

DeKalb County School District/High Schools

# Lithonia High

Final

## School Assessment Report

May 19, 2016



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## School Executive Summary

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

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

Gross Area (SF):	189,571
Year Built:	2001
Last Renovation:	
Replacement Value:	\$56,185,558
Repair Cost:	\$5,945,289.91
Total FCI:	10.58 %
Total RSLI:	51.48 %
FCA Score:	89.42



### Description:

The Lithonia High School campus consists of one main school building located at 2440 Phillips Road in Lithonia, Georgia. The original campus was constructed in 2001 and there have been no additions or major renovations to the main school building. In addition to the main school building, the campus contains a football field, baseball field, softball field, tennis courts, and track. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

### Attributes:

#### General Attributes:

Assigned Region:	Region 4	Board District:	District 7
DOE Facility:	202	Geographic Region:	Region 4
HS Attendance Area:	Lithonia HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	39.6		

## School Condition Summary

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

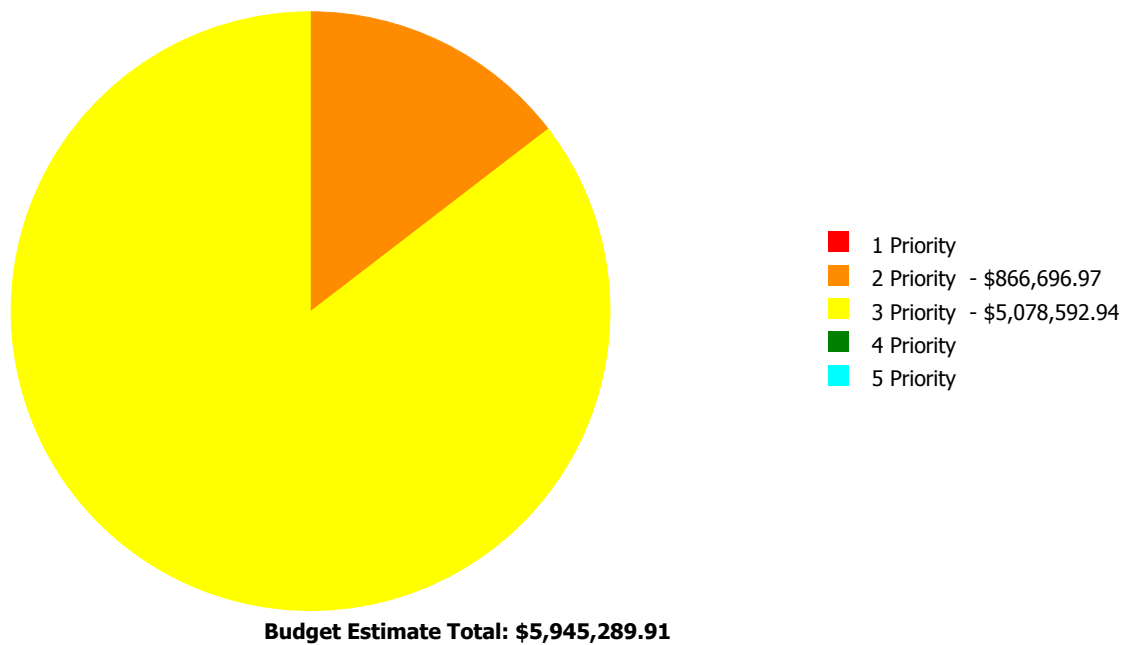
### Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	86.00 %	0.00 %	\$0.00
A20 - Basement Construction	86.03 %	0.00 %	\$0.00
B10 - Superstructure	86.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	72.01 %	0.13 %	\$6,602.14
B30 - Roofing	43.81 %	0.37 %	\$14,542.00
C10 - Interior Construction	68.75 %	1.51 %	\$90,717.89
C20 - Stairs	86.00 %	0.00 %	\$0.00
C30 - Interior Finishes	41.75 %	11.68 %	\$645,750.00
D10 - Conveying	53.33 %	0.00 %	\$0.00
D20 - Plumbing	53.33 %	2.16 %	\$116,645.05
D30 - HVAC	23.93 %	54.15 %	\$3,847,273.00
D40 - Fire Protection	53.33 %	0.00 %	\$0.00
D50 - Electrical	45.18 %	9.34 %	\$400,931.00
E10 - Equipment	23.71 %	0.00 %	\$0.00
E20 - Furnishings	30.00 %	0.00 %	\$0.00
F10 - Special Construction	30.00 %	0.00 %	\$0.00
G20 - Site Improvements	31.89 %	12.62 %	\$683,115.00
G30 - Site Mechanical Utilities	71.25 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	53.06 %	20.03 %	\$139,713.83
<b>Totals:</b>	<b>51.48 %</b>	<b>10.58 %</b>	<b>\$5,945,289.91</b>

### Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
2001 Building	188,851	10.54	\$0.00	\$346,233.89	\$4,776,227.19	\$0.00	\$0.00
2001 Concession	720	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	189,571	10.98	\$0.00	\$520,463.08	\$302,365.75	\$0.00	\$0.00
<b>Total:</b>		<b>10.58</b>	<b>\$0.00</b>	<b>\$866,696.97</b>	<b>\$5,078,592.94</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



## Executive Summary

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

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

Function:	High School
Gross Area (SF):	188,851
Year Built:	2001
Last Renovation:	
Replacement Value:	\$48,586,118
Repair Cost:	\$5,122,461.08
Total FCI:	10.54 %
Total RSLI:	53.05 %
FCA Score:	89.46



### Description:

The main building at Lithonia High School is a one-story building with a partial mezzanine located at 2440 Phillips Road in Lithonia, Georgia. Originally built in 2001, here 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:	5010	Fire Sprinkler System:	Yes
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## 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	86.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	86.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	71.95 %	0.13 %	\$6,602.14
B30 - Roofing	43.85 %	0.37 %	\$14,542.00
C10 - Interior Construction	68.78 %	1.51 %	\$90,717.89
C20 - Stairs	86.00 %	0.00 %	\$0.00
C30 - Interior Finishes	41.77 %	11.70 %	\$645,750.00
D10 - Conveying	53.33 %	0.00 %	\$0.00
D20 - Plumbing	53.33 %	2.17 %	\$116,645.05
D30 - HVAC	23.93 %	54.15 %	\$3,847,273.00
D40 - Fire Protection	53.33 %	0.00 %	\$0.00
D50 - Electrical	45.16 %	9.37 %	\$400,931.00
E10 - Equipment	23.71 %	0.00 %	\$0.00
E20 - Furnishings	30.00 %	0.00 %	\$0.00
F10 - Special Construction	30.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>53.05 %</b>	<b>10.54 %</b>	<b>\$5,122,461.08</b>



### Photo Album

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

1). Northwest Elevation - Aug 13, 2015



2). Northeast Elevation - Aug 13, 2015



3). Northeast Elevation - Aug 13, 2015



4). Southeast Elevation - Aug 13, 2015



5). Southwest Elevation - Aug 13, 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.

