DeKalb County School District/High Schools

Lakeside High

Final

School Assessment Report

January 12, 2017

PARSONS

Table of Contents

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):	254,168
Year Built:	1965
Last Renovation:	2011
Replacement Value:	$67,193,719
Repair Cost:	$6,233,774.64
Total FCI:	9.28 %
Total RSLI:	65.76 %
FCA Score:	90.72

Description:

The Lakeside High School campus consists of one main school building located at 3801 Briarcliff Road NE in Atlanta, Georgia. The original campus was constructed in 1965 and additions to the main school building were constructed in 1967 and 1968. A major renovation and new classroom and auditorium additions were completed in 2012. In addition, the campus contains a baseball concession/press box, baseball practice building, dugouts, softball storage building, softball concession stand, storage buildings, baseball field, softball field, football field and track. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 2	Board District:	District 4
DOE Facility:	3060	Geographic Region:	Region 2
HS Attendance Area:	Lakeside HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	33.3		

School Condition Summary

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

Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	65.15 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	62.11 %	0.00 %	$0.00
B20 - Exterior Enclosure	50.75 %	30.26 %	$2,027,636.00
B30 - Roofing	83.97 %	16.85 %	$478,709.73
C10 - Interior Construction	61.47 %	14.81 %	$1,123,022.00
C20 - Stairs	64.53 %	0.00 %	$0.00
C30 - Interior Finishes	52.16 %	1.05 %	$71,208.00
D10 - Conveying	87.75 %	0.00 %	$0.00
D20 - Plumbing	86.86 %	0.17 %	$11,400.68
D30 - HVAC	62.77 %	1.10 %	$105,189.12
D40 - Fire Protection	90.00 %	0.00 %	$0.00
D50 - Electrical	74.36 %	0.00 %	$0.00
E10 - Equipment	34.63 %	58.57 %	$625,731.00
E20 - Furnishings	71.00 %	12.33 %	$335,439.36
F10 - Special Construction	6.26 %	82.45 %	$1,418,571.00
G20 - Site Improvements	82.07 %	0.36 %	$15,246.00
G30 - Site Mechanical Utilities	93.84 %	0.00 %	$0.00
G40 - Site Electrical Utilities	88.38 %	2.31 %	$21,621.75
Totals:	**65.76 %**	**9.28 %**	**$6,233,774.64**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1965, 1967, 1968 Building	164,666	14.79	$0.00	$0.00	$6,186,021.89	$0.00	$0.00
2005 Baseball Practice Building	3,500	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2012 Auditorium Bldg	39,218	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2012 Science Bldg	45,164	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2015 Maint Storage Bldg	450	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Baseball Concession/Press Box	288	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Baseball Storage Shed 1	144	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Baseball Storage Shed 2	144	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	254,168	0.52	$0.00	$24,633.15	$12,234.60	$0.00	$0.00
Softball Concession Stand	144	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Storage Building	450	18.37	$0.00	$0.00	$10,885.00	$0.00	$0.00
Total:		**9.28**	**$0.00**	**$24,633.15**	**$6,209,141.49**	**$0.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total: $6,233,774.64

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 value. The Current Repair Amount, 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. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	High School
Gross Area (SF):	164,666
Year Built:	1965
Last Renovation:	2011
Replacement Value:	$41,832,176
Repair Cost:	$6,186,021.89
Total FCI:	14.79 %
Total RSLI:	52.42 %
FCA Score:	85.21

Description:

The main building at Lakeside High School is a two-story building located at 3801 Briarcliff Road NE in Atlanta, Georgia. Originally built in 1965, there have been two additions in 1967 and 1968, and a major renovation in 2012. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5010, 5011, 5012, 5013	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	50.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	30.57 %	44.67 %	$2,025,062.00
B30 - Roofing	82.43 %	31.47 %	$470,398.73
C10 - Interior Construction	47.29 %	21.48 %	$1,123,022.00
C20 - Stairs	50.00 %	0.00 %	$0.00
C30 - Interior Finishes	42.01 %	1.40 %	$71,208.00
D10 - Conveying	86.67 %	0.00 %	$0.00
D20 - Plumbing	86.31 %	0.24 %	$11,400.68
D30 - HVAC	52.50 %	1.63 %	$105,189.12
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	70.38 %	0.00 %	$0.00
E10 - Equipment	13.33 %	83.33 %	$625,731.00
E20 - Furnishings	65.57 %	17.12 %	$335,439.36
F10 - Special Construction	6.26 %	82.45 %	$1,418,571.00
Totals:	**52.42 %**	**14.79 %**	**$6,186,021.89**

Photo Album

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

1). East Elevation - Jul 02, 2015

2). South Elevation - Jul 02, 2015

3). West Elevation - Jul 02, 2015

4). North Elevation - Jul 02, 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	$3.51	S.F.	164,666	100	1965	2065		50.00 %	0.00 %	50			$577,978
A1020	Special Foundations	$0.00	S.F.	164,666	100	1965	2065		50.00 %	0.00 %	50			$0
A1030	Slab on Grade	$3.56	S.F.	164,666	100	1965	2065		50.00 %	0.00 %	50			$586,211
A2010	Basement Excavation	$0.00	S.F.	164,666	100	1965	2065		50.00 %	0.00 %	50			$0
A2020	Basement Walls	$0.00	S.F.	164,666	100	1965	2065		50.00 %	0.00 %	50			$0
B1010	Floor Construction	$15.61	S.F.	164,666	100	1965	2065		50.00 %	0.00 %	50			$2,570,436
B1020	Roof Construction	$11.74	S.F.	164,666	100	1965	2065		50.00 %	0.00 %	50			$1,933,179
B2010	Exterior Walls	$15.69	S.F.	164,666	100	1965	2065		50.00 %	0.00 %	50			$2,583,610
B2020	Exterior Windows	$11.18	S.F.	164,666	30	1965	1995		0.00 %	110.00 %	-20		$2,025,062.00	$1,840,966
B2030	Exterior Doors	$0.66	S.F.	164,666	30	2011	2041		86.67 %	0.00 %	26			$108,680
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	10	1965	1975		0.00 %	0.00 %	-40			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	70,860	25	2011	2036		84.00 %	29.97 %	21		$439,605.73	$1,466,802
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	15	1965	1980		0.00 %	0.00 %	-35			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	30	1965	1995		0.00 %	0.00 %	-20			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1968	2043		37.33 %	0.00 %	28			$0
B3020	Roof Openings	$0.17	S.F.	164,666	30	2011	2041	2015	0.00 %	110.00 %	0		$30,793.00	$27,993
C1010	Partitions	$19.44	S.F.	164,666	100	1965	2065		50.00 %	0.00 %	50			$3,201,107
C1020	Interior Doors	$6.11	S.F.	164,666	30	2011	2041		86.67 %	0.00 %	26			$1,006,109
C1030	Fittings	$6.20	S.F.	164,666	20	1965	1985		0.00 %	110.00 %	-30		$1,123,022.00	$1,020,929
C2010	Stair Construction	$2.21	S.F.	164,666	100	1965	2065		50.00 %	0.00 %	50			$363,912
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.		30				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.93	S.F.	164,666	10	2011	2021		60.00 %	0.00 %	6			$317,805
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		10				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	11,473	8	2011	2019		50.00 %	0.00 %	4			$97,521
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	17,668	50	2011	2061		92.00 %	0.00 %	46			$256,009
C3020	Floor Finishes - Epoxy	$3.12	S.F.	12,000	15	2011	2026		73.33 %	0.00 %	11			$37,440
C3020	Floor Finishes - Neoprene	$18.26	S.F.	3,000	15	2011	2026		73.33 %	0.00 %	11			$54,780
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	32,933	50	1965	2015		0.00 %	0.00 %	0			$1,745,778
C3020	Floor Finishes - VCT	$9.54	S.F.	70,592	20	2007	2027		60.00 %	10.57 %	12		$71,208.00	$673,448
C3020	Floor Finishes - Wood	$14.70	S.F.	17,000	20	2011	2031		80.00 %	0.00 %	16			$249,900
C3030	Ceiling Finishes	$9.98	S.F.	164,666	20	2007	2027		60.00 %	0.00 %	12			$1,643,367
D1010	Elevators and Lifts	$0.86	S.F.	164,666	30	2011	2041		86.67 %	0.00 %	26			$141,613
D2010	Plumbing Fixtures	$17.66	S.F.	164,666	30	2011	2041		86.67 %	0.39 %	26		$11,400.68	$2,908,002
D2020	Domestic Water Distribution	$3.81	S.F.	164,666	30	2011	2041		86.67 %	0.00 %	26			$627,377

School Assessment Report - 1965, 1967, 1968 Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2030	Sanitary Waste	$4.80	S.F.	164,666	30	2011	2041		86.67 %	0.00 %	26			$790,397
D2040	Rain Water Drainage	$0.92	S.F.	164,666	30	2011	2041		86.67 %	0.00 %	26			$151,493
D2090	Other Plumbing Systems - Acid Waste	$0.54	S.F.	164,666	30	2011	2041		86.67 %	0.00 %	26			$88,920
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	164,666	30	2007	2037		73.33 %	0.00 %	22			$126,793
D3020	Heat Generating Systems	$4.55	S.F.	0	30	1965	1995		0.00 %	0.00 %	-20			$0
D3030	Cooling Generating Systems	$4.73	S.F.	0	30	1965	1995		0.00 %	0.00 %	-20			$0
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	164,666	30	2007	2037		73.33 %	0.00 %	22			$968,236
D3050	Terminal & Package Units	$29.48	S.F.	164,666	15	2007	2022		46.67 %	2.17 %	7		$105,189.12	$4,854,354
D3060	Controls & Instrumentation	$3.19	S.F.	164,666	20	2007	2027		60.00 %	0.00 %	12			$525,285
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	164,666	30	2011	2041		86.67 %	0.00 %	26			$123,500
D4010	Sprinklers	$0.00	S.F.	164,666	0				0.00 %	0.00 %				$0
D4020	Standpipes	$0.47	S.F.	0	30				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	164,666	30	2011	2041		86.67 %	0.00 %	26			$284,872
D5020	Branch Wiring	$5.56	S.F.	164,666	30	2007	2037		73.33 %	0.00 %	22			$915,543
D5020	Lighting	$8.36	S.F.	164,666	30	2007	2037		73.33 %	0.00 %	22			$1,376,608
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	164,666	10	2011	2021		60.00 %	0.00 %	6			$126,793
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	164,666	10	2011	2021		60.00 %	0.00 %	6			$793,690
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	164,666	10	2011	2021		60.00 %	0.00 %	6			$191,013
D5090	Other Electrical Systems - Wall Packs	$0.26	S.F.	164,666	15	2011	2026		73.33 %	0.00 %	11			$42,813
E1010	Commercial Equipment	$0.00	S.F.	164,666	20	1965	1985		0.00 %	0.00 %	-30			$0
E1020	Institutional Equipment	$0.76	S.F.	164,666	20	2011	2031		80.00 %	0.00 %	16			$125,146
E1090	Other Equipment - Kitchen Equipment	$2.24	S.F.	164,666	20	1985	2005		0.00 %	100.00 %	-10		$368,852.00	$368,852
E1090	Other Equipment - Sports Equipment	$1.56	S.F.	164,666	15	1968	1983		0.00 %	100.00 %	-32		$256,879.00	$256,879
E2010	Fixed Furnishings	$9.18	S.F.	164,666	20	2012	2032		85.00 %	0.00 %	17			$1,511,634
E2020	Moveable Furnishings	$2.72	S.F.	164,666	30	1967	1997		0.00 %	74.89 %	-18		$335,439.36	$447,892
F1010	Special Structures - Canopies	$2.62	S.F.	164,466	20	1967	1987	2020	25.00 %	0.00 %	5			$430,901
F1040	Special Facilities - Natatorium	$122.82	S.F.	10,500	20	1968	1988		0.00 %	110.00 %	-27		$1,418,571.00	$1,289,610
								Total	**52.42 %**	**14.79 %**			**$6,186,021.89**	**$41,832,176**

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:	**$6,186,022**	**$0**	**$0**	**$0**	**$120,737**	**$549,485**	**$1,877,326**	**$6,567,267**	**$0**	**$0**	**$0**	**$15,300,837**
*** 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	$2,025,062	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,025,062**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$439,606	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$439,606**
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	$30,793	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,793**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

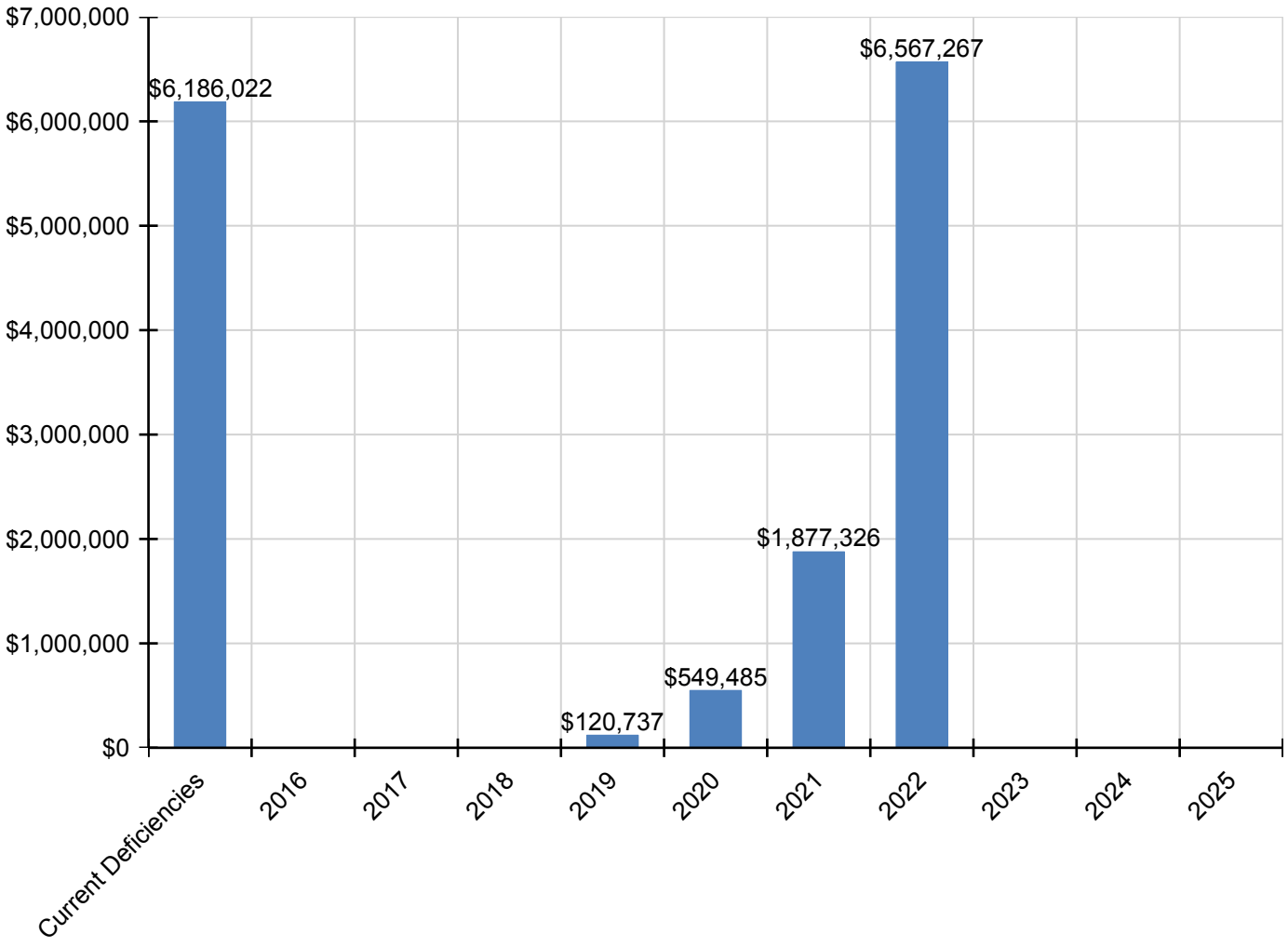
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$1,123,022	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,123,022**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$417,424	$0	$0	$0	$0	**$417,424**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$120,737	$0	$0	$0	$0	$0	$0	**$120,737**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Epoxy	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Neoprene	$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	$71,208	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$71,208**
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	$11,401	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,401**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$105,189	$0	$0	$0	$0	$0	$0	$6,567,267	$0	$0	$0	**$6,672,456**

D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$166,537	$0	$0	$0	$0	**$166,537**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$1,042,478	$0	$0	$0	$0	**$1,042,478**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$250,887	$0	$0	$0	$0	**$250,887**
D5090 - Other Electrical Systems - Wall Packs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment - Kitchen Equipment	$368,852	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$368,852**
E1090 - Other Equipment - Sports Equipment	$256,879	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$256,879**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2020 - Moveable Furnishings	$335,439	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$335,439**
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	$549,485	$0	$0	$0	$0	$0	**$549,485**
F1040 - Special Facilities - Natatorium	$1,418,571	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,418,571**

