DeKalb County School District/Elementary Schools

Indian Creek Elementary

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):	78,660
Year Built:	1961
Last Renovation:	
Replacement Value:	$18,921,282
Repair Cost:	$11,650,188.28
Total FCI:	61.57 %
Total RSLI:	25.23 %
FCA Score:	38.43

Description:

The Indian Creek Elementary School campus consists of two buildings located at 724 North Indian Creek Drive in Clarkston, Georgia. The original campus was constructed in 1961, additions to the main school building were constructed in 1965, 1990, and 1994, and a gymnasium building was constructed in 2000. In addition to these buildings, the campus contains storage buildings, covered walkways, soccer field, track, playground, and hard surface play area. 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 3	Board District:	District 7
DOE Facility:	2059	Geographic Region:	Region 3
HS Attendance Area:	Clarkston HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	14.7		

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.

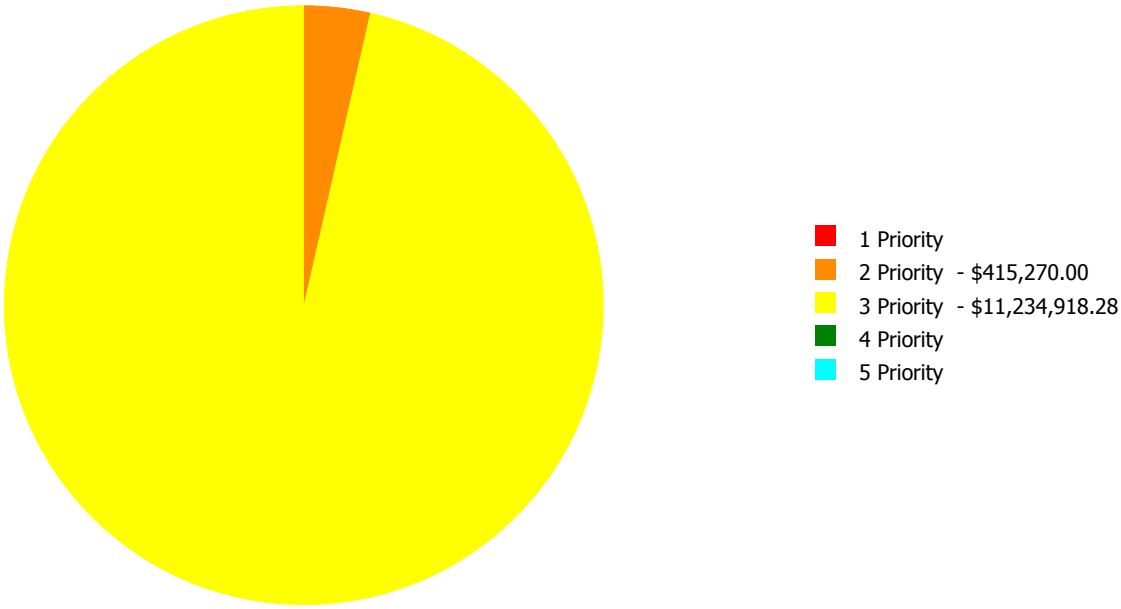
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	59.16 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	63.06 %	0.46 %	$2,367.18
B20 - Exterior Enclosure	43.61 %	19.35 %	$360,243.10
B30 - Roofing	3.70 %	102.47 %	$1,665,106.00
C10 - Interior Construction	40.81 %	17.44 %	$174,528.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	41.59 %	32.69 %	$793,415.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	6.39 %	83.95 %	$1,695,273.00
D30 - HVAC	3.94 %	96.38 %	$2,777,089.00
D40 - Fire Protection	25.10 %	0.00 %	$0.00
D50 - Electrical	39.15 %	56.21 %	$1,069,459.00
E10 - Equipment	94.52 %	4.31 %	$20,930.00
E20 - Furnishings	0.00 %	110.00 %	$702,139.00
F10 - Special Construction	20.00 %	0.00 %	$0.00
G20 - Site Improvements	2.07 %	101.52 %	$1,418,614.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$645,877.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	$325,148.00
Totals:	**25.23 %**	**61.57 %**	**$11,650,188.28**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1961 Storage Building 1	145	30.02	$0.00	$0.00	$3,507.00	$0.00	$0.00
1961 Storage Building 2	145	50.28	$0.00	$0.00	$5,874.18	$0.00	$0.00
1961, 1965 Building	47,568	66.99	$0.00	$0.00	$7,031,909.10	$0.00	$0.00
1990 Addition	9,300	38.54	$0.00	$0.00	$753,834.00	$0.00	$0.00
1994 Addition	16,024	41.88	$0.00	$0.00	$1,363,287.00	$0.00	$0.00
2000 Gym	5,478	11.24	$0.00	$0.00	$102,138.00	$0.00	$0.00
Site	78,660	104.81	$0.00	$415,270.00	$1,974,369.00	$0.00	$0.00
Total:		**61.57**	**$0.00**	**$415,270.00**	**$11,234,918.28**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $11,650,188.28

Executive Summary

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

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Function:	Elementary School
Gross Area (SF):	145
Year Built:	1961
Last Renovation:	
Replacement Value:	$11,683
Repair Cost:	$3,507.00
Total FCI:	30.02 %
Total RSLI:	33.44 %
FCA Score:	69.98

Description:

Storage building 1 at Indian Creek Elementary School is located at 724 North Indian Creek Drive in Clarkston, Georgia. Originally built in 1961, 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	46.00 %	0.00 %	$0.00
B10 - Superstructure	46.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	40.54 %	13.04 %	$829.00
B30 - Roofing	0.00 %	109.98 %	$2,678.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**33.44 %**	**30.02 %**	**$3,507.00**

Photo Album

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

1). North Elevation - Jul 16, 2015

2). West Elevation - Jul 16, 2015

3). South Elevation - Jul 16, 2015

4). East Elevation - Jul 16, 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.	145	100	1961	2061		46.00 %	0.00 %	46			$522
B1020	Roof Construction	$16.33	S.F.	145	100	1961	2061		46.00 %	0.00 %	46			$2,368
B2010	Exterior Walls	$38.65	S.F.	145	100	1961	2061		46.00 %	0.00 %	46			$5,604
B2030	Exterior Doors	$5.20	S.F.	145	30	1961	1991		0.00 %	109.95 %	-24		$829.00	$754
B3010	Roof Coverings	$16.79	S.F.	145	25	1961	1986		0.00 %	109.98 %	-29		$2,678.00	$2,435
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	**33.44 %**	**30.02 %**			**$3,507.00**	**$11,683**

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.

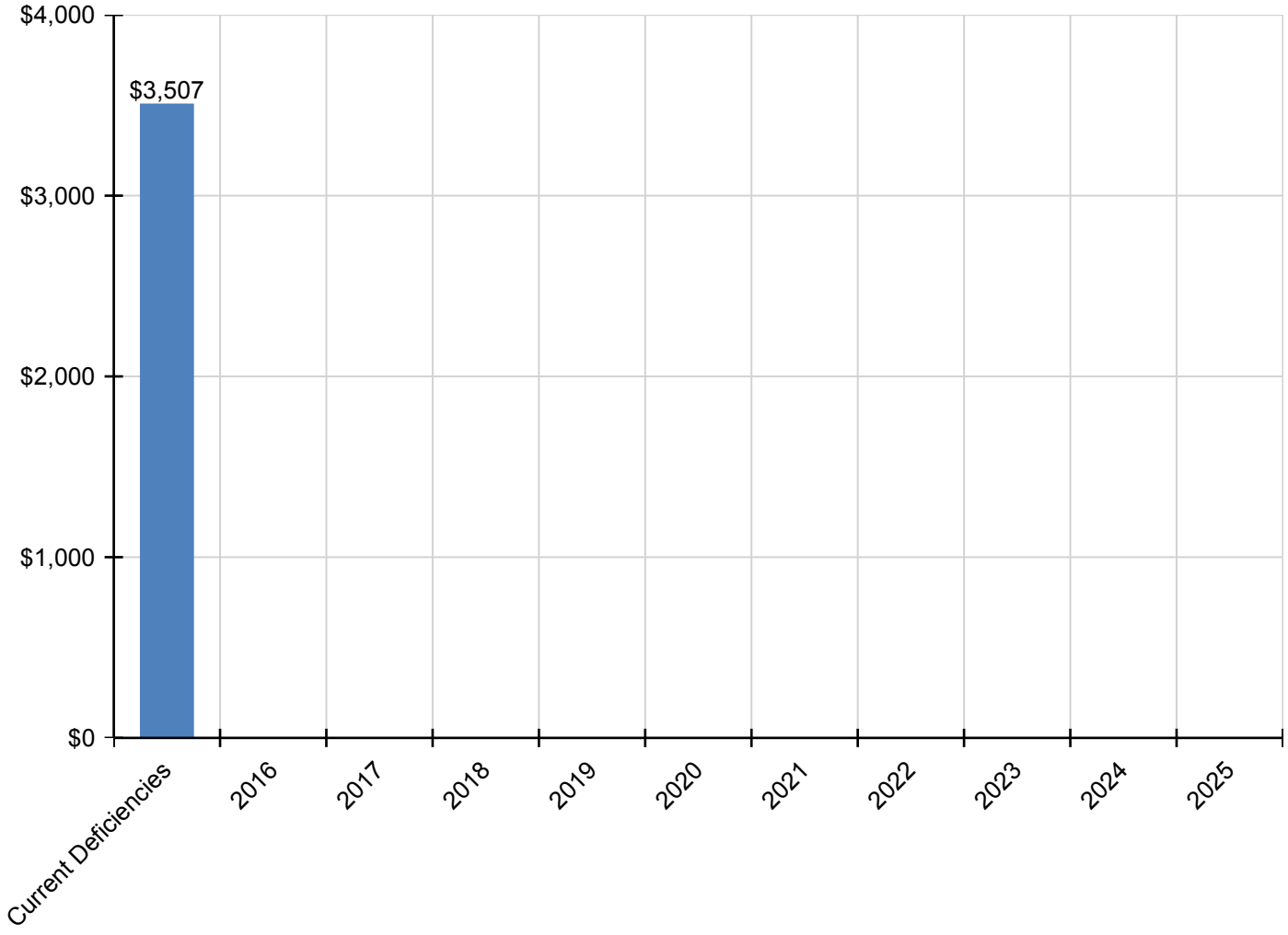
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,507**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,507**
*** 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	$829	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$829**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$2,678	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,678**
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*

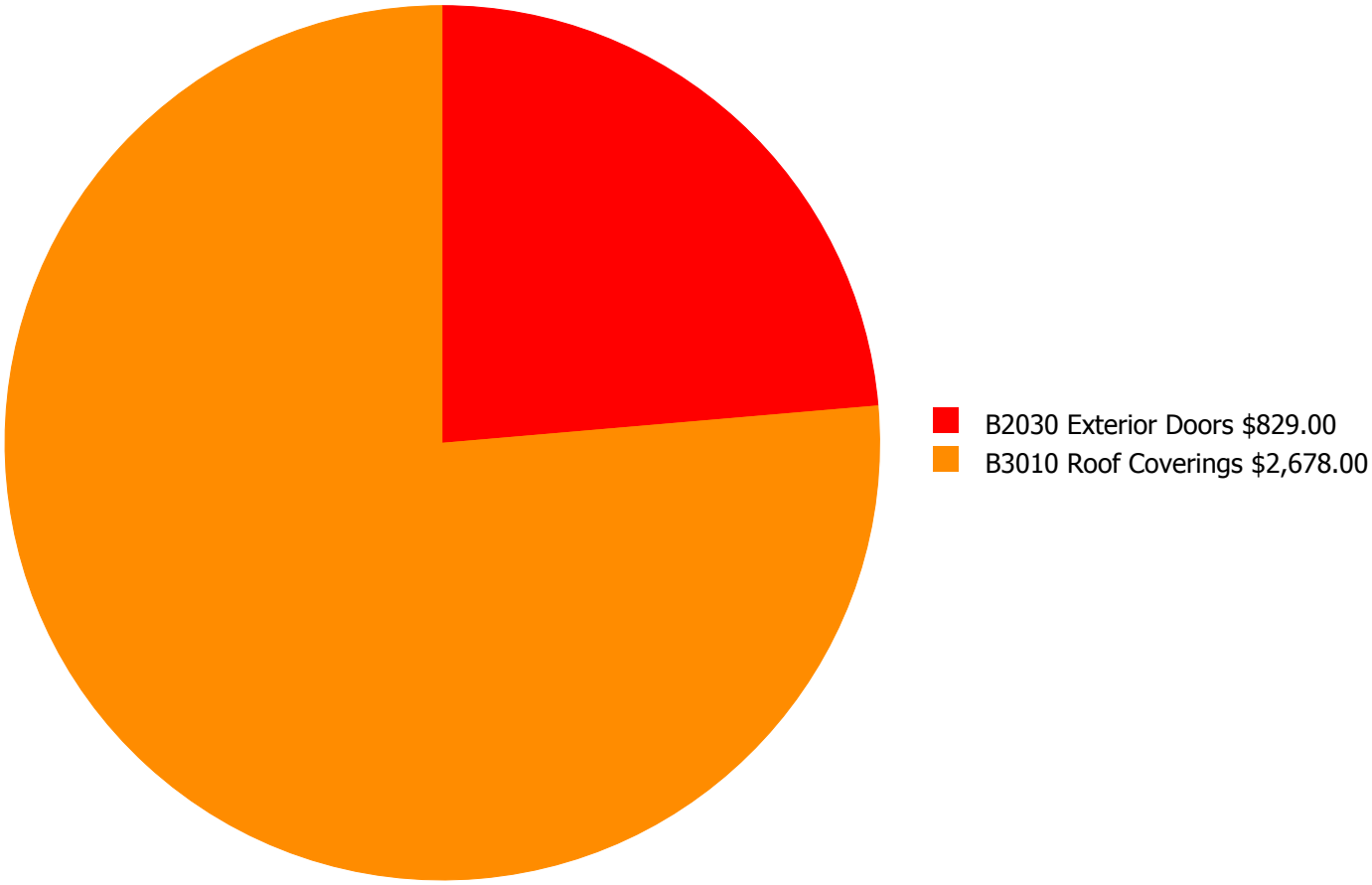
Forecasted Capital Renewal Requirement

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

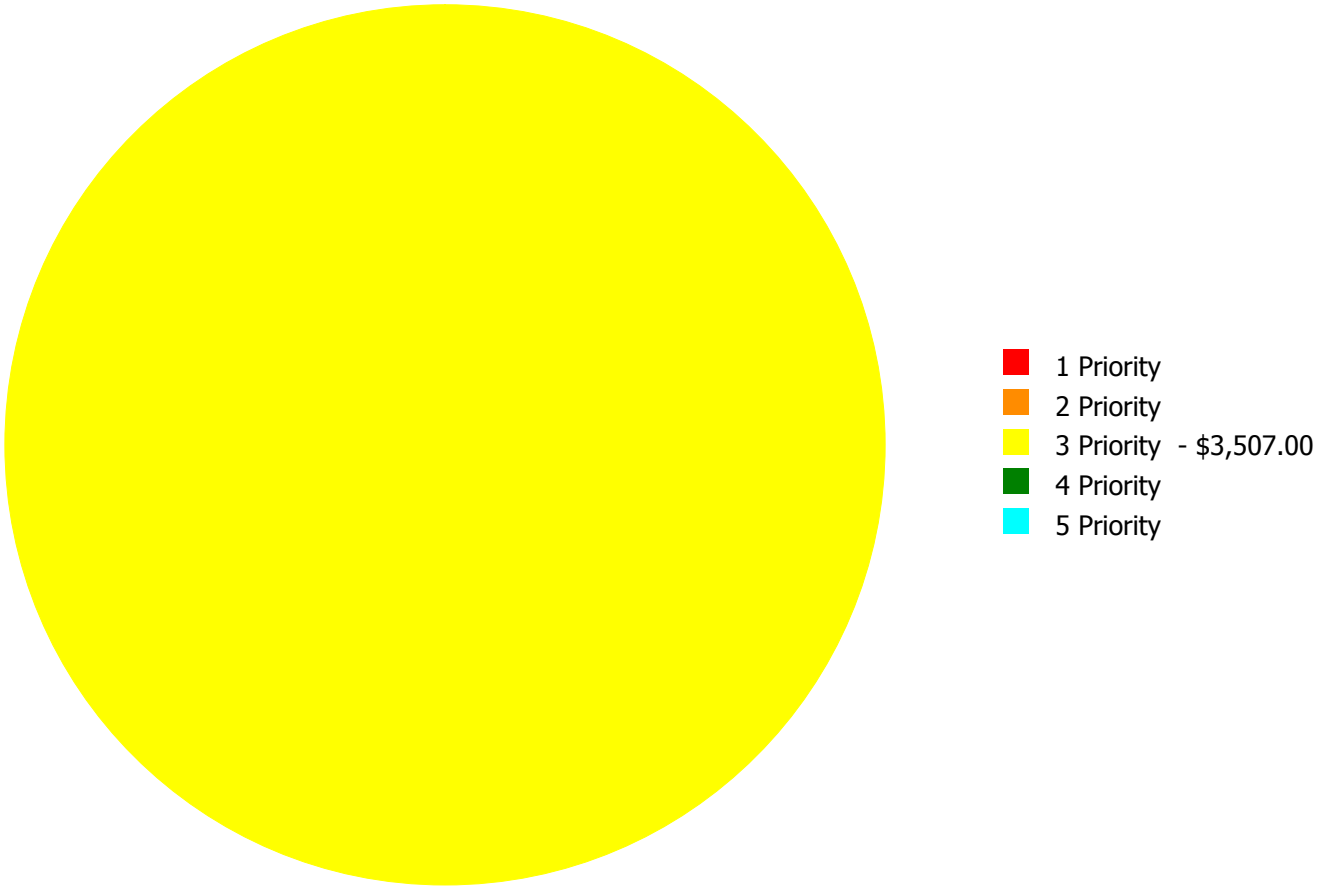
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,507.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,507.00

Deficiency By Priority Investment Table

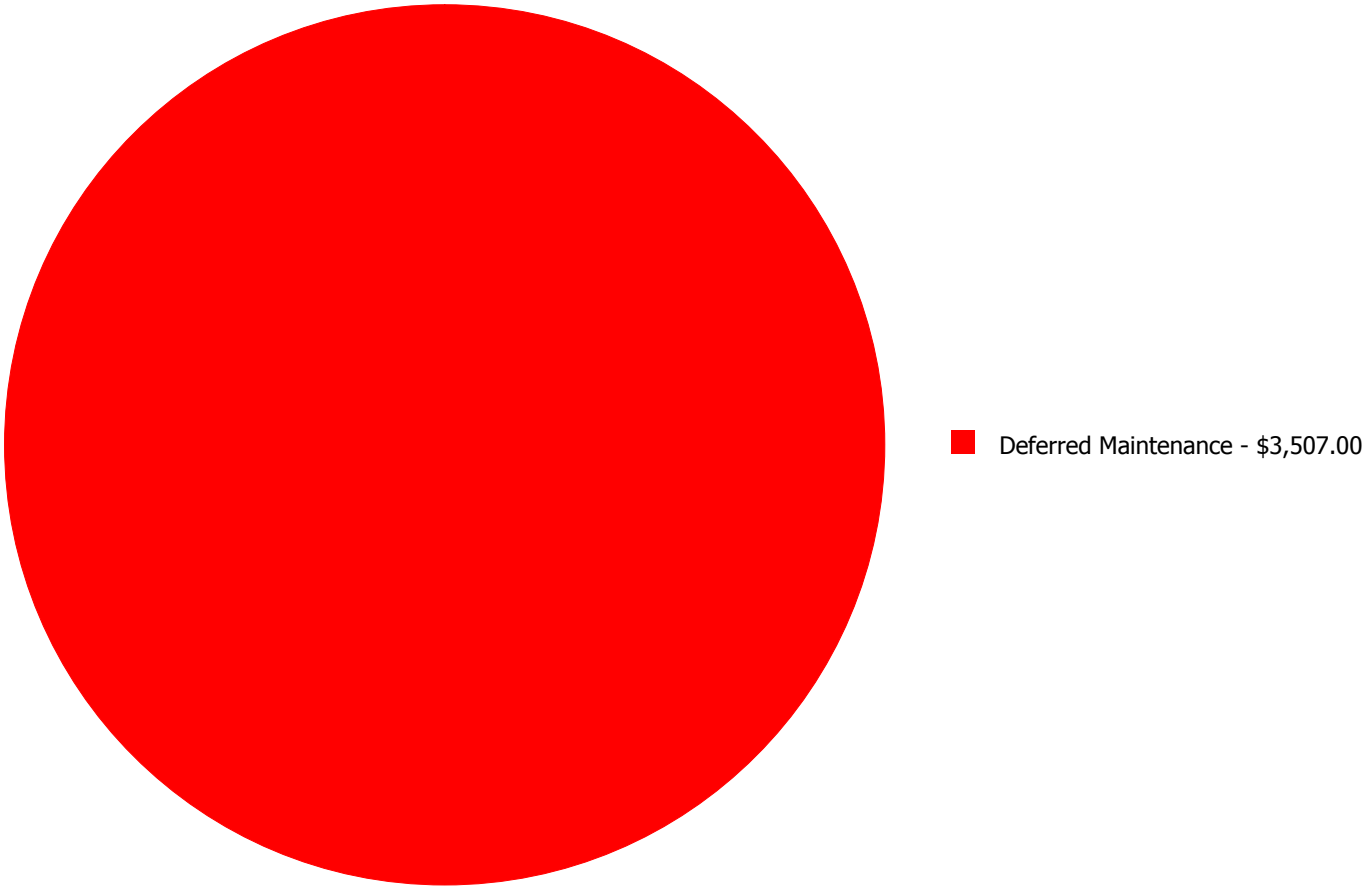
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$829.00	$0.00	$0.00	$829.00
B3010	Roof Coverings	$0.00	$0.00	$2,678.00	$0.00	$0.00	$2,678.00
	Total:	$0.00	$0.00	$3,507.00	$0.00	$0.00	$3,507.00

Deficiency Summary by Category

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



Budget Estimate Total: $3,507.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 145.00
Unit of Measure: S.F.
Estimate: $829.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 145.00
Unit of Measure: S.F.
Estimate: $2,678.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced.

