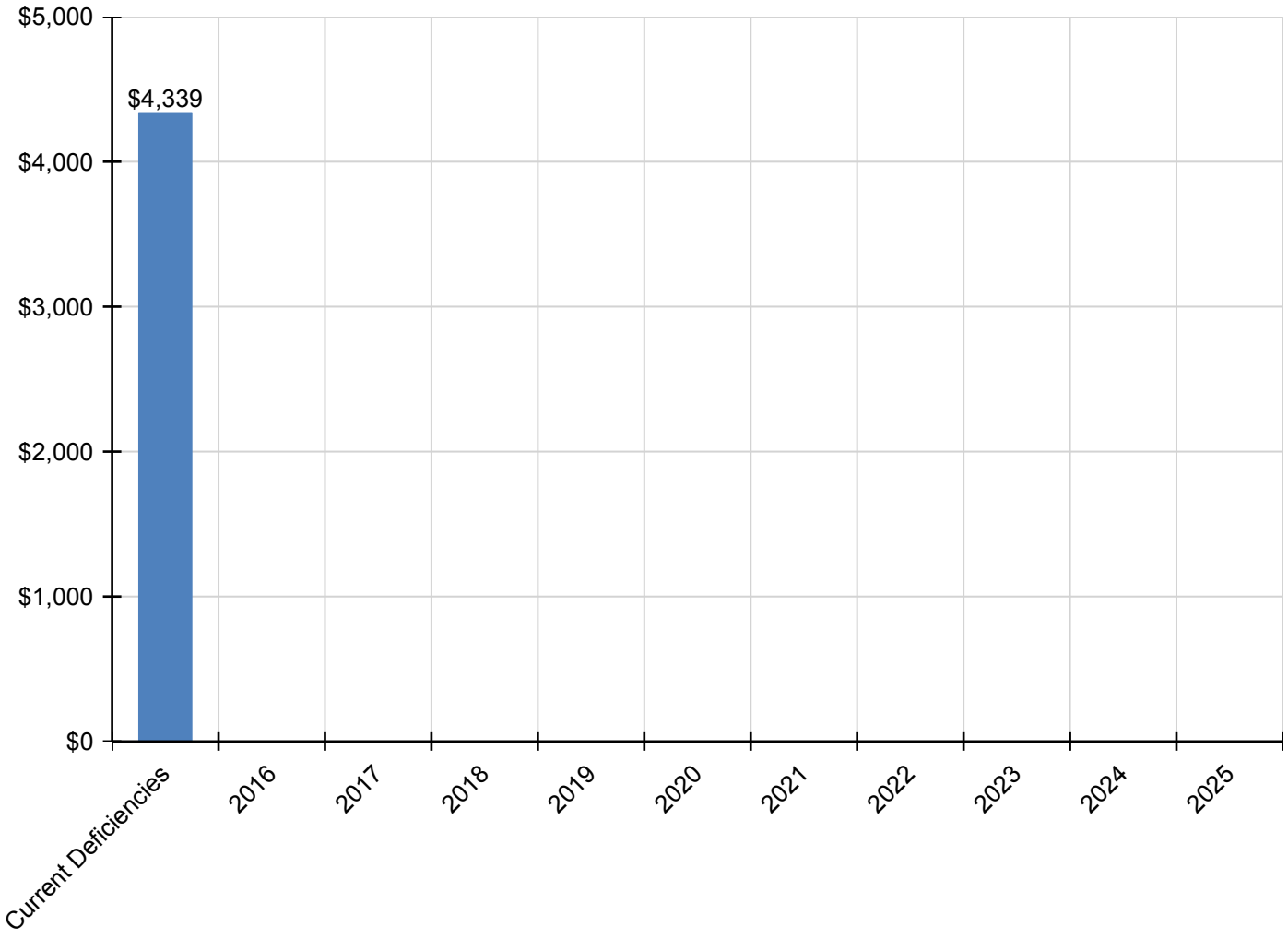
School Assessment Report - 2000 Storage Building

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$4,339**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,339**
*** 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**	$1,796	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,796**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$511	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$511**
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	$2,032	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,032**
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*

