DeKalb County School District/Elementary Schools

Redan Elementary

Final

School Assessment Report

May 20, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	85,676
Year Built:	1935
Last Renovation:	
Replacement Value:	$19,458,724
Repair Cost:	$10,883,835.77
Total FCI:	55.93 %
Total RSLI:	27.75 %
FCA Score:	44.07

Description:

The Redan Elementary School campus consists of four buildings located at 1914 Stone Mountain-Lithonia Road in Lithonia, Georgia. The campus was constructed in 1935, additions to the original school building were constructed in 1953, 1968, 1975, 1978, and 1989, and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a storage building, covered walkways, playground, and playing field. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 3	Board District:	District 6
DOE Facility:	5064	Geographic Region:	Region 4
HS Attendance Area:	Lithonia HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	12.5		

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.

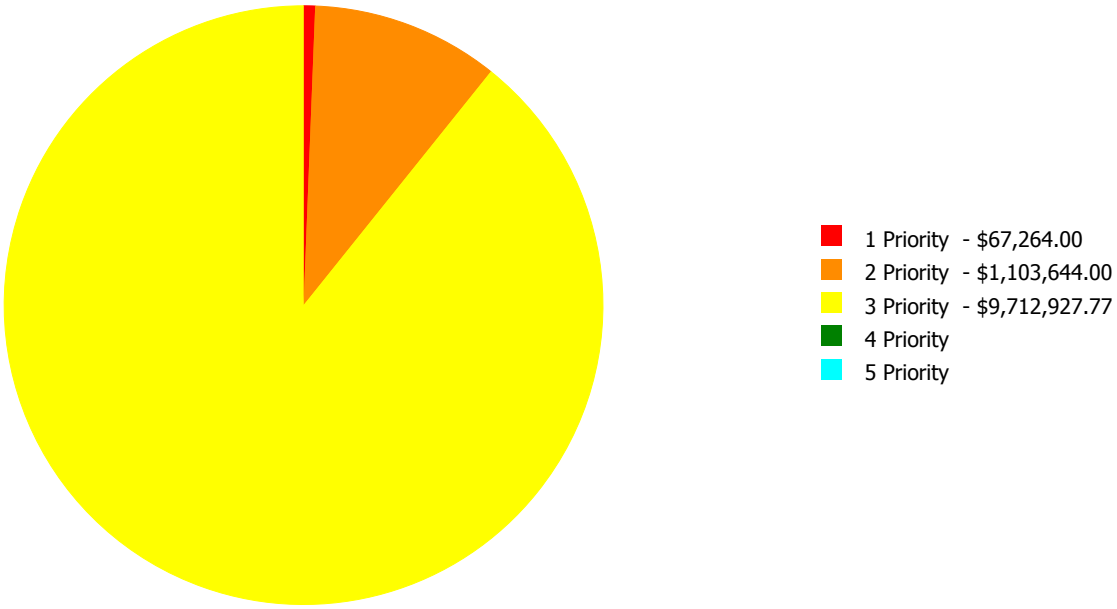
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	54.55 %	0.00 %	$0.00
A20 - Basement Construction	40.66 %	0.00 %	$0.00
B10 - Superstructure	59.59 %	0.00 %	$0.00
B20 - Exterior Enclosure	41.00 %	22.75 %	$435,737.91
B30 - Roofing	3.36 %	105.59 %	$1,720,152.00
C10 - Interior Construction	35.07 %	34.10 %	$370,959.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	29.06 %	46.06 %	$1,013,931.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	52.41 %	39.20 %	$848,700.86
D30 - HVAC	15.75 %	79.65 %	$2,486,634.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	17.03 %	72.80 %	$1,533,427.00
E10 - Equipment	3.63 %	103.11 %	$527,241.00
E20 - Furnishings	0.00 %	110.00 %	$472,774.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	2.47 %	96.43 %	$1,302,756.00
G30 - Site Mechanical Utilities	49.55 %	0.00 %	$0.00
G40 - Site Electrical Utilities	35.38 %	54.40 %	$171,523.00
Totals:	**27.75 %**	**55.93 %**	**$10,883,835.77**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1935, 1953 Building	16,220	71.22	$67,264.00	$655,438.00	$1,395,764.00	$0.00	$0.00
1953 Storage Building	162	25.85	$0.00	$0.00	$3,657.00	$0.00	$0.00
1968, 1978 Additions	28,328	64.30	$0.00	$212,234.00	$3,971,199.00	$0.00	$0.00
1975 Addition	21,000	41.30	$0.00	$64,449.00	$1,583,046.86	$0.00	$0.00
1989 Addition	14,488	50.03	$0.00	$0.00	$1,385,997.00	$0.00	$0.00
2003 Gym	5,478	7.74	$0.00	$0.00	$70,507.91	$0.00	$0.00
Site	85,676	64.31	$0.00	$171,523.00	$1,302,756.00	$0.00	$0.00
Total:		**55.93**	**$67,264.00**	**$1,103,644.00**	**$9,712,927.77**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $10,883,835.77