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Function:	Elementary School
Gross Area (SF):	145
Year Built:	1961
Last Renovation:	
Replacement Value:	$11,683
Repair Cost:	$5,874.18
Total FCI:	50.28 %
Total RSLI:	24.12 %
FCA Score:	49.72

Description:

Storage building 2 at Indian Creek Elementary School is located at 724 North Indian Creek Drive in Clarkston, Georgia. Originally built in 1961, 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	46.00 %	0.00 %	$0.00
B10 - Superstructure	0.00 %	99.97 %	$2,367.18
B20 - Exterior Enclosure	40.54 %	13.04 %	$829.00
B30 - Roofing	0.00 %	109.98 %	$2,678.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**24.12 %**	**50.28 %**	**$5,874.18**

Photo Album

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

1). North Elevation - Jul 16, 2015

2). West Elevation - Jul 16, 2015

3). South Elevation - Jul 16, 2015

4). East Elevation - Jul 16, 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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13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
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System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	145	100	1961	2061		46.00 %	0.00 %	46			$522
B1020	Roof Construction	$16.33	S.F.	145	100	1961	2061	2015	0.00 %	99.97 %	0		$2,367.18	$2,368
B2010	Exterior Walls	$38.65	S.F.	145	100	1961	2061		46.00 %	0.00 %	46			$5,604
B2030	Exterior Doors	$5.20	S.F.	145	30	1961	1991		0.00 %	109.95 %	-24		$829.00	$754
B3010	Roof Coverings	$16.79	S.F.	145	25	1961	1986		0.00 %	109.98 %	-29		$2,678.00	$2,435
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	**24.12 %**	**50.28 %**			**$5,874.18**	**$11,683**

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.

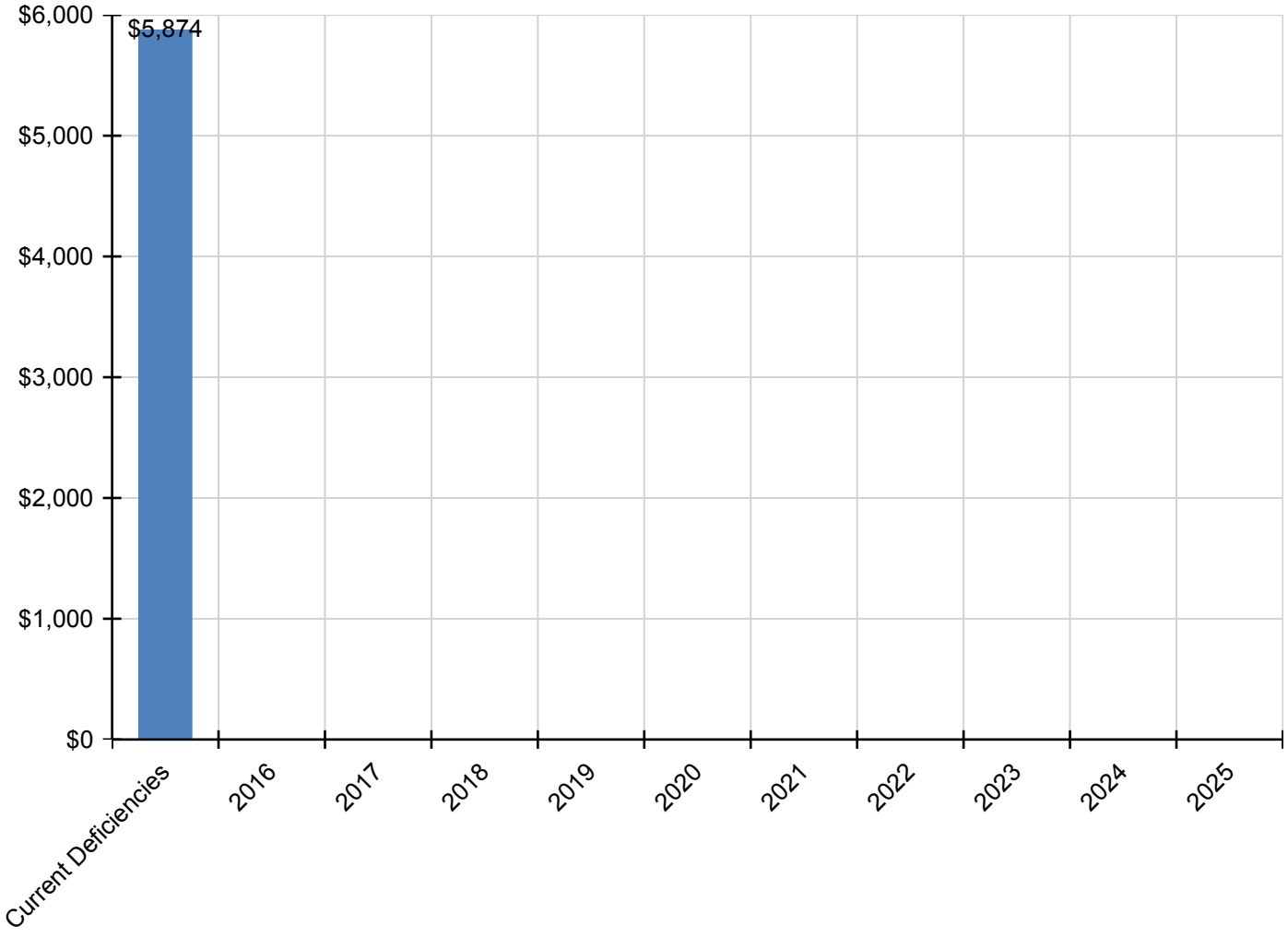
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$5,874**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,874**
*** 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**	$2,367	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,367**
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	$829	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$829**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$2,678	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,678**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

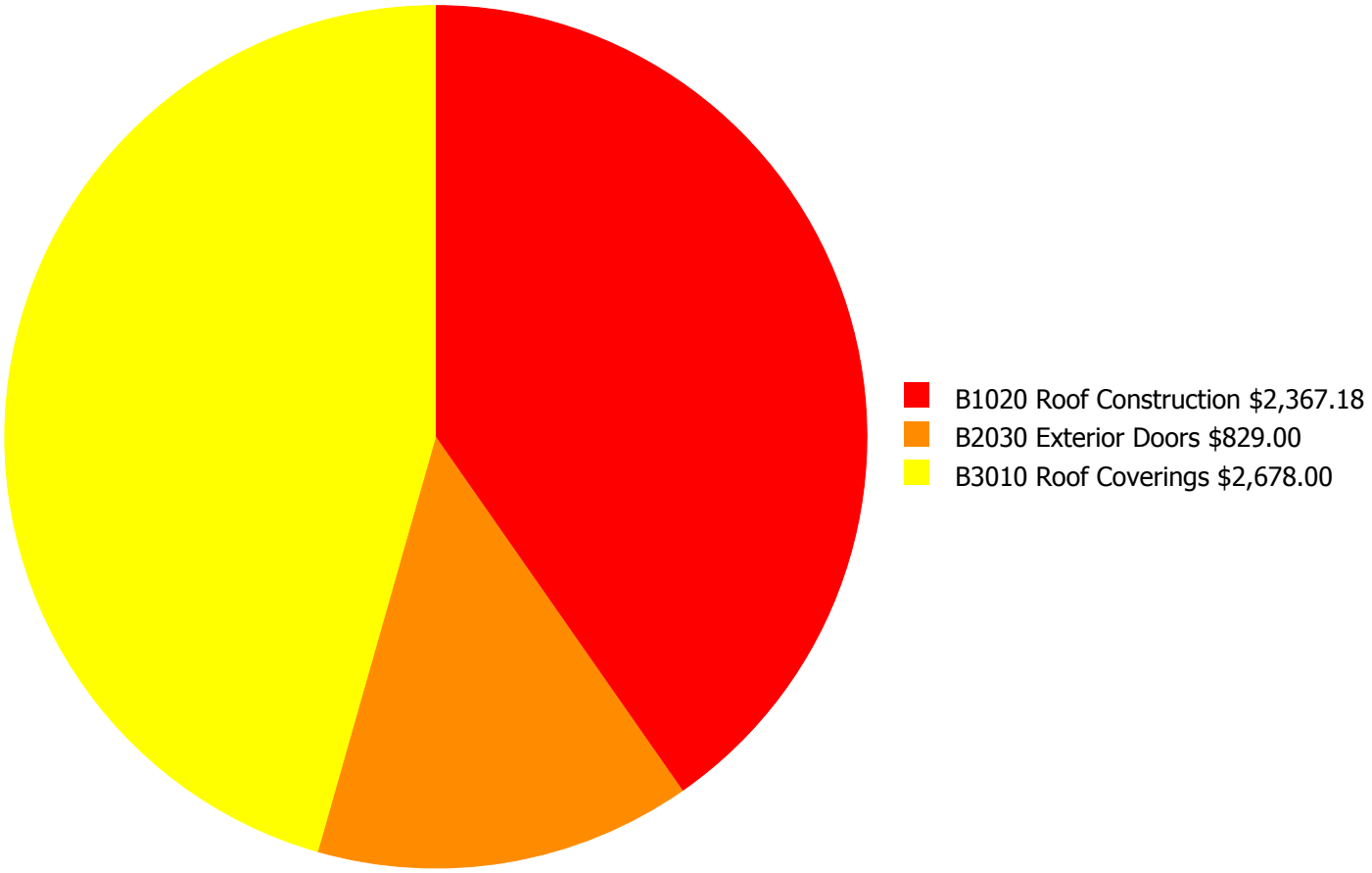
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

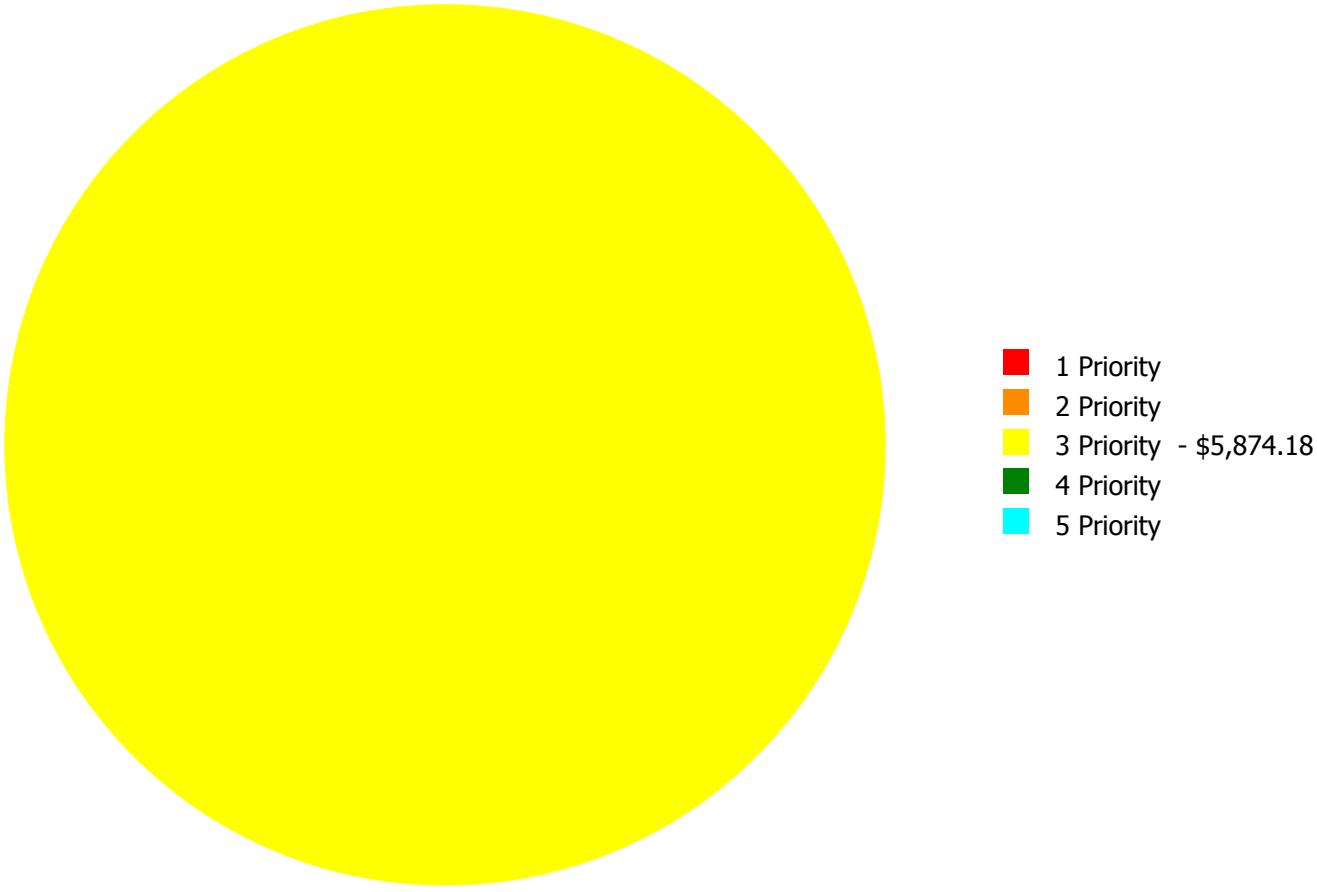
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $5,874.18

Deficiency Summary by Priority

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



Budget Estimate Total: $5,874.18

Deficiency By Priority Investment Table

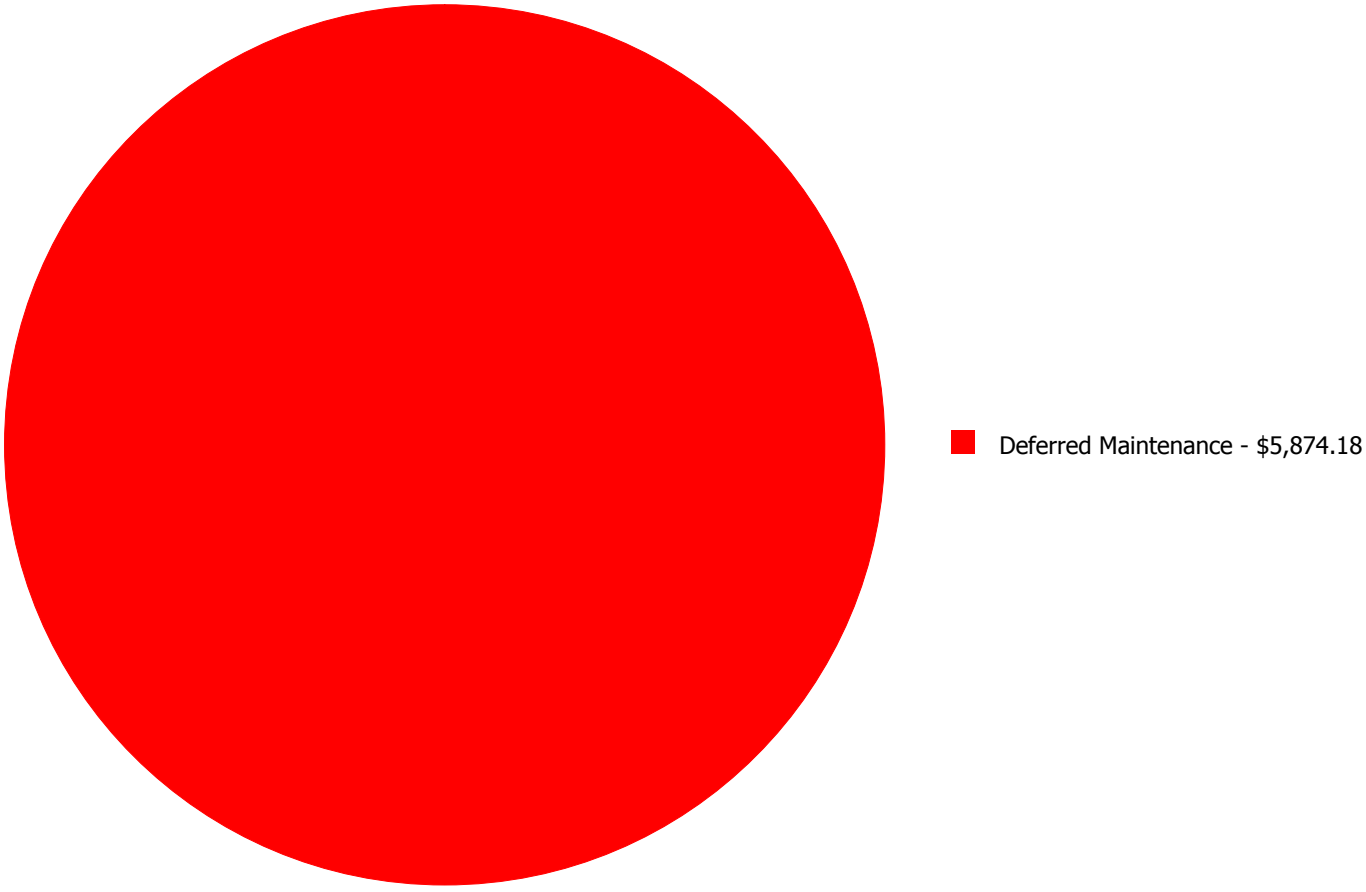
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$2,367.18	$0.00	$0.00	$2,367.18
B2030	Exterior Doors	$0.00	$0.00	$829.00	$0.00	$0.00	$829.00
B3010	Roof Coverings	$0.00	$0.00	$2,678.00	$0.00	$0.00	$2,678.00
	Total:	$0.00	$0.00	$5,874.18	$0.00	$0.00	$5,874.18

Deficiency Summary by Category

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



Budget Estimate Total: $5,874.18

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: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace entire roof ($13.54/sf)
Qty: 145.00
Unit of Measure: S.F.
Estimate: $2,367.18
Assessor Name: Sam Mandola
Date Created: 07/16/2015

Notes: The original steel decking is beyond its expected service life, rusted, damaged, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 145.00
Unit of Measure: S.F.
Estimate: $829.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 145.00

Unit of Measure: S.F.