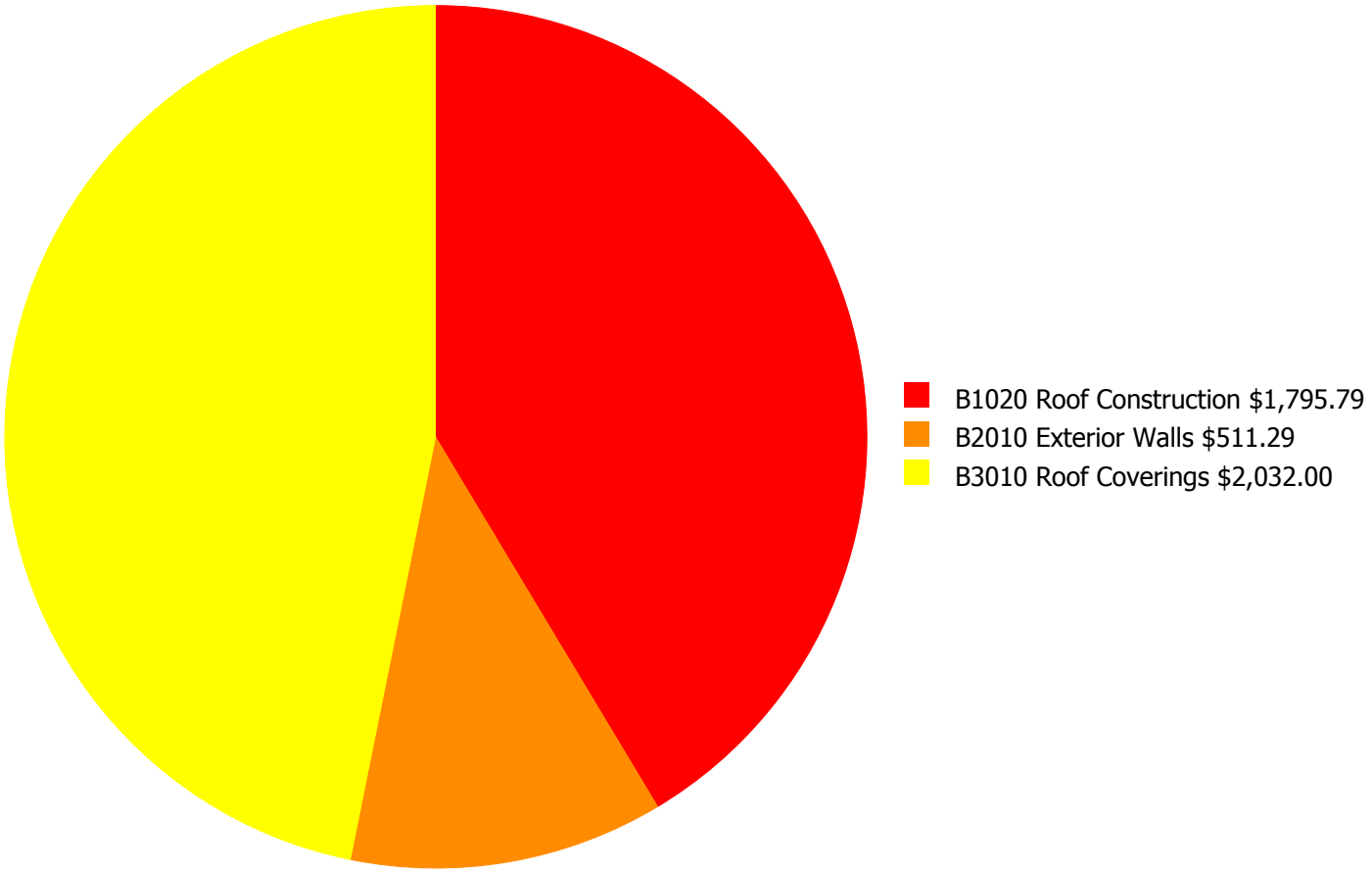
Forecasted Capital Renewal Requirement

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

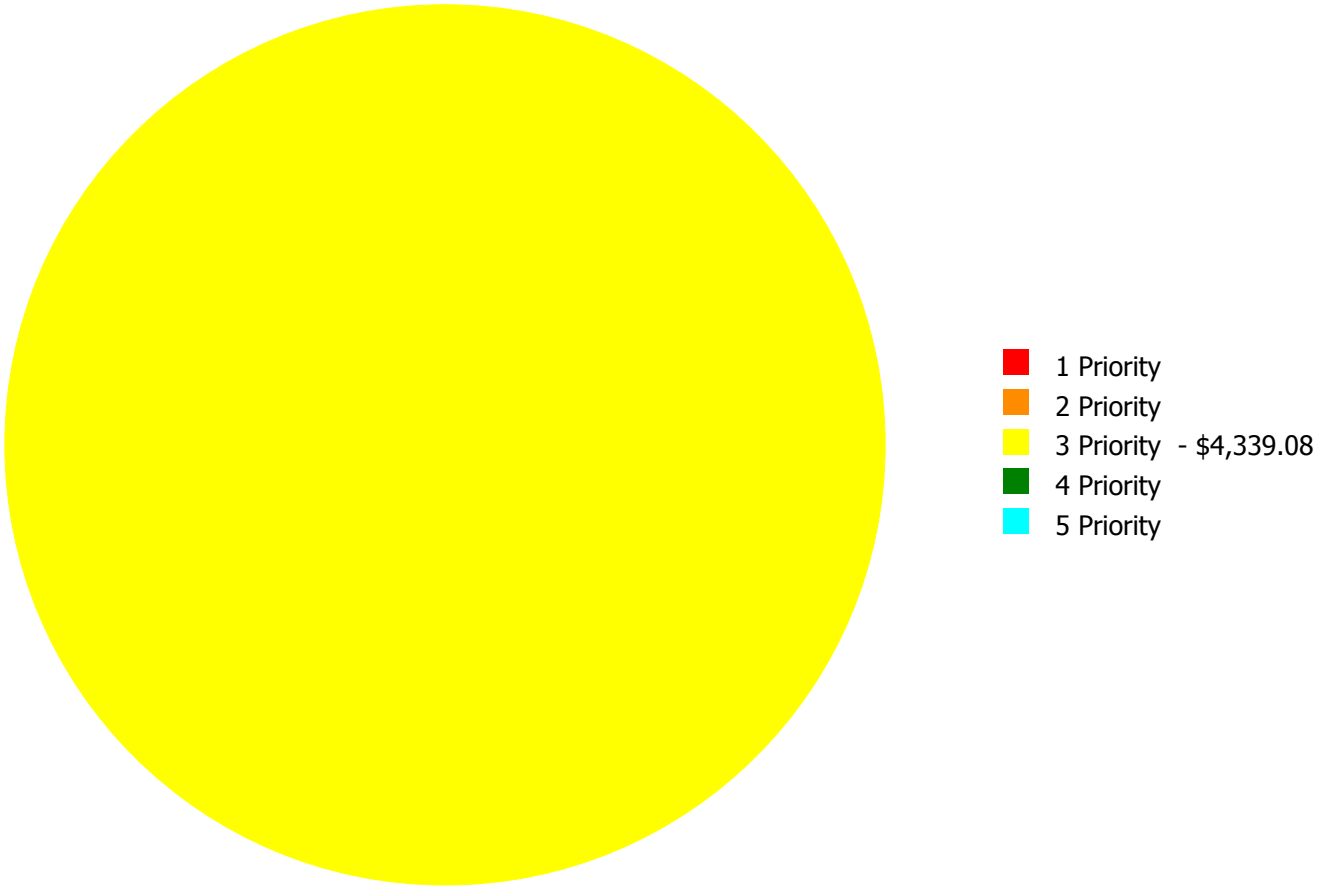
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $4,339.08