** Indicates non-renewable system*

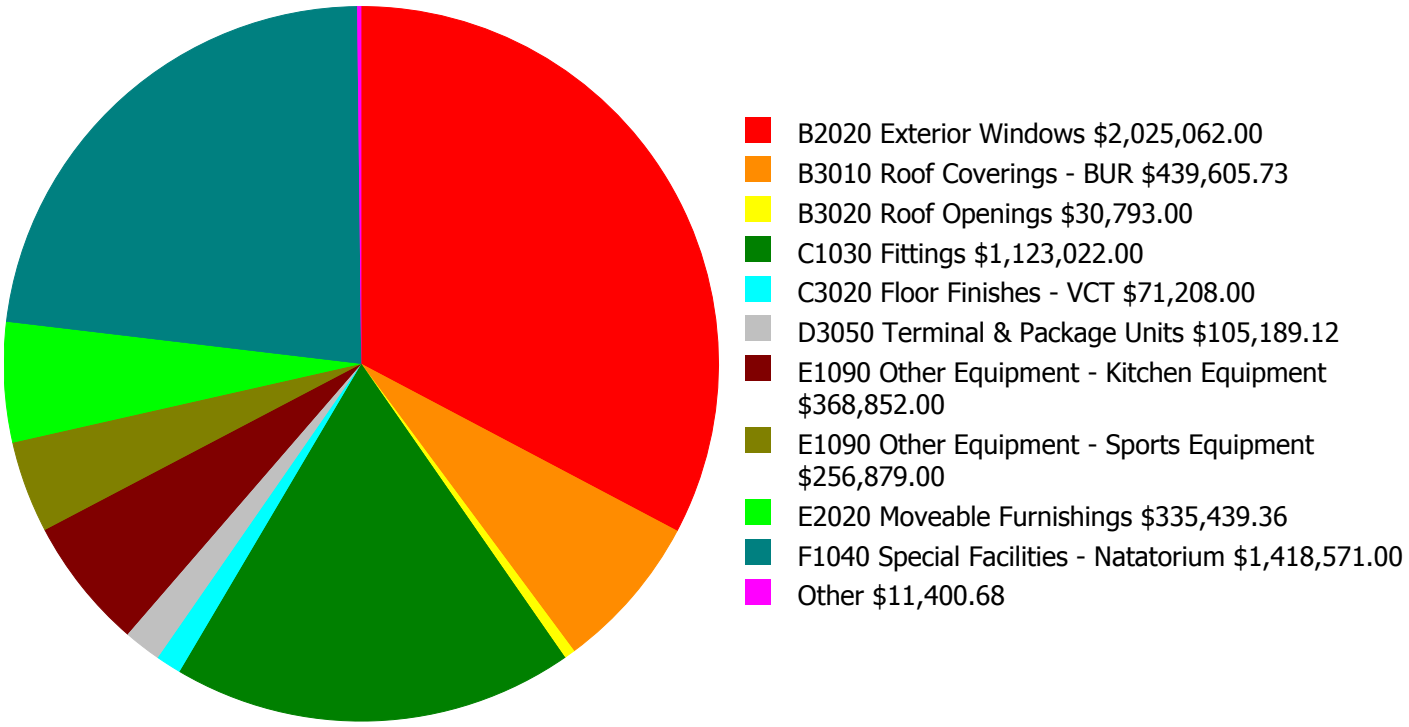
Forecasted Capital Renewal Requirement

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

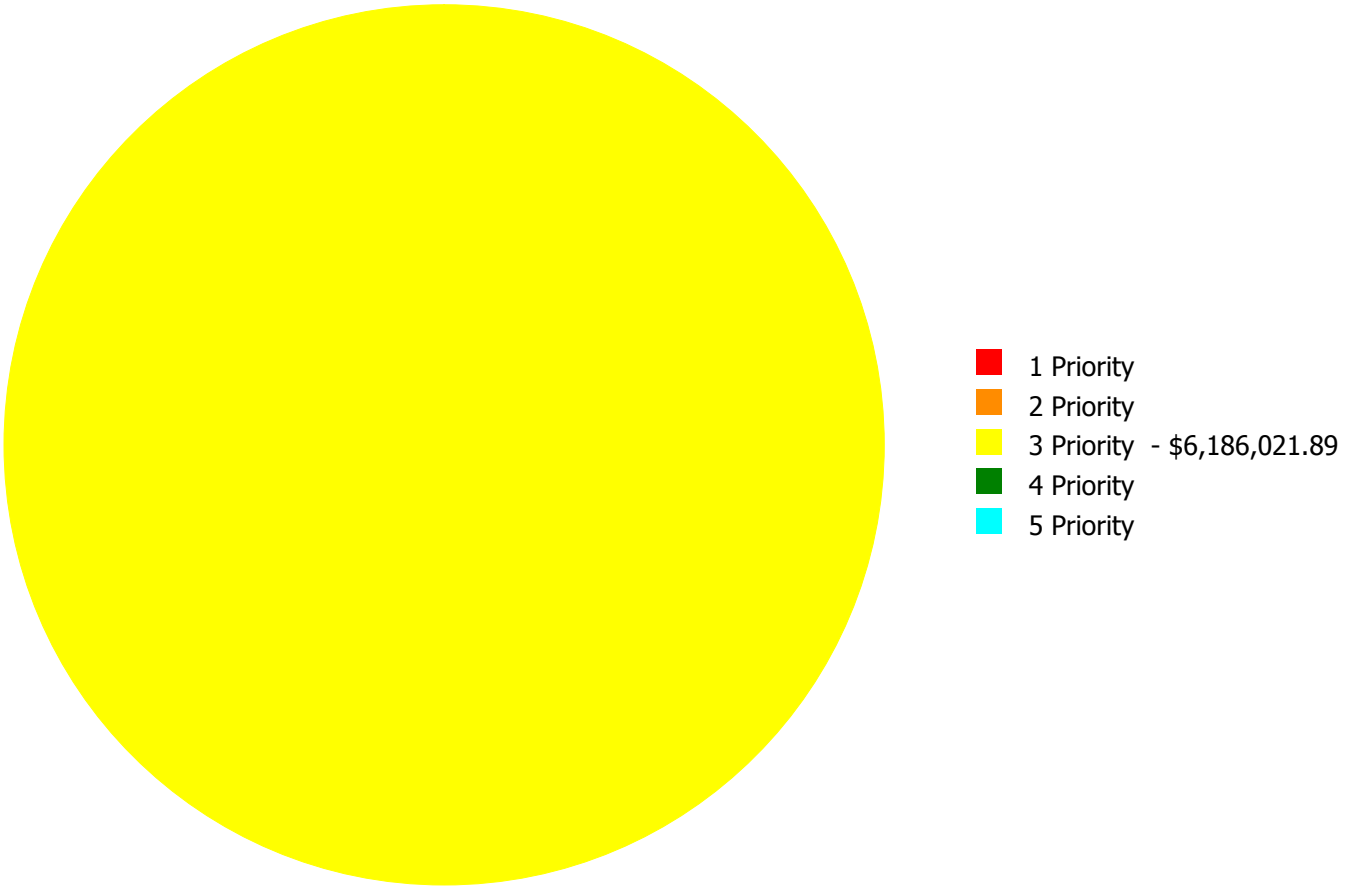
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $6,186,021.89

Deficiency Summary by Priority

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



Budget Estimate Total: $6,186,021.89

Deficiency By Priority Investment Table

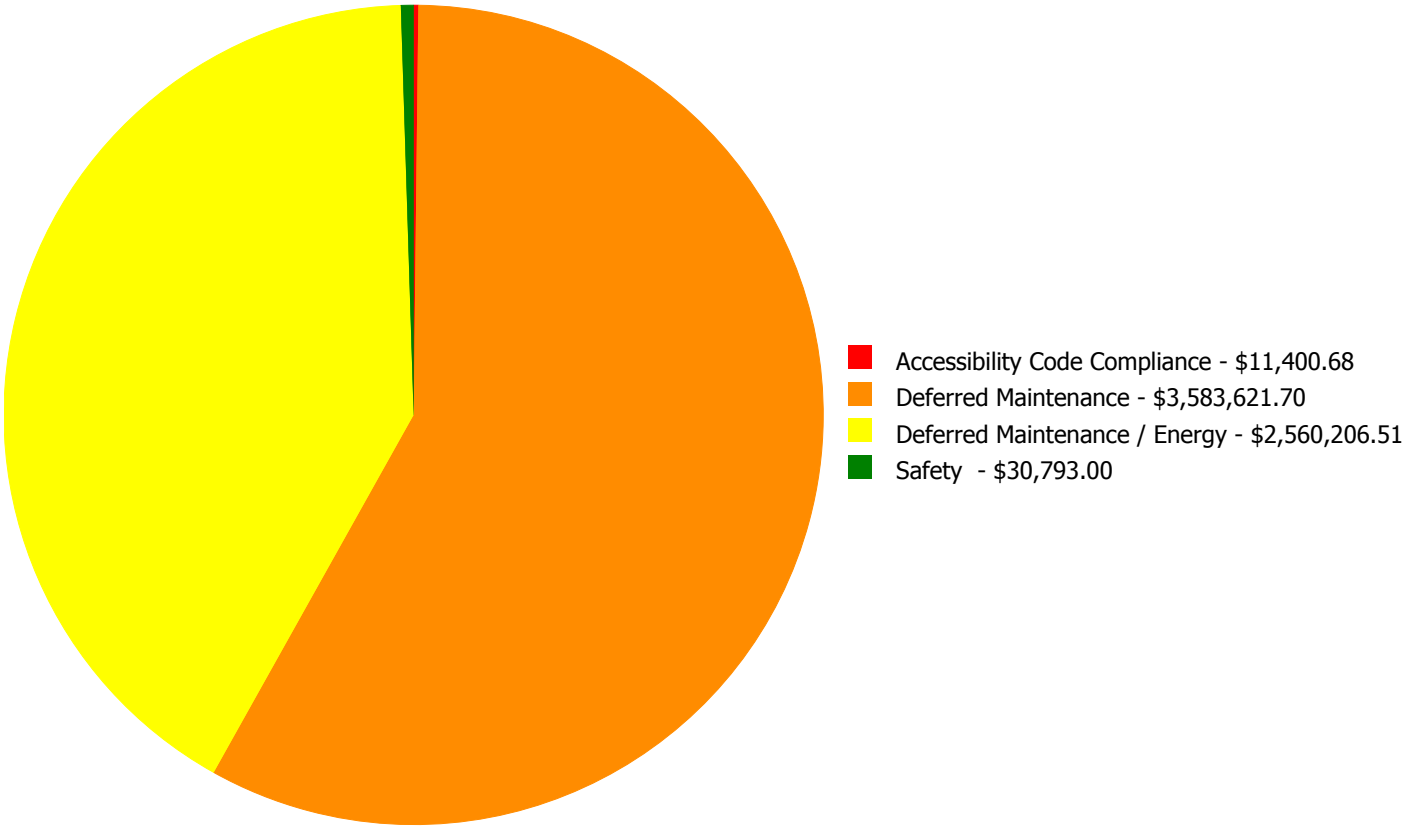
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority	Total
B2020	Exterior Windows	$0.00	$0.00	$2,025,062.00	$0.00	$0.00	$2,025,062.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$439,605.73	$0.00	$0.00	$439,605.73
B3020	Roof Openings	$0.00	$0.00	$30,793.00	$0.00	$0.00	$30,793.00
C1030	Fittings	$0.00	$0.00	$1,123,022.00	$0.00	$0.00	$1,123,022.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$71,208.00	$0.00	$0.00	$71,208.00
D2010	Plumbing Fixtures	$0.00	$0.00	$11,400.68	$0.00	$0.00	$11,400.68
D3050	Terminal & Package Units	$0.00	$0.00	$105,189.12	$0.00	$0.00	$105,189.12
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$368,852.00	$0.00	$0.00	$368,852.00
E1090	Other Equipment - Sports Equipment	$0.00	$0.00	$256,879.00	$0.00	$0.00	$256,879.00
E2020	Moveable Furnishings	$0.00	$0.00	$335,439.36	$0.00	$0.00	$335,439.36
F1040	Special Facilities - Natatorium	$0.00	$0.00	$1,418,571.00	$0.00	$0.00	$1,418,571.00
	Total:	$0.00	$0.00	$6,186,021.89	$0.00	$0.00	$6,186,021.89

Deficiency Summary by Category

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



Budget Estimate Total: $6,186,021.89

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 164,666.00
Unit of Measure: S.F.
Estimate: $2,025,062.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The exterior windows were not replaced during the 2012 renovation. The system is beyond its expected service life and should be scheduled for replacement.

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Total BUR roof replacement
Qty: 420.00
Unit of Measure: Sq.
Estimate: $429,955.39
Assessor Name: Eduardo Lopez
Date Created: 07/02/2015

Notes: The roof over the gym and natatorium is leaking, beyond its expected service life, and should be replaced.

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace 5" copper box gutters, 16 oz.
Qty: 420.00
Unit of Measure: L.F.
Estimate: $9,650.34
Assessor Name: Eduardo Lopez
Date Created: 07/02/2015

Notes: The gutter system on the gym is beyond its expected service life, detached from the building, and should be replaced.

System: B3020 - Roof Openings

Location: Roof
Distress: Missing
Category: Safety
Priority: 3 Priority
Correction: Renew System
Qty: 164,666.00
Unit of Measure: S.F.
Estimate: $30,793.00
Assessor Name: Eduardo Lopez
Date Created: 06/24/2015

Notes: There is no safe roof access for maintenance personnel. Recommend installation of an OSHA-compliant roof hatch/ladder system for safe access.

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 164,666.00
Unit of Measure: S.F.
Estimate: $1,123,022.00
Assessor Name: Eduardo Lopez
Date Created: 07/02/2015

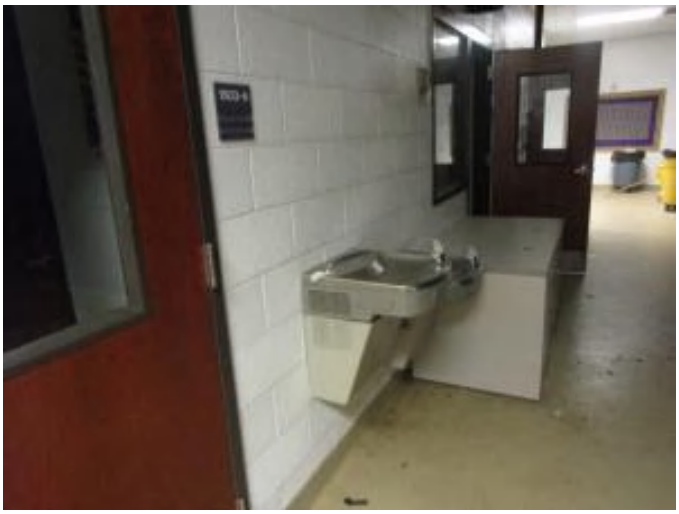
Notes: The lockers are original, beyond their expected service life, and should be replaced.

System: C3020 - Floor Finishes - VCT

Location: Cafeteria
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace VCT flooring
Qty: 8,600.00
Unit of Measure: S.F.
Estimate: $71,208.00
Assessor Name: Eduardo Lopez
Date Created: 07/05/2015

Notes: The VCT flooring in the cafeteria is loose in many places. This was identified as a problem immediately after installation during the 2011 renovation. The VCT flooring should be replaced.

System: D2010 - Plumbing Fixtures



Location: Hallways

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 1.00

Unit of Measure: Ea.

Estimate: $11,400.68

Assessor Name: Eduardo Lopez

Date Created: 07/02/2015

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

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Replace air conditioner, thru-the-wall, 2 ton

Qty: 40.00

Unit of Measure: Ea.

Estimate: $105,189.12

Assessor Name: Eduardo Lopez

Date Created: 07/13/2015

Notes: During the 2011/2012 renovation, approximately 40 BARD units were not replaced in the classrooms. The units are beyond their expected service life, disruptive to class due to excessive noise, and should be replaced.

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 164,666.00
Unit of Measure: S.F.
Estimate: $368,852.00
Assessor Name: Eduardo Lopez
Date Created: 07/05/2015

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

System: E1090 - Other Equipment - Sports Equipment

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 164,666.00
Unit of Measure: S.F.
Estimate: $256,879.00
Assessor Name: Eduardo Lopez
Date Created: 12/11/2015

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

System: E2020 - Moveable Furnishings

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace Movable Gym Bleachers
Qty: 1,600.00
Unit of Measure: Seat
Estimate: $335,439.36
Assessor Name: Eduardo Lopez
Date Created: 07/05/2015

Notes: The expandable, movable bleachers are beyond their expected service life and should be replaced.

System: F1040 - Special Facilities - Natatorium

Location: Natatorium
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 10,500.00
Unit of Measure: S.F.
Estimate: $1,418,571.00
Assessor Name: Eduardo Lopez
Date Created: 07/02/2015

Notes: The natatorium equipment is beyond its expected service life, has failed, and should be replaced. The HVAC system also does not work.