## School Assessment Report - 2001 Building

### 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.	188,851	100	2001	2101		86.00 %	0.00 %	86			\$662,867
A1020	Special Foundations	\$4.36	S.F.	0	100	2001	2101		86.00 %	0.00 %	86			\$0
A1030	Slab on Grade	\$3.56	S.F.	188,851	100	2001	2101		86.00 %	0.00 %	86			\$672,310
A2010	Basement Excavation	\$0.14	S.F.	0	100	2001	2101		86.00 %	0.00 %	86			\$0
A2020	Basement Walls	\$1.64	S.F.	0	100	2001	2101		86.00 %	0.00 %	86			\$0
B1010	Floor Construction	\$15.61	S.F.	188,851	100	2001	2101		86.00 %	0.00 %	86			\$2,947,964
B1020	Roof Construction	\$11.74	S.F.	188,851	100	2001	2101		86.00 %	0.00 %	86			\$2,217,111
B2010	Exterior Walls	\$15.69	S.F.	188,851	100	2001	2101		86.00 %	0.00 %	86			\$2,963,072
B2020	Exterior Windows	\$11.18	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$2,111,354
B2030	Exterior Doors	\$0.66	S.F.	188,851	30	2001	2031		53.33 %	5.30 %	16		\$6,602.14	\$124,642
B3010	Roof Coverings - Asphal Shingles	\$4.32	S.F.	0	10	2001	2011		0.00 %	0.00 %	-4			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	188,851	25	2001	2026		44.00 %	0.00 %	11			\$3,909,216
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	15	2001	2016		6.67 %	0.00 %	1			\$0
B3010	Roof Coverings - Preformed Metal	\$0.07	S.F.	0	30	2001	2031		53.33 %	0.00 %	16			\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	0	75	2001	2076		81.33 %	0.00 %	61			\$0
B3020	Roof Openings	\$0.07	S.F.	188,851	30	2001	2031	2015	0.00 %	110.00 %	0		\$14,542.00	\$13,220
C1010	Partitions	\$19.44	S.F.	188,851	100	2001	2101		86.00 %	0.00 %	86			\$3,671,263
C1020	Interior Doors	\$6.11	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$1,153,880
C1030	Fittings	\$6.20	S.F.	188,851	20	2001	2021		30.00 %	7.75 %	6		\$90,717.89	\$1,170,876
C2010	Stair Construction	\$2.21	S.F.	188,851	100	2001	2101		86.00 %	0.00 %	86			\$417,361
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	9,443	30	2001	2031		53.33 %	0.00 %	16			\$96,980
C3010	Wall Finishes - Paint	\$1.93	S.F.	179,408	10	2001	2011		0.00 %	110.00 %	-4		\$380,883.00	\$346,257
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	2001	2011		0.00 %	0.00 %	-4			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	28,328	8	2001	2009		0.00 %	110.00 %	-6		\$264,867.00	\$240,788
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	28,328	50	2001	2051		72.00 %	0.00 %	36			\$410,473
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	28,328	50	2001	2051		72.00 %	0.00 %	36			\$1,501,667
C3020	Floor Finishes - VCT	\$9.54	S.F.	94,426	20	2001	2021		30.00 %	0.00 %	6			\$900,824
C3020	Floor Finishes - Wood	\$14.70	S.F.	9,443	20	2001	2021		30.00 %	0.00 %	6			\$138,812
C3030	Ceiling Finishes	\$9.98	S.F.	188,851	20	2001	2021		30.00 %	0.00 %	6			\$1,884,733
D1010	Elevators and Lifts	\$0.86	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$162,412
D2010	Plumbing Fixtures	\$17.66	S.F.	188,851	30	2001	2031		53.33 %	0.58 %	16		\$19,260.99	\$3,335,109
D2020	Domestic Water Distribution	\$3.81	S.F.	188,851	30	2001	2031		53.33 %	13.53 %	16		\$97,384.06	\$719,522
D2030	Sanitary Waste	\$4.80	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$906,485
D2040	Rain Water Drainage	\$0.92	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$173,743

# School Assessment Report - 2001 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 \$
D2090	Other Plumbing Systems - Acid Waste	\$0.54	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$101,980
D2090	Other Plumbing Systems - Natural Gas	\$0.77	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$145,415
D3020	Heat Generating Systems	\$4.55	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$859,272
D3030	Cooling Generating Systems	\$4.73	S.F.	188,851	25	2001	2026		44.00 %	0.00 %	11			\$893,265
D3040	Distribution Systems & Exhaust Systems	\$5.88	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$1,110,444
D3050	Terminal & Package Units	\$18.52	S.F.	188,851	15	2001	2016	2015	0.00 %	110.00 %	0		\$3,847,273.00	\$3,497,521
D3060	Controls & Instrumentation	\$3.19	S.F.	188,851	20	2001	2021		30.00 %	0.00 %	6			\$602,435
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.75	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$141,638
D4010	Sprinklers	\$4.13	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$779,955
D4020	Standpipes	\$0.47	S.F.	0	30				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.73	S.F.	188,851	40	2001	2041		65.00 %	0.00 %	26			\$326,712
D5020	Branch Wiring	\$5.56	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$1,050,012
D5020	Lighting	\$8.36	S.F.	188,851	30	2001	2031		53.33 %	0.00 %	16			\$1,578,794
D5030	Communications and Security - Fire Alarm	\$0.77	S.F.	188,851	15	2001	2016	2015	0.00 %	110.00 %	0		\$159,957.00	\$145,415
D5030	Communications and Security - PA & Clock Systems	\$4.82	S.F.	188,851	15	2001	2016	2020	33.33 %	0.00 %	5			\$910,262
D5030	Communications and Security - Security & CCTV	\$1.16	S.F.	188,851	15	2001	2016	2015	0.00 %	110.00 %	0		\$240,974.00	\$219,067
D5090	Other Electrical Systems - Emergency Generator	\$0.26	S.F.	188,851	20	2001	2021		30.00 %	0.00 %	6			\$49,101
E1010	Commercial Equipment	\$0.00	S.F.	188,851	20	2001	2021		30.00 %	0.00 %	6			\$0
E1020	Institutional Equipment	\$1.99	S.F.	188,851	20	2001	2021		30.00 %	0.00 %	6			\$375,813
E1090	Other Equipment - Kitchen Equipment	\$2.24	S.F.	188,851	20	2001	2021		30.00 %	0.00 %	6			\$423,026
E1090	Other Equipment - Sports Equipment	\$1.56	S.F.	188,851	15	2001	2016		6.67 %	0.00 %	1			\$294,608
E2010	Fixed Furnishings	\$9.18	S.F.	188,851	20	2001	2021		30.00 %	0.00 %	6			\$1,733,652
F1010	Special Structures - Canopies	\$2.62	S.F.	188,851	20	2001	2021		30.00 %	0.00 %	6			\$494,790
<b>Total</b>									<b>53.05 %</b>	<b>10.54 %</b>			<b>\$5,122,461.08</b>	<b>\$48,586,118</b>

## 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
<b>Total:</b>	<b>\$5,122,461</b>	<b>\$303,446</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,160,767</b>	<b>\$10,160,388</b>	<b>\$0</b>	<b>\$335,526</b>	<b>\$0</b>	<b>\$511,875</b>	<b>\$17,594,463</b>
* 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	\$6,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,602
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	\$14,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,542
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

## School Assessment Report - 2001 Building

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	\$90,718	\$0	\$0	\$0	\$0	\$0	\$1,537,896	\$0	\$0	\$0	\$0	\$1,628,614
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	\$380,883	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$511,875	\$892,758
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$264,867	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$335,526	\$0	\$0	\$600,393
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$1,183,194	\$0	\$0	\$0	\$0	\$1,183,194
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$182,323	\$0	\$0	\$0	\$0	\$182,323
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$2,475,516	\$0	\$0	\$0	\$0	\$2,475,516
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	\$19,261	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,261
D2020 - Domestic Water Distribution	\$97,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,384
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	\$3,847,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,847,273
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$791,272	\$0	\$0	\$0	\$0	\$791,272
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