Estimate: $2,678.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	47,568
Year Built:	1961
Last Renovation:	1989
Replacement Value:	$10,497,659
Repair Cost:	$7,031,909.10
Total FCI:	66.99 %
Total RSLI:	22.69 %
FCA Score:	33.01

Description:

The main building at Indian Creek Elementary is a one-story building located at 724 North Indian Creek Drive in Clarkston, Georgia. Originally built in 1961, there have been three additions in 1965, 1990 and 1994, and a major renovation in 1989. 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	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	46.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	46.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.57 %	31.77 %	$358,585.10
B30 - Roofing	0.39 %	106.75 %	$1,083,123.00
C10 - Interior Construction	29.07 %	25.18 %	$145,986.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	34.94 %	42.18 %	$652,309.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$1,383,991.00
D30 - HVAC	0.00 %	110.00 %	$1,995,668.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	35.70 %	70.73 %	$838,767.00
E10 - Equipment	96.00 %	4.40 %	$20,930.00
E20 - Furnishings	0.00 %	110.00 %	$552,550.00
F10 - Special Construction	20.00 %	0.00 %	$0.00
Totals:	**22.69 %**	**66.99 %**	**$7,031,909.10**

Photo Album

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

1). East Elevation - Main Entrance - Jul 16, 2015

2). East Elevation - Jul 16, 2015

3). North Elevation - Jul 16, 2015

4). North Elevation - Jul 16, 2015

5). West Elevation - Jul 16, 2015

6). Southwest Elevation - Jul 16, 2015

7). South Elevation - Jul 16, 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.	47,568	100	1961	2061		46.00 %	0.00 %	46			$308,716
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$7.09	S.F.	47,568	100	1961	2061		46.00 %	0.00 %	46			$337,257
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 %				$0
B1020	Roof Construction	$5.34	S.F.	47,568	100	1961	2061		46.00 %	0.00 %	46			$254,013
B2010	Exterior Walls	$16.02	S.F.	47,568	100	1961	2061		46.00 %	0.43 %	46		$3,300.10	$762,039
B2020	Exterior Windows	$6.79	S.F.	47,568	30	1961	1991		0.00 %	110.00 %	-24		$355,285.00	$322,987
B2030	Exterior Doors	$0.92	S.F.	47,568	30	1989	2019		13.33 %	0.00 %	4			$43,763
B3010	Roof Coverings - Asphalt Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	47,568	25	1961	1986		0.00 %	110.00 %	-29		$1,083,123.00	$984,658
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	$0.63	S.F.	47,568	30	1989	2019		13.33 %	0.00 %	4			$29,968
C1010	Partitions	$7.01	S.F.	47,568	100	1961	2061		46.00 %	0.00 %	46			$333,452
C1020	Interior Doors	$2.39	S.F.	47,568	30	1989	2019		13.33 %	0.00 %	4			$113,688
C1030	Fittings	$2.79	S.F.	47,568	20	1989	2009		0.00 %	110.00 %	-6		$145,986.00	$132,715
C2010	Stair Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	23,784	30	1961	1991		0.00 %	110.00 %	-24		$268,688.00	$244,262
C3010	Wall Finishes - Paint	$1.93	S.F.	21,406	10	2010	2020		50.00 %	0.00 %	5			$41,314
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	2,378	15	1989	2004	2020	33.33 %	0.00 %	5			$5,065
C3020	Floor Finishes - Carpet	$8.50	S.F.	1,218	8	1989	1997		0.00 %	110.00 %	-18		$11,388.00	$10,353
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	3,744	50	1961	2011	2020	10.00 %	0.00 %	5			$54,251
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	7,135	50	1961	2011	2020	10.00 %	0.00 %	5			$378,226
C3020	Floor Finishes - VCT	$9.54	S.F.	35,471	20	1961	1981		0.00 %	110.00 %	-34		$372,233.00	$338,393
C3020	Floor Finishes - Wood	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$9.98	S.F.	47,568	20	2015	2035		100.00 %	0.00 %	20			$474,729
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	47,568	20	1961	1981		0.00 %	110.00 %	-34		$924,056.00	$840,051
D2020	Domestic Water Distribution	$3.99	S.F.	47,568	30	1961	1991		0.00 %	110.00 %	-24		$208,776.00	$189,796
D2030	Sanitary Waste	$3.41	S.F.	47,568	30	1961	1991		0.00 %	110.00 %	-24		$178,428.00	$162,207
D2040	Rain Water Drainage	$0.98	S.F.	47,568	30	1961	1991		0.00 %	110.00 %	-24		$51,278.00	$46,617

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	47,568	30	1961	1991		0.00 %	110.00 %	-24		$21,453.00	$19,503
D3020	Heat Generating Systems	$4.55	S.F.	47,568	30	1961	1991		0.00 %	110.00 %	-24		$238,078.00	$216,434
D3030	Cooling Generating Systems	$4.73	S.F.	47,568	30	1961	1991		0.00 %	110.00 %	-24		$247,496.00	$224,997
D3040	Distribution & Exhaust Systems	$5.51	S.F.	47,568	30	1961	1991		0.00 %	110.00 %	-24		$288,310.00	$262,100
D3050	Terminal & Package Units	$18.52	S.F.	47,568	15	1961	1976		0.00 %	110.00 %	-39		$969,055.00	$880,959
D3060	Controls & Instrumentation	$3.60	S.F.	47,568	20	1961	1981		0.00 %	110.00 %	-34		$188,369.00	$171,245
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	47,568	30	1961	1991		0.00 %	110.00 %	-24		$64,360.00	$58,509
D4010	Sprinklers	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	S.F.	47,568	40	1961	2001		0.00 %	110.00 %	-14		$94,708.00	$86,098
D5020	Branch Wiring	$6.78	S.F.	47,568	30	1961	1991		0.00 %	110.00 %	-24		$354,762.00	$322,511
D5020	Lighting	$8.90	S.F.	47,568	30	2015	2045		100.00 %	0.00 %	30			$423,355
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	47,568	15	1961	1976		0.00 %	110.00 %	-39		$293,019.00	$266,381
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	47,568	15	1961	1976		0.00 %	110.00 %	-39		$64,360.00	$58,509
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	47,568	15	1961	1976		0.00 %	110.00 %	-39		$31,918.00	$29,016
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	47,568	20	1961	1981		0.00 %	110.00 %	-34		$20,930.00	$19,027
E1090	Other Equipment (Kitchen Equipment)	$9.60	S.F.	47,568	20	2015	2035		100.00 %	0.00 %	20			$456,653
E2010	Fixed Furnishings	$10.56	S.F.	47,568	20	1961	1981		0.00 %	110.00 %	-34		$552,550.00	$502,318
F1010	Special Structures - Canopies	$1.61	S.F.	56,847	25	1961	1986	2020	20.00 %	0.00 %	5			$91,524
								Total	**22.69 %**	**66.99 %**			**$7,031,909.10**	**$10,497,659**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$7,031,909**	**$0**	**$0**	**$0**	**$193,648**	**$727,349**	**$0**	**$0**	**$14,426**	**$0**	**$0**	**$7,967,333**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$3,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,300**
B2020 - Exterior Windows	$355,285	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$355,285**
B2030 - Exterior Doors	$0	$0	$0	$0	$54,181	$0	$0	$0	$0	$0	$0	**$54,181**
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	$1,083,123	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,083,123**
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	$37,102	$0	$0	$0	$0	$0	$0	**$37,102**
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**

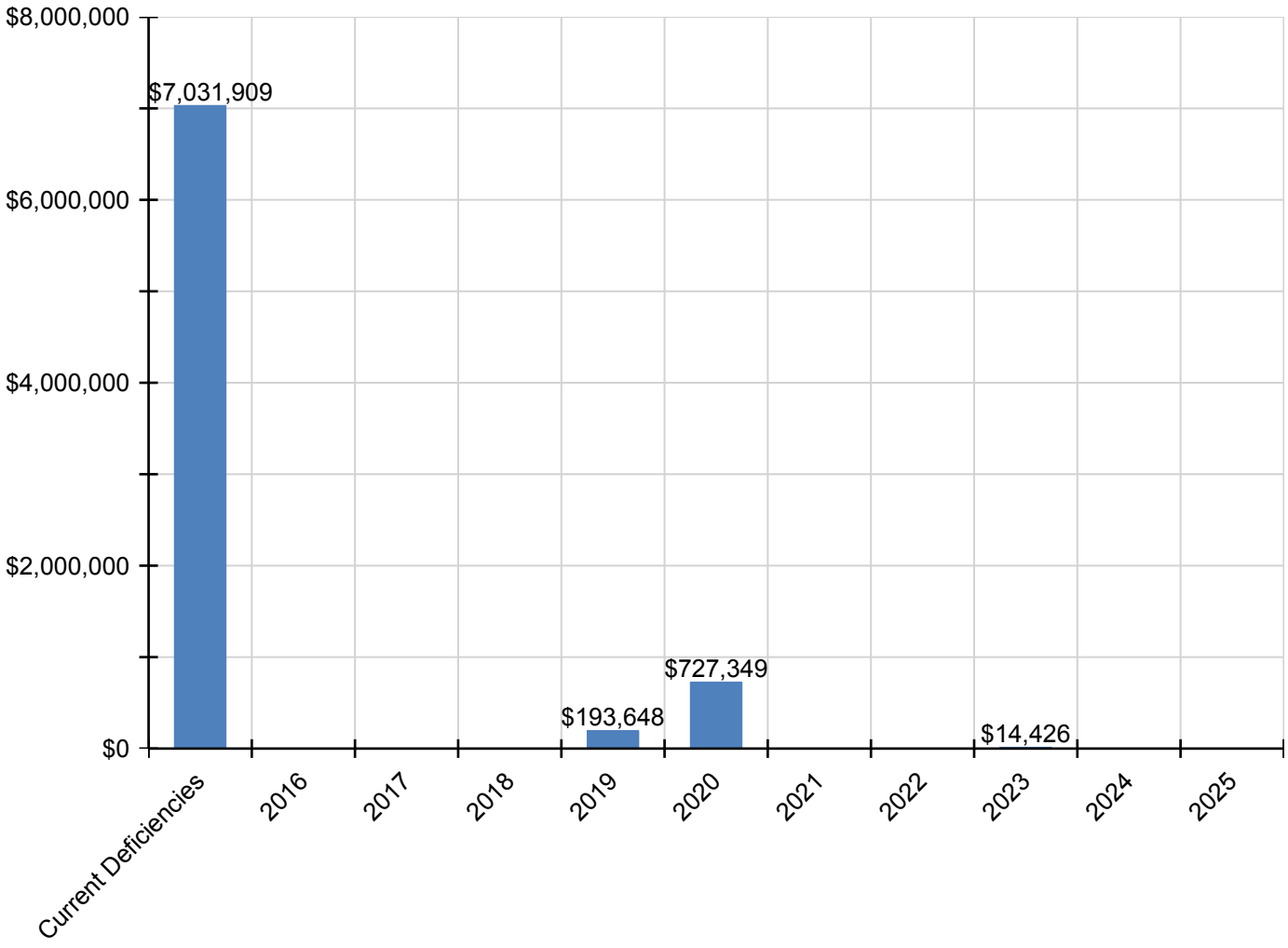
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$102,365	$0	$0	$0	$0	$0	$0	**$102,365**
C1030 - Fittings	$145,986	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$145,986**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$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	$268,688	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$268,688**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$52,683	$0	$0	$0	$0	$0	**$52,683**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$6,459	$0	$0	$0	$0	$0	**$6,459**
C3020 - Floor Finishes - Carpet	$11,388	$0	$0	$0	$0	$0	$0	$0	$14,426	$0	$0	**$25,814**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$69,181	$0	$0	$0	$0	$0	**$69,181**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$482,315	$0	$0	$0	$0	$0	**$482,315**
C3020 - Floor Finishes - VCT	$372,233	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$372,233**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$924,056	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$924,056**
D2020 - Domestic Water Distribution	$208,776	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$208,776**
D2030 - Sanitary Waste	$178,428	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$178,428**
D2040 - Rain Water Drainage	$51,278	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,278**
D2090 - Other Plumbing Systems - Natural Gas	$21,453	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,453**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$238,078	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$238,078**
D3030 - Cooling Generating Systems	$247,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$247,496**
D3040 - Distribution & Exhaust Systems	$288,310	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$288,310**
D3050 - Terminal & Package Units	$969,055	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$969,055**
D3060 - Controls & Instrumentation	$188,369	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$188,369**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$64,360	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,360**
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	$94,708	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$94,708**
D5020 - Branch Wiring	$354,762	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$354,762**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$293,019	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$293,019**
D5030 - Communications and Security - Fire Alarm	$64,360	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,360**
D5030 - Communications and Security - Security & CCTV	$31,918	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,918**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$20,930	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,930**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$552,550	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$552,550**
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	$116,711	$0	$0	$0	$0	$0	**$116,711**

** Indicates non-renewable system*

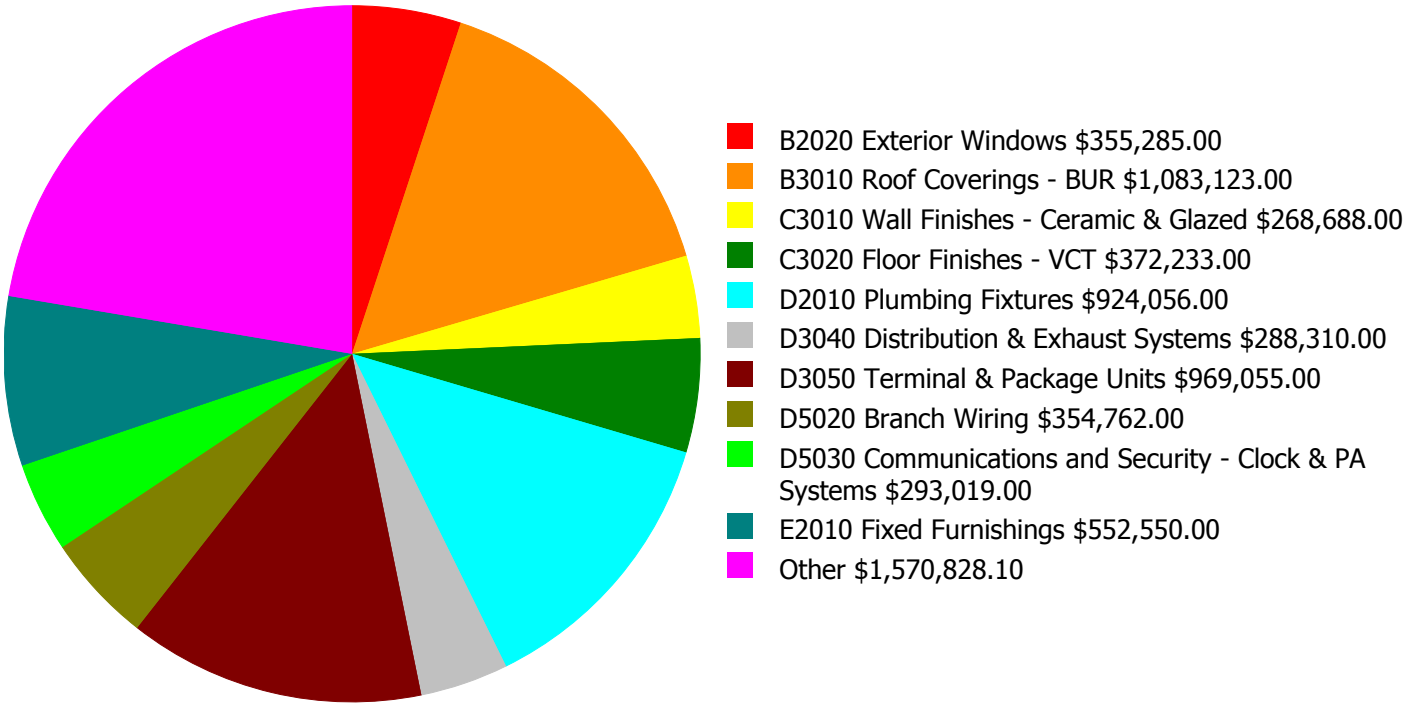
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

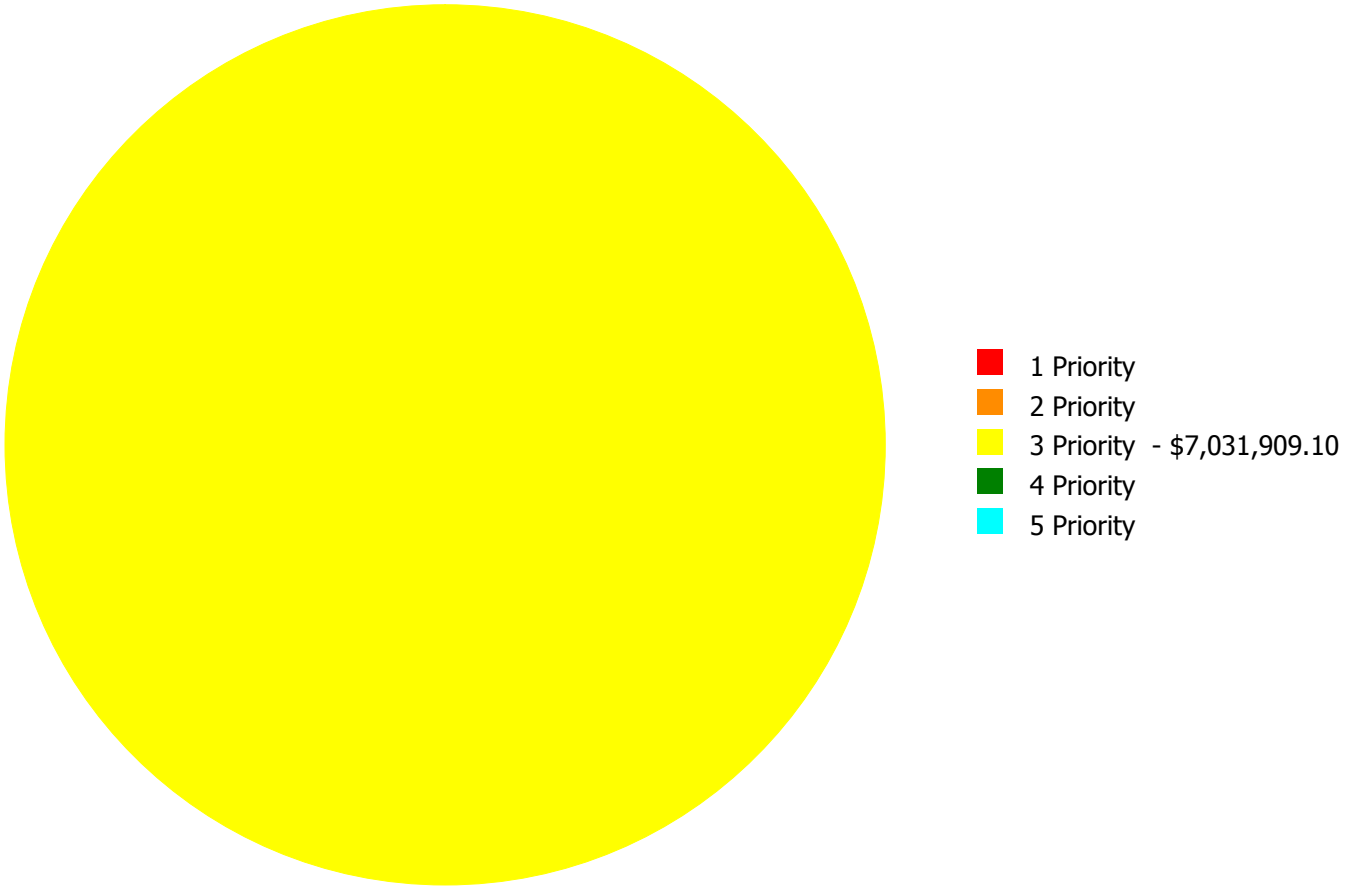
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $7,031,909.10