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: $4,339.08

Deficiency By Priority Investment Table

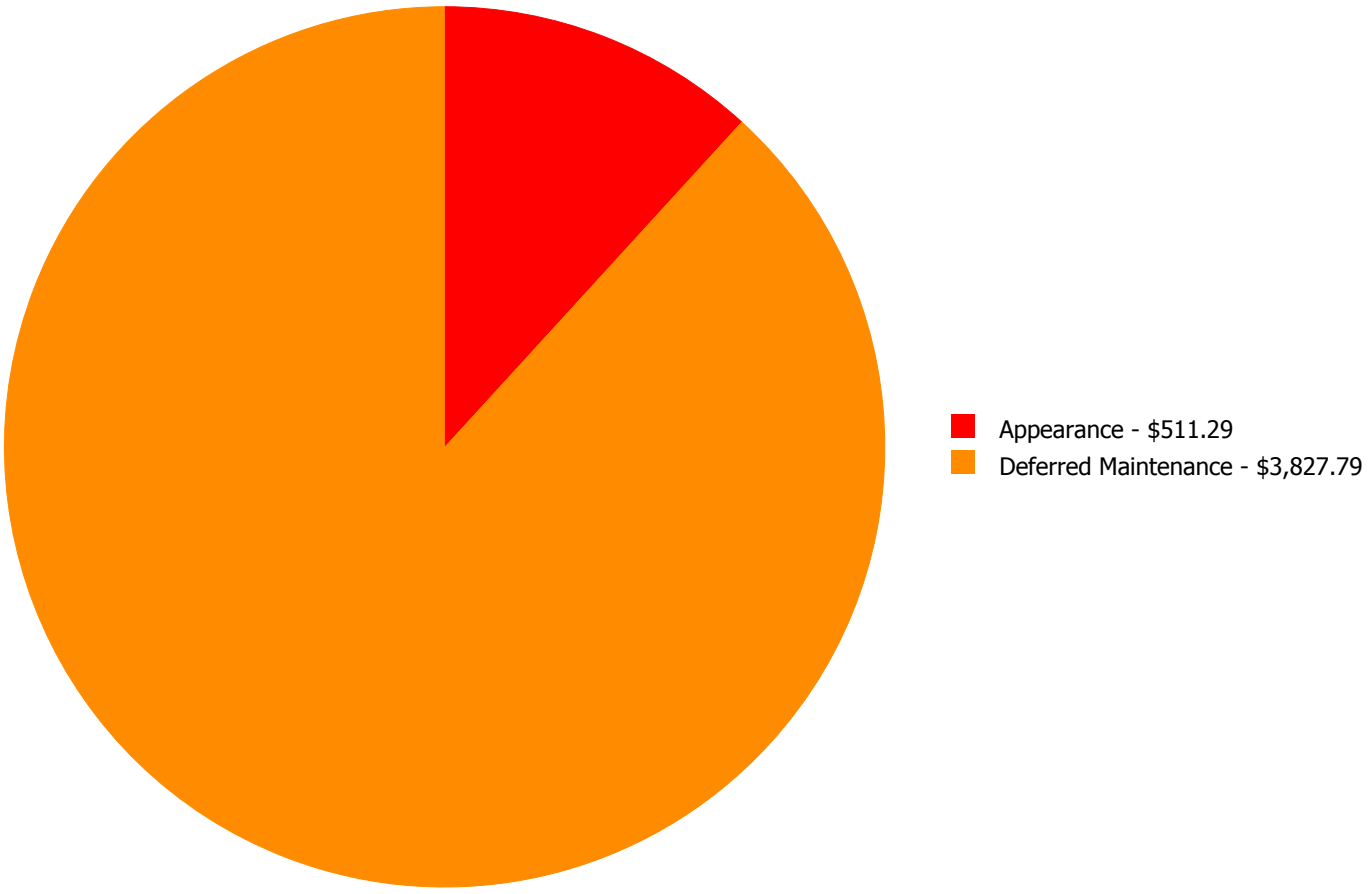
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B1020	Roof Construction	$0.00	$0.00	$1,795.79	$0.00	$0.00	$1,795.79
B2010	Exterior Walls	$0.00	$0.00	$511.29	$0.00	$0.00	$511.29
B3010	Roof Coverings	$0.00	$0.00	$2,032.00	$0.00	$0.00	$2,032.00
	Total:	$0.00	$0.00	$4,339.08	$0.00	$0.00	$4,339.08

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: $4,339.08

Deficiency Details by Priority

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

Priority 3 Priority:

System: B1020 - Roof Construction

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace entire roof ($13.54/sf)
Qty: 110.00
Unit of Measure: S.F.
Estimate: $1,795.79
Assessor Name: Sam Mandola
Date Created: 04/30/2015

Notes: The original steel roof construction is rusted, damaged, and should be replaced.