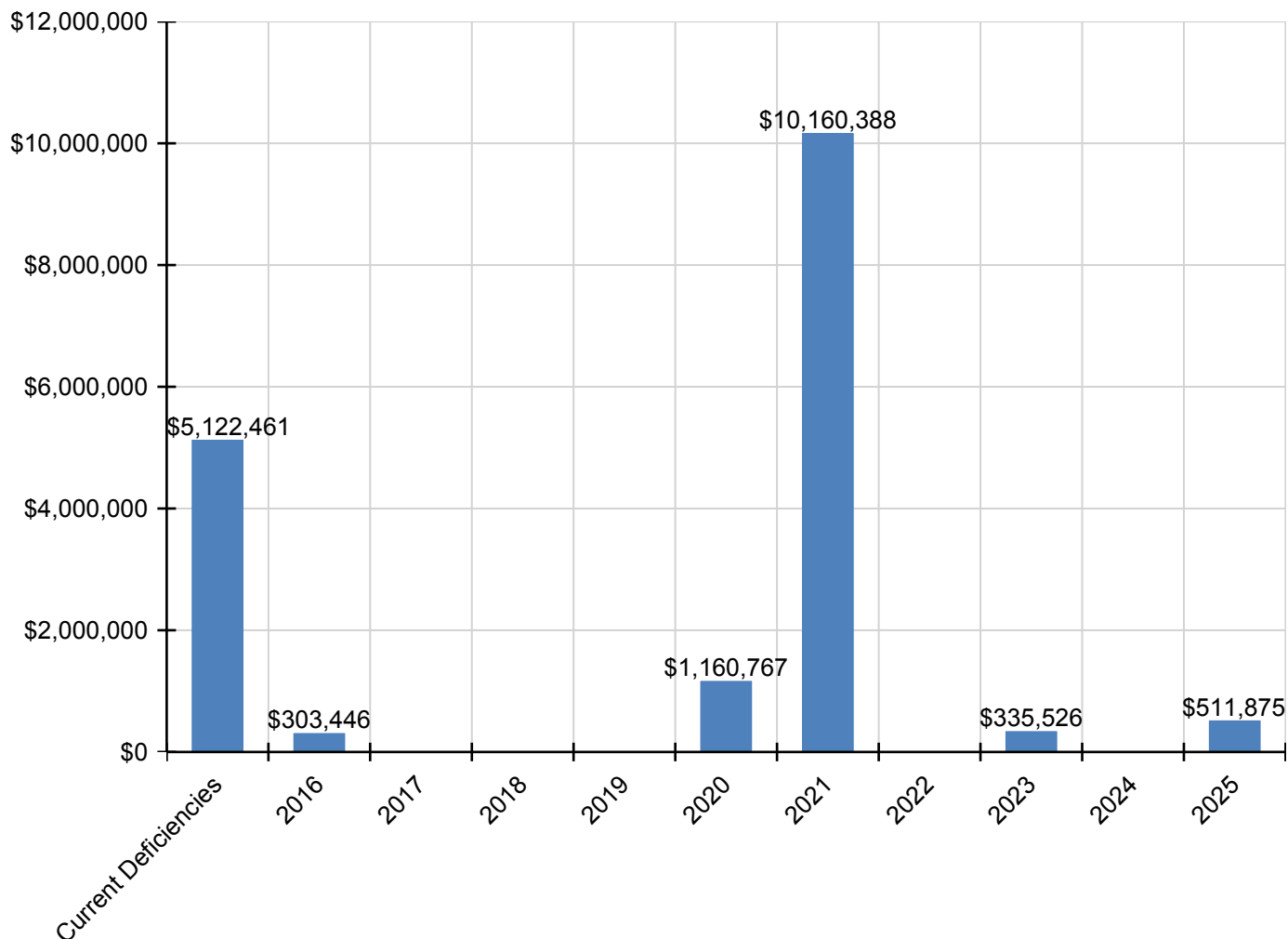
## School Assessment Report - 2001 Building

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	\$159,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,957
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$0	\$0	\$1,160,767	\$0	\$0	\$0	\$0	\$0	\$1,160,767
D5030 - Communications and Security - Security & CCTV	\$240,974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240,974
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$64,492	\$0	\$0	\$0	\$0	\$64,492
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	\$493,615	\$0	\$0	\$0	\$0	\$493,615
E1090 - Other Equipment - Kitchen Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$505,115	\$0	\$0	\$0	\$0	\$505,115
E1090 - Other Equipment - Sports Equipment	\$0	\$303,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,446
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$2,277,078	\$0	\$0	\$0	\$0	\$2,277,078
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	\$649,886	\$0	\$0	\$0	\$0	\$649,886

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

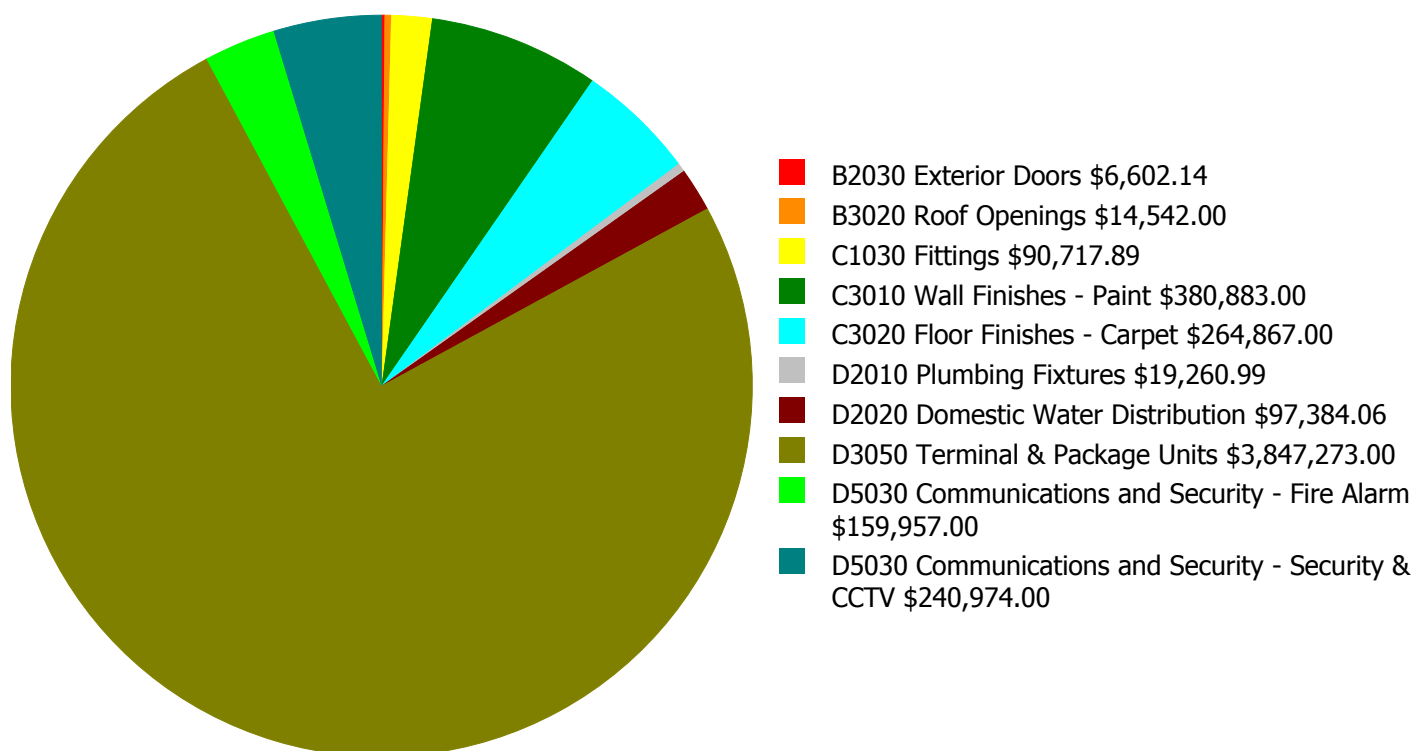
The following chart shows the current building deficiencies and the forecasted capital renewal (system replacement) requirements over the next ten years.