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 value. The Current Repair Amount, 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. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	High School
Gross Area (SF):	3,500
Year Built:	2005
Last Renovation:	
Replacement Value:	$361,375
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	76.13 %
FCA Score:	100.00

Description:

The baseball practice building at Lakeside High School is located at 3801 Briarcliff Road NE in Atlanta, Georgia. Originally built in 2005, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	No	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	90.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	90.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	87.01 %	0.00 %	$0.00
B30 - Roofing	50.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	50.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	66.67 %	0.00 %	$0.00
Totals:	**76.13 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Jul 05, 2015

2). East Elevation - Jul 05, 2015

3). North Elevation - Jul 05, 2015

4). West Elevation - Jul 05, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			$0
A1030	Slab on Grade	$3.60	S.F.	3,500	100	2005	2105		90.00 %	0.00 %	90			$12,600
A2010	Basement Excavation	$0.22	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			$0
A2020	Basement Walls	$3.52	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			$0
B1020	Roof Construction	$16.33	S.F.	3,500	100	2005	2105		90.00 %	0.00 %	90			$57,155
B2010	Exterior Walls	$38.65	S.F.	3,500	100	2005	2105		90.00 %	0.00 %	90			$135,275
B2020	Exterior Windows	$4.87	S.F.	3,500	30	2005	2035		66.67 %	0.00 %	20			$17,045
B2030	Exterior Doors	$0.80	S.F.	3,500	30	2005	2035		66.67 %	0.00 %	20			$2,800
B3010	Roof Coverings	$16.79	S.F.	3,500	20	2005	2025		50.00 %	0.00 %	10			$58,765
C1010	Partitions	$13.04	S.F.	0	40	2005	2045		75.00 %	0.00 %	30			$0
C1020	Interior Doors	$2.61	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			$0
C1030	Fittings	$3.04	S.F.	0	20	2005	2025		50.00 %	0.00 %	10			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	2005	2025		50.00 %	0.00 %	10			$0
C3020	Floor Finishes - Artifical Turf	$6.58	S.F.	3,500	20	2005	2025		50.00 %	0.00 %	10			$23,030
C3030	Ceiling Finishes	$6.06	S.F.	0	20	2005	2025		50.00 %	0.00 %	10			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	3,500	30	2005	2035		66.67 %	0.00 %	20			$10,710
D5020	Lighting and Branch Wiring	$12.57	S.F.	3,500	30	2005	2035		66.67 %	0.00 %	20			$43,995
								Total	**76.13 %**					**$361,375**

Renewal Schedule

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

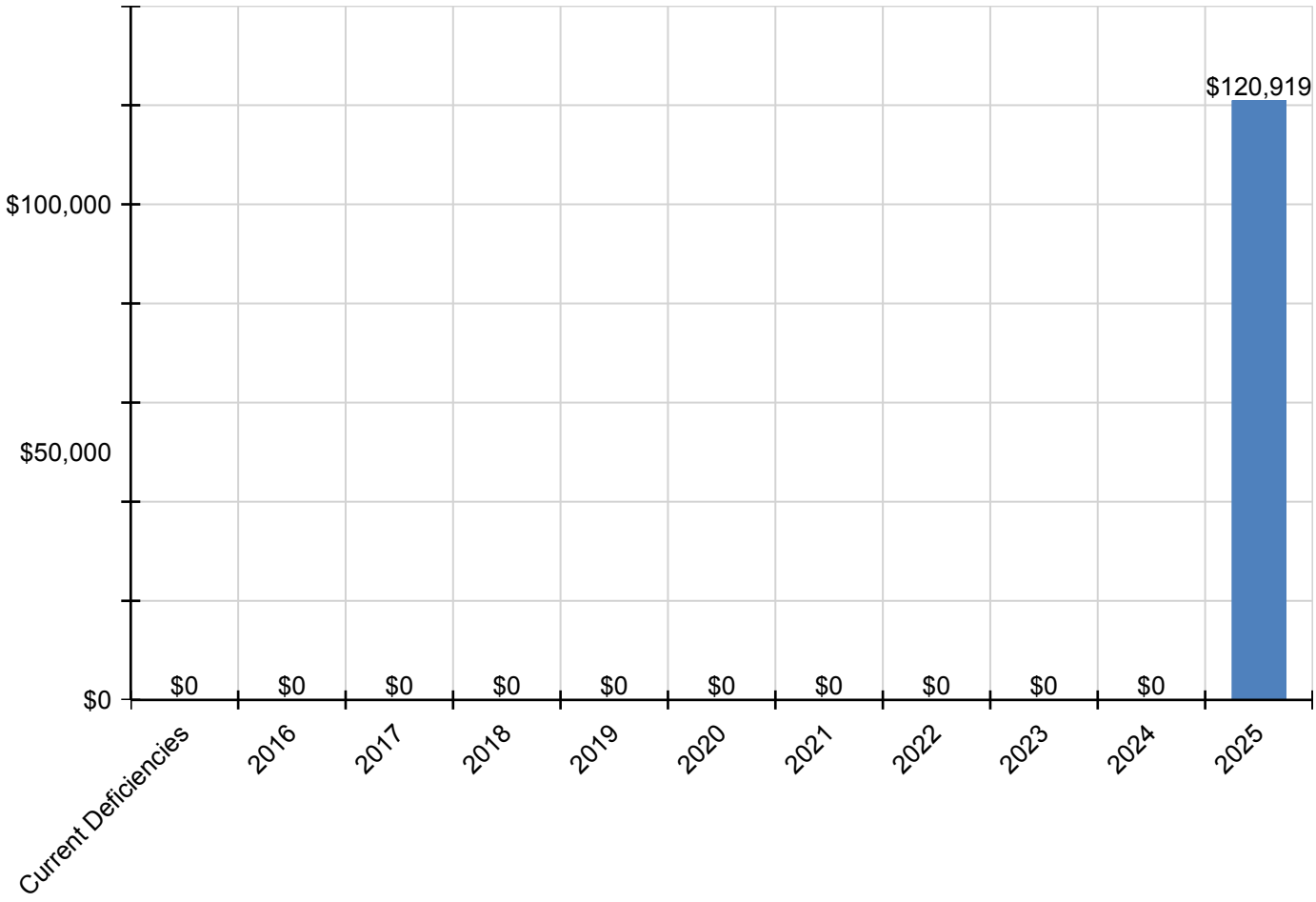
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$120,919**	**$120,919**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$86,873	**$86,873**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Artifical Turf	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$34,045	**$34,045**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

Following are the cost model's system details for this facility. The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, 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. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	High School
Gross Area (SF):	39,218
Year Built:	2012
Last Renovation:	
Replacement Value:	$8,052,107
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	88.87 %
FCA Score:	100.00

Description:

The 2012 auditorium building at Lakeside High School is a two-story building located at 3801 Briarcliff Road NE in Atlanta, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5014	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	97.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	97.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	93.99 %	0.00 %	$0.00
B30 - Roofing	88.01 %	0.00 %	$0.00
C10 - Interior Construction	93.31 %	0.00 %	$0.00
C20 - Stairs	97.00 %	0.00 %	$0.00
C30 - Interior Finishes	82.91 %	0.00 %	$0.00
D10 - Conveying	90.00 %	0.00 %	$0.00
D20 - Plumbing	90.00 %	0.00 %	$0.00
D30 - HVAC	84.44 %	0.00 %	$0.00
D40 - Fire Protection	90.00 %	0.00 %	$0.00
D50 - Electrical	84.00 %	0.00 %	$0.00
E10 - Equipment	85.00 %	0.00 %	$0.00
E20 - Furnishings	85.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**88.87 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Jul 02, 2015

2). South Elevation - Jul 02, 2015

3). West Elevation - Jul 02, 2015

4). North Elevaation - Jul 02, 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	$3.16	S.F.	39,218	100	2012	2112		97.00 %	0.00 %	97			$123,929
A1020	Special Foundations	$3.97	S.F.		100	2012	2112		97.00 %	0.00 %	97			$0
A1030	Slab on Grade	$3.23	S.F.	39,218	100	2012	2112		97.00 %	0.00 %	97			$126,674
A2010	Basement Excavation	$0.12	S.F.		100	2012	2112		97.00 %	0.00 %	97			$0
A2020	Basement Walls	$1.48	S.F.		100	2012	2112		97.00 %	0.00 %	97			$0
B1010	Floor Construction	$13.66	S.F.	1,180	100	2012	2112		97.00 %	0.00 %	97			$16,119
B1020	Roof Construction	$10.32	S.F.	39,218	100	2012	2112		97.00 %	0.00 %	97			$404,730
B2010	Exterior Walls	$13.15	S.F.	39,218	100	2012	2112		97.00 %	0.00 %	97			$515,717
B2020	Exterior Windows	$9.38	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$367,865
B2030	Exterior Doors	$0.55	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$21,570
B3010	Roof Coverings - Asphal Shingles	$3.70	S.F.		10	2012	2022		70.00 %	0.00 %	7			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	38,250	25	2012	2037		88.00 %	0.00 %	22			$791,775
B3010	Roof Coverings - EPDM	$2.84	S.F.		15	2012	2027		80.00 %	0.00 %	12			$0
B3010	Roof Coverings - Preformed Metal	$0.06	S.F.		30	2012	2042		90.00 %	0.00 %	27			$0
B3010	Roof Coverings - Standing Seam Metal	$23.45	S.F.		75	2012	2087		96.00 %	0.00 %	72			$0
B3020	Roof Openings	$0.06	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$2,353
C1010	Partitions	$16.96	S.F.	39,218	100	2012	2112		97.00 %	0.00 %	97			$665,137
C1020	Interior Doors	$5.34	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$209,424
C1030	Fittings	$5.40	S.F.	39,218	20	2012	2032		85.00 %	0.00 %	17			$211,777
C2010	Stair Construction	$1.93	S.F.	39,218	100	2012	2112		97.00 %	0.00 %	97			$75,691
C3010	Wall Finishes - Accoustic Wall Panels	$5.95	S.F.	5,882	30	2012	2042		90.00 %	0.00 %	27			$34,998
C3010	Wall Finishes - Ceramic & Glazed	$8.97	S.F.		30	2012	2042		90.00 %	0.00 %	27			$0
C3010	Wall Finishes - Paint	$1.70	S.F.	39,218	10	2012	2022		70.00 %	0.00 %	7			$66,671
C3020	Floor Finishes - Carpet	$7.40	S.F.	9,939	8	2012	2020		62.50 %	0.00 %	5			$73,549
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.65	S.F.	3,791	50	2012	2062		94.00 %	0.00 %	47			$47,956
C3020	Floor Finishes - VCT	$8.28	S.F.	22,488	20	2012	2032		85.00 %	0.00 %	17			$186,201
C3020	Floor Finishes - Wood	$14.43	S.F.	3,000	50	2012	2062		94.00 %	0.00 %	47			$43,290
C3030	Ceiling Finishes	$8.72	S.F.	39,218	20	2012	2032		85.00 %	0.00 %	17			$341,981
D1010	Elevators and Lifts	$0.81	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$31,767
D2010	Plumbing Fixtures	$15.77	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$618,468
D2020	Domestic Water Distribution	$3.41	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$133,733
D2030	Sanitary Waste	$4.28	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$167,853
D2040	Rain Water Drainage	$0.84	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$32,943
D2090	Other Plumbing Systems - Acid Waste	$0.47	S.F.		30	2012	2042		90.00 %	0.00 %	27			$0

School Assessment Report - 2012 Auditorium Bldg

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	$0.69	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$27,060
D3020	Heat Generating Systems	$4.55	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$178,442
D3030	Cooling Generating Systems	$4.73	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$185,501
D3040	Distribution Systems & Exhaust Systems	$5.23	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$205,110
D3050	Terminal & Package Units	$18.52	S.F.	39,218	15	2012	2027		80.00 %	0.00 %	12			$726,317
D3060	Controls & Instrumentation	$2.84	S.F.	39,218	20	2012	2032		85.00 %	0.00 %	17			$111,379
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.66	S.F.		30	2012	2042		90.00 %	0.00 %	27			$0
D4010	Sprinklers	$3.70	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$145,107
D4020	Standpipes	$0.43	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$16,864
D5010	Electrical Service/Distribution	$1.49	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$58,435
D5020	Branch Wiring	$4.83	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$189,423
D5020	Lighting	$7.27	S.F.	39,218	30	2012	2042		90.00 %	0.00 %	27			$285,115
D5030	Communications and Security - Fire Alarm	$0.66	S.F.	39,218	10	2012	2022		70.00 %	0.00 %	7			$25,884
D5030	Communications and Security - PA & Clock Systems	$4.18	S.F.	39,218	10	2012	2022		70.00 %	0.00 %	7			$163,931
D5030	Communications and Security - Security & CCTV	$1.01	S.F.	38,218	10	2012	2022		70.00 %	0.00 %	7			$38,600
D5090	Other Electrical Systems - Emergency Generator	$0.22	S.F.		20	2012	2032		85.00 %	0.00 %	17			$0
E1020	Institutional Equipment	$0.75	S.F.	39,218	20	2012	2032		85.00 %	0.00 %	17			$29,414
E1090	Other Equipment (Kitchen Equipment)	$5.63	S.F.		20	2012	2032		85.00 %	0.00 %	17			$0
E1090	Other Equipment (Sports Equipment)	$1.53	S.F.		15	2012	2027		80.00 %	0.00 %	12			$0
E2010	Fixed Furnishings	$9.01	S.F.	39,218	20	2012	2032		85.00 %	0.00 %	17			$353,354
F1010	Special Structures - Canopies	$2.62	S.F.		20	2012	2032		85.00 %	0.00 %	17			$0
								Total	**88.87 %**					**$8,052,107**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$93,789**	**$0**	**$399,210**	**$0**	**$0**	**$0**	**$492,998**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

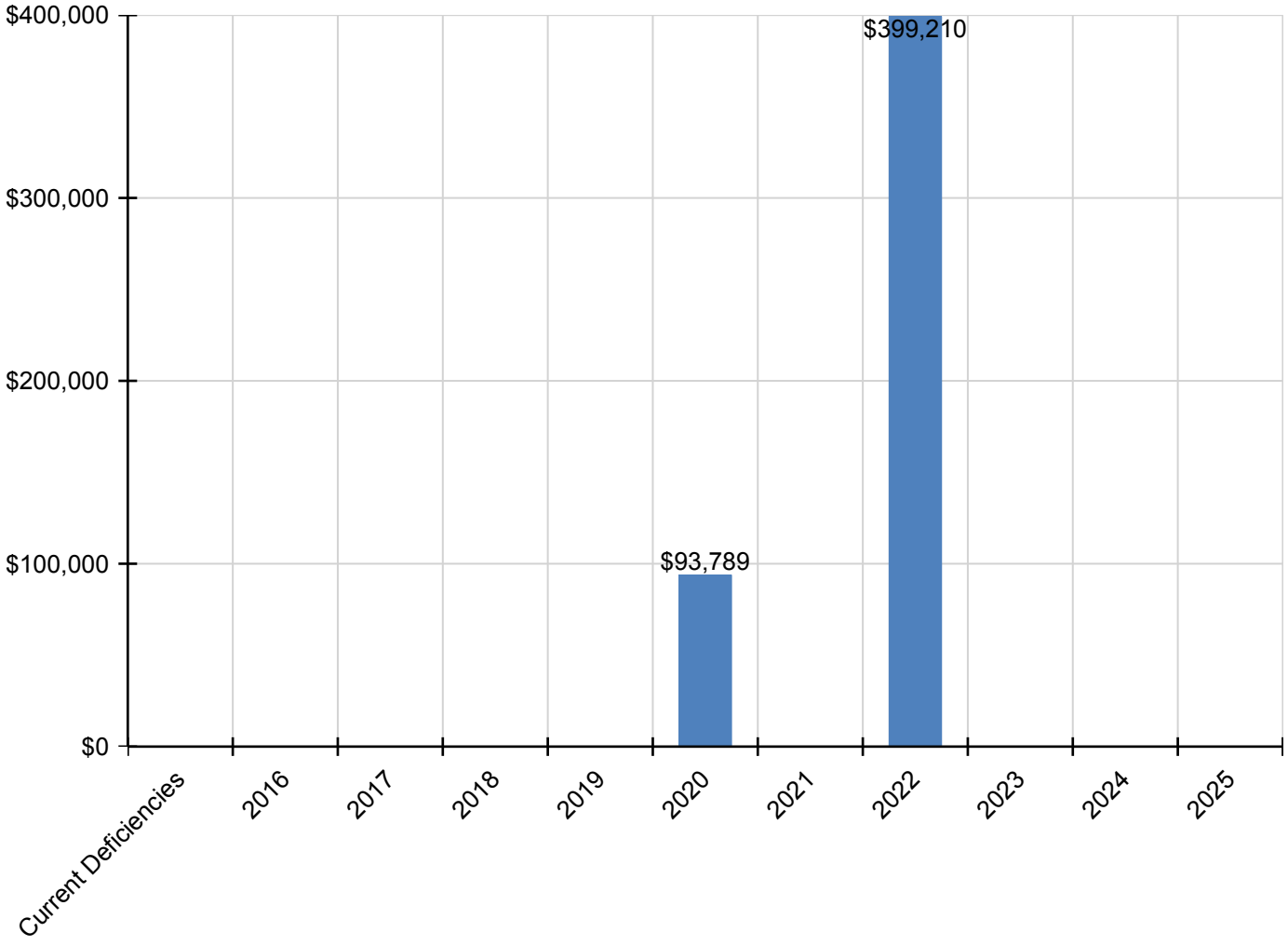
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Accoustic Wall Panels	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$0	$90,196	$0	$0	$0	**$90,196**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$93,789	$0	$0	$0	$0	$0	**$93,789**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$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	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$35,017	$0	$0	$0	**$35,017**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$221,776	$0	$0	$0	**$221,776**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$52,220	$0	$0	$0	**$52,220**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

Following are the cost model's system details for this facility. The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, 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. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	High School
Gross Area (SF):	45,164
Year Built:	2012
Last Renovation:	
Replacement Value:	$9,689,005
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	89.02 %
FCA Score:	100.00

Description:

The 2012 science building at Lakeside High School is a two-story building located at 3801 Briarcliff Road NE in Atlanta, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5015	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	97.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	97.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	93.99 %	0.00 %	$0.00
B30 - Roofing	88.00 %	0.00 %	$0.00
C10 - Interior Construction	93.31 %	0.00 %	$0.00
C20 - Stairs	97.00 %	0.00 %	$0.00
C30 - Interior Finishes	83.45 %	0.00 %	$0.00
D10 - Conveying	90.00 %	0.00 %	$0.00
D20 - Plumbing	86.90 %	0.00 %	$0.00
D30 - HVAC	84.54 %	0.00 %	$0.00
D40 - Fire Protection	90.00 %	0.00 %	$0.00
D50 - Electrical	83.99 %	0.00 %	$0.00
E10 - Equipment	85.00 %	0.00 %	$0.00
E20 - Furnishings	85.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**89.02 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevvation - Jul 05, 2015

2). North Elevation - Jul 05, 2015

3). West Elevation - Jul 05, 2015

4). South Elevation - Jul 05, 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	$3.16	S.F.	45,164	100	2012	2112		97.00 %	0.00 %	97			$142,718
A1020	Special Foundations	$3.97	S.F.		100	2012	2112		97.00 %	0.00 %	97			$0
A1030	Slab on Grade	$3.23	S.F.	45,164	100	2012	2112		97.00 %	0.00 %	97			$145,880
A2010	Basement Excavation	$0.12	S.F.		100	2012	2112		97.00 %	0.00 %	97			$0
A2020	Basement Walls	$1.48	S.F.		100	2012	2112		97.00 %	0.00 %	97			$0
B1010	Floor Construction	$13.66	S.F.	45,164	100	2012	2112		97.00 %	0.00 %	97			$616,940
B1020	Roof Construction	$10.32	S.F.	45,164	100	2012	2112		97.00 %	0.00 %	97			$466,092
B2010	Exterior Walls	$13.15	S.F.	45,164	100	2012	2112		97.00 %	0.00 %	97			$593,907
B2020	Exterior Windows	$9.38	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$423,638
B2030	Exterior Doors	$0.55	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$24,840
B3010	Roof Coverings - Asphal Shingles	$3.70	S.F.		10	2012	2022		70.00 %	0.00 %	7			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	22,582	25	2012	2037		88.00 %	0.00 %	22			$467,447
B3010	Roof Coverings - EPDM	$2.84	S.F.		15	2012	2027		80.00 %	0.00 %	12			$0
B3010	Roof Coverings - Preformed Metal	$0.06	S.F.		30	2012	2042		90.00 %	0.00 %	27			$0
B3010	Roof Coverings - Standing Seam Metal	$23.45	S.F.		75	2012	2087		96.00 %	0.00 %	72			$0
B3020	Roof Openings	$0.06	S.F.		30	2012	2042		90.00 %	0.00 %	27			$0
C1010	Partitions	$16.96	S.F.	45,164	100	2012	2112		97.00 %	0.00 %	97			$765,981
C1020	Interior Doors	$5.34	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$241,176
C1030	Fittings	$5.40	S.F.	45,164	20	2012	2032		85.00 %	0.00 %	17			$243,886
C2010	Stair Construction	$1.93	S.F.	45,164	100	2012	2112		97.00 %	0.00 %	97			$87,167
C3010	Wall Finishes - Ceramic & Glazed	$8.97	S.F.		30	2012	2042		90.00 %	0.00 %	27			$0
C3010	Wall Finishes - Paint	$1.70	S.F.	45,164	10	2012	2022		70.00 %	0.00 %	7			$76,779
C3010	Wall Finishes - Wall Coverings	$1.85	S.F.		10	2012	2022		70.00 %	0.00 %	7			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.65	S.F.	1,369	50	2012	2062		94.00 %	0.00 %	47			$17,318
C3020	Floor Finishes - Epoxy	$9.51	S.F.	1,137	15	2012	2027		80.00 %	0.00 %	12			$10,813
C3020	Floor Finishes - Rubber	$20.63	S.F.	936	10	2012	2022		70.00 %	0.00 %	7			$19,310
C3020	Floor Finishes - VCT	$8.28	S.F.	41,722	20	2012	2032		85.00 %	0.00 %	17			$345,458
C3020	Floor Finishes - Wood	$12.82	S.F.		20	2012	2032		85.00 %	0.00 %	17			$0
C3030	Ceiling Finishes	$8.72	S.F.	45,164	20	2012	2032		85.00 %	0.00 %	17			$393,830
D1010	Elevators and Lifts	$0.81	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$36,583
D2010	Plumbing Fixtures	$15.77	S.F.	45,164	20	2012	2032		85.00 %	0.00 %	17			$712,236
D2020	Domestic Water Distribution	$3.41	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$154,009
D2030	Sanitary Waste	$4.28	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$193,302
D2040	Rain Water Drainage	$0.84	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$37,938

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.47	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$21,227
D2090	Other Plumbing Systems - Natural Gas	$0.69	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$31,163
D3020	Heat Generating Systems	$4.55	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$205,496
D3030	Cooling Generating Systems	$4.73	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$213,626
D3040	Distribution Systems & Exhaust Systems	$5.23	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$236,208
D3050	Terminal & Package Units	$18.52	S.F.	45,164	15	2012	2027		80.00 %	0.00 %	12			$836,437
D3060	Controls & Instrumentation	$2.84	S.F.	45,164	20	2012	2032		85.00 %	0.00 %	17			$128,266
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.66	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$29,808
D4010	Sprinklers	$3.70	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$167,107
D4020	Standpipes	$0.43	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$19,421
D5010	Electrical Service/Distribution	$1.49	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$67,294
D5020	Branch Wiring	$4.83	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$218,142
D5020	Lighting	$7.27	S.F.	45,164	30	2012	2042		90.00 %	0.00 %	27			$328,342
D5030	Communications and Security - Fire Alarm	$0.66	S.F.	45,164	10	2012	2022		70.00 %	0.00 %	7			$29,808
D5030	Communications and Security - PA & Clock Systems	$4.18	S.F.	45,164	10	2012	2022		70.00 %	0.00 %	7			$188,786
D5030	Communications and Security - Security & CCTV	$1.01	S.F.	45,164	10	2012	2022		70.00 %	0.00 %	7			$45,616
D5090	Other Electrical Systems - Emergency Generator	$0.22	S.F.	45,164	20	2012	2032		85.00 %	0.00 %	17			$9,936
E1020	Institutional Equipment	$0.75	S.F.	45,164	20	2012	2032		85.00 %	0.00 %	17			$33,873
E1090	Other Equipment (Kitchen Equipment)	$5.63	S.F.	45,164	20	2012	2032		85.00 %	0.00 %	17			$254,273
E1090	Other Equipment (Sports Equipment)	$1.53	S.F.		15	2012	2027		80.00 %	0.00 %	12			$0
E2010	Fixed Furnishings	$9.01	S.F.	45,164	20	2012	2032		85.00 %	0.00 %	17			$406,928
F1010	Special Structures - Canopies	$2.62	S.F.		20	2012	2032		85.00 %	0.00 %	17			$0
								Total	**89.02 %**					**$9,689,005**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$487,433**	**$0**	**$0**	**$0**	**$487,433**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

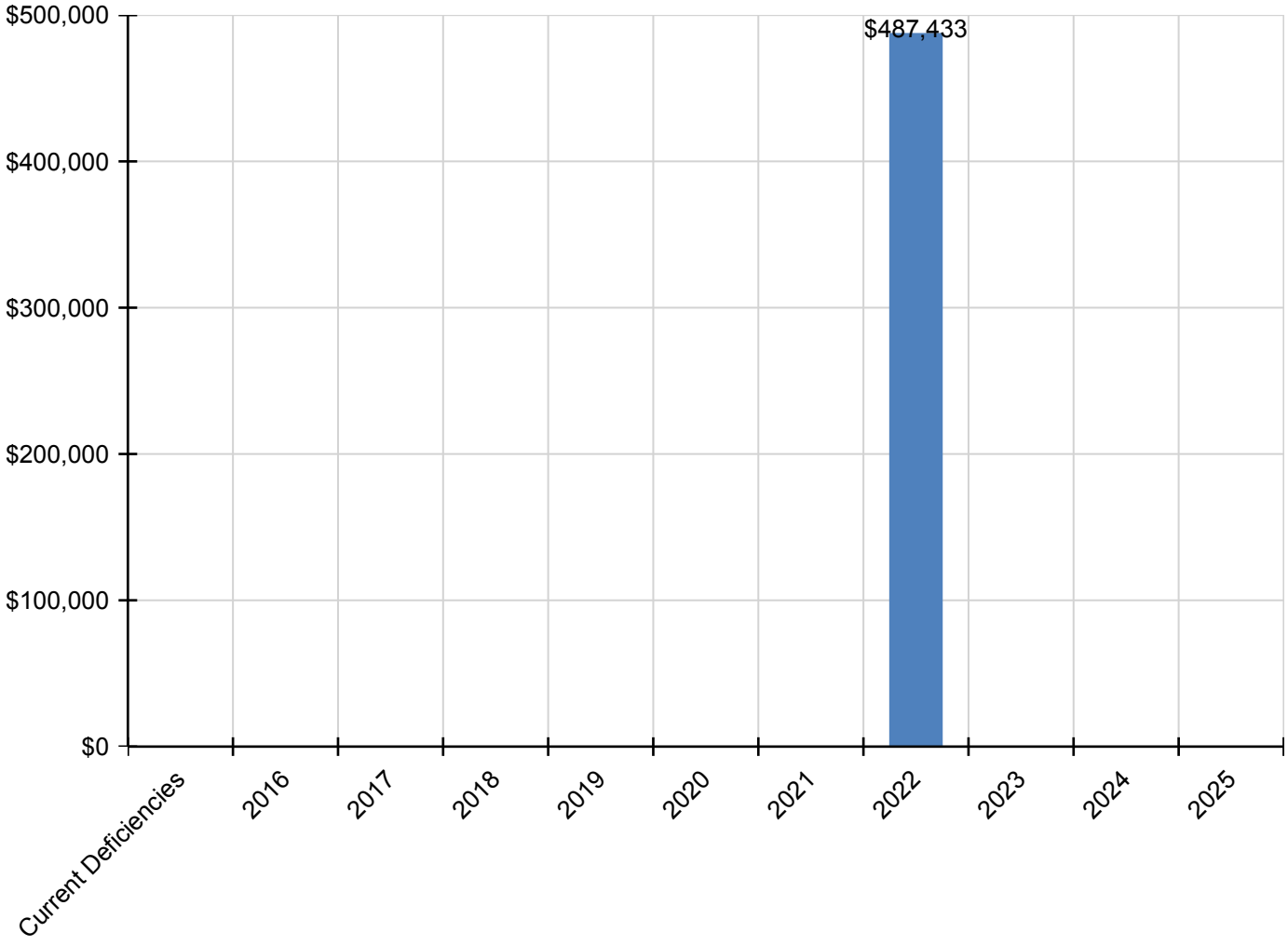
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$0	$103,871	$0	$0	$0	**$103,871**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Epoxy	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Rubber	$0	$0	$0	$0	$0	$0	$0	$26,124	$0	$0	$0	**$26,124**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$40,326	$0	$0	$0	**$40,326**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$255,401	$0	$0	$0	**$255,401**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$61,711	$0	$0	$0	**$61,711**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

Following are the cost model's system details for this facility. The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, 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. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	High School
Gross Area (SF):	450
Year Built:	2015
Last Renovation:	
Replacement Value:	$46,970
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	99.99 %
FCA Score:	100.00

Description:

The maintenance/storage building at Lakeside High School is located at 3801 Briarcliff Road NE in Atlanta, Georgia. Originally built in 2015, there have been no additions or 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:	No	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	100.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	100.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	$0.00
B30 - Roofing	100.00 %	0.00 %	$0.00
C10 - Interior Construction	100.00 %	0.00 %	$0.00
C30 - Interior Finishes	100.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	100.00 %	0.00 %	$0.00
Totals:	**100.00 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Jun 24, 2015

2). East Elevation - Jun 24, 2015

3). West Elevation - Jun 24, 2015

4). South Elevation - Jun 24, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.08	S.F.	450	100	2015	2115		100.00 %	0.00 %	100			$1,836
A1030	Slab on Grade	$3.27	S.F.	450	100	2015	2115		100.00 %	0.00 %	100			$1,472
A2010	Basement Excavation	$0.21	S.F.		100	2015	2115		100.00 %	0.00 %	100			$0
A2020	Basement Walls	$3.20	S.F.		100	2015	2115		100.00 %	0.00 %	100			$0
B1020	Roof Construction	$14.31	S.F.	450	100	2015	2115		100.00 %	0.00 %	100			$6,440
B2010	Exterior Walls	$32.40	S.F.	450	100	2015	2115		100.00 %	0.00 %	100			$14,580
B2020	Exterior Windows	$4.08	S.F.		30	2015	2045		100.00 %	0.00 %	30			$0
B2030	Exterior Doors	$4.24	S.F.	450	30	2015	2045		100.00 %	0.00 %	30			$1,908
B3010	Roof Coverings	$14.35	S.F.	450	20	2015	2035		100.00 %	0.00 %	20			$6,458
C1010	Partitions	$11.39	S.F.	450	40	2015	2055		100.00 %	0.00 %	40			$5,126
C1020	Interior Doors	$2.28	S.F.		30	2015	2045		100.00 %	0.00 %	30			$0
C1030	Fittings	$2.66	S.F.		20	2015	2035		100.00 %	0.00 %	20			$0
C3010	Wall Finishes	$1.41	S.F.	450	20	2015	2035		100.00 %	0.00 %	20			$635
C3020	Floor Finishes	$5.73	S.F.		20	2015	2035		100.00 %	0.00 %	20			$0
C3030	Ceiling Finishes	$5.27	S.F.	450	20	2015	2035		100.00 %	0.00 %	20			$2,372
D2040	Rain Water Drainage	$1.37	S.F.		30	2015	2045		100.00 %	0.00 %	30			$0
D5010	Electrical Service/Distribution	$2.69	S.F.	450	30	2015	2045		100.00 %	0.00 %	30			$1,211
D5020	Lighting and Branch Wiring	$10.96	S.F.	450	30	2015	2045		100.00 %	0.00 %	30			$4,932
								Total	**100.00 %**					**$46,970**

Renewal Schedule

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

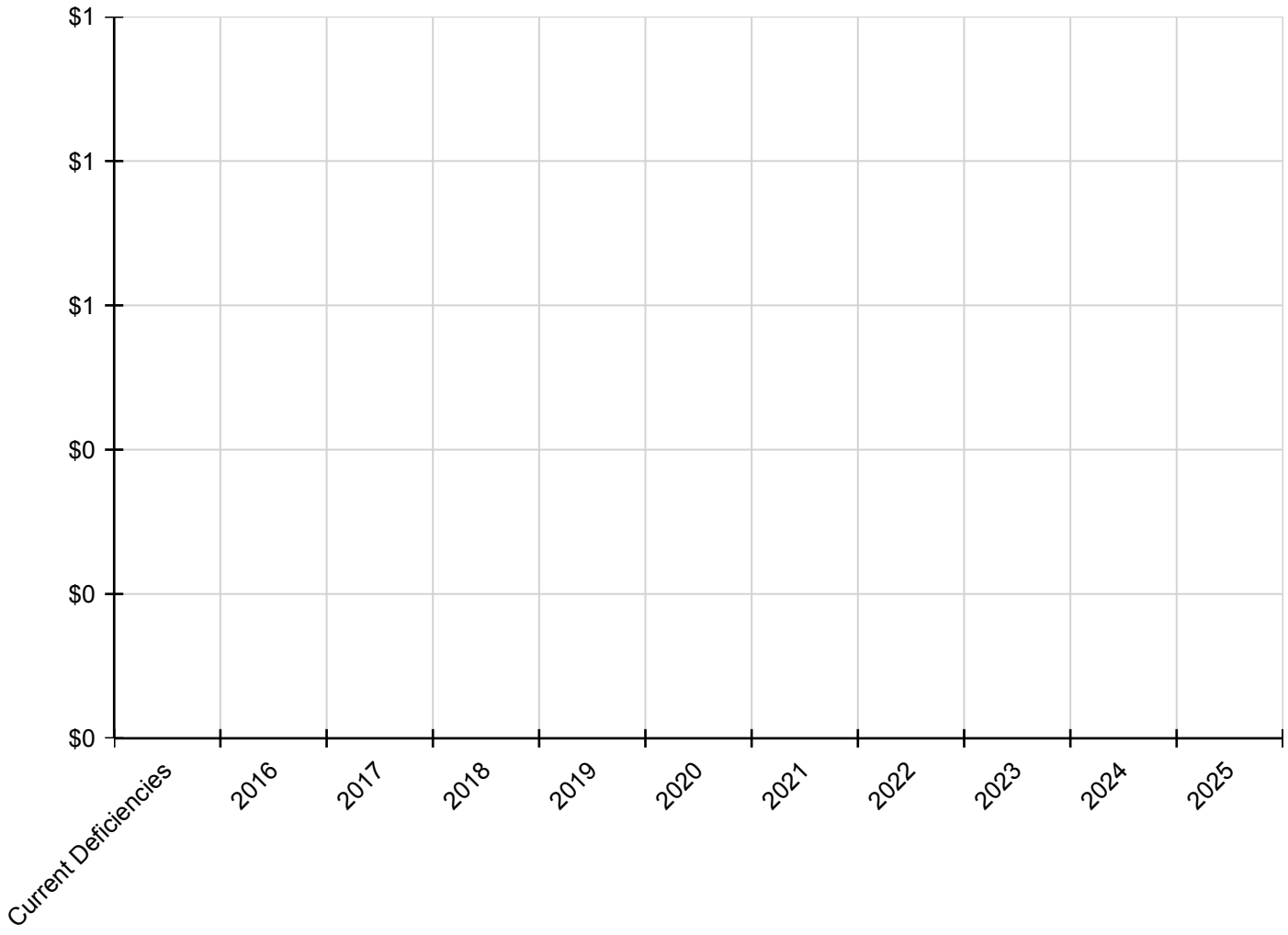
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
* A - Substructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A10 - Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A1010 - Standard Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A1030 - Slab on Grade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A20 - Basement Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A2010 - Basement Excavation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A2020 - Basement Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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.