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Inadequate
Category: Appearance
Priority: 3 Priority
Correction: Repaint concrete block walls
Qty: 150.00
Unit of Measure: S.F.
Estimate: $511.29
Assessor Name: Sam Mandola
Date Created: 05/22/2015

Notes: The exterior painted wall finishes are aged, scuffed, fading, stained, and should be replaced.

System: B3010 - Roof Coverings

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 110.00

Unit of Measure: S.F.

Estimate: $2,032.00

Assessor Name: Eduardo Lopez

Date Created: 04/29/2015

Notes: The built-up roof covering is aged, showing signs of failure, with poor slope 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:	Education Other
Gross Area (SF):	47,918
Year Built:	1958
Last Renovation:	
Replacement Value:	$751,162
Repair Cost:	$688,066.54
Total FCI:	91.60 %
Total RSLI:	6.26 %
FCA Score:	8.40

Description:

The International Student Center (Druid Hills) site was originally constructed in 1958, has a total area of 3.8 acres, and is occupied by approximately 47,918 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, covered walkways, landscaping, fencing and temporary buildings. 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:	1500

Condition Summary

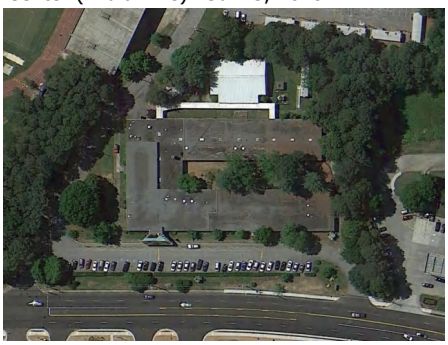
The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	9.48 %	83.93 %	$331,221.20
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$198,188.84
G40 - Site Electrical Utilities	5.46 %	89.97 %	$158,656.50
Totals:	**6.26 %**	**91.60 %**	**$688,066.54**

Photo Album

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

1). Aerial Image of International Student Center (Druid Hills) - Jul 23, 2015



2). Covered Walkway - Jul 23, 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.
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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.	12,086	25	1958	1983		0.00 %	110.00 %	-32		$68,733.08	$62,485
G2020	Parking Lots	$4.56	S.F.	11,768	25	1958	1983		0.00 %	110.00 %	-32		$59,028.29	$53,662
G2030	Pedestrian Paving	$1.50	S.F.	47,918	30	1958	1988		0.00 %	110.00 %	-27		$79,064.70	$71,877
G2040	Baseball Field	$8.35	S.F.		0				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.	1,920	25	2000	2025		40.00 %	0.00 %	10			$93,542
G2040	Fencing & Guardrails	$0.91	S.F.	47,918	30	2000	2030	2015	0.00 %	110.00 %	0		$47,965.92	$43,605
G2040	Football Field	$5.85	S.F.		0				0.00 %	0.00 %				$0
G2040	Hard Surface Play Area	$6.26	S.F.		0				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.		0				0.00 %	0.00 %				$0
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		0				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.		0				0.00 %	0.00 %				$0
G2040	Track	$7.04	S.F.		0				0.00 %	0.00 %				$0
G2050	Landscaping	$1.45	S.F.	47,918	15	2000	2015		0.00 %	110.00 %	0		$76,429.21	$69,481
G3010	Water Supply	$1.83	S.F.	47,918	50	1958	2008		0.00 %	110.00 %	-7		$96,458.93	$87,690
G3020	Sanitary Sewer	$1.15	S.F.	47,918	50	1958	2008		0.00 %	110.00 %	-7		$60,616.27	$55,106
G3030	Storm Sewer	$3.55	S.F.		0				0.00 %	0.00 %				$0
G3060	Fuel Distribution	$0.78	S.F.	47,918	50	1958	2008		0.00 %	110.00 %	-7		$41,113.64	$37,376
G4010	Electrical Distribution	$1.86	S.F.	47,918	30	1958	1988		0.00 %	110.00 %	-27		$98,040.23	$89,127
G4020	Site Lighting	$1.15	S.F.	47,918	30	1980	2010		0.00 %	110.00 %	-5		$60,616.27	$55,106
G4030	Site Communications & Security	$0.67	S.F.	47,918	10	1995	2005	2018	30.00 %	0.00 %	3			$32,105
								Total	**6.26 %**	**91.60 %**			**$688,066.54**	**$751,162**

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.