## Deficiency Summary by System

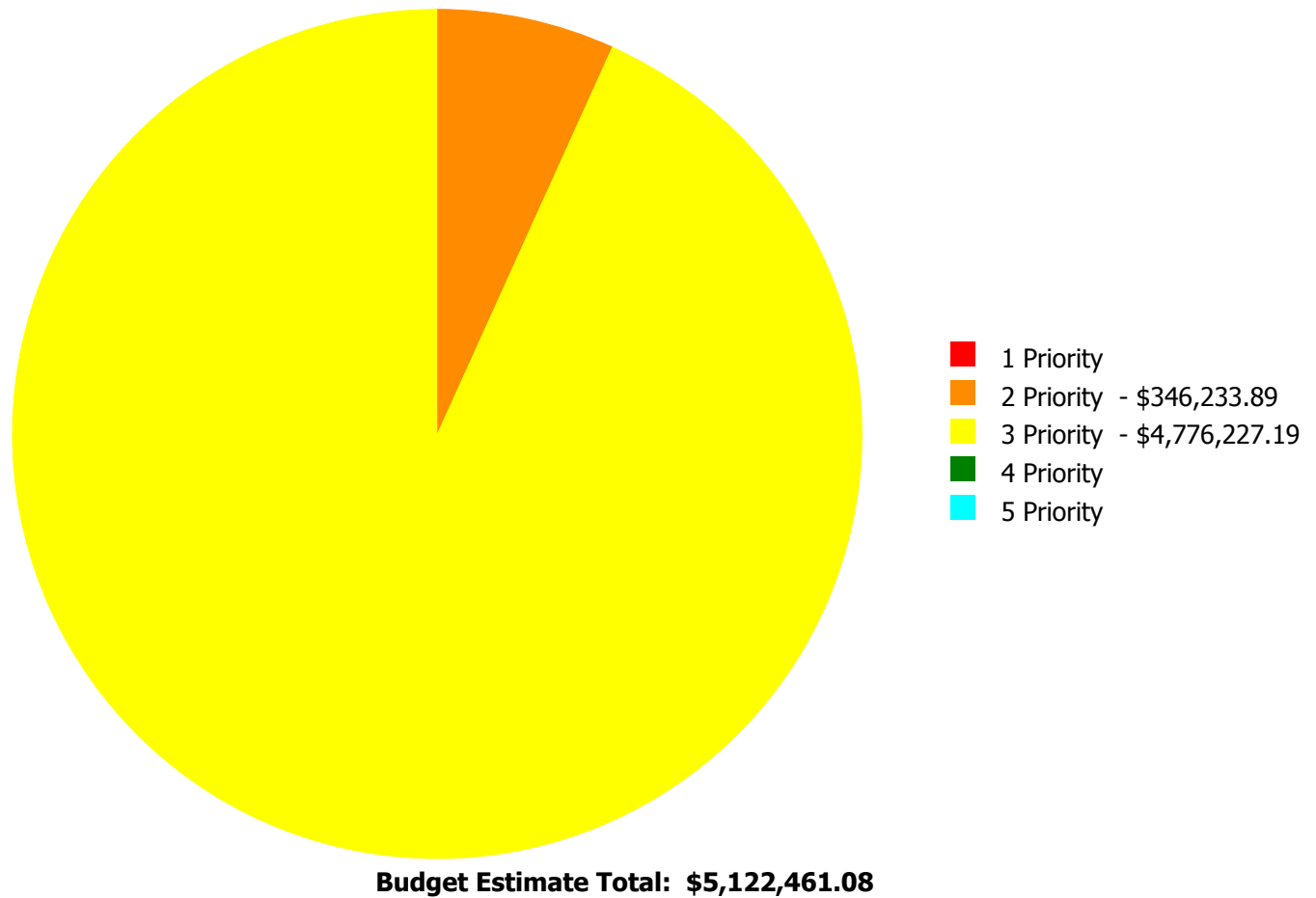
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



**Budget Estimate Total: \$5,122,461.08**

## Deficiency Summary by Priority

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



## Deficiency By Priority Investment Table

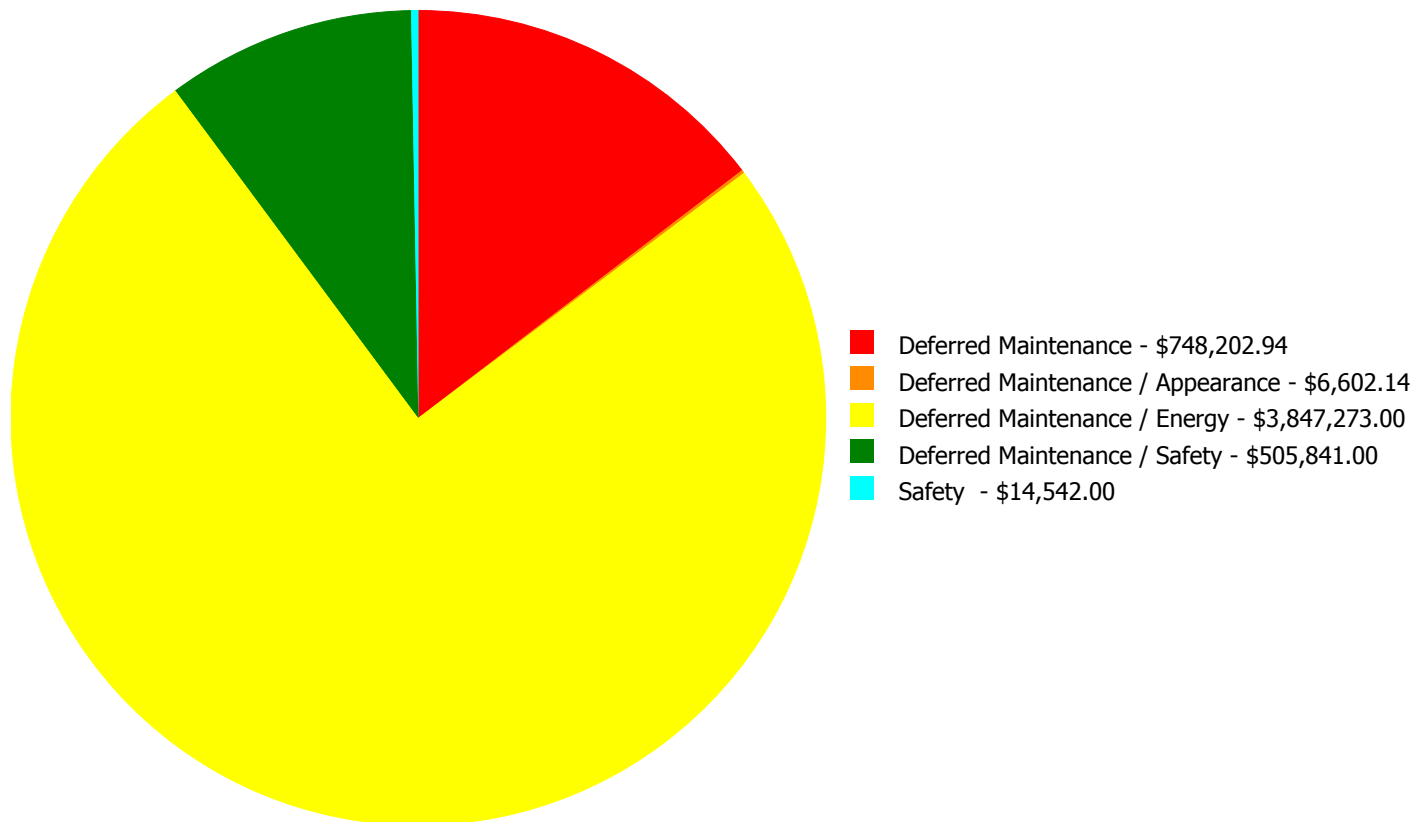
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$6,602.14	\$0.00	\$0.00	\$6,602.14
B3020	Roof Openings	\$0.00	\$14,542.00	\$0.00	\$0.00	\$0.00	\$14,542.00
C1030	Fittings	\$0.00	\$90,717.89	\$0.00	\$0.00	\$0.00	\$90,717.89
C3010	Wall Finishes - Paint	\$0.00	\$0.00	\$380,883.00	\$0.00	\$0.00	\$380,883.00
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$264,867.00	\$0.00	\$0.00	\$264,867.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$19,260.99	\$0.00	\$0.00	\$19,260.99
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$97,384.06	\$0.00	\$0.00	\$97,384.06
D3050	Terminal & Package Units	\$0.00	\$0.00	\$3,847,273.00	\$0.00	\$0.00	\$3,847,273.00
D5030	Communications and Security - Fire Alarm	\$0.00	\$0.00	\$159,957.00	\$0.00	\$0.00	\$159,957.00
D5030	Communications and Security - Security & CCTV	\$0.00	\$240,974.00	\$0.00	\$0.00	\$0.00	\$240,974.00
<b>Total:</b>		\$0.00	\$346,233.89	\$4,776,227.19	\$0.00	\$0.00	\$5,122,461.08

## Deficiency Summary by Category

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



**Budget Estimate Total: \$5,122,461.08**

## Deficiency Details by Priority

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

### Priority 2 Priority:

#### **System: B3020 - Roof Openings**



**Location:** Roof

**Distress:** Inadequate

**Category:** Safety

**Priority:** 2 Priority

**Correction:** Renew System

**Qty:** 188,851.00

**Unit of Measure:** S.F.

**Estimate:** \$14,542.00

**Assessor Name:** Sam Mandola

**Date Created:** 12/08/2015

**Notes:** Roof hatch opening is too narrow, does not comply with OSHA standards. Roof protection and proper extension of fixed ladder to platform should be provided.

#### **System: C1030 - Fittings**



**Location:** Throughout Building

**Distress:** Damaged

**Category:** Deferred Maintenance

**Priority:** 2 Priority

**Correction:** Replace toilet partitions, stainless steel-overhead braced, per stall

**Qty:** 40.00

**Unit of Measure:** Ea.

**Estimate:** \$90,717.89

**Assessor Name:** Ben Nixon

**Date Created:** 08/13/2015

**Notes:** The toilet partitions throughout the building are rusted at the base, in poor condition, and should be replaced.