Deficiency Summary by Priority

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



Budget Estimate Total: $7,031,909.10

Deficiency By Priority Investment Table

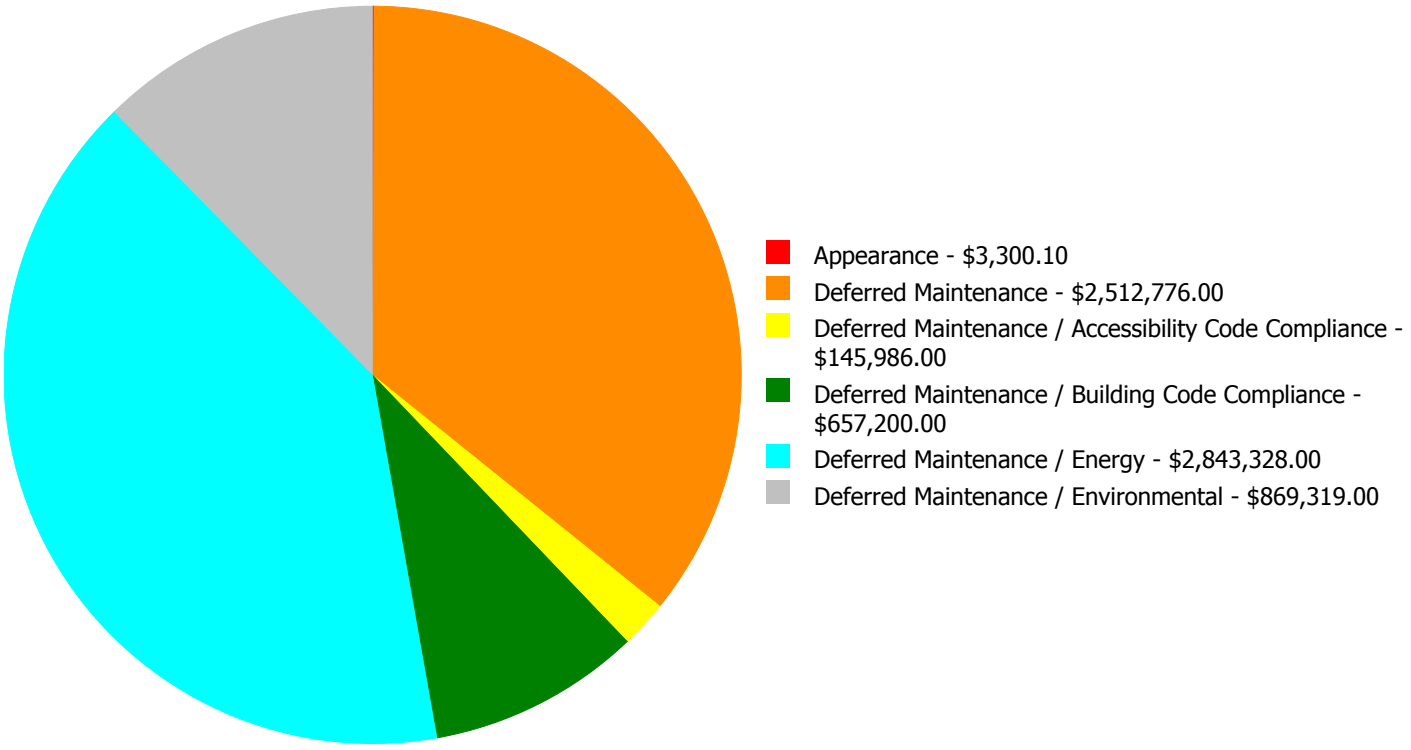
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$3,300.10	$0.00	$0.00	$3,300.10
B2020	Exterior Windows	$0.00	$0.00	$355,285.00	$0.00	$0.00	$355,285.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$1,083,123.00	$0.00	$0.00	$1,083,123.00
C1030	Fittings	$0.00	$0.00	$145,986.00	$0.00	$0.00	$145,986.00
C3010	Wall Finishes - Ceramic & Glazed	$0.00	$0.00	$268,688.00	$0.00	$0.00	$268,688.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$11,388.00	$0.00	$0.00	$11,388.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$372,233.00	$0.00	$0.00	$372,233.00
D2010	Plumbing Fixtures	$0.00	$0.00	$924,056.00	$0.00	$0.00	$924,056.00
D2020	Domestic Water Distribution	$0.00	$0.00	$208,776.00	$0.00	$0.00	$208,776.00
D2030	Sanitary Waste	$0.00	$0.00	$178,428.00	$0.00	$0.00	$178,428.00
D2040	Rain Water Drainage	$0.00	$0.00	$51,278.00	$0.00	$0.00	$51,278.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$21,453.00	$0.00	$0.00	$21,453.00
D3020	Heat Generating Systems	$0.00	$0.00	$238,078.00	$0.00	$0.00	$238,078.00
D3030	Cooling Generating Systems	$0.00	$0.00	$247,496.00	$0.00	$0.00	$247,496.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$288,310.00	$0.00	$0.00	$288,310.00
D3050	Terminal & Package Units	$0.00	$0.00	$969,055.00	$0.00	$0.00	$969,055.00
D3060	Controls & Instrumentation	$0.00	$0.00	$188,369.00	$0.00	$0.00	$188,369.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	$0.00	$64,360.00	$0.00	$0.00	$64,360.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$94,708.00	$0.00	$0.00	$94,708.00
D5020	Branch Wiring	$0.00	$0.00	$354,762.00	$0.00	$0.00	$354,762.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$293,019.00	$0.00	$0.00	$293,019.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$64,360.00	$0.00	$0.00	$64,360.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$31,918.00	$0.00	$0.00	$31,918.00
E1020	Institutional Equipment	$0.00	$0.00	$20,930.00	$0.00	$0.00	$20,930.00
E2010	Fixed Furnishings	$0.00	$0.00	$552,550.00	$0.00	$0.00	$552,550.00
	Total:	$0.00	$0.00	$7,031,909.10	$0.00	$0.00	$7,031,909.10

Deficiency Summary by Category

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



Budget Estimate Total: $7,031,909.10

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Damaged
Category: Appearance
Priority: 3 Priority
Correction: Pressure Wash Exterior Wall
Qty: 2,100.00
Unit of Measure: S.F.
Estimate: $3,300.10
Assessor Name: Ben Nixon
Date Created: 07/16/2015

Notes: Exterior walls on the north side are stained and should be pressure washed.

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 47,568.00
Unit of Measure: S.F.
Estimate: $355,285.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $1,083,123.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Built-up roof covering is in deteriorating condition, with cracks, bubbling, patches and reported water leaks.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $145,986.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, and should be replaced to improve ADA accessibility. Hall restroom renovations to be performed under SPLOST project 114-422.

System: C3010 - Wall Finishes - Ceramic & Glazed

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 23,784.00
Unit of Measure: S.F.
Estimate: $268,688.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The wall tile covering is aged and should be replaced.

System: C3020 - Floor Finishes - Carpet

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,218.00
Unit of Measure: S.F.
Estimate: $11,388.00
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 - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 35,471.00
Unit of Measure: S.F.
Estimate: $372,233.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 47,568.00
Unit of Measure: S.F.
Estimate: $924,056.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The plumbing fixtures are beyond their expected service life, inadequate, and should be scheduled for replacement. Hall restroom renovations to be performed under SPLOST project 114-422.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $208,776.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The domestic water distribution system is beyond its expected service life, not building code compliant, has water quality issues, and should be scheduled for replacement. Domestic water heaters or converters are not equipped with adequate expansion or compensation. SPLOST project 421-139 to install reduced pressure zone (RPZ) devices on existing domestic and fire water supply lines.

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $178,428.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. SPLOST project 421-139 to install a new 3,000-gallon grease trap.

System: D2040 - Rain Water Drainage

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 47,568.00
Unit of Measure: S.F.
Estimate: $51,278.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The rainwater drainage system is beyond its expected service life and should be replaced in conjunction with the roof covering.

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 47,568.00
Unit of Measure: S.F.
Estimate: $21,453.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D3020 - Heat Generating Systems

Location: Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $238,078.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The heat generating system is beyond its expected service life, inadequate, not building code compliant, and should be scheduled for replacement. Gas mains serving burners are not equipped with vents and redundant valves. SPLOST project 421-139 to replace existing HVAC, freezer, and cooler.

System: D3030 - Cooling Generating Systems

Location: Roof/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $247,496.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The cooling generating system is beyond its expected service life, inadequate, and should be scheduled for replacement. SPLOST project 421-139 to replace existing HVAC, freezer, and cooler.

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $288,310.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The distribution and exhaust systems are beyond their expected service life, do not operate properly, and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $969,055.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The terminal and package units are beyond their expected service life, inadequate, and should be scheduled for replacement. SPLOST project 421-139 to replace existing HVAC, freezer, and cooler.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $188,369.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The controls and instrumentation system is beyond its expected service life, inadequate, and should be scheduled for replacement. SPLOST project 114-422 to upgrade the controls and instrumentation. SPLOST project 421-139 to provide new direct digital controls (DDC) energy management controls.

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

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $64,360.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The kitchen hood system is beyond its expected service life, aged, and should be scheduled for replacement. SPLOST project 421-139 to provide a new kitchen exhaust hood with a makeup air unit and air conditioning for the kitchen.

System: D5010 - Electrical Service/Distribution

Location: Main Switch Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $94,708.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The electrical service/distribution system is beyond its expected service life, aged, and should be scheduled for replacement.

System: D5020 - Branch Wiring

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $354,762.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The branch wiring system is beyond its expected service life, not building code compliant, and should be scheduled for replacement. Electrical outlets in wet areas are not GFI.

System: D5030 - Communications and Security - Clock & PA Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $293,019.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Clock and PA systems are beyond their expected service life, aged, and should be scheduled for replacement.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 47,568.00

Unit of Measure: S.F.

Estimate: $64,360.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The fire alarm system is beyond its expected service life, not building code compliant, and should be scheduled for replacement. Visible alarms (strobes) are not installed in multiple occupancy, common use areas.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 47,568.00
Unit of Measure: S.F.
Estimate: $31,918.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The security and CCTV systems are beyond their expected service life, aged, and should be scheduled for replacement.

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 47,568.00
Unit of Measure: S.F.
Estimate: $20,930.00
Assessor Name: Ben Nixon
Date Created: 02/06/2016

Notes: Institutional equipment, such as theater and stage equipment, library equipment and audio-visual equipment, is beyond its expected service life 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: 47,568.00

Unit of Measure: S.F.

Estimate: $552,550.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fixed furnishings, such as built-in cabinets, are beyond their expected service life and worn in areas, 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:	Elementary School
Gross Area (SF):	9,300
Year Built:	1990
Last Renovation:	
Replacement Value:	$1,955,927
Repair Cost:	$753,834.00
Total FCI:	38.54 %
Total RSLI:	33.11 %
FCA Score:	61.46

Description:

The 1990 classroom addition at Indian Creek Elementary School is a one-story building located at 724 North Indian Creek Drive in Clarkston, Georgia. There has been one addition to this building in 1994 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:	2012	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	75.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	56.05 %	0.00 %	$0.00
B30 - Roofing	0.49 %	106.75 %	$211,761.00
C10 - Interior Construction	46.40 %	25.18 %	$28,542.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	55.08 %	18.62 %	$61,161.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	16.67 %	0.00 %	$0.00
D30 - HVAC	2.49 %	93.58 %	$321,324.00
D40 - Fire Protection	16.67 %	0.00 %	$0.00
D50 - Electrical	42.96 %	32.83 %	$76,111.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$54,935.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**33.11 %**	**38.54 %**	**$753,834.00**

Photo Album

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

1). Northeast Elevation - Jul 06, 2015

2). Northwest Elevation - Jul 16, 2015

3). Southwest Elevation - Jul 16, 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.	9,300	100	1990	2090		75.00 %	0.00 %	75			$60,357
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$7.09	S.F.	9,300	100	1990	2090		75.00 %	0.00 %	75			$65,937
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 %				$0
B1020	Roof Construction	$5.34	S.F.	9,300	100	1990	2090		75.00 %	0.00 %	75			$49,662
B2010	Exterior Walls	$16.02	S.F.	9,300	100	1990	2090		75.00 %	0.00 %	75			$148,986
B2020	Exterior Windows	$6.79	S.F.	9,300	30	1990	2020		16.67 %	0.00 %	5			$63,147
B2030	Exterior Doors	$0.92	S.F.	9,300	30	1990	2020		16.67 %	0.00 %	5			$8,556
B3010	Roof Coverings - Asphalt Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	9,300	25	1990	2015		0.00 %	110.00 %	0		$211,761.00	$192,510
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	$0.63	S.F.	9,300	30	1990	2020		16.67 %	0.00 %	5			$5,859
C1010	Partitions	$7.01	S.F.	9,300	100	1990	2090		75.00 %	0.00 %	75			$65,193
C1020	Interior Doors	$2.39	S.F.	9,300	30	1990	2020		16.67 %	0.00 %	5			$22,227
C1030	Fittings	$2.79	S.F.	9,300	20	1990	2010		0.00 %	110.00 %	-5		$28,542.00	$25,947
C2010	Stair Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	563	30	1990	2020		16.67 %	0.00 %	5			$5,782
C3010	Wall Finishes - Paint	$1.93	S.F.	8,737	10	2010	2020		50.00 %	0.00 %	5			$16,862
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	200	8	1990	1998		0.00 %	110.00 %	-17		$1,870.00	$1,700
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	660	50	1990	2040		50.00 %	0.00 %	25			$9,563
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	2,790	50	1990	2040		50.00 %	0.00 %	25			$147,898
C3020	Floor Finishes - VCT	$9.54	S.F.	5,650	15	1990	2005		0.00 %	110.00 %	-10		$59,291.00	$53,901
C3020	Floor Finishes - Wood	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$9.98	S.F.	9,300	20	2015	2035		100.00 %	0.00 %	20			$92,814
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	9,300	30	1990	2020		16.67 %	0.00 %	5			$164,238
D2020	Domestic Water Distribution	$3.99	S.F.	9,300	30	1990	2020		16.67 %	0.00 %	5			$37,107
D2030	Sanitary Waste	$3.41	S.F.	9,300	30	1990	2020		16.67 %	0.00 %	5			$31,713
D2040	Rain Water Drainage	$0.98	S.F.	9,300	30	1990	2020		16.67 %	0.00 %	5			$9,114

School Assessment Report - 1990 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	9,300	30	1990	2020		16.67 %	0.00 %	5			$3,813
D3020	Heat Generating Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution & Exhaust Systems	$5.51	S.F.	9,300	30	1990	2020		16.67 %	0.00 %	5			$51,243
D3050	Terminal & Package Units	$27.81	S.F.	9,300	15	1990	2005		0.00 %	110.00 %	-10		$284,496.00	$258,633
D3060	Controls & Instrumentation	$3.60	S.F.	9,300	20	1990	2010		0.00 %	110.00 %	-5		$36,828.00	$33,480
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.75	S.F.	9,300	30	1990	2020		16.67 %	0.00 %	5			$44,175
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	Riser	9,300	40	1990	2030		37.50 %	0.00 %	15			$16,833
D5020	Branch Wiring	$6.78	S.F.	9,300	30	1990	2020		16.67 %	0.00 %	5			$63,054
D5020	Lighting	$8.90	S.F.	9,300	30	2015	2045		100.00 %	0.00 %	30			$82,770
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	9,300	15	1990	2005		0.00 %	110.00 %	-10		$57,288.00	$52,080
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	9,300	15	1990	2005		0.00 %	110.00 %	-10		$12,583.00	$11,439
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	9,300	15	1990	2005		0.00 %	109.99 %	-10		$6,240.00	$5,673
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1010	Commercial Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	9,300	20	1990	2010	2020	25.00 %	0.00 %	5			$3,720
E1090	Other Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$5.37	S.F.	9,300	20	1990	2010		0.00 %	110.00 %	-5		$54,935.00	$49,941
F1010	Special Structures - Canopies	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**33.11 %**	**38.54 %**			**$753,834.00**	**$1,955,927**

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:	**$753,834**	**$0**	**$0**	**$0**	**$0**	**$668,906**	**$0**	**$0**	**$2,369**	**$0**	**$0**	**$1,425,109**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$80,525	$0	$0	$0	$0	$0	**$80,525**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$10,911	$0	$0	$0	$0	$0	**$10,911**
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	$211,761	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$211,761**
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	$7,472	$0	$0	$0	$0	$0	**$7,472**
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**

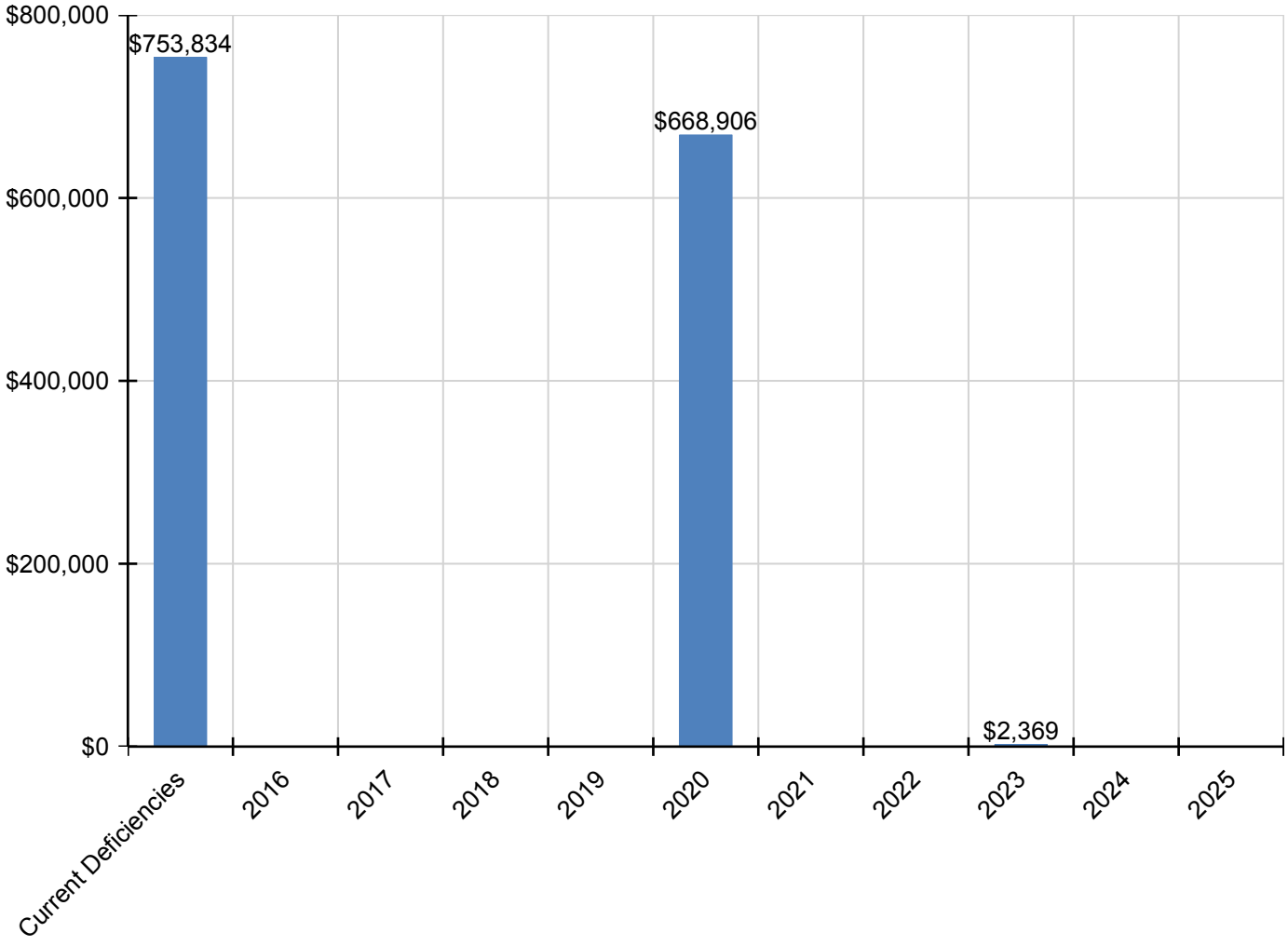
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$20,614	$0	$0	$0	$0	$0	**$20,614**
C1030 - Fittings	$28,542	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,542**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$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	$7,373	$0	$0	$0	$0	$0	**$7,373**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$21,503	$0	$0	$0	$0	$0	**$21,503**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$1,870	$0	$0	$0	$0	$0	$0	$0	$2,369	$0	$0	**$4,239**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$59,291	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,291**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$209,437	$0	$0	$0	$0	$0	**$209,437**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$47,319	$0	$0	$0	$0	$0	**$47,319**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$40,440	$0	$0	$0	$0	$0	**$40,440**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$11,622	$0	$0	$0	$0	$0	**$11,622**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$4,862	$0	$0	$0	$0	$0	**$4,862**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$0	$0	$0	$0	$0	$65,345	$0	$0	$0	$0	$0	**$65,345**
D3050 - Terminal & Package Units	$284,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$284,496**
D3060 - Controls & Instrumentation	$36,828	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,828**
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	$56,333	$0	$0	$0	$0	$0	**$56,333**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$80,406	$0	$0	$0	$0	$0	**$80,406**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$57,288	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,288**
D5030 - Communications and Security - Fire Alarm	$12,583	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,583**
D5030 - Communications and Security - Security & CCTV	$6,240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,240**
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	$4,744	$0	$0	$0	$0	$0	**$4,744**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$54,935	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,935**
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*