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

Following are the cost model's system details for this facility. The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, 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. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	High School
Gross Area (SF):	288
Year Built:	1980
Last Renovation:	
Replacement Value:	$35,034
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	55.76 %
FCA Score:	100.00

Description:

The baseball concession/press box at Lakeside High School is a two-story building located at 3801 Briarcliff Road N.E. in Dunwoody, Georgia. Originally built in 1980, there have been no additions and no 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:	No	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	65.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	65.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.02 %	0.00 %	$0.00
B30 - Roofing	75.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C20 - Stairs	65.00 %	0.00 %	$0.00
C30 - Interior Finishes	25.00 %	0.00 %	$0.00
D20 - Plumbing	17.91 %	0.00 %	$0.00
D50 - Electrical	16.67 %	0.00 %	$0.00
Totals:	**55.76 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Jul 05, 2015

2). South Elevation - Jul 05, 2015

3). North Elevation - Jul 05, 2015

4). West Elevation - Jul 05, 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	100	1980	2080		65.00 %	0.00 %	65			$0
A1030	Slab on Grade	$3.60	S.F.	288	100	1980	2080		65.00 %	0.00 %	65			$1,037
A2010	Basement Excavation	$0.00	S.F.	288	100	1980	2080		65.00 %	0.00 %	65			$0
A2020	Basement Walls	$0.00	S.F.	288	100	1980	2080		65.00 %	0.00 %	65			$0
B1010	Floor Construction	$16.81	S.F.	288	100	1980	2080		65.00 %	0.00 %	65			$4,841
B1020	Roof Construction	$16.33	S.F.	288	100	1980	2080		65.00 %	0.00 %	65			$4,703
B2010	Exterior Walls	$38.65	S.F.	288	100	1980	2080		65.00 %	0.00 %	65			$11,131
B2020	Exterior Windows	$0.00	S.F.	288	30	1980	2010		0.00 %	0.00 %	-5			$0
B2030	Exterior Doors	$0.80	S.F.	288	30	1980	2010	2020	16.67 %	0.00 %	5			$230
B3010	Roof Coverings	$16.79	S.F.	288	20	2010	2030		75.00 %	0.00 %	15			$4,836
C1010	Partitions	$0.00	S.F.	288	100	1980	2080		65.00 %	0.00 %	65			$0
C1020	Interior Doors	$0.00	S.F.	288	30	1980	2010		0.00 %	0.00 %	-5			$0
C1030	Fittings	$0.00	S.F.	288	20	1980	2000		0.00 %	0.00 %	-15			$0
C2010	Stair Construction	$2.21	S.F.	288	100	1980	2080		65.00 %	0.00 %	65			$636
C3010	Wall Finishes	$1.61	S.F.	288	20	1980	2000	2020	25.00 %	0.00 %	5			$464
C3020	Floor Finishes	$6.58	S.F.	0	20				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$1.38	S.F.	288	20	1980	2000	2020	25.00 %	0.00 %	5			$397
D2020	Domestic Water Distribution	$3.48	S.F.	288	30	1980	2010	2020	16.67 %	0.00 %	5			$1,002
D2030	Sanitary Waste	$4.36	S.F.	288	30	1980	2010	2020	16.67 %	0.00 %	5			$1,256
D2040	Rain Water Drainage	$0.00	S.F.	0	30	1980	2010		0.00 %	0.00 %	-5			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	288	30	1980	2010	2020	16.67 %	0.00 %	5			$881
D5020	Lighting and Branch Wiring	$12.57	S.F.	288	30	1980	2010	2020	16.67 %	0.00 %	5			$3,620
D5030	Communications and Security	$5.44	S.F.	0	10	1980	1990		0.00 %	0.00 %	-25			$0
								Total	**55.76 %**					**$35,034**

Renewal Schedule

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

Inflation Rate: 3%

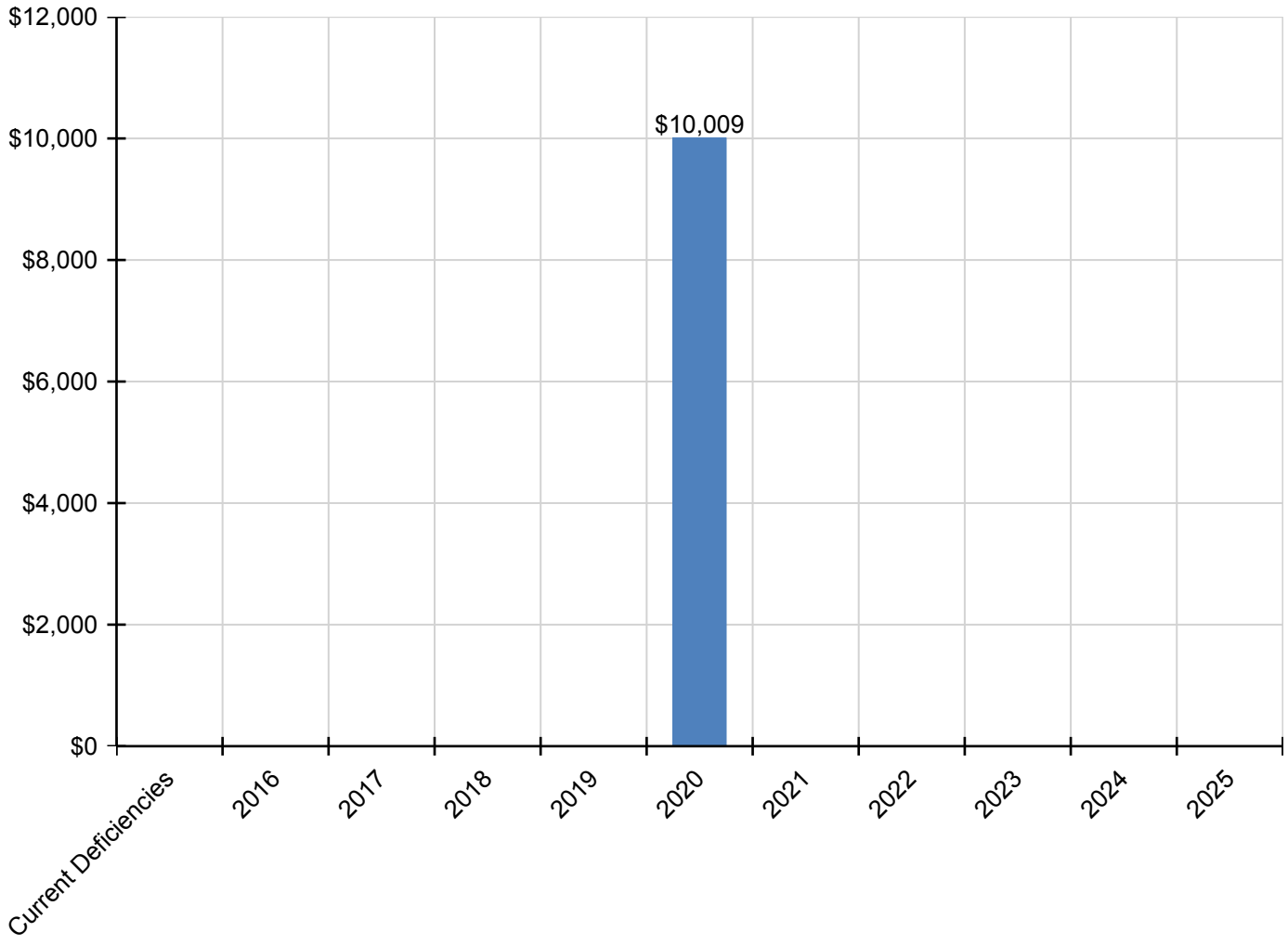
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,009**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,009**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$293	$0	$0	$0	$0	$0	**$293**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$0	$0	$591	$0	$0	$0	$0	$0	**$591**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$507	$0	$0	$0	$0	$0	**$507**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$1,278	$0	$0	$0	$0	$0	**$1,278**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$1,601	$0	$0	$0	$0	$0	**$1,601**
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	$1,123	$0	$0	$0	$0	$0	**$1,123**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$4,616	$0	$0	$0	$0	$0	**$4,616**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

Following are the cost model's system details for this facility. The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, 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. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	High School
Gross Area (SF):	144
Year Built:	2005
Last Renovation:	
Replacement Value:	$10,969
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	80.93 %
FCA Score:	100.00

Description:

Baseball storage shed 1 at Lakeside High School is located at 3801 Briarcliff Rd NE in Atlanta, Georgia. Originally built in 2005, there have been no additions or 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:	No	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	90.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	90.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	89.53 %	0.00 %	$0.00
B30 - Roofing	50.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**80.94 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Feb 07, 2011

2). South Elevation - Feb 07, 2011

3). South Elevation - Feb 07, 2011

4). East Elevation - Feb 07, 2011

5). West Elevation - Feb 07, 2011

6). North Elevation - Feb 07, 2011

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.		100				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	144	100	2005	2105		90.00 %	0.00 %	90			$518
A2010	Basement Excavation	$0.22	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			$0
A2020	Basement Walls	$3.52	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			$0
B1020	Roof Construction	$16.33	S.F.	144	100	2005	2105		90.00 %	0.00 %	90			$2,352
B2010	Exterior Walls	$38.65	S.F.	144	100	2005	2105		90.00 %	0.00 %	90			$5,566
B2020	Exterior Windows	$4.87	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			$0
B2030	Exterior Doors	$0.80	S.F.	144	30	2005	2035		66.67 %	0.00 %	20			$115
B3010	Roof Coverings	$16.79	S.F.	144	20	2005	2025		50.00 %	0.00 %	10			$2,418
C1010	Partitions	$13.04	S.F.	0	40	2005	2045		75.00 %	0.00 %	30			$0
C1020	Interior Doors	$2.61	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			$0
C1030	Fittings	$3.04	S.F.	0	20	2005	2025		50.00 %	0.00 %	10			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	2005	2025		50.00 %	0.00 %	10			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	2005	2025		50.00 %	0.00 %	10			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	2005	2025		50.00 %	0.00 %	10			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			$0
								Total	**80.94 %**					**$10,969**

Renewal Schedule

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

Inflation Rate: 3%

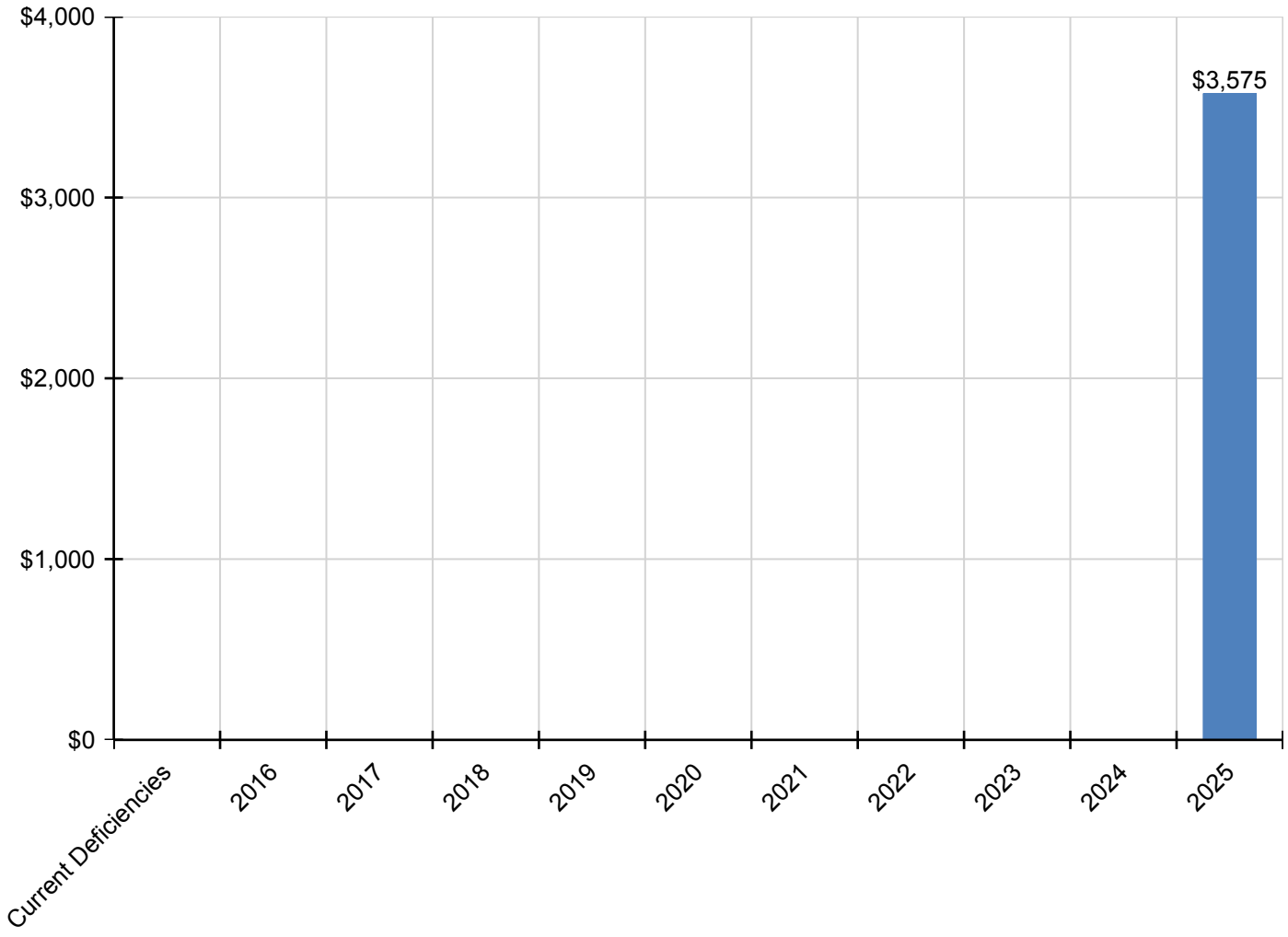
School Assessment Report - Baseball Storage Shed 1

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,575**	**$3,575**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,575	**$3,575**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

Following are the cost model's system details for this facility. The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, 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. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	High School
Gross Area (SF):	144
Year Built:	2012
Last Renovation:	
Replacement Value:	$10,969
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	94.28 %
FCA Score:	100.00

Description:

Baseball storage shed 2 at Lakeside High School is located at 3801 Briarcliff Rd NE in Atlanta, Georgia. Originally built in 2012, there have been no additions or 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:	No	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	97.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	97.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	96.86 %	0.00 %	$0.00
B30 - Roofing	85.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**94.28 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Jul 05, 2015

2). Northeast Elevation - Jul 05, 2015

3). North Elevation - Jul 05, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.		100				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	144	100	2012	2112		97.00 %	0.00 %	97			$518
A2010	Basement Excavation	$0.21	S.F.		100	2012	2112		97.00 %	0.00 %	97			$0
A2020	Basement Walls	$3.20	S.F.		100	2012	2112		97.00 %	0.00 %	97			$0
B1020	Roof Construction	$16.33	S.F.	144	100	2012	2112		97.00 %	0.00 %	97			$2,352
B2010	Exterior Walls	$38.65	S.F.	144	100	2012	2112		97.00 %	0.00 %	97			$5,566
B2020	Exterior Windows	$4.08	S.F.		30	2012	2042		90.00 %	0.00 %	27			$0
B2030	Exterior Doors	$0.80	S.F.	144	30	2012	2042		90.00 %	0.00 %	27			$115
B3010	Roof Coverings	$16.79	S.F.	144	20	2012	2032		85.00 %	0.00 %	17			$2,418
C1010	Partitions	$11.39	S.F.		40	2012	2052		92.50 %	0.00 %	37			$0
C1020	Interior Doors	$2.28	S.F.		30	2012	2042		90.00 %	0.00 %	27			$0
C1030	Fittings	$2.66	S.F.		20	2012	2032		85.00 %	0.00 %	17			$0
C3010	Wall Finishes	$1.41	S.F.		20	2012	2032		85.00 %	0.00 %	17			$0
C3020	Floor Finishes	$5.73	S.F.		20	2012	2032		85.00 %	0.00 %	17			$0
C3030	Ceiling Finishes	$5.27	S.F.		20	2012	2032		85.00 %	0.00 %	17			$0
D2040	Rain Water Drainage	$1.37	S.F.		30	2012	2042		90.00 %	0.00 %	27			$0
D5010	Electrical Service/Distribution	$2.69	S.F.		30	2012	2042		90.00 %	0.00 %	27			$0
D5020	Lighting and Branch Wiring	$10.96	S.F.		30	2012	2042		90.00 %	0.00 %	27			$0
								Total	**94.28 %**					**$10,969**