**System: D5030 - Communications and Security - Security & CCTV**



**Location:** Throughout Building

**Distress:** Inadequate

**Category:** Deferred Maintenance / Safety

**Priority:** 2 Priority

**Correction:** Renew System

**Qty:** 188,851.00

**Unit of Measure:** S.F.

**Estimate:** \$240,974.00

**Assessor Name:** Sam Mandola

**Date Created:** 04/11/2015

**Notes:** The security and CCTV systems are beyond their expected service life, inadequate, and should be scheduled for replacement, with upgrades to provide full coverage.

---

**Priority 3 Priority:**

**System: B2030 - Exterior Doors**



**Location:** Throughout Building

**Distress:** Needs Remediation

**Category:** Deferred Maintenance / Appearance

**Priority:** 3 Priority

**Correction:** Prepare and refinish 3'-0" x 7'-0" steel painted door

**Qty:** 48.00

**Unit of Measure:** Ea.

**Estimate:** \$6,602.14

**Assessor Name:** Ben Nixon

**Date Created:** 08/13/2015

**Notes:** The exterior doors have some deterioration due to weather and should be refinished.

---

**System: C3010 - Wall Finishes - Paint**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 179,408.00

**Unit of Measure:** S.F.

**Estimate:** \$380,883.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

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

---



**System: C3020 - Floor Finishes - Carpet**



**Location:** Auditorium and Media Center

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Safety

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 28,328.00

**Unit of Measure:** S.F.

**Estimate:** \$264,867.00

**Assessor Name:** Ben Nixon

**Date Created:** 04/11/2015

**Notes:** The carpet in the media center, auditorium, and music classrooms is stained, showing signs of failure, and should be replaced.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout Building

**Distress:** Damaged

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Replace fountain drinking fountain

**Qty:** 11.00

**Unit of Measure:** Ea.

**Estimate:** \$19,260.99

**Assessor Name:** Sam Mandola

**Date Created:** 08/12/2015

**Notes:** Drinking fountains in the boys locker room, cafeteria area, 200 and 700 hallway restrooms are broken and need to be replaced.

---



**System: D2020 - Domestic Water Distribution**



**Location:** Throughout Building

**Distress:** Damaged

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Remove/replace domestic water heater, electric

**Qty:** 12.00

**Unit of Measure:** Ea.

**Estimate:** \$97,384.06

**Assessor Name:** Sam Mandola

**Date Created:** 08/12/2015

**Notes:** Water heaters are rusted in the 700 hallway, 405 janitor closet, locker rooms and outdoor concession area, and should be scheduled for replacement before further damage.

---

**System: D3050 - Terminal & Package Units**



**Location:** Roof

**Distress:** Damaged

**Category:** Deferred Maintenance / Energy

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 188,851.00

**Unit of Measure:** S.F.

**Estimate:** \$3,847,273.00

**Assessor Name:** Ben Nixon

**Date Created:** 08/06/2015

**Notes:** School staff has reported numerous maintenance issues and breakdowns with roof top AC units. The RTUs are rusted and coils are damaged. Roof top, make up air, and energy recovery ventilators are nearing their end of service life and should be replaced.

---

**System: D5030 - Communications and Security - Fire Alarm**



**Location:** Throughout Building

**Distress:** Needs Remediation

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 188,851.00

**Unit of Measure:** S.F.

**Estimate:** \$159,957.00

**Assessor Name:** Ben Nixon

**Date Created:** 08/12/2015

**Notes:** Staff reported several maintenance issues and outages associated with the fire alarm system. The system is nearing its end of its expected service life and should be scheduled for replacement.

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## Executive Summary

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

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

Function:	High School
Gross Area (SF):	720
Year Built:	2001
Last Renovation:	
Replacement Value:	\$105,184
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	63.67 %
FCA Score:	100.00



### Description:

The concession building at Lithonia High School is located at 2440 Phillips Road in Lithonia, Georgia. Originally built in 2001, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

### Attributes:

#### General Attributes:

Building Codes:	Fire Sprinkler System:	No
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## 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	86.00 %	0.00 %	\$0.00
A20 - Basement Construction	86.00 %	0.00 %	\$0.00
B10 - Superstructure	86.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	81.82 %	0.00 %	\$0.00
B30 - Roofing	30.00 %	0.00 %	\$0.00
C10 - Interior Construction	57.68 %	0.00 %	\$0.00
C30 - Interior Finishes	30.00 %	0.00 %	\$0.00
D20 - Plumbing	49.83 %	0.00 %	\$0.00
D50 - Electrical	53.33 %	0.00 %	\$0.00
<b>Totals:</b>	<b>63.67 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). Northeast Elevation - Aug 13, 2015



2). Southeast Elevation - Aug 13, 2015



3). Southwest Elevation - Aug 13, 2015



4). Northwest Elevation - Aug 13, 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.	720	100	2001	2101		86.00 %	0.00 %	86			\$3,233
A1030	Slab on Grade	\$3.60	S.F.	720	100	2001	2101		86.00 %	0.00 %	86			\$2,592
A2010	Basement Excavation	\$0.22	S.F.	720	100	2001	2101		86.00 %	0.00 %	86			\$158
A2020	Basement Walls	\$3.52	S.F.	720	100	2001	2101		86.00 %	0.00 %	86			\$2,534
B1020	Roof Construction	\$16.33	S.F.	720	100	2001	2101		86.00 %	0.00 %	86			\$11,758
B2010	Exterior Walls	\$38.65	S.F.	720	100	2001	2101		86.00 %	0.00 %	86			\$27,828
B2020	Exterior Windows	\$4.87	S.F.	720	30	2001	2031		53.33 %	0.00 %	16			\$3,506
B2030	Exterior Doors	\$0.80	S.F.	720	30	2001	2031		53.33 %	0.00 %	16			\$576
B3010	Roof Coverings	\$16.79	S.F.	720	20	2001	2021		30.00 %	0.00 %	6			\$12,089
C1010	Partitions	\$13.04	S.F.	720	40	2001	2041		65.00 %	0.00 %	26			\$9,389
C1020	Interior Doors	\$2.61	S.F.	720	30	2001	2031		53.33 %	0.00 %	16			\$1,879
C1030	Fittings	\$3.04	S.F.	720	20	2001	2021		30.00 %	0.00 %	6			\$2,189
C3010	Wall Finishes	\$1.61	S.F.	720	20	2001	2021		30.00 %	0.00 %	6			\$1,159
C3020	Floor Finishes	\$6.58	S.F.	720	20	2001	2021		30.00 %	0.00 %	6			\$4,738
C3030	Ceiling Finishes	\$6.06	S.F.	720	20	2001	2021		30.00 %	0.00 %	6			\$4,363
D2010	Plumbing Fixtures	\$1.24	S.F.	720	20	2001	2021		30.00 %	0.00 %	6			\$893
D2020	Domestic Water Distribution	\$3.09	S.F.	720	30	2001	2031		53.33 %	0.00 %	16			\$2,225
D2030	Sanitary Waste	\$3.92	S.F.	720	30	2001	2031		53.33 %	0.00 %	16			\$2,822
D2040	Rain Water Drainage	\$1.55	S.F.	0	30				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$3.06	S.F.	720	30	2001	2031		53.33 %	0.00 %	16			\$2,203
D5020	Lighting and Branch Wiring	\$12.57	S.F.	720	30	2001	2031		53.33 %	0.00 %	16			\$9,050
<b>Total</b>									<b>63.67 %</b>					<b>\$105,184</b>



## 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
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,402</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,402</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$15,879	\$0	\$0	\$0	\$0	\$15,879
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$2,875	\$0	\$0	\$0	\$0	\$2,875
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$1,522	\$0	\$0	\$0	\$0	\$1,522
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$6,222	\$0	\$0	\$0	\$0	\$6,222
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$5,731	\$0	\$0	\$0	\$0	\$5,731