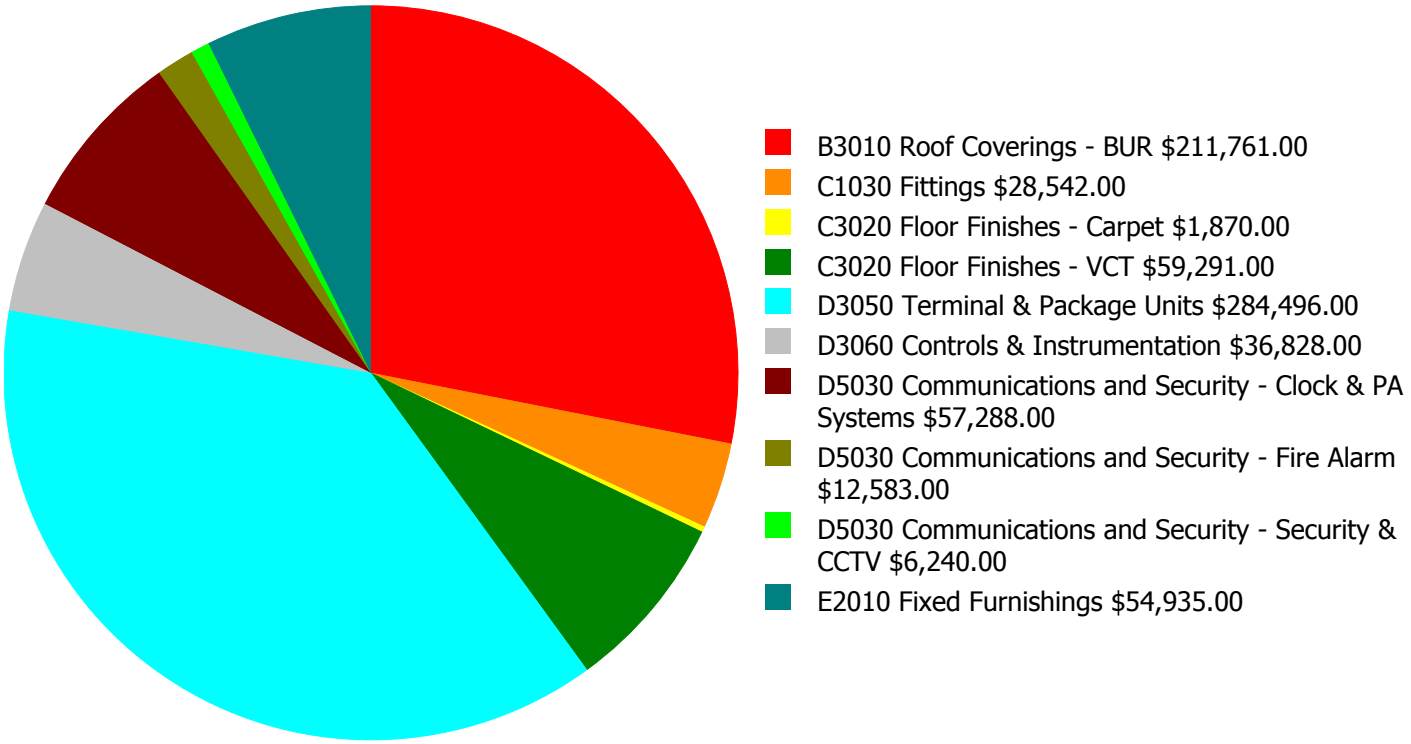
Forecasted Capital Renewal Requirement

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

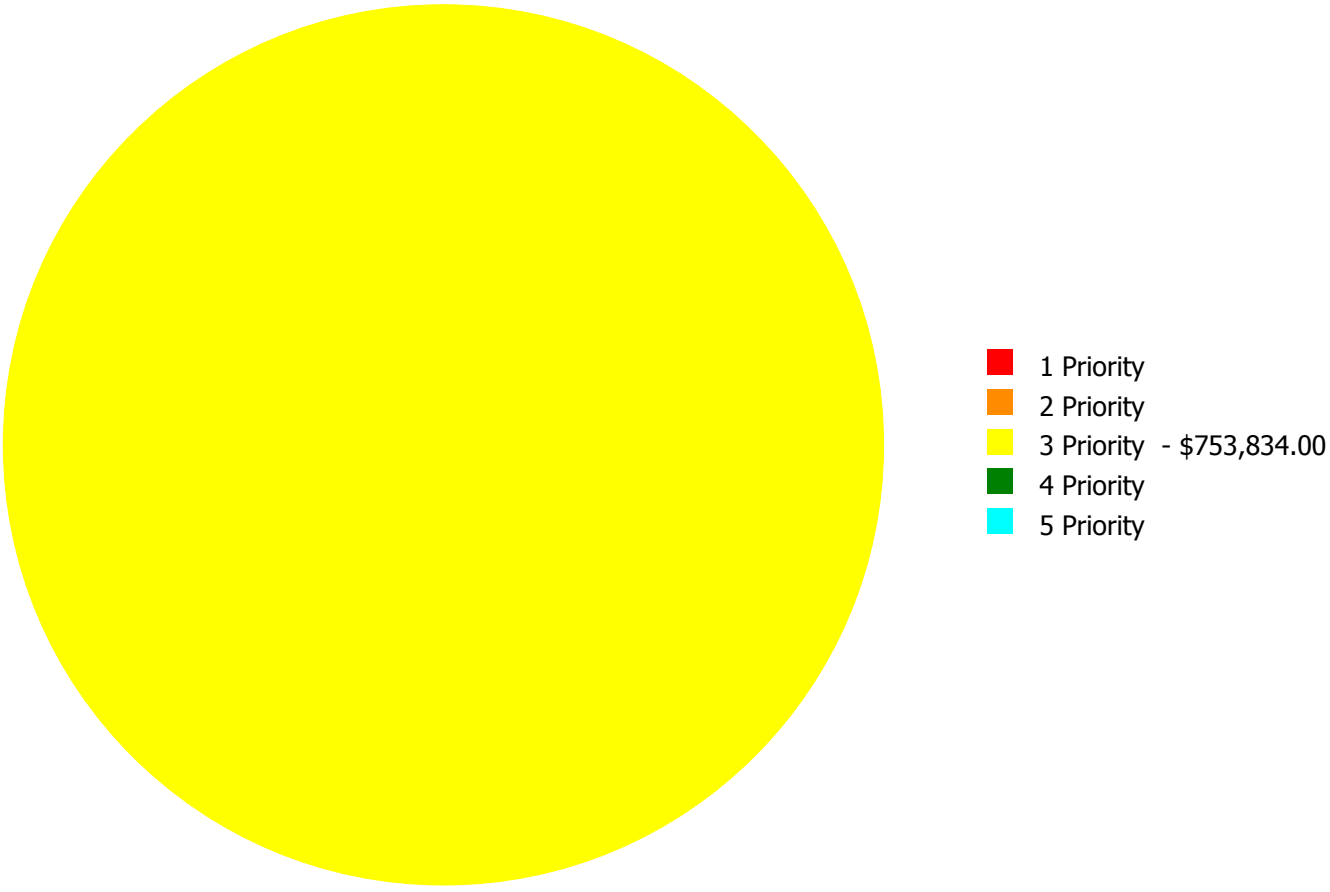
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $753,834.00

Deficiency Summary by Priority

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



Budget Estimate Total: $753,834.00

Deficiency By Priority Investment Table

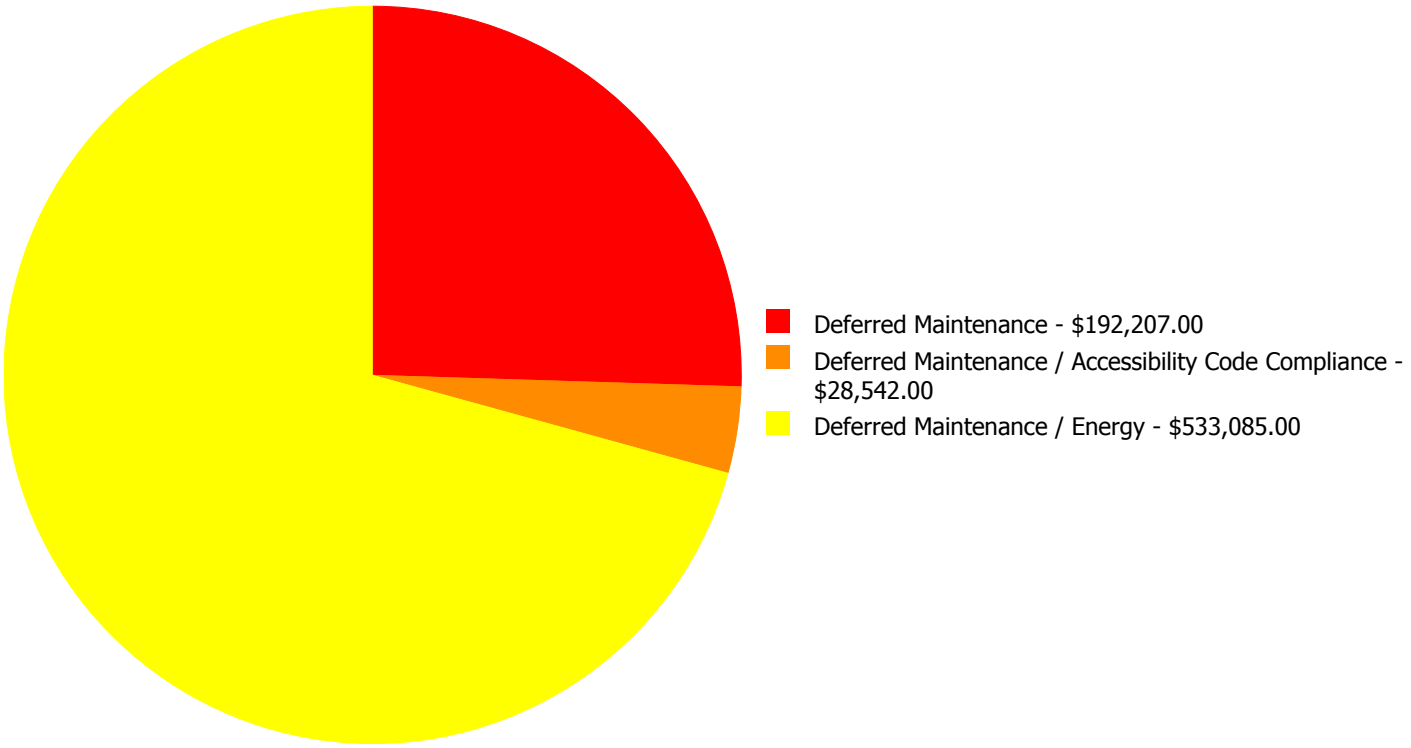
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - BUR	$0.00	$0.00	$211,761.00	$0.00	$0.00	$211,761.00
C1030	Fittings	$0.00	$0.00	$28,542.00	$0.00	$0.00	$28,542.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$1,870.00	$0.00	$0.00	$1,870.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$59,291.00	$0.00	$0.00	$59,291.00
D3050	Terminal & Package Units	$0.00	$0.00	$284,496.00	$0.00	$0.00	$284,496.00
D3060	Controls & Instrumentation	$0.00	$0.00	$36,828.00	$0.00	$0.00	$36,828.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$57,288.00	$0.00	$0.00	$57,288.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$12,583.00	$0.00	$0.00	$12,583.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$6,240.00	$0.00	$0.00	$6,240.00
E2010	Fixed Furnishings	$0.00	$0.00	$54,935.00	$0.00	$0.00	$54,935.00
	Total:	$0.00	$0.00	$753,834.00	$0.00	$0.00	$753,834.00

Deficiency Summary by Category

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



Budget Estimate Total: $753,834.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 9,300.00
Unit of Measure: S.F.
Estimate: $211,761.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Built-up roof covering is in deteriorating condition, with cracks, loss of surface, patches and reported water leaks. SPLOST project 114-422 to replace the roofs on the 1990 and 1994 buildings.

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 9,300.00
Unit of Measure: S.F.
Estimate: $28,542.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails signage, and lockers, are beyond their expected service life, not ADA compliant, and should be replaced.

System: C3020 - Floor Finishes - Carpet

Location: Other
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 200.00
Unit of Measure: S.F.
Estimate: $1,870.00
Assessor Name: Ben Nixon
Date Created: 02/07/2016

Notes: The carpet floor finish is beyond its expected service life, stained, and should be replaced.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,650.00
Unit of Measure: S.F.
Estimate: $59,291.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 9,300.00
Unit of Measure: S.F.
Estimate: $284,496.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

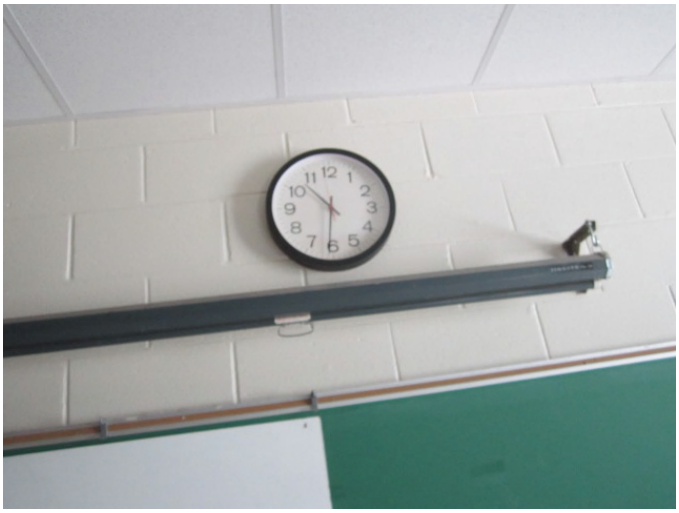
Notes: The terminal and package units are beyond their expected service life and should be scheduled for replacement. SPLOST project 421-139 to replace existing HVAC, freezer, and cooler.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 9,300.00
Unit of Measure: S.F.
Estimate: $36,828.00
Assessor Name: Ben Nixon
Date Created: 07/16/2015

Notes: The controls and instrumentation system is beyond its expected service life and should be scheduled for replacement. SPLOST project 421-139 to provide new direct digital controls (DDC) energy management controls.

System: D5030 - Communications and Security - Clock & PA Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 9,300.00
Unit of Measure: S.F.
Estimate: $57,288.00
Assessor Name: Ben Nixon
Date Created: 06/25/2015

Notes: Clock and PA systems are beyond their expected service life 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: 9,300.00
Unit of Measure: S.F.
Estimate: $12,583.00
Assessor Name: Ben Nixon
Date Created: 06/25/2015

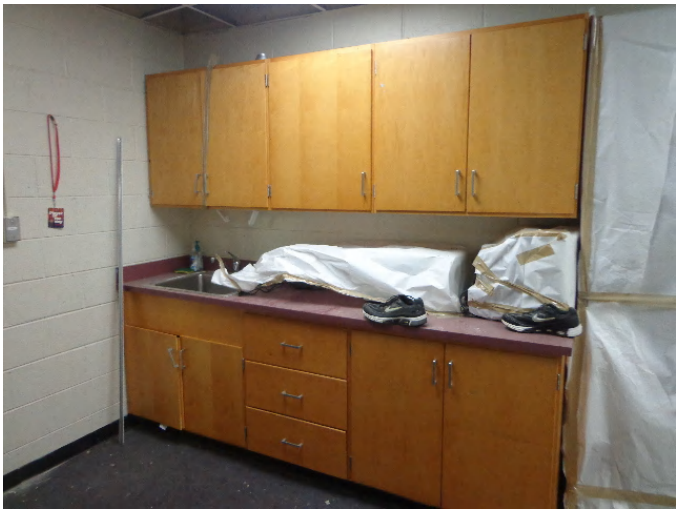
Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 9,300.00
Unit of Measure: S.F.
Estimate: $6,240.00
Assessor Name: Ben Nixon
Date Created: 06/25/2015

Notes: The security and CCTV systems are beyond their expected service life, aged, 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: 9,300.00
Unit of Measure: S.F.
Estimate: $54,935.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Fixed furnishings, such as built-in cabinets, are beyond their expected service life and worn, 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:	Elementary School
Gross Area (SF):	16,024
Year Built:	1994
Last Renovation:	
Replacement Value:	$3,255,315
Repair Cost:	$1,363,287.00
Total FCI:	41.88 %
Total RSLI:	36.24 %
FCA Score:	58.12

Description:

The 1994 media center and classroom addition at Indian Creek Elementary School is a one-story building located at 724 North Indian Creek Drive in Clarkston, Georgia. There have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2013	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	63.08 %	0.00 %	$0.00
B30 - Roofing	0.89 %	106.75 %	$364,866.00
C10 - Interior Construction	57.03 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	57.38 %	15.83 %	$71,449.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	9.97 %	73.44 %	$311,282.00
D30 - HVAC	12.02 %	65.92 %	$389,896.00
D40 - Fire Protection	30.00 %	0.00 %	$0.00
D50 - Electrical	47.31 %	32.83 %	$131,140.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$94,654.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**36.24 %**	**41.88 %**	**$1,363,287.00**

Photo Album

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

1). Southeast Elevation - Jul 06, 2015

2). Southwest Elevation - Jul 06, 2015

3). Northeast Elevation - Jul 06, 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.	16,024	100	1994	2094		79.00 %	0.00 %	79			$103,996
A1020	Special Foundations	$4.46	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$7.09	S.F.	16,024	100	1994	2094		79.00 %	0.00 %	79			$113,610
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 %				$0
B1020	Roof Construction	$5.34	S.F.	16,024	100	1994	2094		79.00 %	0.00 %	79			$85,568
B2010	Exterior Walls	$16.02	S.F.	16,024	100	1994	2094		79.00 %	0.00 %	79			$256,704
B2020	Exterior Windows	$6.79	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$108,803
B2030	Exterior Doors	$0.92	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$14,742
B3010	Roof Coverings - Asphalt Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	16,024	25	1994	2019	2015	0.00 %	110.00 %	0		$364,866.00	$331,697
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	$0.63	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$10,095
C1010	Partitions	$7.01	S.F.	16,024	100	1994	2094		79.00 %	0.00 %	79			$112,328
C1020	Interior Doors	$2.39	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$38,297
C1030	Fittings	$2.79	S.F.	16,024	20	1994	2014	2020	25.00 %	0.00 %	5			$44,707
C2010	Stair Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	1,602	30	1994	2024		30.00 %	0.00 %	9			$16,453
C3010	Wall Finishes - Paint	$1.93	S.F.	14,422	10	1994	2004		0.00 %	110.00 %	-11		$30,618.00	$27,834
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	4,367	8	1994	2002		0.00 %	110.00 %	-13		$40,831.00	$37,120
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	660	50	1994	2044		58.00 %	0.00 %	29			$9,563
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	2,200	50	1994	2044		58.00 %	0.00 %	29			$116,622
C3020	Floor Finishes - VCT	$9.54	S.F.	8,797	20	1994	2014	2020	25.00 %	0.00 %	5			$83,923
C3020	Floor Finishes - Wood	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$9.98	S.F.	16,024	20	2015	2035		100.00 %	0.00 %	20			$159,920
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	16,024	20	1994	2014		0.00 %	110.00 %	-1		$311,282.00	$282,984
D2020	Domestic Water Distribution	$3.99	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$63,936
D2030	Sanitary Waste	$3.41	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$54,642
D2040	Rain Water Drainage	$0.98	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$15,704

School Assessment Report - 1994 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$6,570
D3020	Heat Generating Systems	$4.55	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$72,909
D3030	Cooling Generating Systems	$4.73	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$75,794
D3040	Distribution & Exhaust Systems	$5.51	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$88,292
D3050	Terminal & Package Units	$18.52	S.F.	16,024	15	1994	2009		0.00 %	110.00 %	-6		$326,441.00	$296,764
D3060	Controls & Instrumentation	$3.60	S.F.	16,024	20	1994	2014		0.00 %	110.00 %	-1		$63,455.00	$57,686
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.75	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$76,114
D4020	Standpipes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	S.F.	16,024	40	1994	2034		47.50 %	0.00 %	19			$29,003
D5020	Branch Wiring	$6.78	S.F.	16,024	30	1994	2024		30.00 %	0.00 %	9			$108,643
D5020	Lighting	$8.90	S.F.	16,024	30	2015	2045		100.00 %	0.00 %	30			$142,614
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	16,024	15	1994	2009		0.00 %	110.00 %	-6		$98,708.00	$89,734
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	16,024	15	1994	2009		0.00 %	109.99 %	-6		$21,680.00	$19,710
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	16,024	15	1994	2009		0.00 %	109.99 %	-6		$10,752.00	$9,775
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1010	Commercial Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	16,024	20	1994	2014	2020	25.00 %	0.00 %	5			$6,410
E1090	Other Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$5.37	S.F.	16,024	20	1994	2014		0.00 %	110.00 %	-1		$94,654.00	$86,049
F1010	Special Structures - Canopies	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**36.24 %**	**41.88 %**			**$1,363,287.00**	**$3,255,315**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,363,287**	**$0**	**$0**	**$0**	**$0**	**$172,204**	**$0**	**$0**	**$51,723**	**$1,062,871**	**$41,148**	**$2,691,234**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$156,159	$0	**$156,159**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,158	$0	**$21,158**
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	$364,866	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$364,866**
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	$14,490	$0	**$14,490**
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**