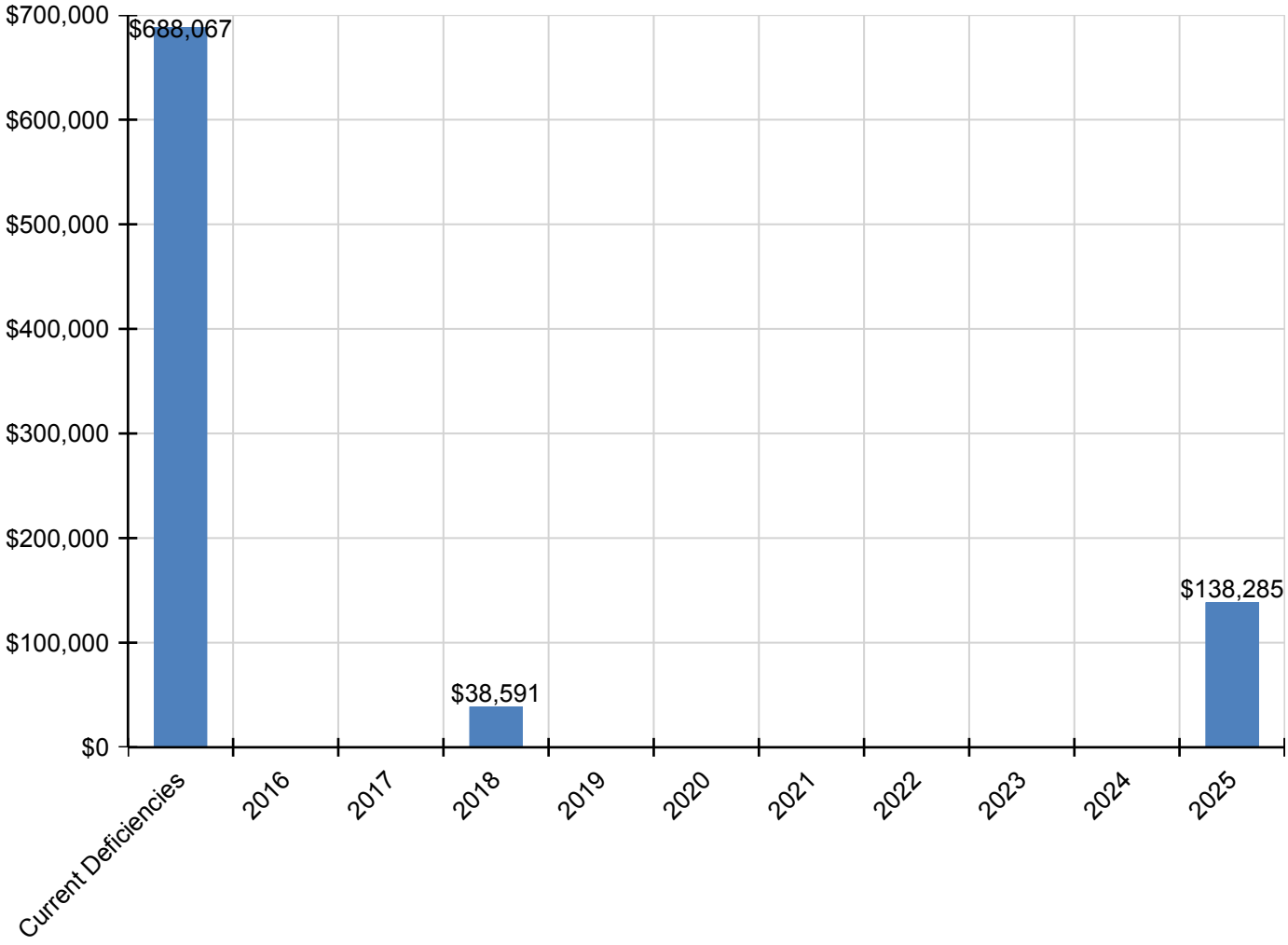
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$688,067**	**$0**	**$0**	**$38,591**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$138,285**	**$864,942**
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	$68,733	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,733**
G2020 - Parking Lots	$59,028	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,028**
G2030 - Pedestrian Paving	$79,065	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$79,065**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$138,285	**$138,285**
G2040 - Fencing & Guardrails	$47,966	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,966**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$76,429	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$76,429**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$96,459	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,459**
G3020 - Sanitary Sewer	$60,616	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,616**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$41,114	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,114**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$98,040	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,040**
G4020 - Site Lighting	$60,616	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,616**
G4030 - Site Communications & Security	$0	$0	$0	$38,591	$0	$0	$0	$0	$0	$0	$0	**$38,591**