Renewal Schedule

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

Inflation Rate: 3%

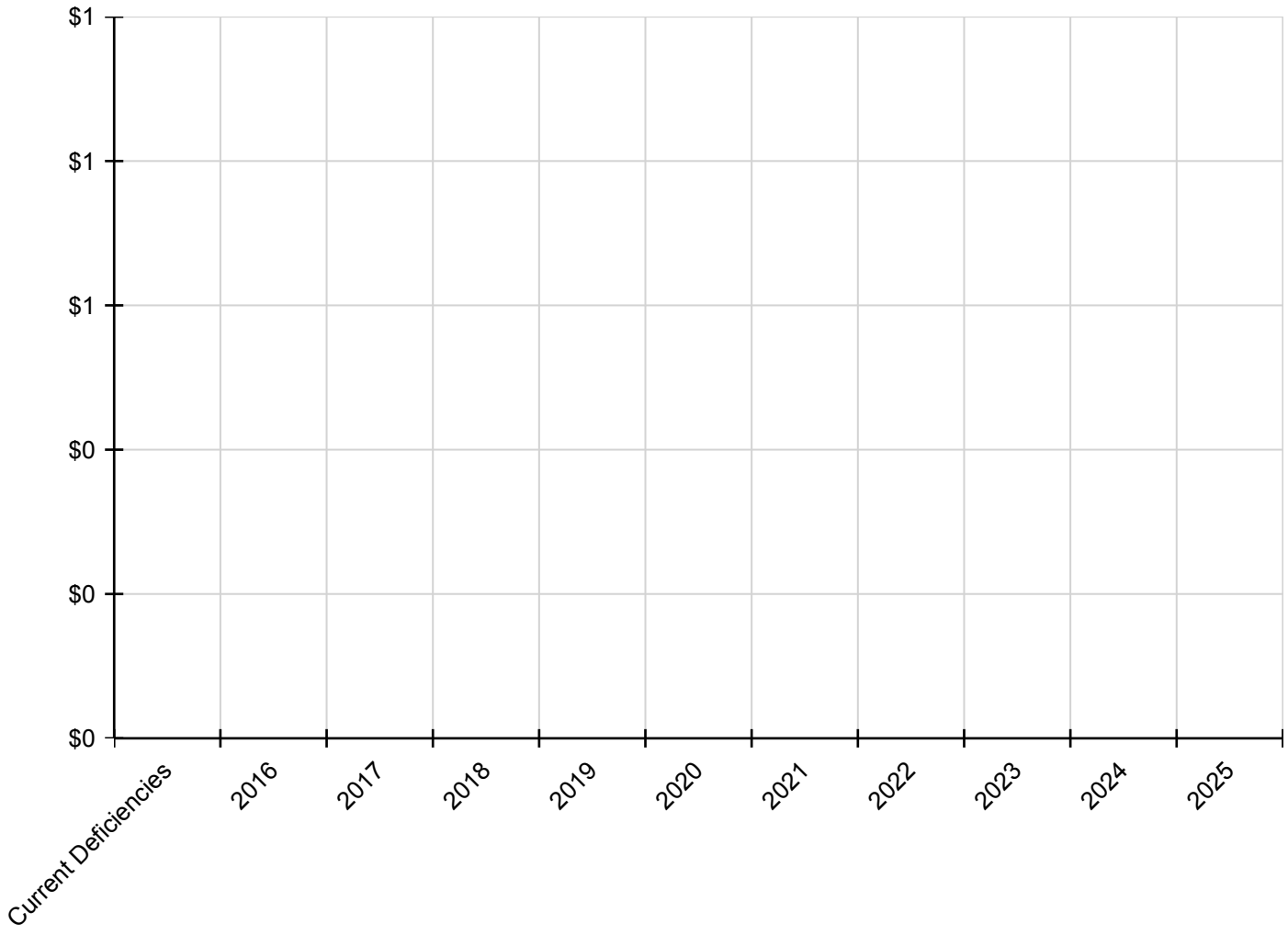
School Assessment Report - Baseball Storage Shed 2

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
* A - Substructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A10 - Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A1010 - Standard Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A1030 - Slab on Grade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A20 - Basement Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A2010 - Basement Excavation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A2020 - Basement Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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.

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

Following are the cost model's system details for this facility. The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, 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. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	High School
Gross Area (SF):	254,168
Year Built:	1965
Last Renovation:	2012
Replacement Value:	$7,080,854
Repair Cost:	$36,867.75
Total FCI:	0.52 %
Total RSLI:	85.99 %
FCA Score:	99.48

Description:

The Lakeside High School site was originally constructed in 1965, has a total area of 33.3 acres, and is occupied by approximately 254,168 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 2010/2011 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1375

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	82.07 %	0.36 %	$15,246.00
G30 - Site Mechanical Utilities	93.84 %	0.00 %	$0.00
G40 - Site Electrical Utilities	88.38 %	2.31 %	$21,621.75
Totals:	**85.99 %**	**0.52 %**	**$36,867.75**

Photo Album

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

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	100,944	25	2012	2037		88.00 %	0.58 %	22		$3,011.40	$521,880
G2020	Parking Lots	$4.56	S.F.	60,150	25	2012	2037		88.00 %	4.46 %	22		$12,234.60	$274,284
G2030	Pedestrian Paving	$1.50	S.F.	254,168	30	2012	2042		90.00 %	0.00 %	27			$381,252
G2040	Baseball Field	$8.35	S.F.	108,304	20	2012	2032		85.00 %	0.00 %	17			$904,338
G2040	Canopies	$0.29	S.F.		25				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.	2,900	25	1968	1993		0.00 %	0.00 %	-22			$141,288
G2040	Fencing & Guardrails	$0.91	S.F.	254,168	30	2012	2042		90.00 %	0.00 %	27			$231,293
G2040	Football Field	$5.85	S.F.	95,910	20	2012	2032		85.00 %	0.00 %	17			$561,074
G2040	Hard Surface Play Area	$6.26	S.F.		20				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	14,528	20	2012	2032		85.00 %	0.00 %	17			$56,950
G2040	Soccer/Lacross Field	$5.00	S.F.		20				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.	36,743	20	2012	2032		85.00 %	0.00 %	17			$325,543
G2040	Tennis Courts	$18.47	S.F.	13,173	20	2012	2032		85.00 %	0.00 %	17			$243,305
G2040	Track	$7.04	S.F.	39,460	10	2012	2022		70.00 %	0.00 %	7			$277,798
G2050	Landscaping	$1.45	S.F.	254,168	15	2012	2027		80.00 %	0.00 %	12			$368,544
G3010	Water Supply	$1.83	S.F.	254,168	50	2012	2062		94.00 %	0.00 %	47			$465,127
G3020	Sanitary Sewer	$1.15	S.F.	254,168	50	2012	2062		94.00 %	0.00 %	47			$292,293
G3030	Storm Sewer	$3.55	S.F.	254,168	50	2012	2062		94.00 %	0.00 %	47			$902,296
G3060	Fuel Distribution	$0.78	S.F.	254,168	40	2012	2052		92.50 %	0.00 %	37			$198,251
G4010	Electrical Distribution	$1.86	S.F.	254,168	50	2012	2062		94.00 %	0.00 %	47			$472,752
G4020	Site Lighting	$1.15	S.F.	254,168	30	2012	2042		90.00 %	7.40 %	27		$21,621.75	$292,293
G4030	Site Communications & Security	$0.67	S.F.	254,168	10	2012	2022		70.00 %	0.00 %	7			$170,293
								Total	**85.99 %**	**0.52 %**			**$36,867.75**	**$7,080,854**

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.

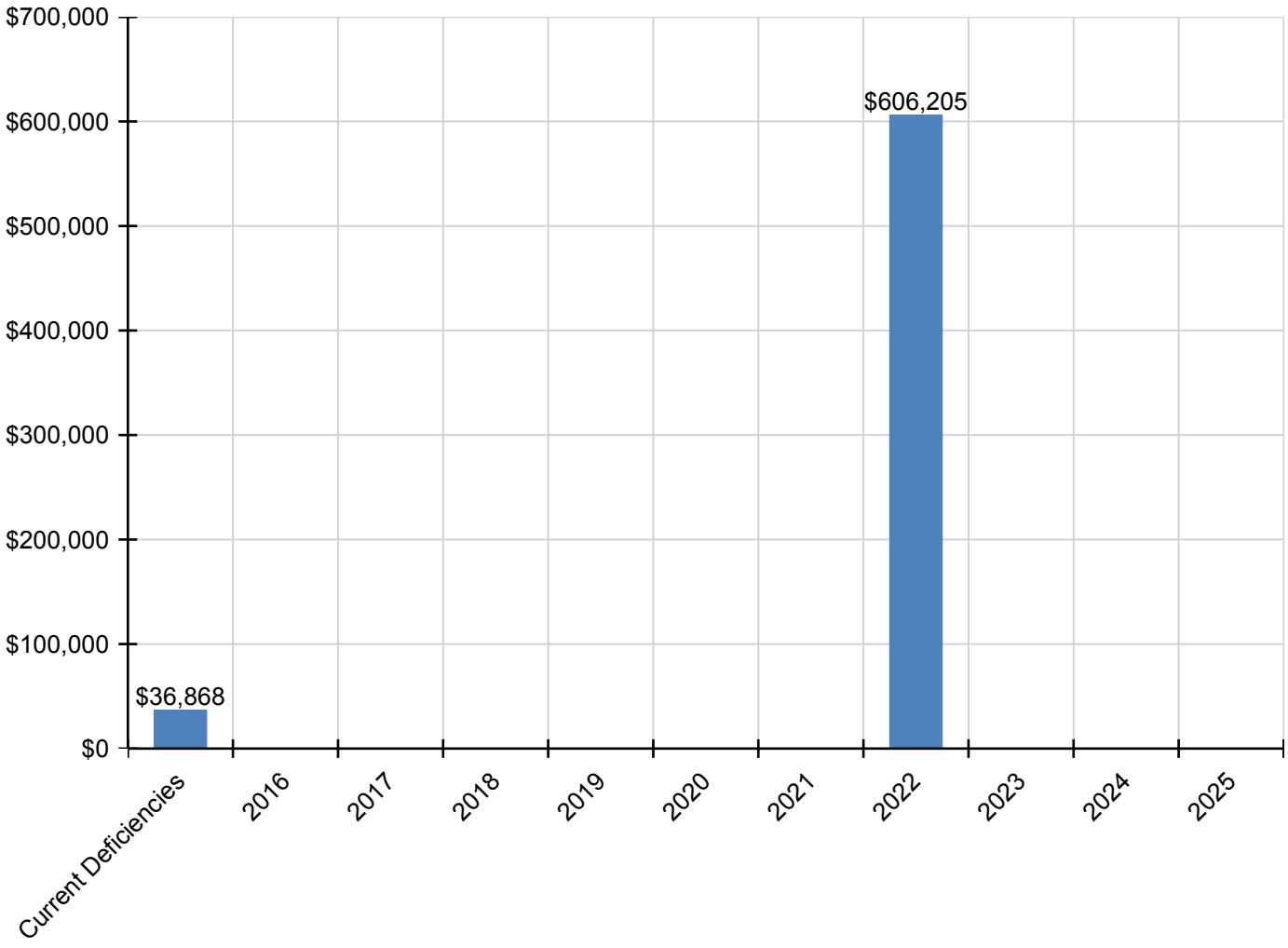
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$36,868**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$606,205**	**$0**	**$0**	**$0**	**$643,073**
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	$3,011	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,011**
G2020 - Parking Lots	$12,235	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,235**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$0	$0	$0	$0	$0	$0	$0	$375,822	$0	$0	$0	**$375,822**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$21,622	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,622**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$230,382	$0	$0	$0	**$230,382**

** Indicates non-renewable system*

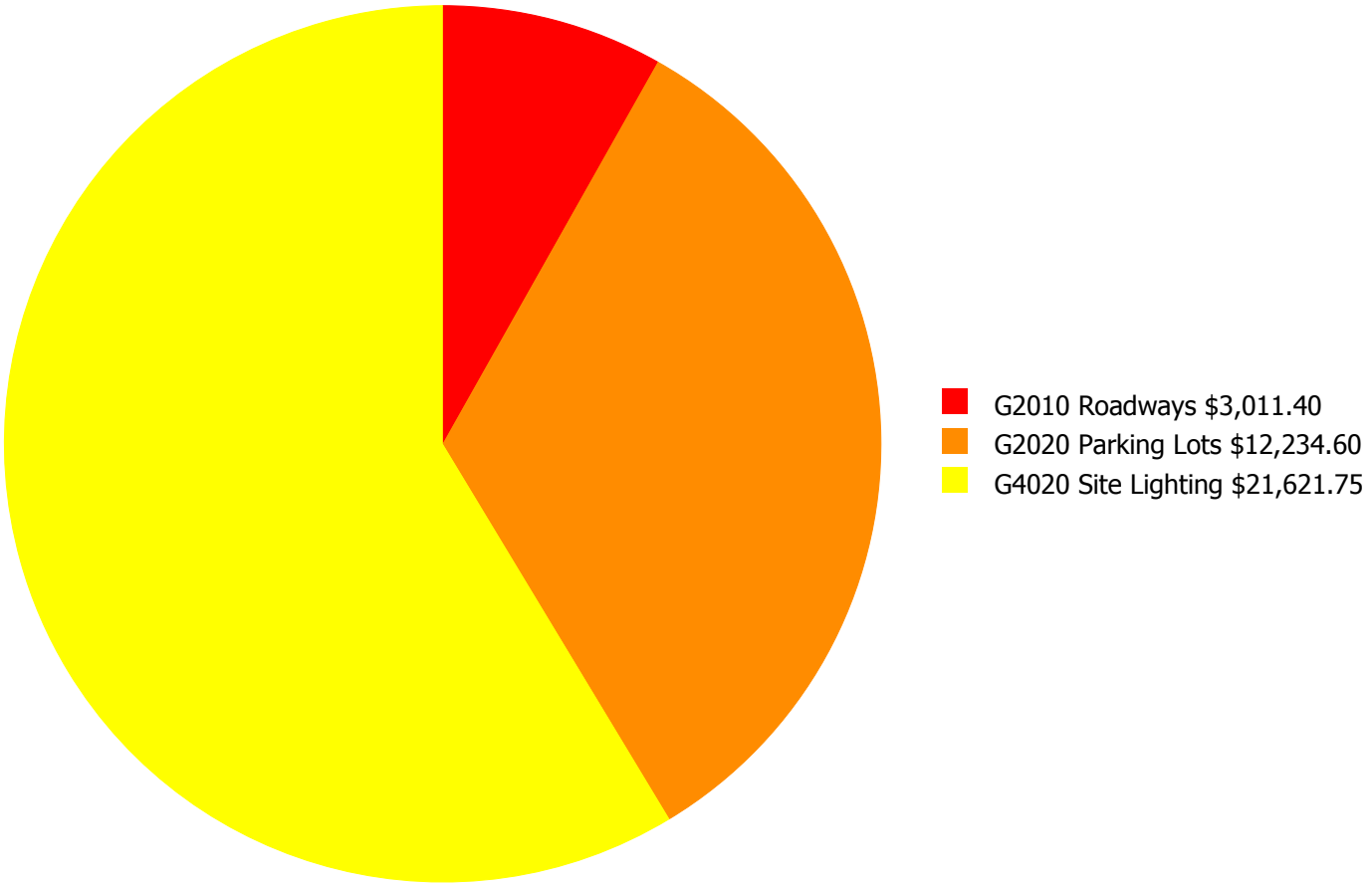
Forecasted Capital Renewal Requirement

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

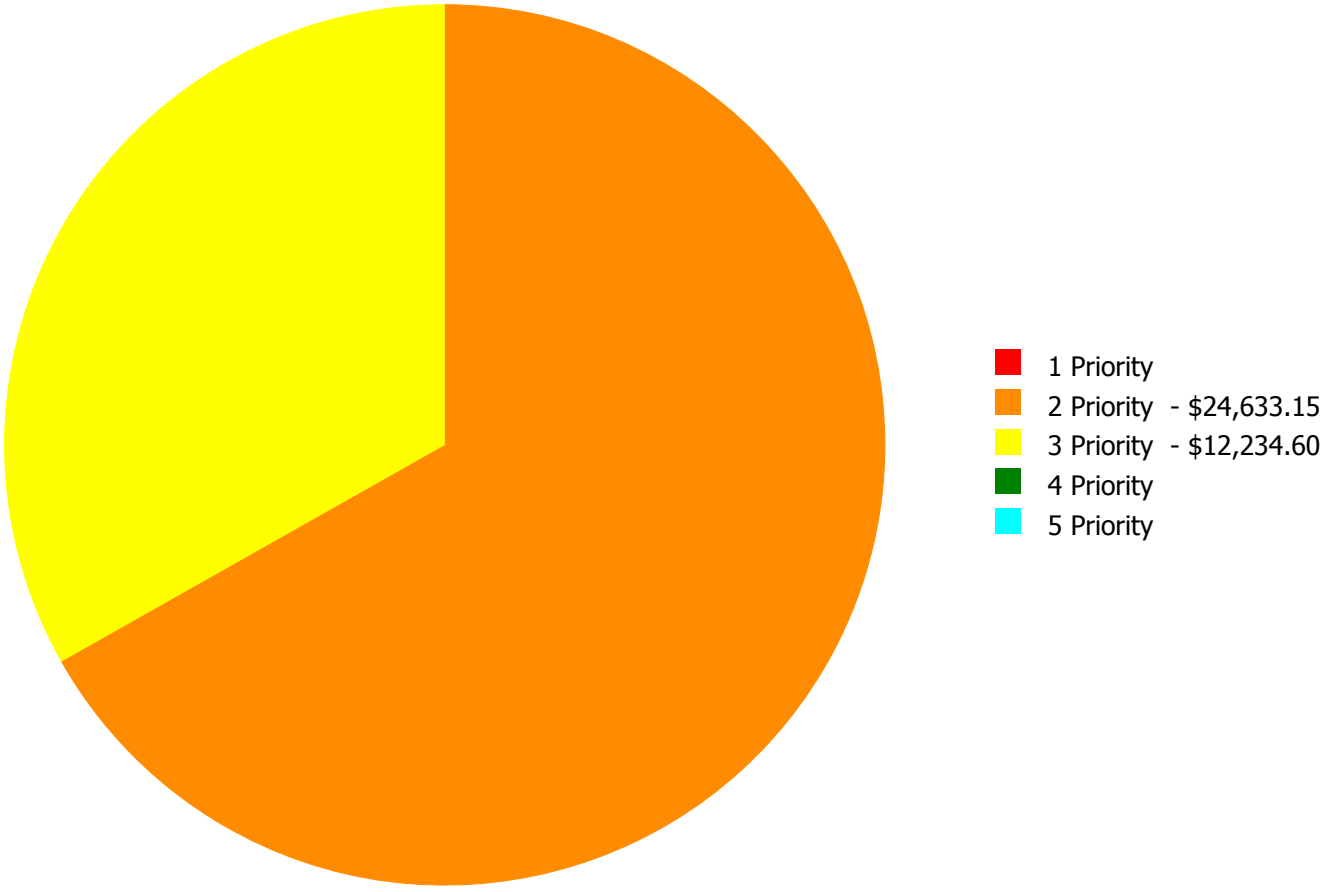
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $36,867.75