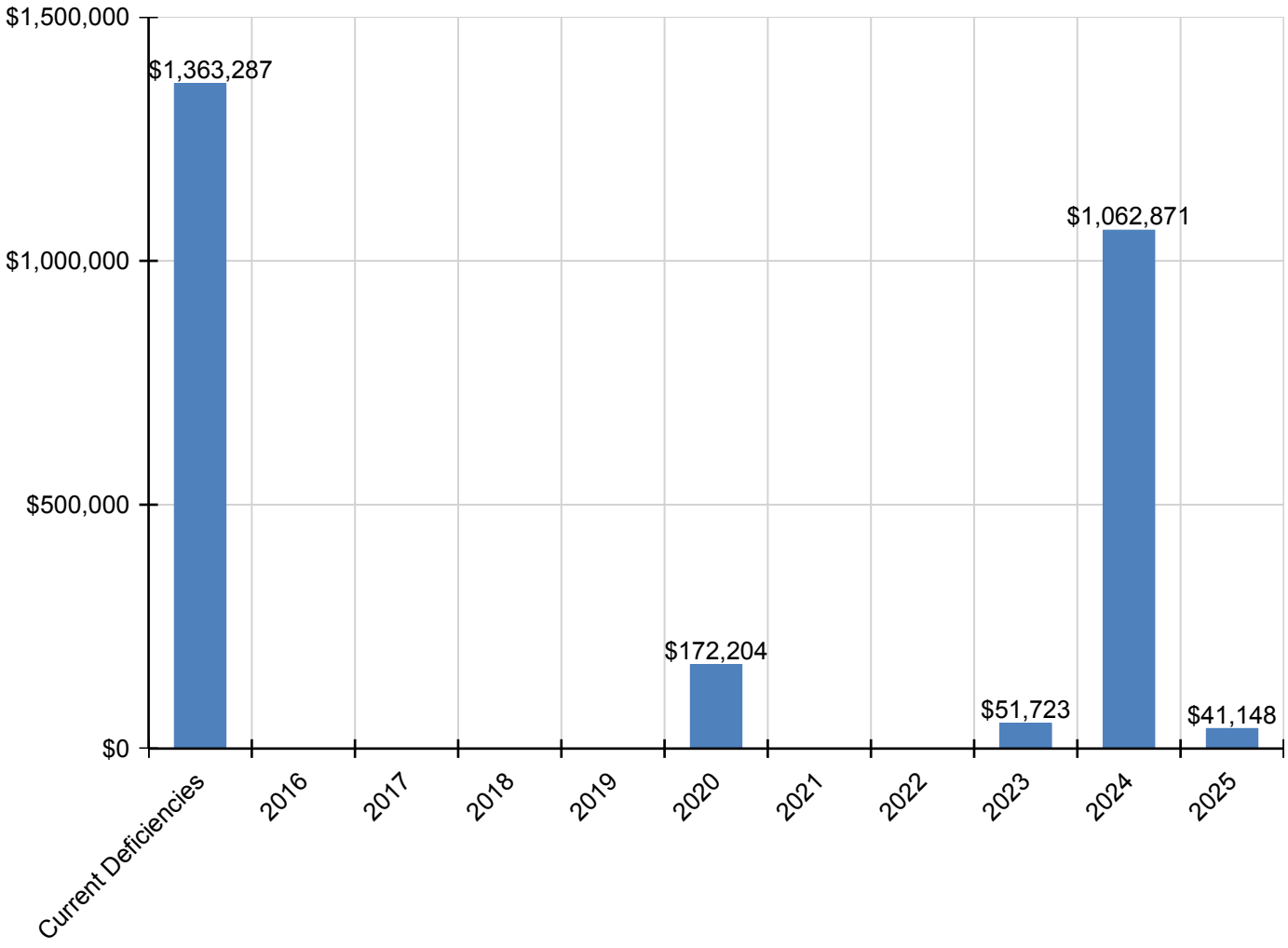
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$39,976	$0	**$39,976**
C1030 - Fittings	$0	$0	$0	$0	$0	$57,011	$0	$0	$0	$0	$0	**$57,011**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,614	$0	**$23,614**
C3010 - Wall Finishes - Paint	$30,618	$0	$0	$0	$0	$0	$0	$0	$0	$0	$41,148	**$71,766**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$40,831	$0	$0	$0	$0	$0	$0	$0	$51,723	$0	$0	**$92,554**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$107,020	$0	$0	$0	$0	$0	**$107,020**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$311,282	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$311,282**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$91,763	$0	**$91,763**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$78,425	$0	**$78,425**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,539	$0	**$22,539**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,430	$0	**$9,430**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$104,643	$0	**$104,643**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$108,783	$0	**$108,783**
D3040 - Distribution & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$126,721	$0	**$126,721**
D3050 - Terminal & Package Units	$326,441	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$326,441**
D3060 - Controls & Instrumentation	$63,455	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,455**
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	$109,242	$0	**$109,242**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$155,930	$0	**$155,930**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$98,708	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,708**
D5030 - Communications and Security - Fire Alarm	$21,680	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,680**
D5030 - Communications and Security - Security & CCTV	$10,752	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,752**
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	$8,174	$0	$0	$0	$0	$0	**$8,174**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$94,654	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$94,654**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

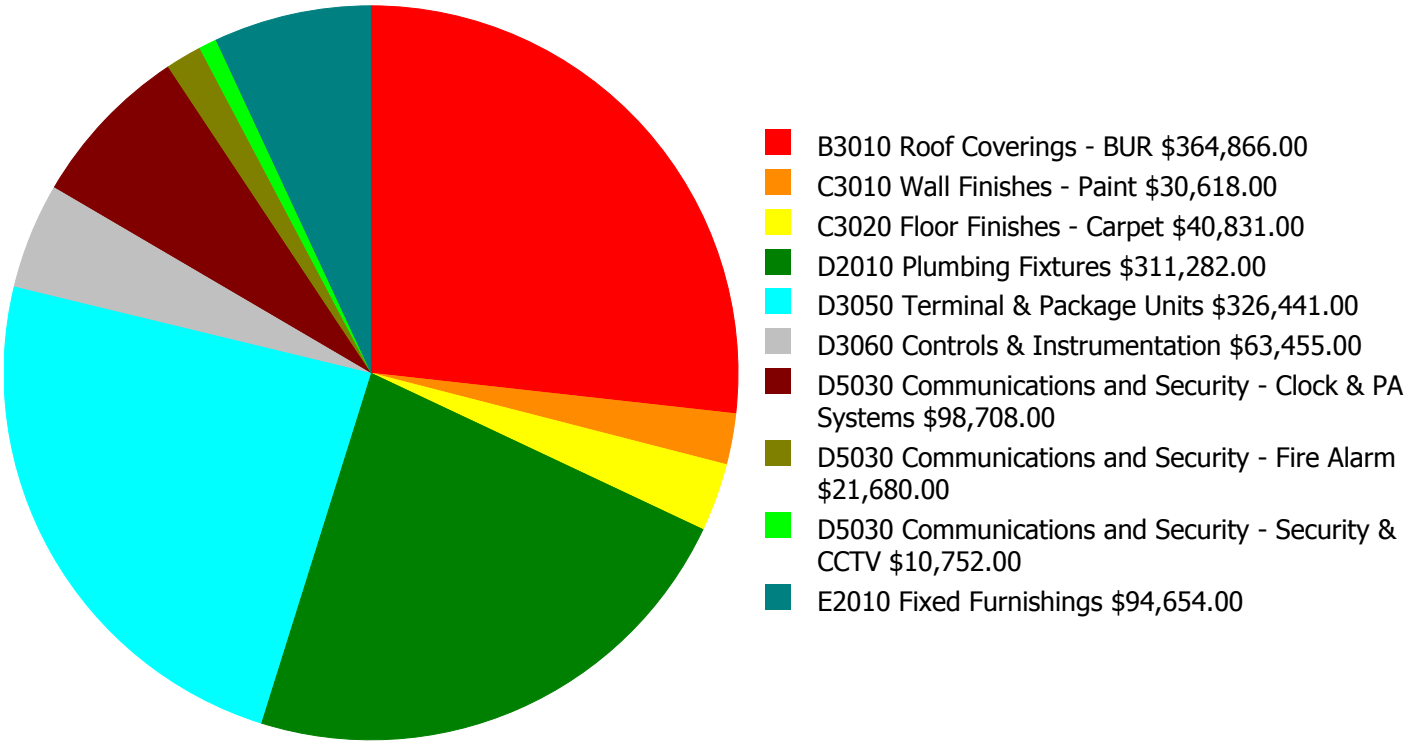
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

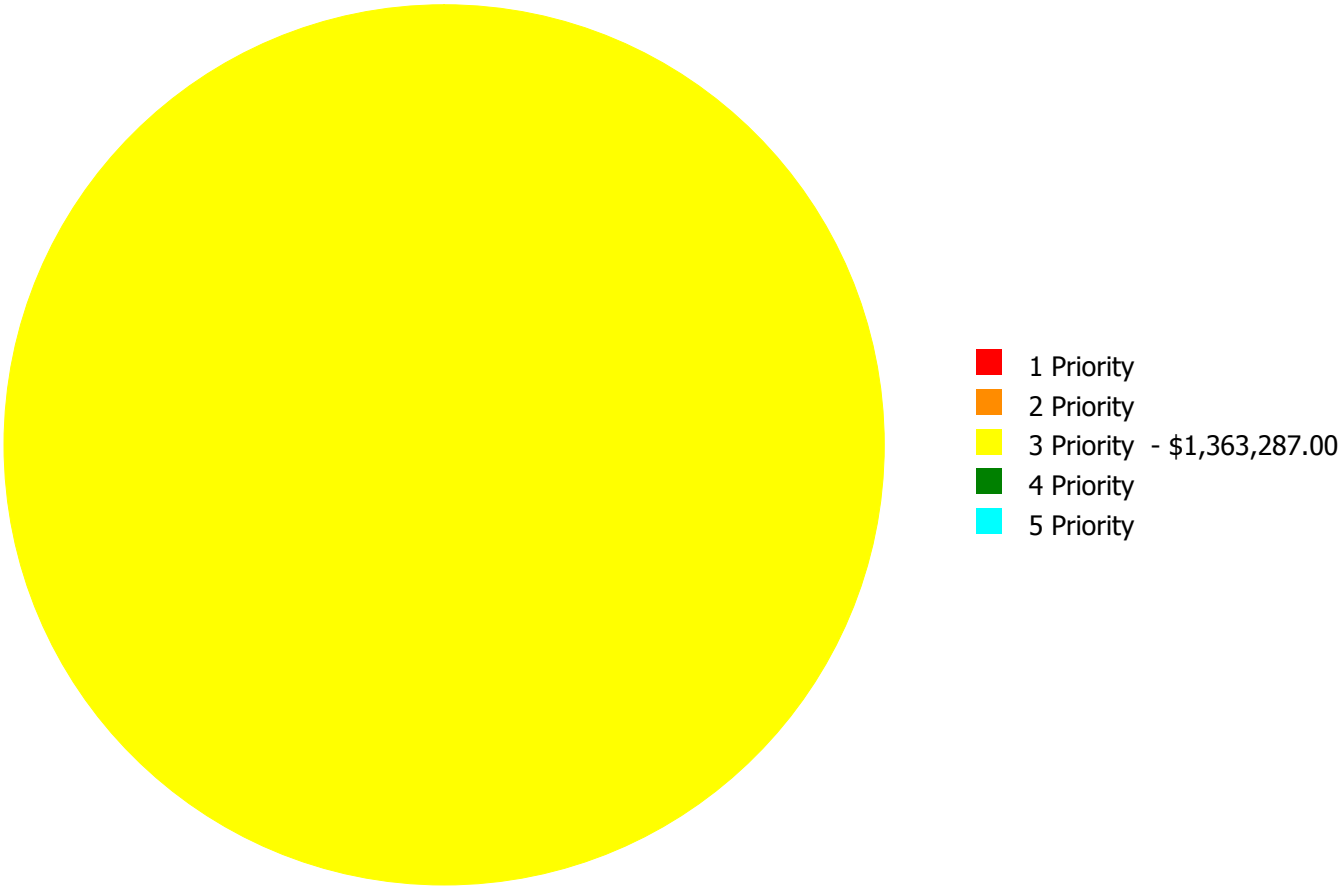
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,363,287.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,363,287.00

Deficiency By Priority Investment Table

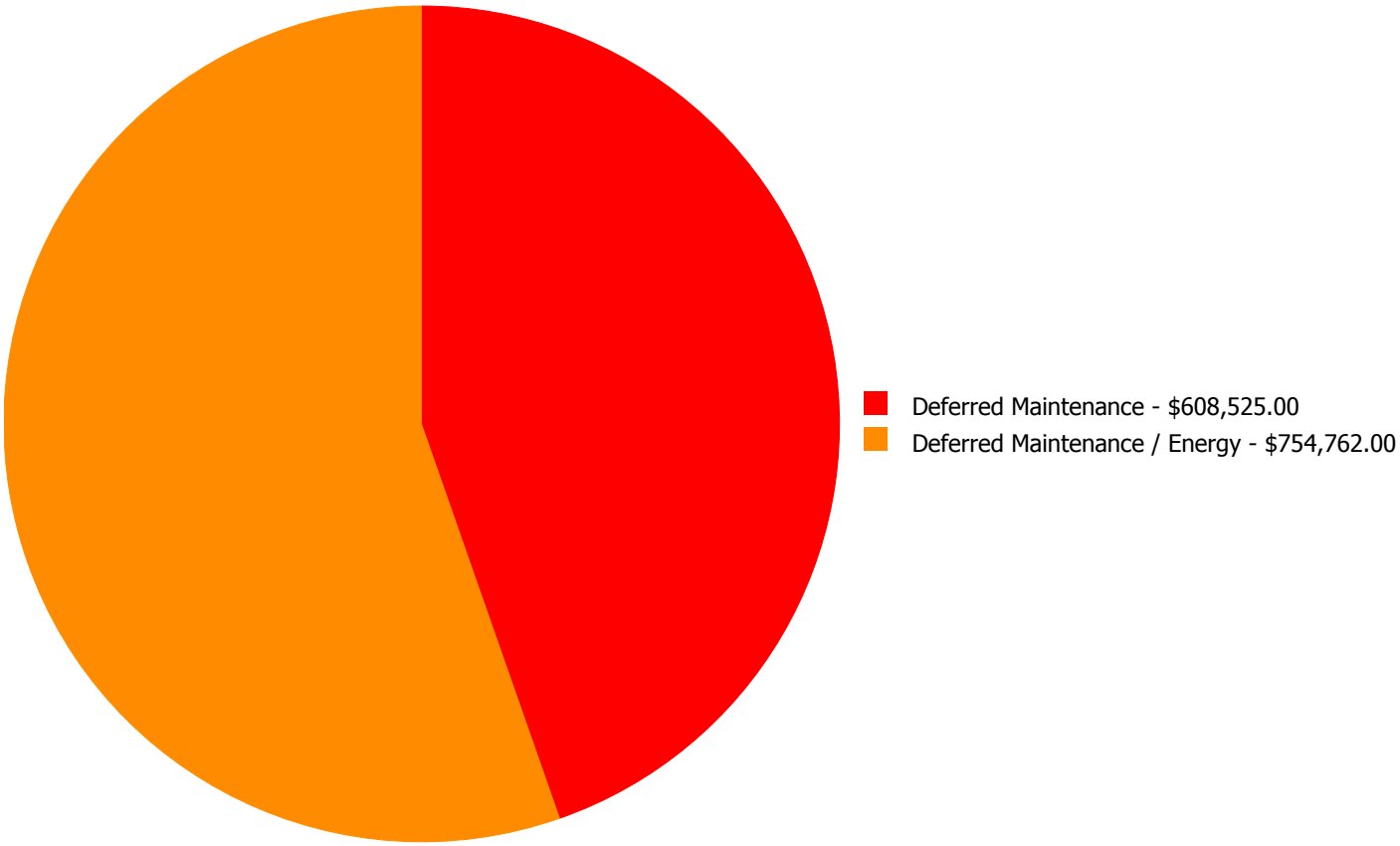
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - BUR	$0.00	$0.00	$364,866.00	$0.00	$0.00	$364,866.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$30,618.00	$0.00	$0.00	$30,618.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$40,831.00	$0.00	$0.00	$40,831.00
D2010	Plumbing Fixtures	$0.00	$0.00	$311,282.00	$0.00	$0.00	$311,282.00
D3050	Terminal & Package Units	$0.00	$0.00	$326,441.00	$0.00	$0.00	$326,441.00
D3060	Controls & Instrumentation	$0.00	$0.00	$63,455.00	$0.00	$0.00	$63,455.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$98,708.00	$0.00	$0.00	$98,708.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$21,680.00	$0.00	$0.00	$21,680.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$10,752.00	$0.00	$0.00	$10,752.00
E2010	Fixed Furnishings	$0.00	$0.00	$94,654.00	$0.00	$0.00	$94,654.00
	Total:	$0.00	$0.00	$1,363,287.00	$0.00	$0.00	$1,363,287.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,363,287.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 16,024.00
Unit of Measure: S.F.
Estimate: $364,866.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Built-up roof covering is in deteriorating condition, with cracks, patches, ponding and reported water leaks. SPLOST project 114-422 to replace the roofs on the 1990 and 1994 buildings.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 14,422.00
Unit of Measure: S.F.
Estimate: $30,618.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Carpet

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,367.00
Unit of Measure: S.F.
Estimate: $40,831.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 16,024.00
Unit of Measure: S.F.
Estimate: $311,282.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 16,024.00

Unit of Measure: S.F.

Estimate: $326,441.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The terminal and package units are beyond their expected service life and should be scheduled for replacement. SPLOST project 421-139 to replace existing HVAC, freezer, and cooler.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 16,024.00

Unit of Measure: S.F.

Estimate: $63,455.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The controls and instrumentation system is beyond its expected service life, aged, and should be scheduled for replacement. SPLOST project 421-139 to provide new direct digital controls (DDC) energy management controls.

System: D5030 - Communications and Security - Clock & PA Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 16,024.00
Unit of Measure: S.F.
Estimate: $98,708.00
Assessor Name: Ben Nixon
Date Created: 06/28/2015

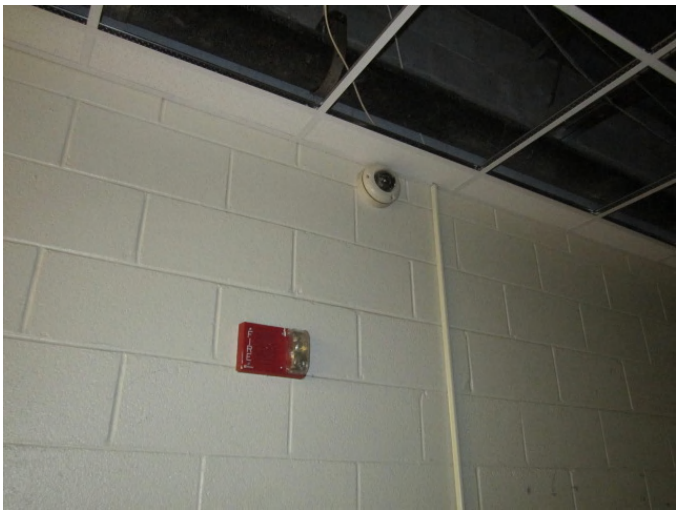
Notes: Clock and PA systems are beyond their expected service life, aged, and should be scheduled for replacement.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 16,024.00
Unit of Measure: S.F.
Estimate: $21,680.00
Assessor Name: Ben Nixon
Date Created: 06/28/2015

Notes: The fire alarm 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: 16,024.00
Unit of Measure: S.F.
Estimate: $10,752.00
Assessor Name: Ben Nixon
Date Created: 06/28/2015

Notes: The security and CCTV systems are beyond their expected service life and should be scheduled for replacement. SPLOST project 114-422 to replace communications and security-security & CCTV systems.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 16,024.00
Unit of Measure: S.F.
Estimate: $94,654.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Fixed furnishings are beyond their 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:	Elementary School
Gross Area (SF):	5,478
Year Built:	2000
Last Renovation:	
Replacement Value:	$908,946
Repair Cost:	$102,138.00
Total FCI:	11.24 %
Total RSLI:	58.16 %
FCA Score:	88.76

Description:

The 2000 gymnasium at Indian Creek Elementary School is a one-story building located at 724 North Indian Creek Drive in Clarkston, Georgia. There have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	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 %	0.00 %	$0.00
C10 - Interior Construction	67.62 %	0.00 %	$0.00
C30 - Interior Finishes	29.09 %	8.45 %	$8,496.00
D20 - Plumbing	50.00 %	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:	**58.16 %**	**11.24 %**	**$102,138.00**

Photo Album

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

1). East Elevation - Jul 06, 2015

2). North Elevation - Jul 06, 2015

3). South Elevation - Jul 06, 2015

4). West Elevation - Jul 06, 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 %	0.00 %	60			$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.	253	30	2000	2030		50.00 %	0.00 %	15			$1,688
C3020	Floor Finishes - Neoprene	$14.46	S.F.	4,554	15	2000	2015	2020	33.33 %	0.00 %	5			$65,851
C3020	Floor Finishes - VCT	$5.01	S.F.	325	15	2000	2015	2020	33.33 %	0.00 %	5			$1,628
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	30	2000	2030		50.00 %	0.00 %	15			$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				0.00 %	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	**58.16 %**	**11.24 %**			**$102,138.00**	**$908,946**