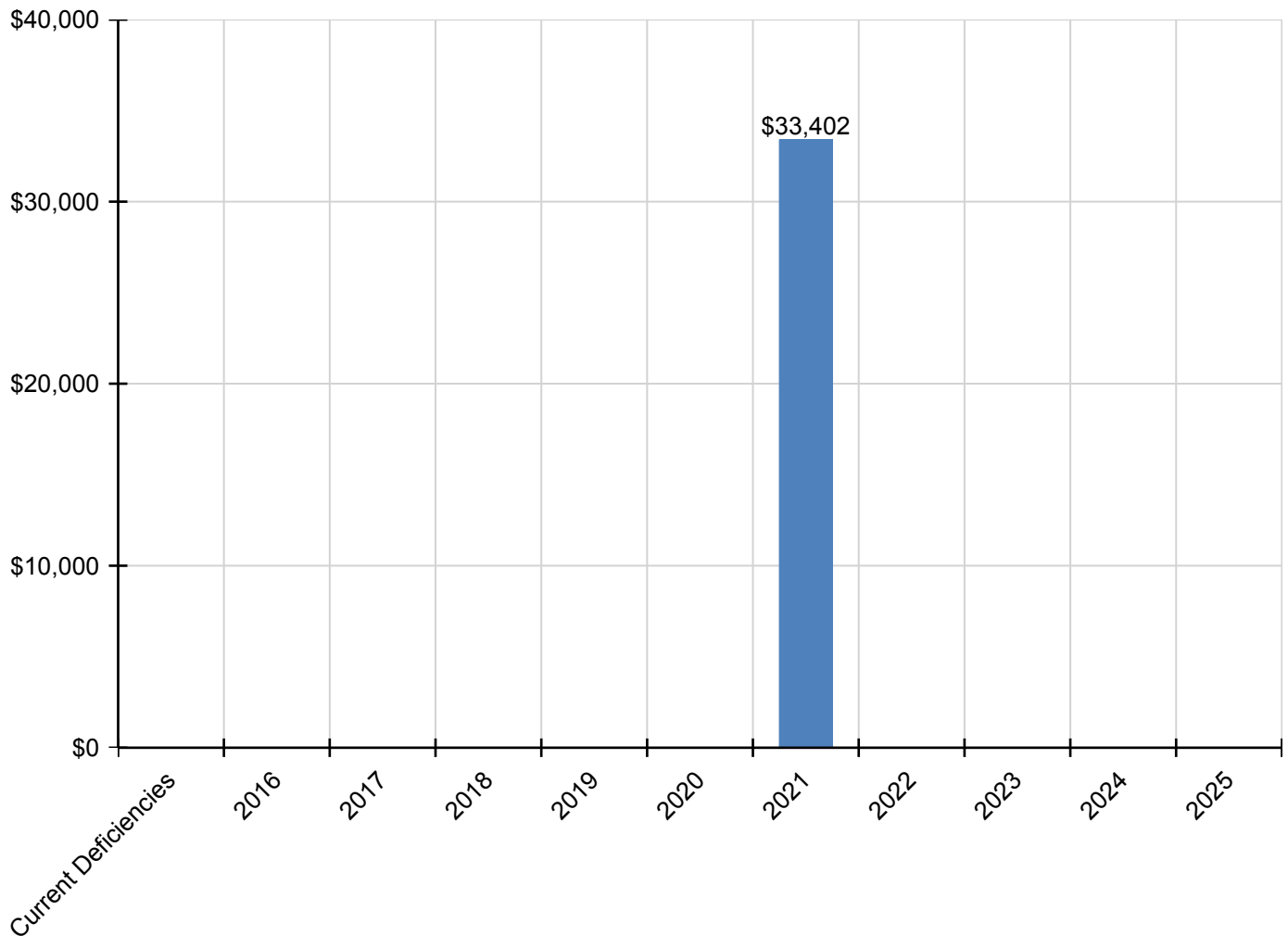
## School Assessment Report - 2001 Concession

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	\$1,173	\$0	\$0	\$0	\$0	\$1,173
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
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 scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	High School
Gross Area (SF):	189,571
Year Built:	2002
Last Renovation:	
Replacement Value:	\$7,494,256
Repair Cost:	\$822,828.83
Total FCI:	10.98 %
Total RSLI:	41.14 %
FCA Score:	89.02



### Description:

The Lithonia High School site was originally constructed in 2001, has a total area of 39.6 acres, and is occupied by approximately 189,571 square feet of permanent building space. Campus site features includes paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

### Attributes:

#### General Attributes:

Site Code: 1920



## 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	31.89 %	12.62 %	\$683,115.00
G30 - Site Mechanical Utilities	71.25 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	53.06 %	20.03 %	\$139,713.83
<b>Totals:</b>	<b>41.14 %</b>	<b>10.98 %</b>	<b>\$822,828.83</b>

### Photo Album

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

1). Aerial Image of Lithonia 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.	191,422	25	2001	2026		44.00 %	0.00 %	11			\$989,652
G2020	Parking Lots	\$4.56	S.F.	87,860	25	2001	2026		44.00 %	0.00 %	11			\$400,642
G2030	Pedestrian Paving	\$1.50	S.F.	189,571	30	2001	2031		53.33 %	0.00 %	16			\$284,357
G2040	Baseball Field	\$8.35	S.F.	132,174	20	2001	2021		30.00 %	0.00 %	6			\$1,103,653
G2040	Canopies	\$0.29	S.F.		25				0.00 %	0.00 %				\$0
G2040	Covered Walkways	\$48.72	S.F.	4,050	25	2001	2026		44.00 %	0.00 %	11			\$197,316
G2040	Fencing & Guardrails	\$0.91	S.F.	0	30				0.00 %	0.00 %				\$0
G2040	Football Field	\$5.85	S.F.	94,155	20	2001	2021		30.00 %	0.00 %	6			\$550,807
G2040	Hard Surface Play Area	\$6.26	S.F.		0				0.00 %	0.00 %				\$0
G2040	Playing Field	\$3.92	S.F.	147,633	20	2001	2021		30.00 %	0.00 %	6			\$578,721
G2040	Soccer/Lacross Field	\$5.00	S.F.		0				0.00 %	0.00 %				\$0
G2040	Softball Field	\$8.86	S.F.	46,430	20	2001	2021		30.00 %	0.00 %	6			\$411,370
G2040	Tennis Courts	\$18.47	S.F.	14,799	20	2001	2021		30.00 %	0.00 %	6			\$273,338
G2040	Track	\$7.04	S.F.	49,167	10	2001	2011		0.00 %	110.00 %	-4		\$380,749.25	\$346,136
G2050	Landscaping	\$1.45	S.F.	189,571	15	2001	2016	2015	0.00 %	110.00 %	0		\$302,365.75	\$274,878
G3010	Water Supply	\$1.83	S.F.	189,571	50	2001	2051		72.00 %	0.00 %	36			\$346,915
G3020	Sanitary Sewer	\$1.15	S.F.	189,571	50	2001	2051		72.00 %	0.00 %	36			\$218,007
G3030	Storm Sewer	\$3.55	S.F.	189,571	50	2001	2051		72.00 %	0.00 %	36			\$672,977
G3060	Fuel Distribution	\$0.78	S.F.	189,571	40	2001	2041		65.00 %	0.00 %	26			\$147,865
G4010	Electrical Distribution	\$1.86	S.F.	189,571	50	2001	2051		72.00 %	0.00 %	36			\$352,602
G4020	Site Lighting	\$1.15	S.F.	189,571	30	2001	2031		53.33 %	0.00 %	16			\$218,007
G4030	Site Communications & Security	\$0.67	S.F.	189,571	10	2001	2011		0.00 %	110.00 %	-4		\$139,713.83	\$127,013
<b>Total</b>									<b>41.14 %</b>	<b>10.98 %</b>			<b>\$822,828.83</b>	<b>\$7,494,256</b>

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.