** Indicates non-renewable system*

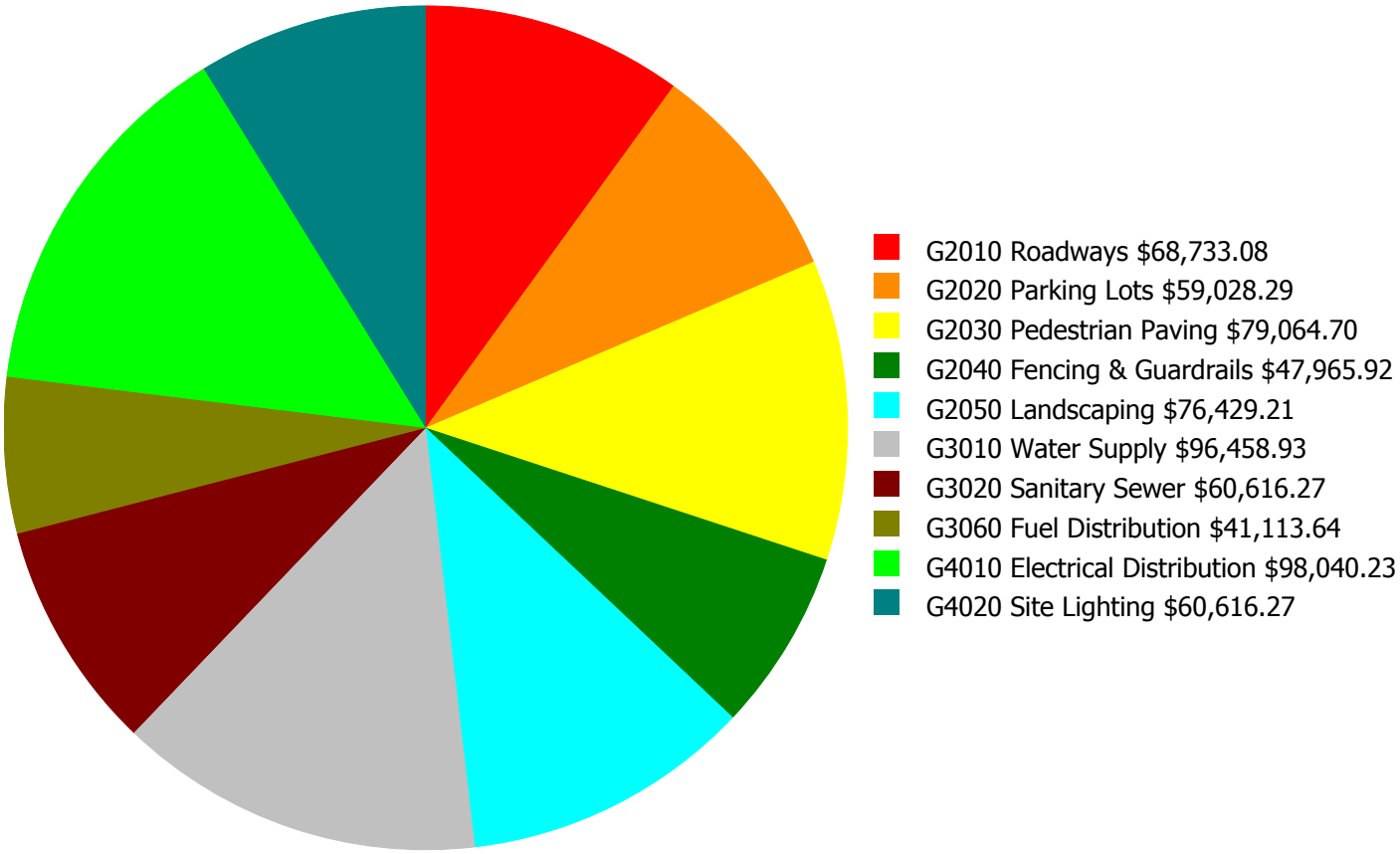
Forecasted Capital Renewal Requirement

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

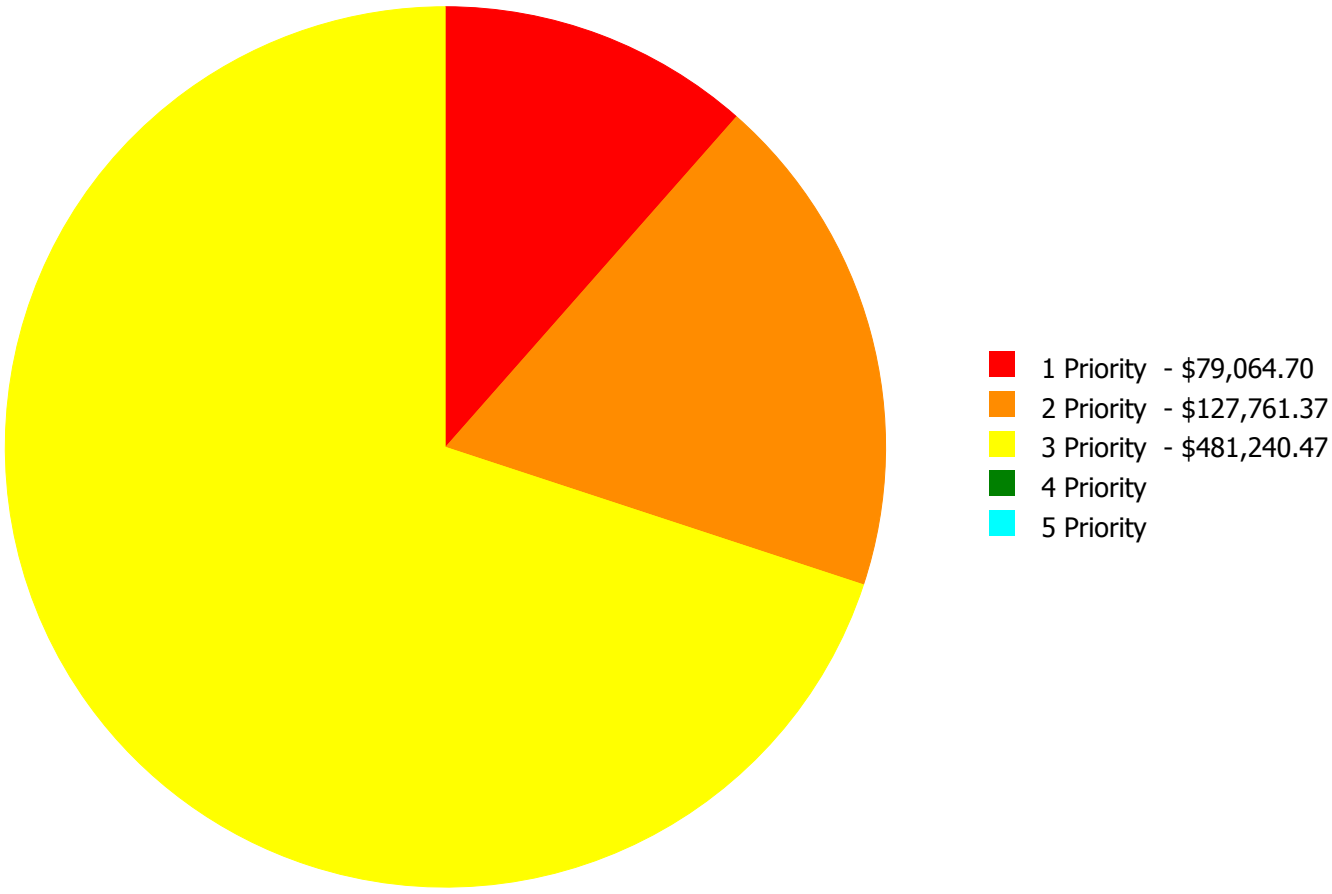
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $688,066.54