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%

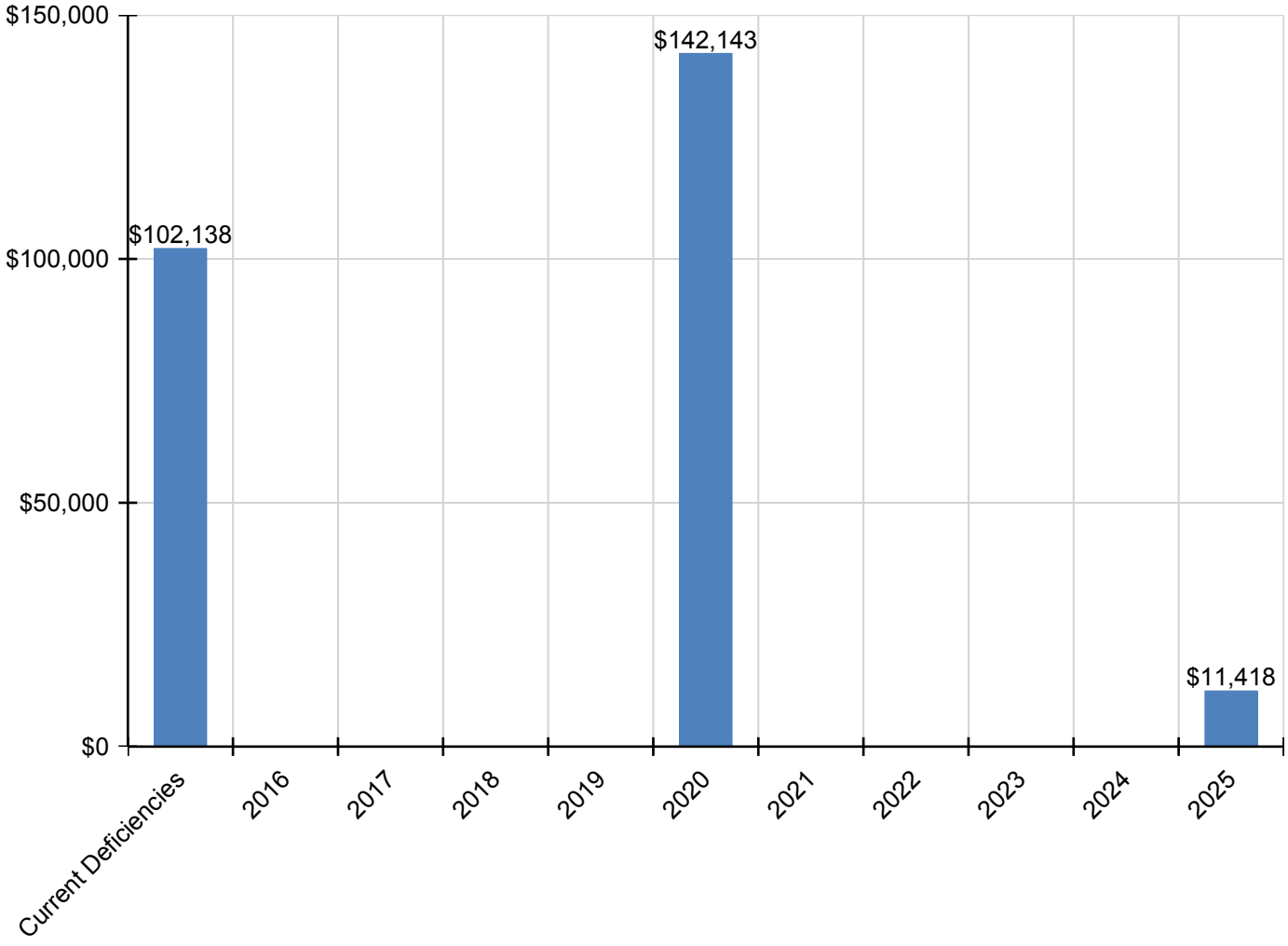
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$102,138**	**$0**	**$0**	**$0**	**$0**	**$142,143**	**$0**	**$0**	**$0**	**$0**	**$11,418**	**$255,699**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$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 - Neoprene	$0	$0	$0	$0	$0	$83,973	$0	$0	$0	$0	$0	**$83,973**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$2,076	$0	$0	$0	$0	$0	**$2,076**
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*

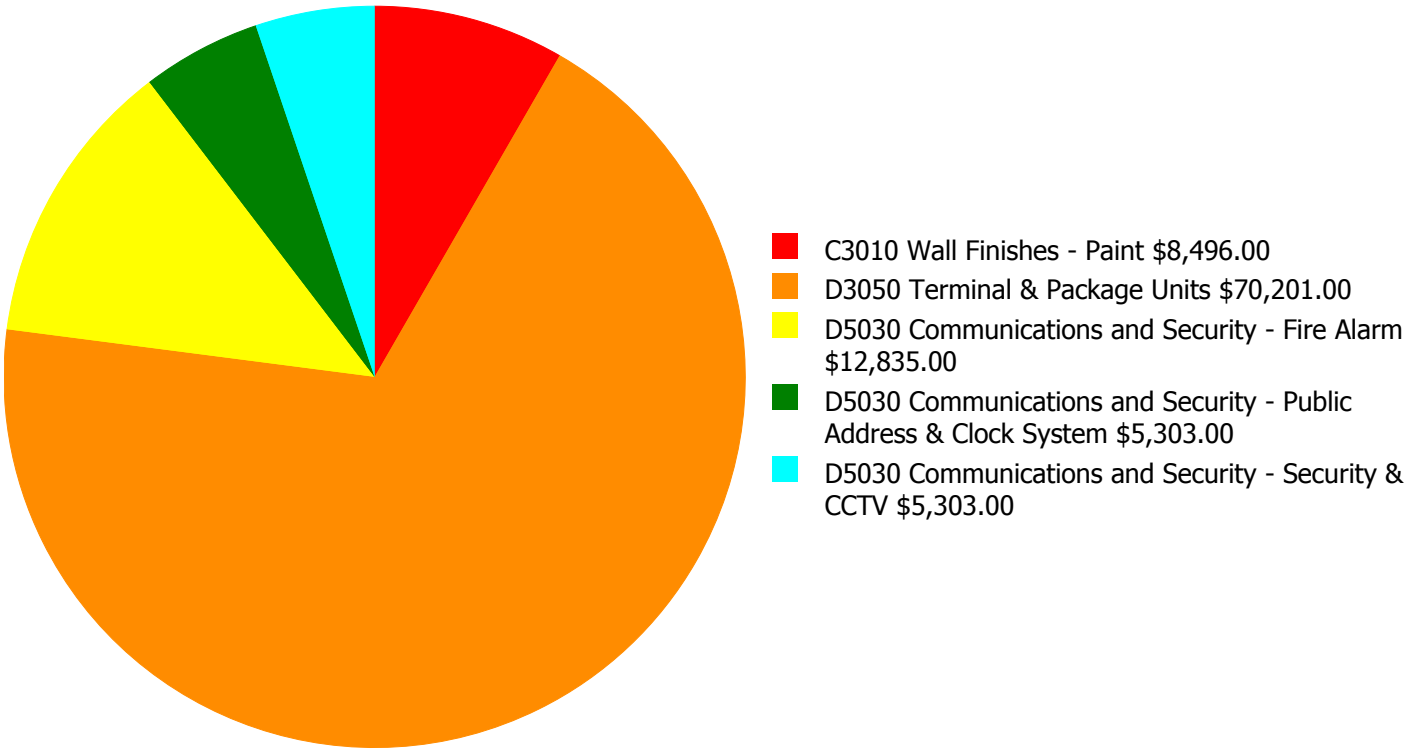
Forecasted Capital Renewal Requirement

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

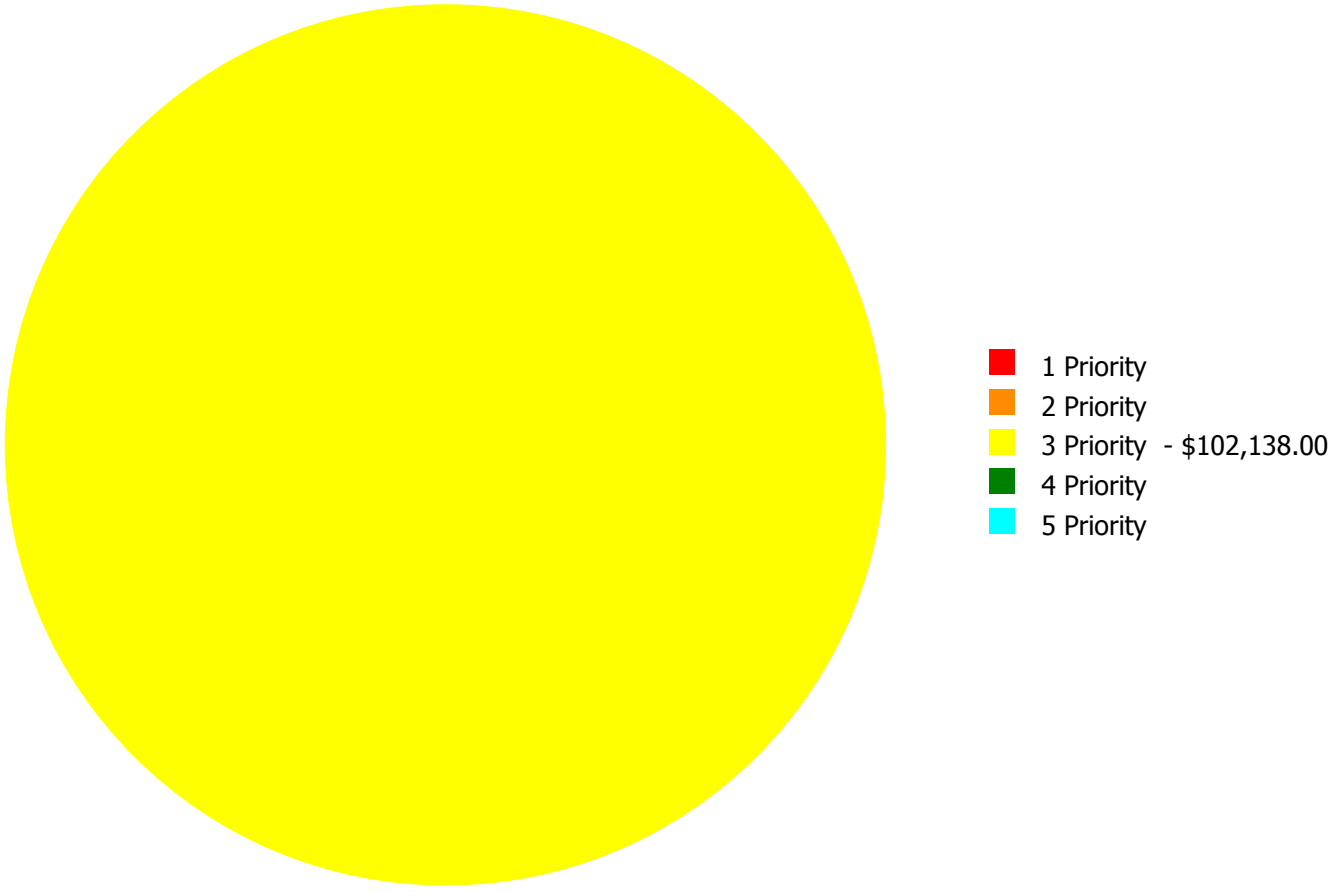
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $102,138.00

Deficiency Summary by Priority

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



Budget Estimate Total: $102,138.00

Deficiency By Priority Investment Table

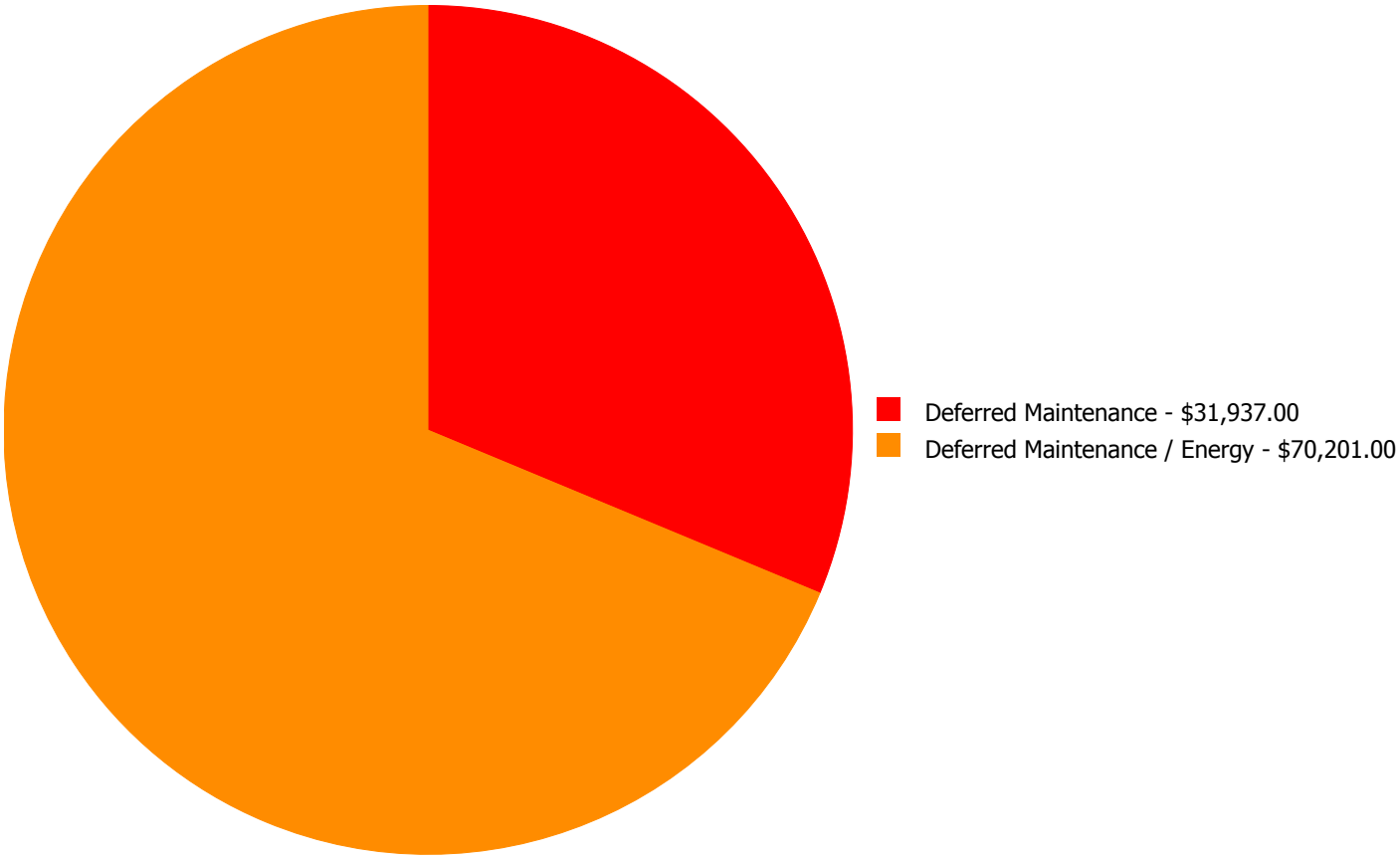
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C3010	Wall Finishes - Paint	$0.00	$0.00	$8,496.00	$0.00	$0.00	$8,496.00
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
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	$102,138.00	$0.00	$0.00	$102,138.00

Deficiency Summary by Category

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



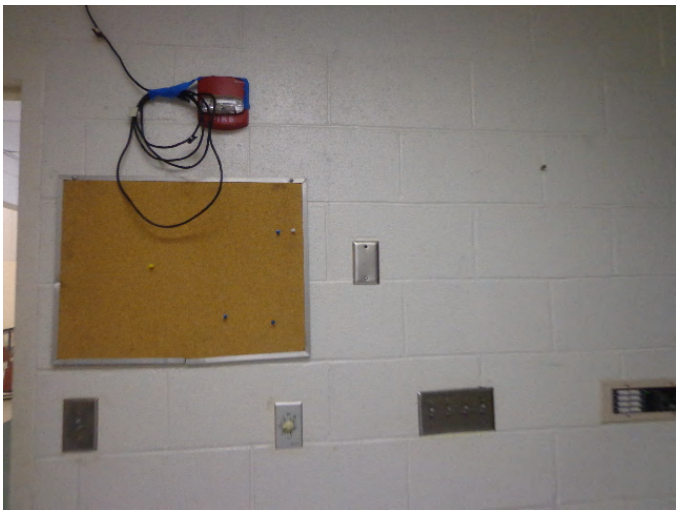
Budget Estimate Total: $102,138.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint



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

Notes: The painted wall finishes are beyond their expected service life, scuffed, faded and stained, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance / Energy
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: One PTAC AC unit is located in the office area of the gym. It is beyond its expected service life. The main gym area does not have air conditioning and it should be provided.

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: 06/28/2015

Notes: The 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: 06/28/2015

Notes: The public address and clock system is beyond its expected service life, aged, 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: 06/28/2015

Notes: The security and CCTV systems are beyond their expected service life, aged, 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:	Elementary School
Gross Area (SF):	78,660
Year Built:	1961
Last Renovation:	
Replacement Value:	$2,280,069
Repair Cost:	$2,389,639.00
Total FCI:	104.81 %
Total RSLI:	1.27 %
FCA Score:	0.00

Description:

The Indian Creek Elementary School site was originally constructed in 1961, has a total area of 14.7 acres, and is occupied by approximately 78,660 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1335

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	2.07 %	101.52 %	$1,418,614.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$645,877.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	$325,148.00
Totals:	**1.27 %**	**104.81 %**	**$2,389,639.00**

Photo Album

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

1). Aerial Image of Indian Creek Elementary School - Jul 06, 2015

2). Covered Walkways - Jul 06, 2015

3). Playground - Jul 06, 2015

4). Track - Jul 06, 2015

5). Hard Surface Play Area - Jul 06, 2015

6). Soccer Field - Jul 16, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	34,151	25	1961	1986		0.00 %	110.00 %	-29		$194,217.00	$176,561
G2020	Parking Lots	$4.56	S.F.	14,381	25	1961	1986		0.00 %	110.00 %	-29		$72,135.00	$65,577
G2030	Pedestrian Paving	$1.50	S.F.	80,323	30	1961	1991		0.00 %	110.00 %	-24		$132,533.00	$120,485
G2040	Baseball Field	$8.35	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways - 1990 and 1994 Buildings	$48.72	S.F.	1,210	25	1994	2019		16.00 %	0.00 %	4			$58,951
G2040	Covered Walkways - Gym	$48.72	S.F.	1,000	25	2000	2025		40.00 %	0.00 %	10			$48,720
G2040	Fencing & Guardrails	$0.91	S.F.	80,323	30	1961	1991		0.00 %	110.00 %	-24		$80,403.00	$73,094
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.	6,645	20	1961	1981		0.00 %	110.00 %	-34		$28,653.00	$26,048
G2040	Soccer/Lacross Field	$5.00	S.F.	99,504	20	1961	1981		0.00 %	110.00 %	-34		$547,272.00	$497,520
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.	30,383	20	1961	1981		0.00 %	110.00 %	-34		$235,286.00	$213,896
G2050	Landscaping	$1.45	S.F.	80,323	15	1961	1976		0.00 %	110.00 %	-39		$128,115.00	$116,468
G3010	Water Supply	$1.83	S.F.	80,323	50	1961	2011		0.00 %	110.00 %	-4		$161,690.00	$146,991
G3020	Sanitary Sewer	$1.15	S.F.	80,323	50	1961	2011		0.00 %	110.00 %	-4		$101,609.00	$92,371
G3030	Storm Sewer	$3.55	S.F.	80,323	50	1961	2011		0.00 %	110.00 %	-4		$313,661.00	$285,147
G3060	Fuel Distribution	$0.78	S.F.	80,323	40	1961	2001		0.00 %	110.00 %	-14		$68,917.00	$62,652
G4010	Electrical Distribution	$1.86	S.F.	80,323	50	1961	2011		0.00 %	110.00 %	-4		$164,341.00	$149,401
G4020	Site Lighting	$1.15	S.F.	80,323	30	1961	1991		0.00 %	110.00 %	-24		$101,609.00	$92,371
G4030	Site Communications & Security	$0.67	S.F.	80,323	10	1961	1971		0.00 %	110.00 %	-44		$59,198.00	$53,816
								Total	**1.27 %**	**104.81 %**			**$2,389,639.00**	**$2,280,069**