## School Assessment Report - Site

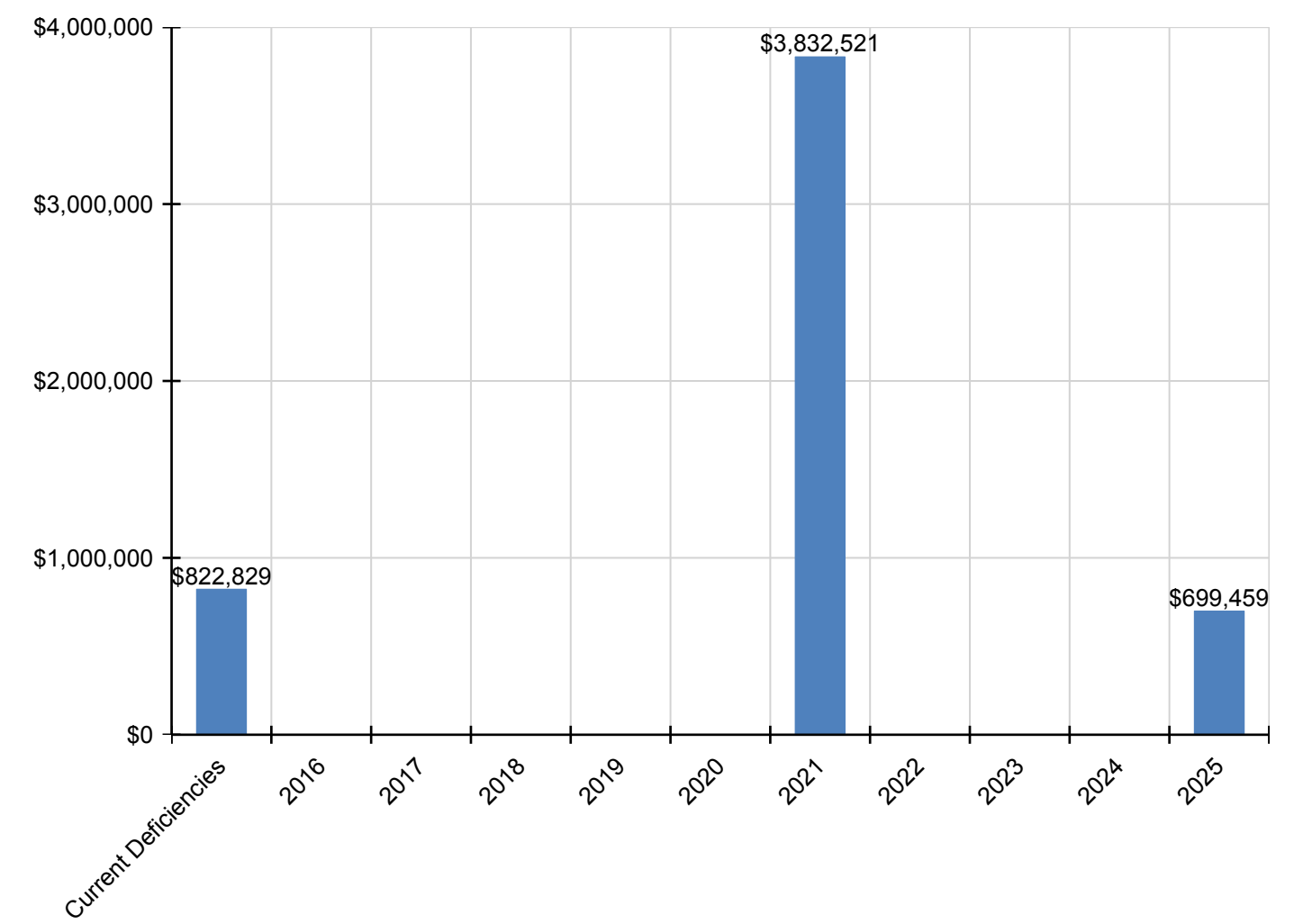
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$822,829</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,832,521</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$699,459</b>	<b>\$5,354,809</b>
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$1,449,601	\$0	\$0	\$0	\$0	\$1,449,601
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	\$723,461	\$0	\$0	\$0	\$0	\$723,461
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	\$760,125	\$0	\$0	\$0	\$0	\$760,125
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	\$540,317	\$0	\$0	\$0	\$0	\$540,317
G2040 - Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$359,017	\$0	\$0	\$0	\$0	\$359,017
G2040 - Track	\$380,749	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$511,695	\$892,444
G2050 - Landscaping	\$302,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$302,366
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$139,714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$187,764	\$327,478

\* Indicates non-renewable system

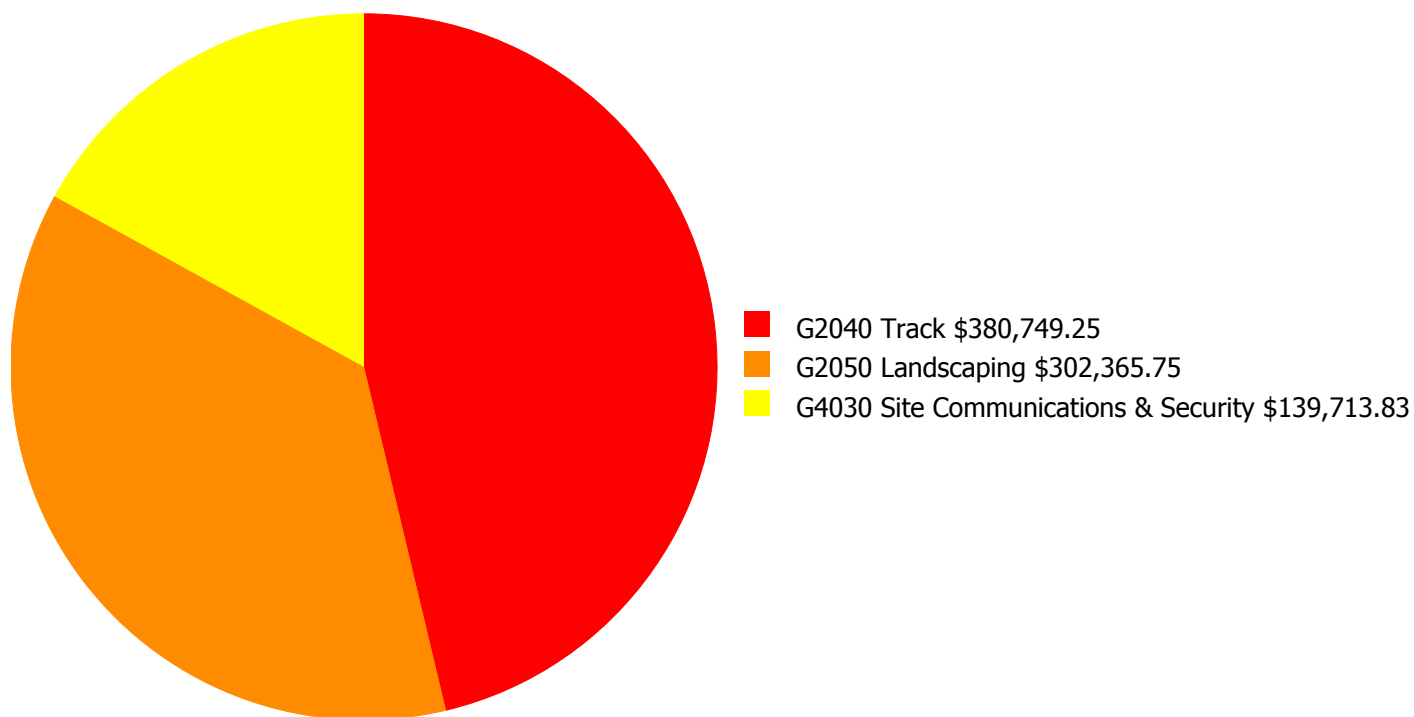
Forecasted Capital Renewal Requirement

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.