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: $36,867.75

Deficiency By Priority Investment Table

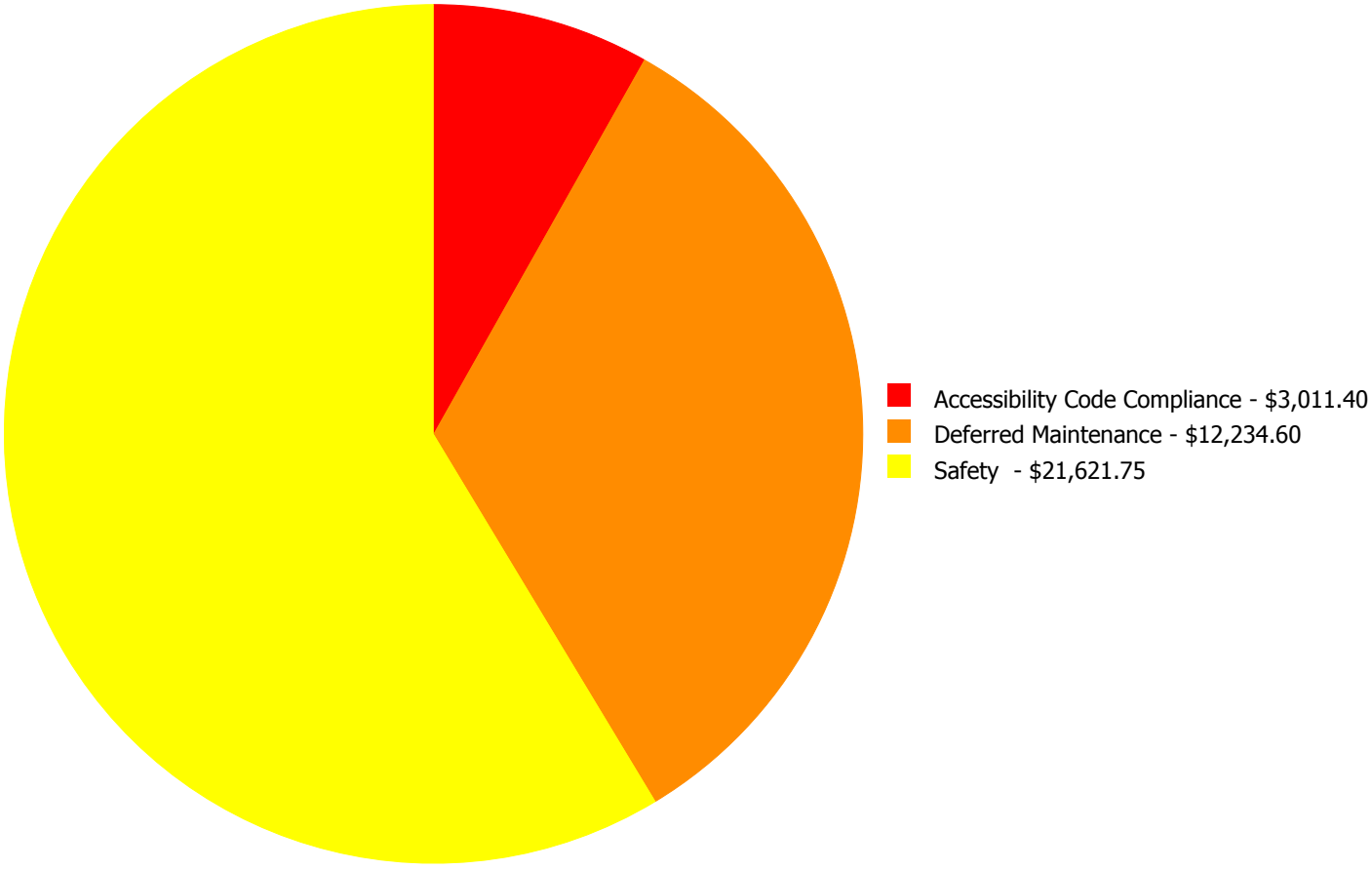
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority	Total
G2010	Roadways	$0.00	$3,011.40	$0.00	$0.00	$0.00	$3,011.40
G2020	Parking Lots	$0.00	$0.00	$12,234.60	$0.00	$0.00	$12,234.60
G4020	Site Lighting	$0.00	$21,621.75	$0.00	$0.00	$0.00	$21,621.75
	Total:	$0.00	$24,633.15	$12,234.60	$0.00	$0.00	$36,867.75

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: $36,867.75

Deficiency Details by Priority

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

Priority 2 Priority:

System: G2010 - Roadways

Location: Site
Distress: Missing
Category: Accessibility Code Compliance
Priority: 2 Priority
Correction: Add ADA compliant striping at handicap roadway crossing
Qty: 5.00
Unit of Measure: Ea.
Estimate: $3,011.40
Assessor Name: Eduardo Lopez
Date Created: 12/11/2015

Notes: A marked path to the building from accessible parking spaces is not provided.

System: G4020 - Site Lighting

Location: Site
Distress: Inadequate
Category: Safety
Priority: 2 Priority
Correction: Install additional site lighting
Qty: 5.00
Unit of Measure: Ea.
Estimate: $21,621.75
Assessor Name: Eduardo Lopez
Date Created: 12/11/2015

Notes: Site lighting is inadequate and should be expanded.

Priority 3 Priority:

System: G2020 - Parking Lots

Location: Teachers' Parking Lot

Distress: Needs Remediation

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Parking lot repair and resurface

Qty: 10.00

Unit of Measure: M.S.F.

Estimate: $12,234.60

Assessor Name: Sam Mandola

Date Created: 07/05/2015

Notes: The teachers' parking lot has standing water during rainstorms. Investigate drainage problem and correct the flooding issue. This is an estimate only for investigation and recommendations.

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 value. The Current Repair Amount, 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. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	High School
Gross Area (SF):	144
Year Built:	1980
Last Renovation:	
Replacement Value:	$14,996
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	47.28 %
FCA Score:	100.00

Description:

The softball concession stand at Lakeside High School is a one-story building located at 3801 Briarcliff Road NE in Dunwoody, Georgia. Originally built in 1980, 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:	No	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	65.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	65.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.02 %	0.00 %	$0.00
B30 - Roofing	25.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	16.67 %	0.00 %	$0.00
D50 - Electrical	16.67 %	0.00 %	$0.00
Totals:	**47.29 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Jul 05, 2015

2). South Elevation - Jul 05, 2015

3). West Elevation - Jul 05, 2015

4). North Elevation - Jul 05, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	144	100	1980	2080		65.00 %	0.00 %	65			$647
A1030	Slab on Grade	$3.60	S.F.	144	100	1980	2080		65.00 %	0.00 %	65			$518
A2010	Basement Excavation	$0.00	S.F.	144	100	1980	2080		65.00 %	0.00 %	65			$0
A2020	Basement Walls	$0.00	S.F.	144	100	1980	2080		65.00 %	0.00 %	65			$0
B1020	Roof Construction	$16.33	S.F.	144	100	1980	2080		65.00 %	0.00 %	65			$2,352
B2010	Exterior Walls	$38.65	S.F.	144	100	1980	2080		65.00 %	0.00 %	65			$5,566
B2020	Exterior Windows	$0.00	S.F.	144	30	1980	2010		0.00 %	0.00 %	-5			$0
B2030	Exterior Doors	$0.80	S.F.	144	30	1980	2010	2020	16.67 %	0.00 %	5			$115
B3010	Roof Coverings	$16.79	S.F.	144	20	1980	2000	2020	25.00 %	0.00 %	5			$2,418
C1010	Partitions	$0.00	S.F.	144	100	1980	2080		65.00 %	0.00 %	65			$0
C1020	Interior Doors	$0.00	S.F.	144	30	1980	2010		0.00 %	0.00 %	-5			$0
C1030	Fittings	$0.00	S.F.	144	20	1980	2000		0.00 %	0.00 %	-15			$0
C3010	Wall Finishes	$0.00	S.F.	144	20	1980	2000		0.00 %	0.00 %	-15			$0
C3020	Floor Finishes	$0.00	S.F.	144	20	1980	2000		0.00 %	0.00 %	-15			$0
C3030	Ceiling Finishes	$0.00	S.F.	144	20	1980	2000		0.00 %	0.00 %	-15			$0
D2010	Plumbing Fixtures	$0.00	S.F.	144	20	1980	2000		0.00 %	0.00 %	-15			$0
D2020	Domestic Water Distribution	$3.48	S.F.	144	30	1980	2010	2020	16.67 %	0.00 %	5			$501
D2030	Sanitary Waste	$4.36	S.F.	144	30	1980	2010	2020	16.67 %	0.00 %	5			$628
D2040	Rain Water Drainage	$0.00	S.F.	144	30	1980	2010		0.00 %	0.00 %	-5			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	144	30	1980	2010	2020	16.67 %	0.00 %	5			$441
D5020	Lighting and Branch Wiring	$12.57	S.F.	144	30	1980	2010	2020	16.67 %	0.00 %	5			$1,810
D5030	Communications and Security	$0.00	S.F.	144	10	1980	1990		0.00 %	0.00 %	-25			$0
								Total	**47.29 %**					**$14,996**

Renewal Schedule

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

Inflation Rate: 3%

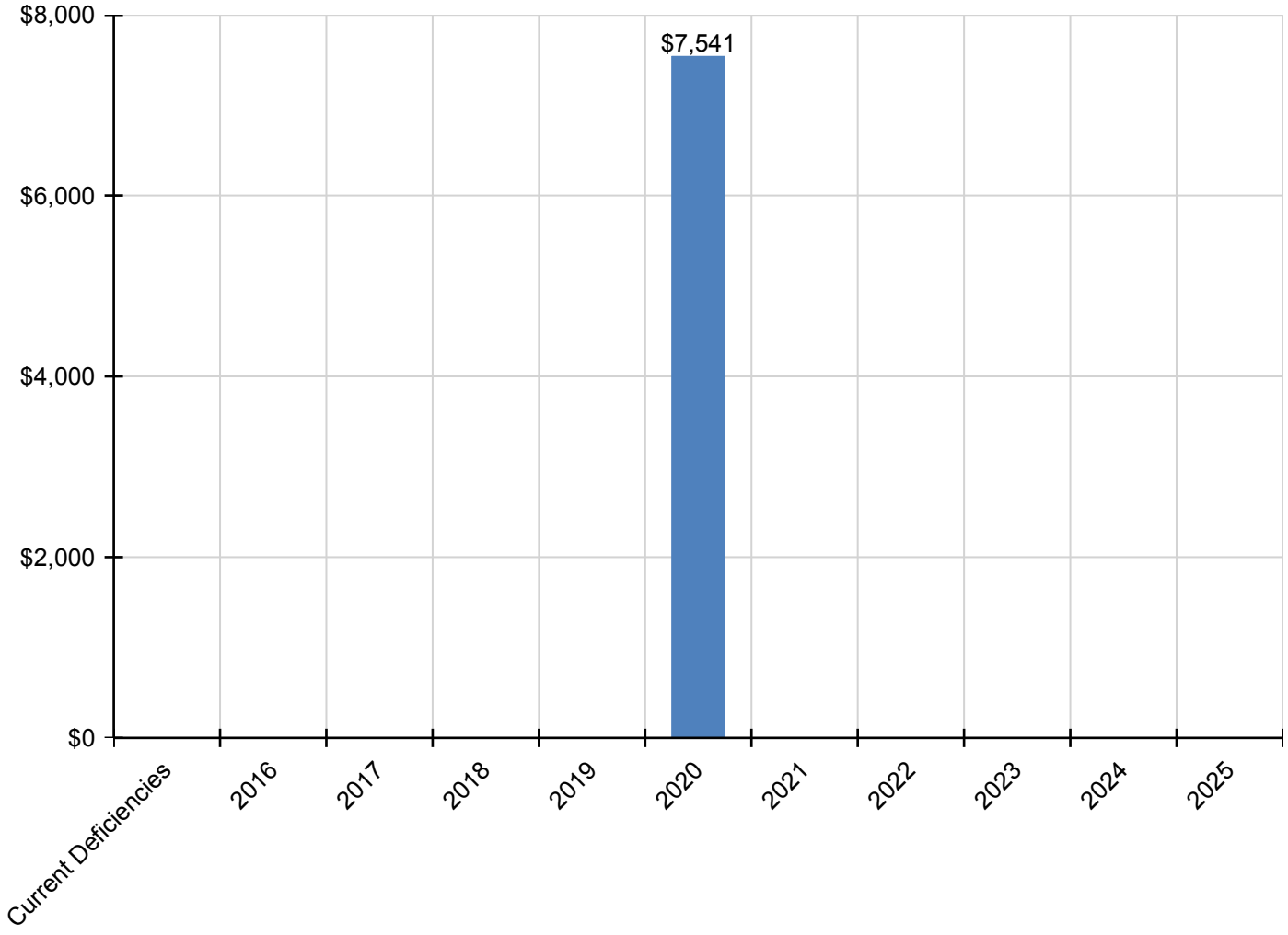
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,541**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,541**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$147	$0	$0	$0	$0	$0	**$147**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$3,084	$0	$0	$0	$0	$0	**$3,084**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$639	$0	$0	$0	$0	$0	**$639**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$801	$0	$0	$0	$0	$0	**$801**
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	$562	$0	$0	$0	$0	$0	**$562**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$2,308	$0	$0	$0	$0	$0	**$2,308**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

Following are the cost model's system details for this facility. The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, 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. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	High School
Gross Area (SF):	450
Year Built:	1980
Last Renovation:	
Replacement Value:	$59,264
Repair Cost:	$10,885.00
Total FCI:	18.37 %
Total RSLI:	35.36 %
FCA Score:	81.63

Description:

The storage building at Lakeside High School is located at 3801 Briarcliff Road NE in Atlanta, Georgia. Originally built in 1980, 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:	No	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	65.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	65.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	57.29 %	13.04 %	$2,574.00
B30 - Roofing	0.00 %	109.99 %	$8,311.00
C10 - Interior Construction	15.52 %	0.00 %	$0.00
C30 - Interior Finishes	25.00 %	0.00 %	$0.00
D20 - Plumbing	18.00 %	0.00 %	$0.00
D50 - Electrical	16.67 %	0.00 %	$0.00
Totals:	**35.36 %**	**18.37 %**	**$10,885.00**

Photo Album

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

1). North Elevation - Jul 05, 2015

2). East Elevation - Jul 05, 2015

3). South Elevation - Jul 05, 2015

4). West Elevation - Jul 05, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	0	100	1980	2080		65.00 %	0.00 %	65			$0
A1030	Slab on Grade	$3.60	S.F.	450	100	1980	2080		65.00 %	0.00 %	65			$1,620
A2010	Basement Excavation	$0.00	S.F.	0	100	1980	2080		65.00 %	0.00 %	65			$0
A2020	Basement Walls	$0.00	S.F.	0	100	1980	2080		65.00 %	0.00 %	65			$0
B1020	Roof Construction	$16.33	S.F.	450	100	1980	2080		65.00 %	0.00 %	65			$7,349
B2010	Exterior Walls	$38.65	S.F.	450	100	1980	2080		65.00 %	0.00 %	65			$17,393
B2020	Exterior Windows	$0.00	S.F.	450	30	1980	2010		0.00 %	0.00 %	-5			$0
B2030	Exterior Doors	$5.20	S.F.	450	30	1965	1995		0.00 %	110.00 %	-20		$2,574.00	$2,340
B3010	Roof Coverings	$16.79	S.F.	450	20	1980	2000		0.00 %	109.99 %	-15		$8,311.00	$7,556
C1010	Partitions	$19.44	S.F.	450	40	1980	2020		12.50 %	0.00 %	5			$8,748
C1020	Interior Doors	$0.00	S.F.	450	30	1980	2010		0.00 %	0.00 %	-5			$0
C1030	Fittings	$6.20	S.F.	450	20	1980	2000	2020	25.00 %	0.00 %	5			$2,790
C3010	Wall Finishes - Paint	$1.93	S.F.	450	20	1980	2000	2020	25.00 %	0.00 %	5			$869
C3020	Floor Finishes	$0.00	S.F.	450	20	1980	2000		0.00 %	0.00 %	-15			$0
C3030	Ceiling Finishes	$0.00	S.F.	450	20	1980	2000		0.00 %	0.00 %	-15			$0
D2010	Plumbing Fixtures	$1.27	S.F.	450	20	1980	2000	2020	25.00 %	0.00 %	5			$572
D2020	Domestic Water Distribution	$3.93	S.F.	450	30	1980	2010	2020	16.67 %	0.00 %	5			$1,769
D2030	Sanitary Waste	$2.72	S.F.	450	30	1980	2010	2020	16.67 %	0.00 %	5			$1,224
D2040	Rain Water Drainage	$0.00	S.F.	450	30	1980	2010		0.00 %	0.00 %	-5			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	450	30	1980	2010	2020	16.67 %	0.00 %	5			$1,377
D5020	Lighting and Branch Wiring	$12.57	S.F.	450	30	1980	2010	2020	16.67 %	0.00 %	5			$5,657
								Total	**35.36 %**	**18.37 %**			**$10,885.00**	**$59,264**