Renewal Schedule

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

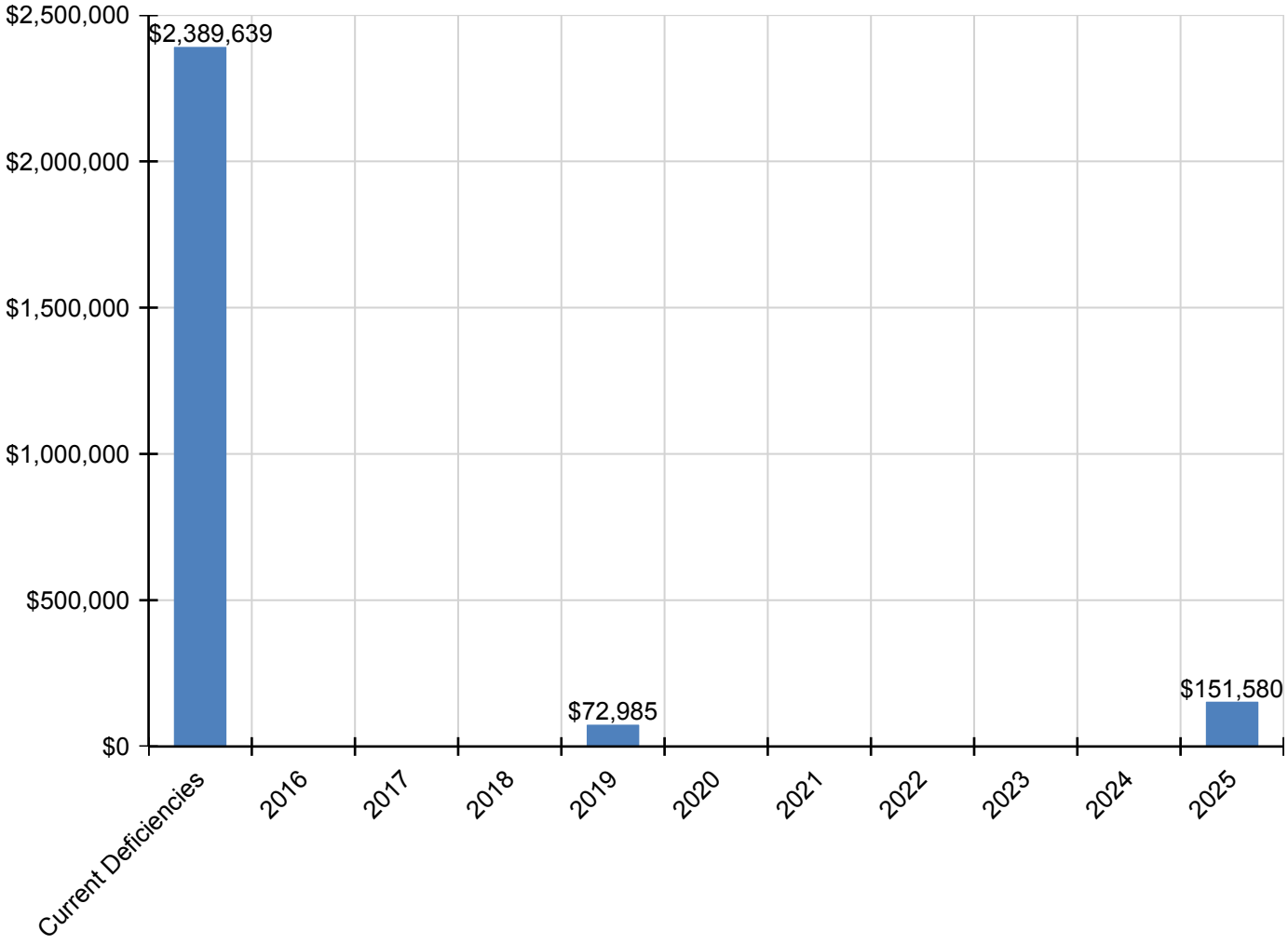
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$2,389,639**	**$0**	**$0**	**$0**	**$72,985**	**$0**	**$0**	**$0**	**$0**	**$0**	**$151,580**	**$2,614,204**
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	$194,217	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$194,217**
G2020 - Parking Lots	$72,135	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,135**
G2030 - Pedestrian Paving	$132,533	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$132,533**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways - 1990 and 1994 Buildings	$0	$0	$0	$0	$72,985	$0	$0	$0	$0	$0	$0	**$72,985**
G2040 - Covered Walkways - Gym	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$72,023	**$72,023**
G2040 - Fencing & Guardrails	$80,403	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,403**
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	$28,653	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,653**
G2040 - Soccer/Lacross Field	$547,272	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$547,272**
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	$235,286	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$235,286**
G2050 - Landscaping	$128,115	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$128,115**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$161,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$161,690**
G3020 - Sanitary Sewer	$101,609	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,609**
G3030 - Storm Sewer	$313,661	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$313,661**
G3060 - Fuel Distribution	$68,917	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,917**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$164,341	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$164,341**
G4020 - Site Lighting	$101,609	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,609**
G4030 - Site Communications & Security	$59,198	$0	$0	$0	$0	$0	$0	$0	$0	$0	$79,557	**$138,755**

** Indicates non-renewable system*

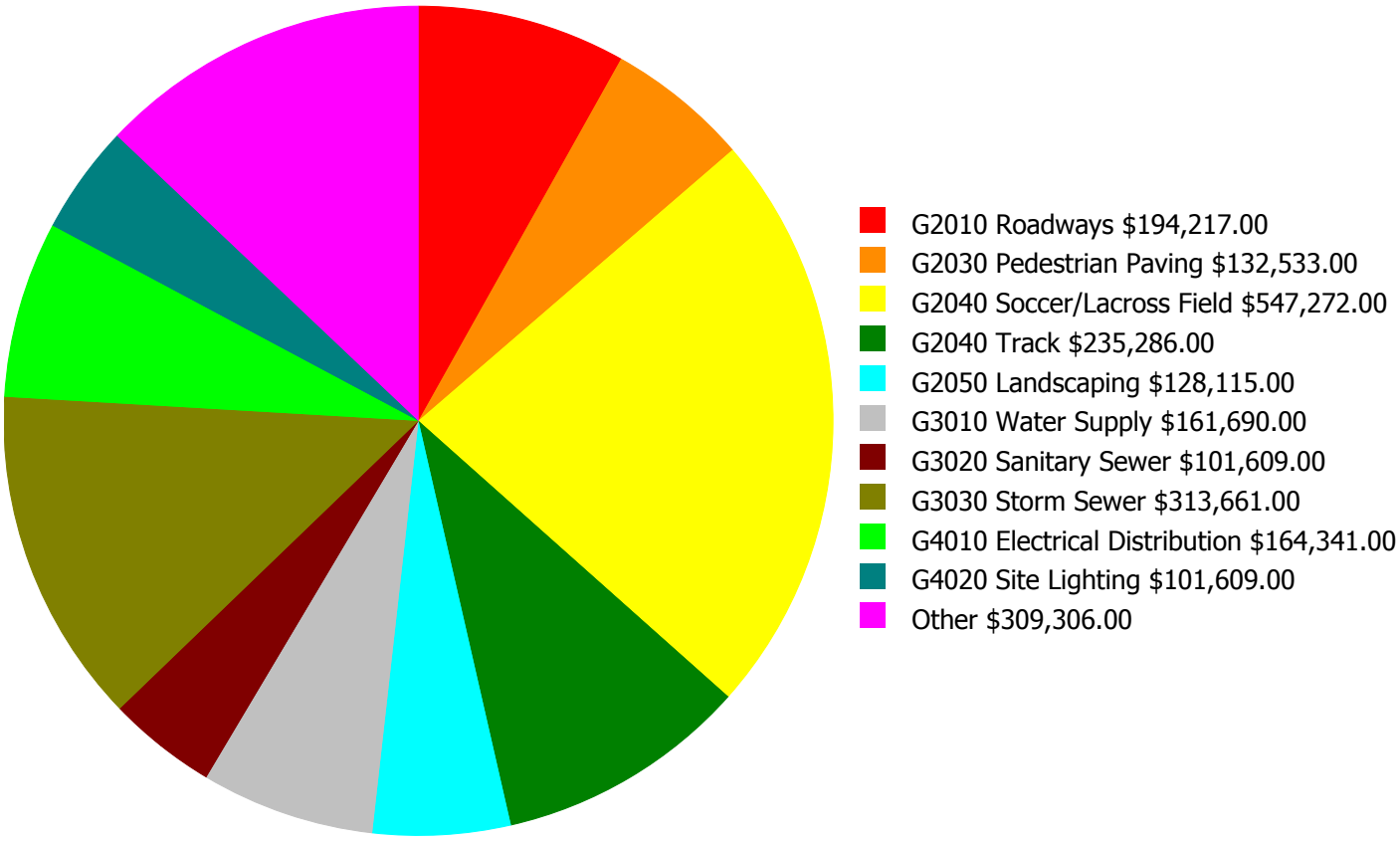
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

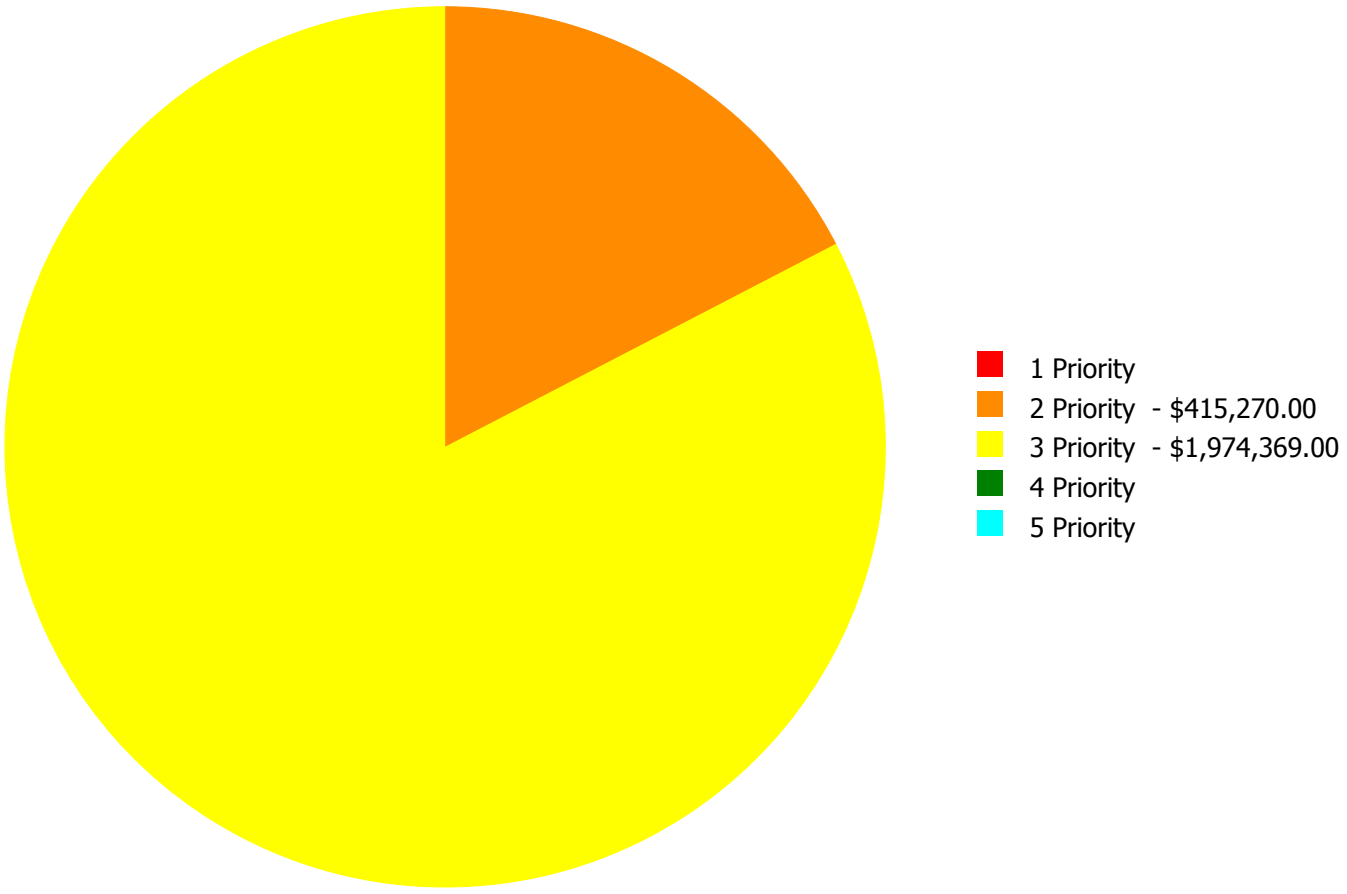
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $2,389,639.00

Deficiency Summary by Priority

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



Budget Estimate Total: $2,389,639.00

Deficiency By Priority Investment Table

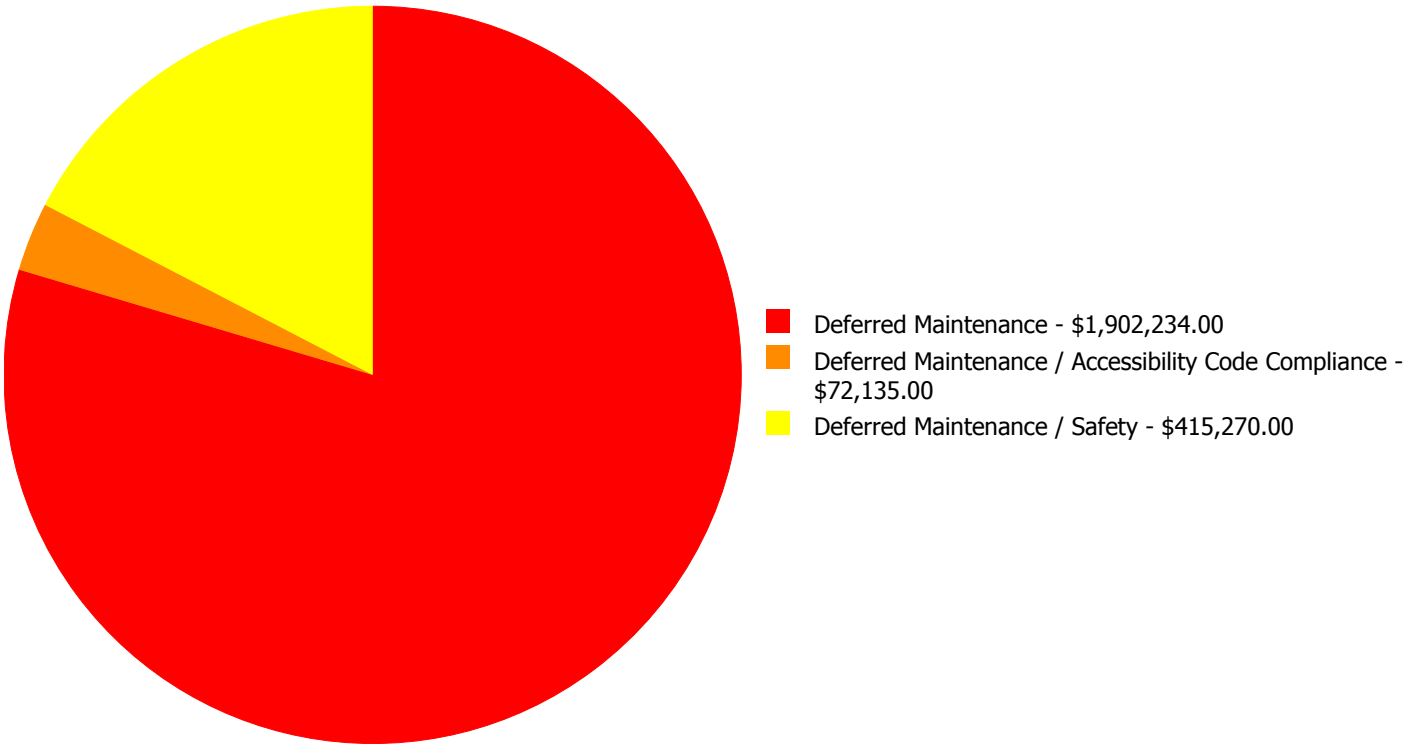
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$194,217.00	$0.00	$0.00	$194,217.00
G2020	Parking Lots	$0.00	$0.00	$72,135.00	$0.00	$0.00	$72,135.00
G2030	Pedestrian Paving	$0.00	$0.00	$132,533.00	$0.00	$0.00	$132,533.00
G2040	Fencing & Guardrails	$0.00	$0.00	$80,403.00	$0.00	$0.00	$80,403.00
G2040	Playing Field	$0.00	$0.00	$28,653.00	$0.00	$0.00	$28,653.00
G2040	Soccer/Lacross Field	$0.00	$0.00	$547,272.00	$0.00	$0.00	$547,272.00
G2040	Track	$0.00	$0.00	$235,286.00	$0.00	$0.00	$235,286.00
G2050	Landscaping	$0.00	$0.00	$128,115.00	$0.00	$0.00	$128,115.00
G3010	Water Supply	$0.00	$0.00	$161,690.00	$0.00	$0.00	$161,690.00
G3020	Sanitary Sewer	$0.00	$0.00	$101,609.00	$0.00	$0.00	$101,609.00
G3030	Storm Sewer	$0.00	$313,661.00	$0.00	$0.00	$0.00	$313,661.00
G3060	Fuel Distribution	$0.00	$0.00	$68,917.00	$0.00	$0.00	$68,917.00
G4010	Electrical Distribution	$0.00	$0.00	$164,341.00	$0.00	$0.00	$164,341.00
G4020	Site Lighting	$0.00	$101,609.00	$0.00	$0.00	$0.00	$101,609.00
G4030	Site Communications & Security	$0.00	$0.00	$59,198.00	$0.00	$0.00	$59,198.00
	Total:	$0.00	$415,270.00	$1,974,369.00	$0.00	$0.00	$2,389,639.00

Deficiency Summary by Category

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



Budget Estimate Total: $2,389,639.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: G3030 - Storm Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 80,323.00
Unit of Measure: S.F.
Estimate: $313,661.00
Assessor Name: Sam Mandola
Date Created: 06/23/2015

Notes: The storm sewer system is beyond its expected service life, inadequate, and should be scheduled for replacement to eliminate problems with standing water. Replacement storm sewer system may require additional storm water inlets and lines.

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 80,323.00
Unit of Measure: S.F.
Estimate: $101,609.00
Assessor Name: Sam Mandola
Date Created: 06/23/2015

Notes: Site lighting is beyond its expected service life, inadequate, and should be scheduled for replacement. SPLOST project 421-139 to provide new parking lot lighting.

Priority 3 Priority:

System: G2010 - Roadways

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 34,151.00

Unit of Measure: S.F.

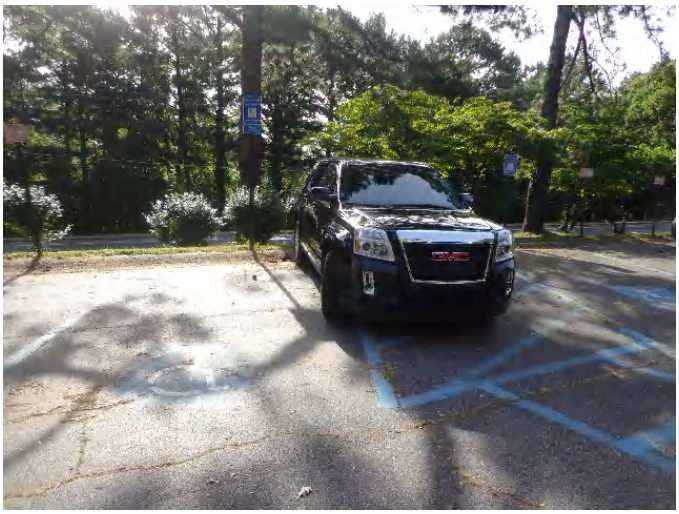
Estimate: $194,217.00

Assessor Name: Sam Mandola

Date Created: 07/06/2015

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

System: G2020 - Parking Lots



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 14,381.00

Unit of Measure: S.F.

Estimate: $72,135.00

Assessor Name: Sam Mandola

Date Created: 07/06/2015

Notes: The parking lot is beyond its expected service life, inadequate, damaged with cracks and holes, not ADA compliant, and should be replaced and re-striped. Accessible parking spaces are missing signage and should be provided per ADA standards.

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 80,323.00
Unit of Measure: S.F.
Estimate: $132,533.00
Assessor Name: Sam Mandola
Date Created: 06/23/2015

Notes: Pedestrian paving is beyond its expected service life, damaged, and should be replaced.

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 80,323.00
Unit of Measure: S.F.
Estimate: $80,403.00
Assessor Name: Sam Mandola
Date Created: 06/23/2015

Notes: Fencing is beyond its expected service life, rusted and failing, and should be scheduled for replacement.

System: G2040 - Playing Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 6,645.00
Unit of Measure: S.F.
Estimate: $28,653.00
Assessor Name: Sam Mandola
Date Created: 07/06/2015

Notes: The playing fields are beyond their expected service life, have numerous bare spots, and should be re-sodded to prevent erosion.

System: G2040 - Soccer/Lacross Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 99,504.00
Unit of Measure: S.F.
Estimate: $547,272.00
Assessor Name: Sam Mandola
Date Created: 07/16/2015

Notes: The soccer/lacrosse field is beyond its expected service life, badly worn and eroded in areas, and should be renewed.

System: G2040 - Track

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,383.00
Unit of Measure: S.F.
Estimate: $235,286.00
Assessor Name: Sam Mandola
Date Created: 07/16/2015

Notes: The track is beyond its expected service life, worn, cracked and patched, and should be scheduled for replacement.

System: G2050 - Landscaping

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 80,323.00
Unit of Measure: S.F.
Estimate: $128,115.00
Assessor Name: Sam Mandola
Date Created: 06/23/2015

Notes: Landscaping is non-existent, overgrown with weeds and eroded in some areas, and should be provided.

System: G3010 - Water Supply

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 80,323.00
Unit of Measure: S.F.
Estimate: $161,690.00
Assessor Name: Sam Mandola
Date Created: 06/23/2015

Notes: The site 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: 80,323.00
Unit of Measure: S.F.
Estimate: $101,609.00
Assessor Name: Sam Mandola
Date Created: 06/23/2015

Notes: The site 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: 80,323.00
Unit of Measure: S.F.
Estimate: $68,917.00
Assessor Name: Sam Mandola
Date Created: 06/23/2015

Notes: Natural gas service 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: 80,323.00
Unit of Measure: S.F.
Estimate: $164,341.00
Assessor Name: Sam Mandola
Date Created: 06/23/2015

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

System: G4030 - Site Communications & Security

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 80,323.00

Unit of Measure: S.F.

Estimate: $59,198.00

Assessor Name: Sam Mandola

Date Created: 06/23/2015

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

Glossary

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

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

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

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

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