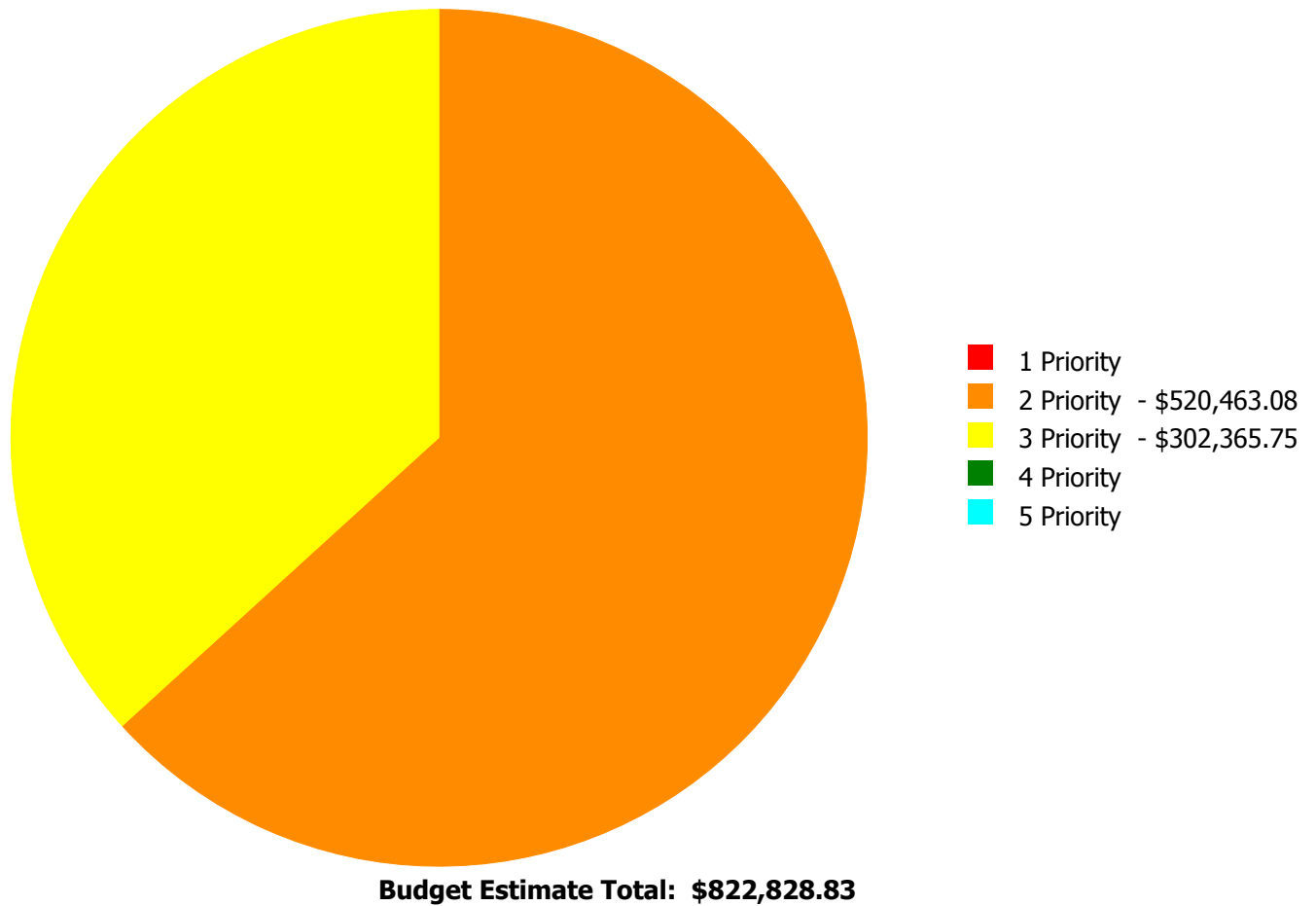


**Budget Estimate Total: \$822,828.83**



## 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:



## Deficiency By Priority Investment Table

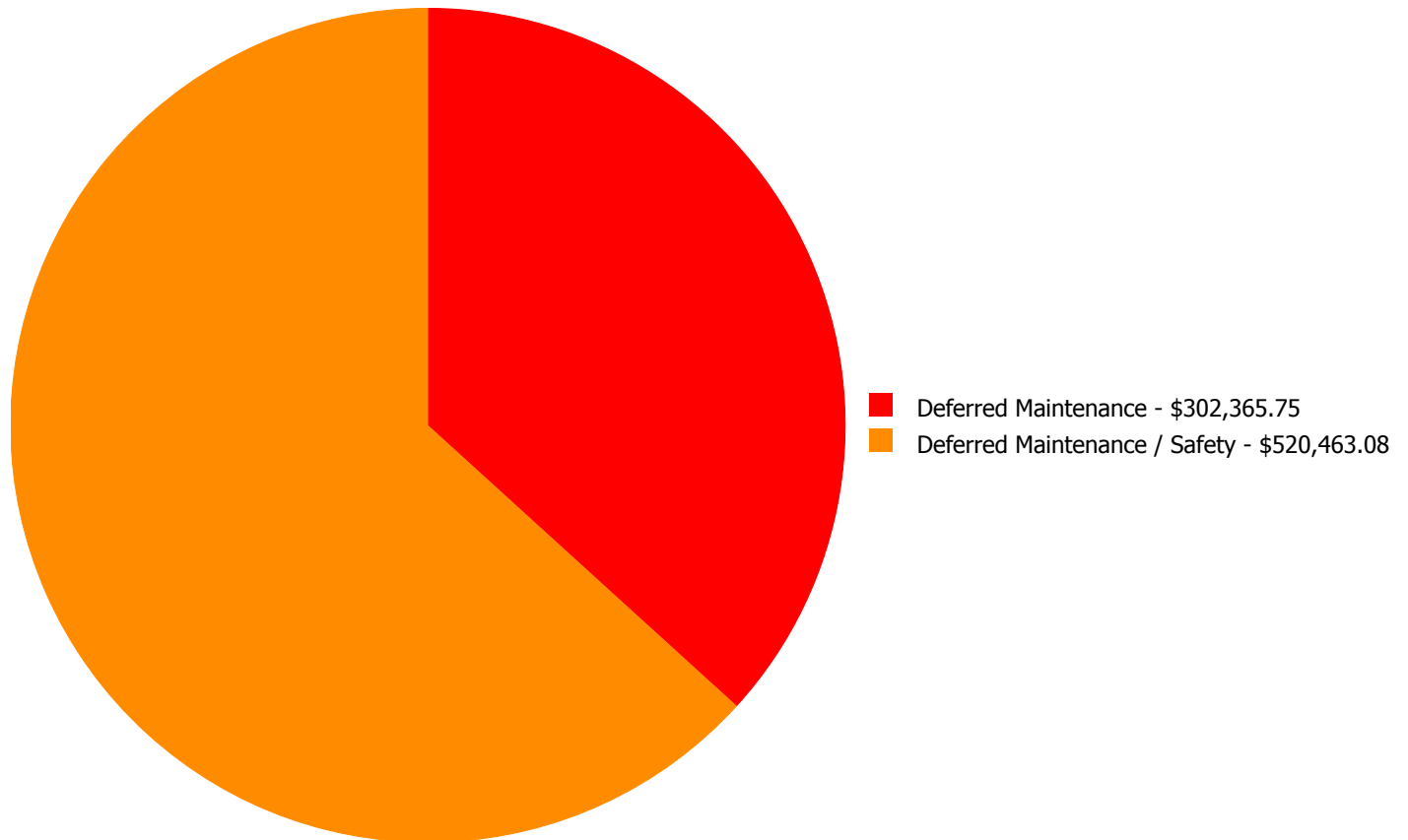
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2040	Track	\$0.00	\$380,749.25	\$0.00	\$0.00	\$0.00	\$380,749.25
G2050	Landscaping	\$0.00	\$0.00	\$302,365.75	\$0.00	\$0.00	\$302,365.75
G4030	Site Communications & Security	\$0.00	\$139,713.83	\$0.00	\$0.00	\$0.00	\$139,713.83
	<b>Total:</b>	\$0.00	\$520,463.08	\$302,365.75	\$0.00	\$0.00	\$822,828.83

## 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: \$822,828.83**

## Deficiency Details by Priority

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

### Priority 2 Priority:

#### System: G2040 - Track



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Safety

**Priority:** 2 Priority

**Correction:** Renew System

**Qty:** 49,167.00

**Unit of Measure:** S.F.

**Estimate:** \$380,749.25

**Assessor Name:** Sam Mandola

**Date Created:** 08/13/2015

**Notes:** The track is beyond its expected service life, deteriorating with loss of surface, and should be replaced.

#### System: G4030 - Site Communications & Security



**Location:** Site

**Distress:** Inadequate

**Category:** Deferred Maintenance / Safety

**Priority:** 2 Priority

**Correction:** Renew System

**Qty:** 189,571.00

**Unit of Measure:** S.F.

**Estimate:** \$139,713.83

**Assessor Name:** Sam Mandola

**Date Created:** 08/12/2015

**Notes:** Security and CCTV system is inadequate, beyond its expected service life, and should be replaced/upgraded to provide full coverage.

**Priority 3 Priority:**

**System: G2050 - Landscaping**



**Location:** Site

**Distress:** Damaged

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 189,571.00

**Unit of Measure:** S.F.

**Estimate:** \$302,365.75

**Assessor Name:** Eduardo Lopez

**Date Created:** 08/13/2015

**Notes:** Landscaping is nearing the end of its expected service life, worn and bare in areas, and should be replaced to prevent erosion. In addition, the irrigation system throughout the site is damaged and needs to be replaced.

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## 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.

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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.



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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.



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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.

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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.