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%

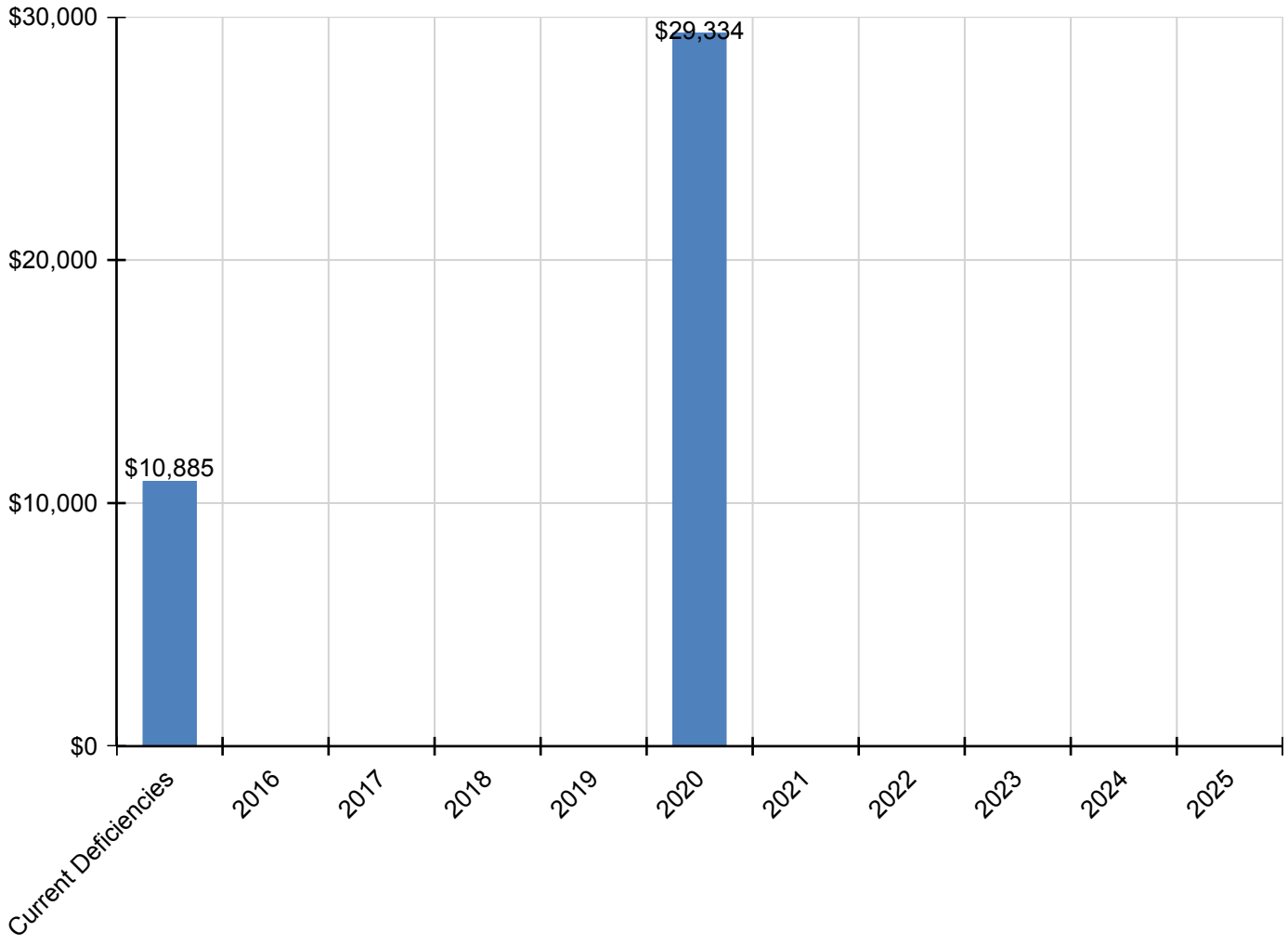
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$10,885**	**$0**	**$0**	**$0**	**$0**	**$29,334**	**$0**	**$0**	**$0**	**$0**	**$0**	**$40,219**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$2,574	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,574**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$8,311	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,311**
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	$11,156	$0	$0	$0	$0	$0	**$11,156**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$3,558	$0	$0	$0	$0	$0	**$3,558**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$1,107	$0	$0	$0	$0	$0	**$1,107**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$729	$0	$0	$0	$0	$0	**$729**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$2,255	$0	$0	$0	$0	$0	**$2,255**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$1,560	$0	$0	$0	$0	$0	**$1,560**
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	$1,756	$0	$0	$0	$0	$0	**$1,756**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$7,213	$0	$0	$0	$0	$0	**$7,213**

** Indicates non-renewable system*

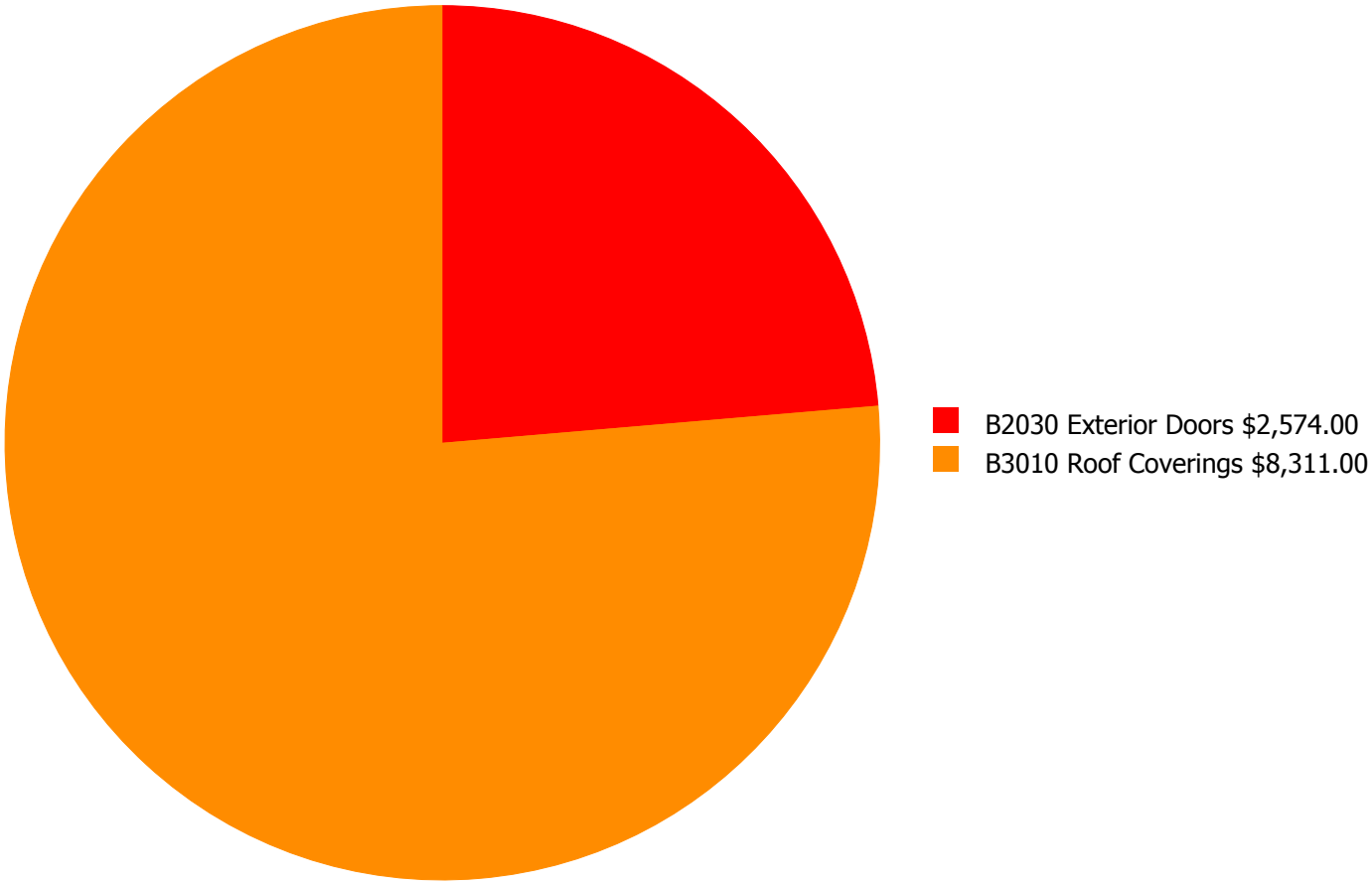
Forecasted Capital Renewal Requirement

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

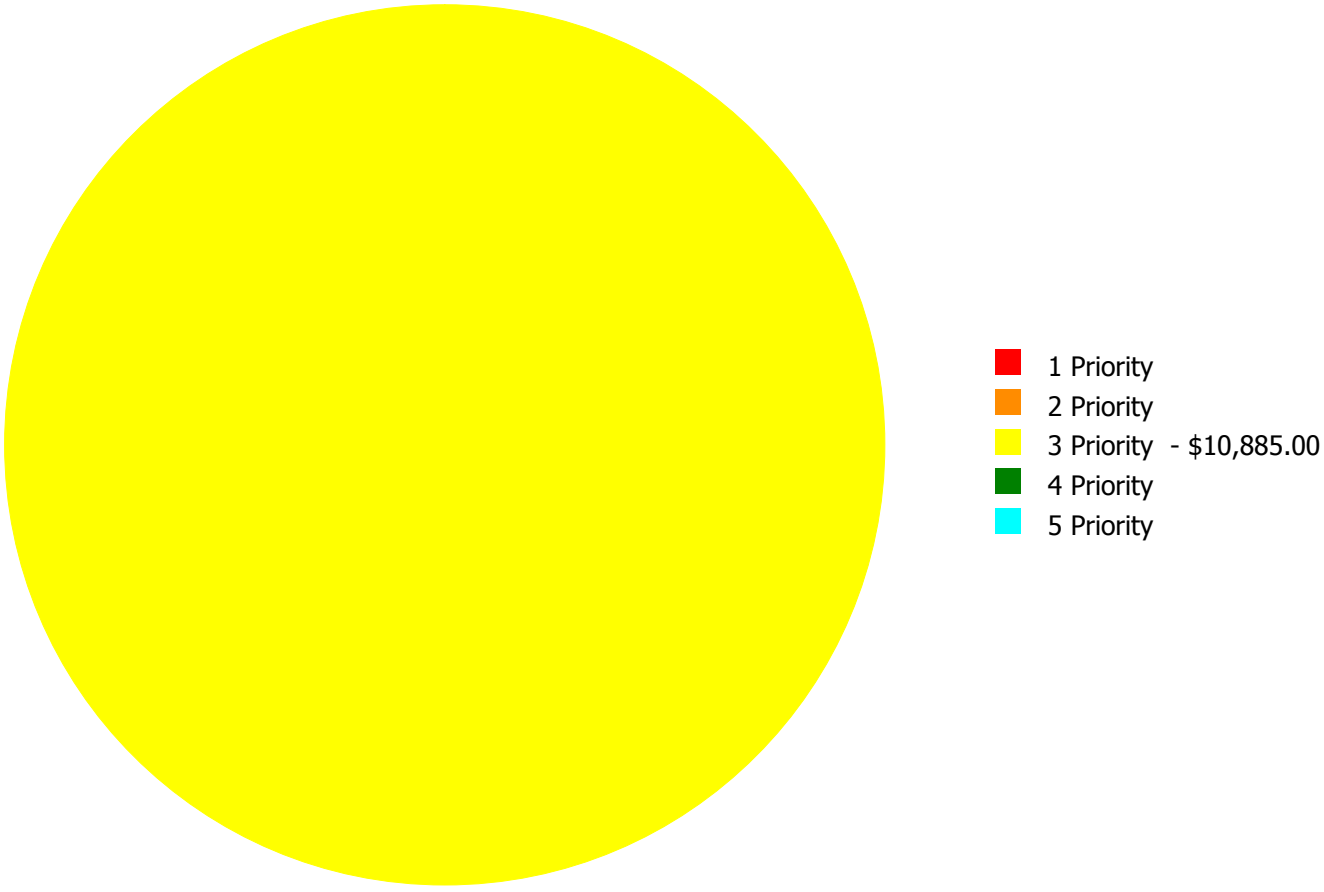
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $10,885.00

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: $10,885.00

Deficiency By Priority Investment Table

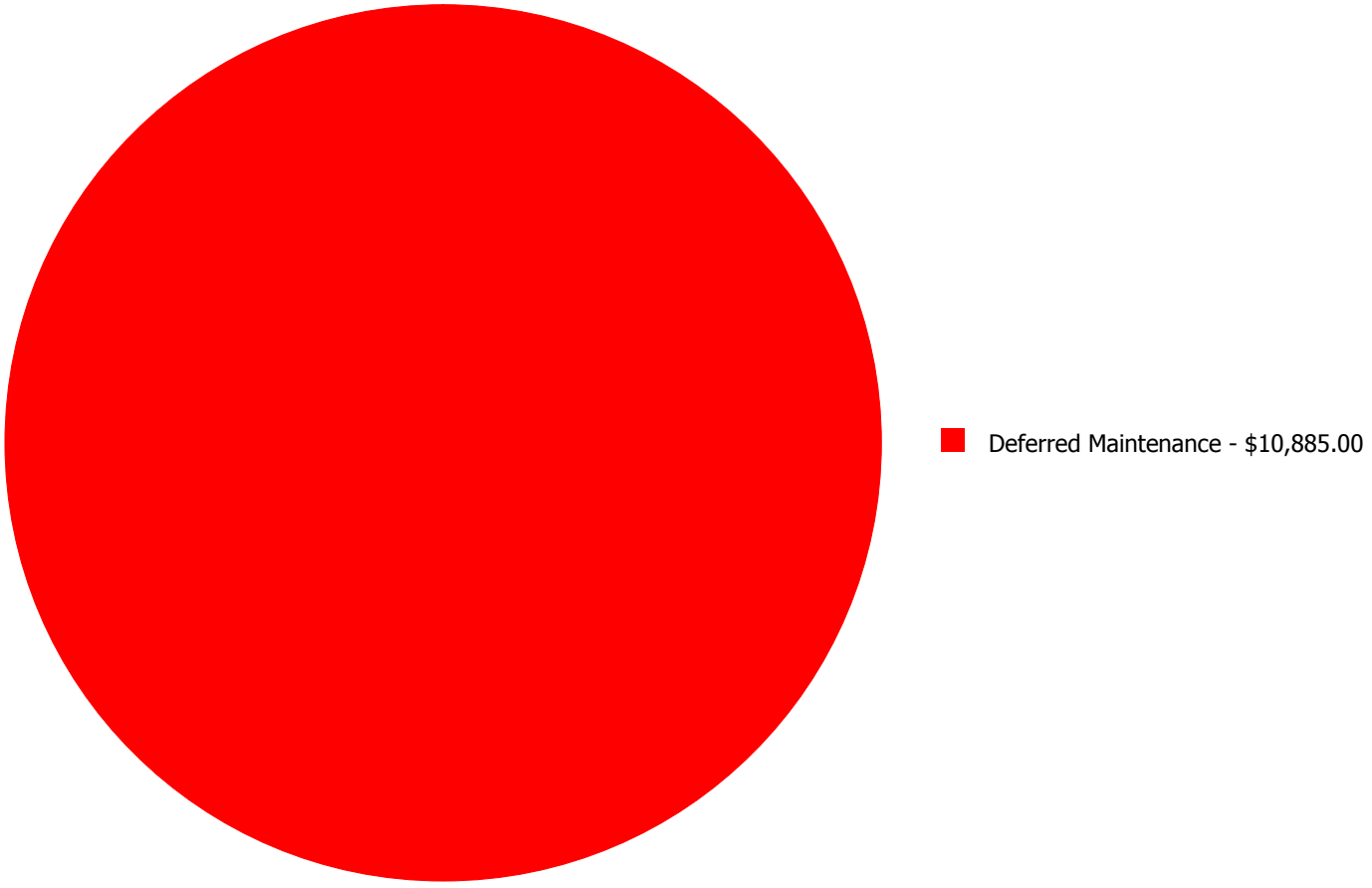
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority	Total
B2030	Exterior Doors	$0.00	$0.00	$2,574.00	$0.00	$0.00	$2,574.00
B3010	Roof Coverings	$0.00	$0.00	$8,311.00	$0.00	$0.00	$8,311.00
	Total:	$0.00	$0.00	$10,885.00	$0.00	$0.00	$10,885.00

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: $10,885.00

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: 450.00
Unit of Measure: S.F.
Estimate: $2,574.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Exterior doors are original, rusted and worn, and should be replaced.

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 450.00
Unit of Measure: S.F.
Estimate: $8,311.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The roof covering is rusted and damaged and should be replaced.

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.