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: $688,066.54

Deficiency By Priority Investment Table

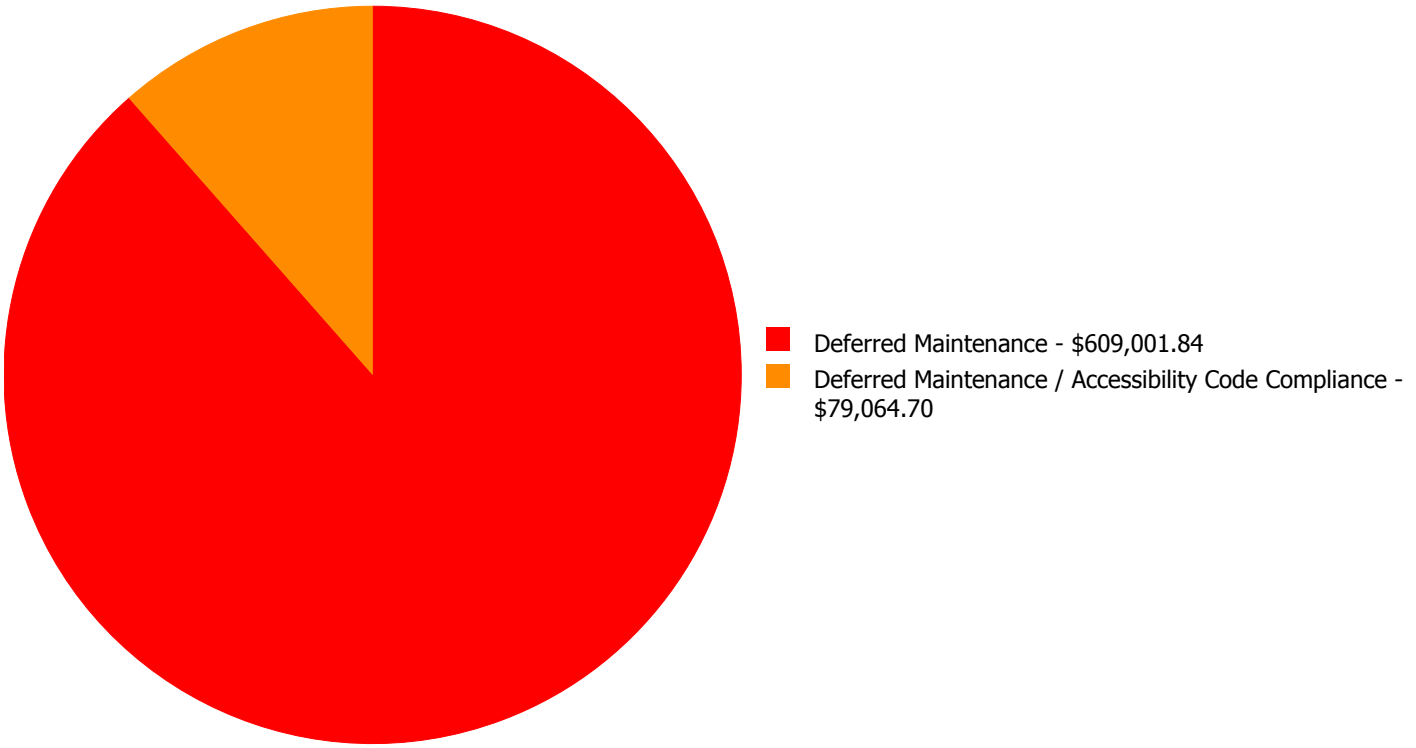
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$68,733.08	$0.00	$0.00	$0.00	$68,733.08
G2020	Parking Lots	$0.00	$59,028.29	$0.00	$0.00	$0.00	$59,028.29
G2030	Pedestrian Paving	$79,064.70	$0.00	$0.00	$0.00	$0.00	$79,064.70
G2040	Fencing & Guardrails	$0.00	$0.00	$47,965.92	$0.00	$0.00	$47,965.92
G2050	Landscaping	$0.00	$0.00	$76,429.21	$0.00	$0.00	$76,429.21
G3010	Water Supply	$0.00	$0.00	$96,458.93	$0.00	$0.00	$96,458.93
G3020	Sanitary Sewer	$0.00	$0.00	$60,616.27	$0.00	$0.00	$60,616.27
G3060	Fuel Distribution	$0.00	$0.00	$41,113.64	$0.00	$0.00	$41,113.64
G4010	Electrical Distribution	$0.00	$0.00	$98,040.23	$0.00	$0.00	$98,040.23
G4020	Site Lighting	$0.00	$0.00	$60,616.27	$0.00	$0.00	$60,616.27
	Total:	$79,064.70	$127,761.37	$481,240.47	$0.00	$0.00	$688,066.54

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: $688,066.54

Deficiency Details by Priority

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

Priority 1 Priority:

System: G2030 - Pedestrian Paving

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 1 Priority

Correction: Renew System

Qty: 47,918.00

Unit of Measure: S.F.

Estimate: $79,064.70

Assessor Name: Eduardo Lopez

Date Created: 04/29/2015

Notes: Pedestrian paving is aged and damaged with cracks. The alternative ADA entrance (east side) is 500' away from ADA parking spaces and this alternative route has many trip hazards and a steep slope. The pedestrian paving should be replaced to include an ADA compliant ramps.

Priority 2 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 12,086.00
Unit of Measure: S.F.
Estimate: $68,733.08
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

Notes: The roadway is aged, has many potholes, cuts and repairs, and should be re-surfaced.

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 11,768.00
Unit of Measure: S.F.
Estimate: $59,028.29
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

Notes: The parking lot is aged, does not drain properly, has many cracks and potholes, and should be re-surfaced and re-striped.

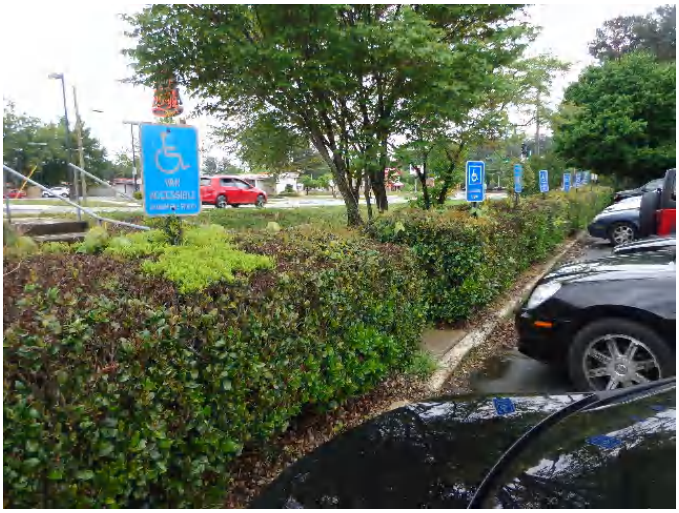
Priority 3 Priority:

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 47,918.00
Unit of Measure: S.F.
Estimate: $47,965.92
Assessor Name: Sam Mandola
Date Created: 04/29/2015

Notes: The wooden fence is aged and should be scheduled for replacement. The southeast corner sidewalk (behind the gym) is missing a guardrail to protect students.

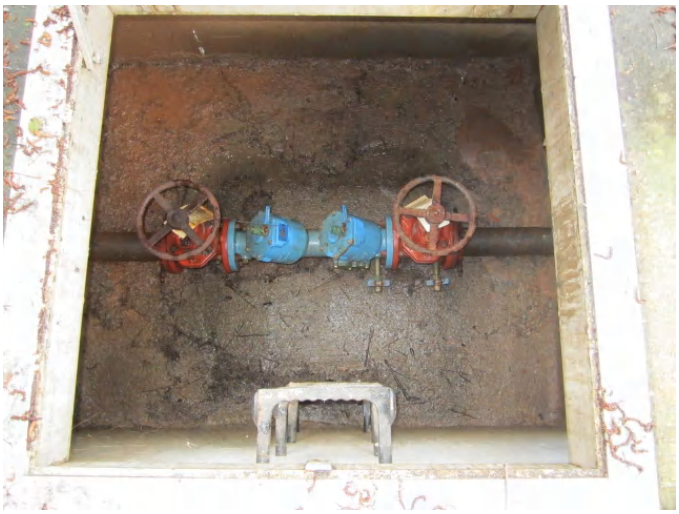
System: G2050 - Landscaping



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 47,918.00
Unit of Measure: S.F.
Estimate: $76,429.21
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

Notes: Landscaping in the front of the school is in poor conditions and in other areas is almost non-existent or in deteriorating condition, with weeds, debris or exposed topsoil. Landscaping should be improved/provided to prevent erosion and improve drainage, especially since there is no storm sewer.

System: G3010 - Water Supply



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 47,918.00
Unit of Measure: S.F.
Estimate: $96,458.93
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

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

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 47,918.00
Unit of Measure: S.F.
Estimate: $60,616.27
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

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

System: G3060 - Fuel Distribution

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 47,918.00
Unit of Measure: S.F.
Estimate: $41,113.64
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

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

System: G4010 - Electrical Distribution

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 47,918.00
Unit of Measure: S.F.
Estimate: $98,040.23
Assessor Name: Eduardo Lopez
Date Created: 04/30/2015

Notes: The electrical distribution system is beyond its expected service life 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: 47,918.00

Unit of Measure: S.F.

Estimate: $60,616.27

Assessor Name: Eduardo Lopez

Date Created: 05/06/2015

Notes: Site lighting is beyond its expected service life and should be scheduled for replacement. Also, there is a severe shortage of lighting at the front parking lot and around the building that should be remediated.

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.