Executive Summary

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

Function:	Elementary School
Gross Area (SF):	16,220
Year Built:	1935
Last Renovation:	
Replacement Value:	$2,974,691
Repair Cost:	$2,118,466.00
Total FCI:	71.22 %
Total RSLI:	7.68 %
FCA Score:	28.78

Description:

The 1935/1953 building at Redan Elementary School is a one-story building located at 1914 Stone Mountain-Lithonia Road in Lithonia, Georgia. Originally built in 1935 as the main school building, there has been one addition in 1953, partial renovations in 1990 and 2005, and there are additional renovations planned under SPLOST. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2010, 2011	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	20.00 %	0.00 %	$0.00
A20 - Basement Construction	20.00 %	0.00 %	$0.00
B10 - Superstructure	20.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.91 %	5.97 %	$16,415.00
B30 - Roofing	0.00 %	110.00 %	$229,885.00
C10 - Interior Construction	11.50 %	40.86 %	$80,792.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	8.91 %	100.20 %	$351,881.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	2.77 %	91.70 %	$393,416.00
D30 - HVAC	0.00 %	110.00 %	$658,726.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	6.12 %	71.10 %	$291,539.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$95,812.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**7.68 %**	**71.22 %**	**$2,118,466.00**

Photo Album

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

1). South Elevation - Aug 10, 2015

2). South Elevation - Aug 10, 2015

3). West Elevation - Aug 10, 2015

4). North Elevation - Aug 10, 2015

5). North Elevation - Aug 10, 2015

6). East Elevation - Aug 10, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	16,220	100	1935	2035		20.00 %	0.00 %	20			$105,268
A1020	Special Foundations	$0.00	S.F.	0	100	1935	2035		20.00 %	0.00 %	20			$0
A1030	Slab on Grade	$7.09	S.F.	16,220	100	1935	2035		20.00 %	0.00 %	20			$115,000
A2010	Basement Excavation	$0.26	S.F.	16,220	100	1935	2035		20.00 %	0.00 %	20			$4,217
A2020	Basement Walls	$6.13	S.F.	16,220	100	1935	2035		20.00 %	0.00 %	20			$99,429
B1010	Floor Construction	$0.00	S.F.	0	100	1935	2035		20.00 %	0.00 %	20			$0
B1020	Roof Construction	$5.34	S.F.	16,220	100	1935	2035		20.00 %	0.00 %	20			$86,615
B2010	Exterior Walls	$16.02	S.F.	16,220	100	1935	2035		20.00 %	0.00 %	20			$259,844
B2020	Exterior Windows	$0.00	S.F.	0	30	1935	1965		0.00 %	0.00 %	-50			$0
B2030	Exterior Doors	$0.92	S.F.	16,220	30	1953	1983		0.00 %	110.01 %	-32		$16,415.00	$14,922
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	10	1935	1945		0.00 %	0.00 %	-70			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	7,299	25	1935	1960		0.00 %	110.00 %	-55		$166,198.00	$151,089
B3010	Roof Coverings - EPDM	$6.49	S.F.	8,921	15	1935	1950		0.00 %	110.00 %	-65		$63,687.00	$57,897
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	30	1935	1965		0.00 %	0.00 %	-50			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1935	2010		0.00 %	0.00 %	-5			$0
B3020	Roof Openings	$0.00	S.F.	0	30	1935	1965		0.00 %	0.00 %	-50			$0
C1010	Partitions	$7.01	S.F.	16,220	100	1935	2035		20.00 %	0.00 %	20			$113,702
C1020	Interior Doors	$2.39	S.F.	16,220	30	1935	1965		0.00 %	80.00 %	-50		$31,013.00	$38,766
C1030	Fittings	$2.79	S.F.	16,220	20	1935	1955		0.00 %	110.00 %	-60		$49,779.00	$45,254
C2010	Stair Construction	$1.81	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.	0	30	1935	1965		0.00 %	0.00 %	-50			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	16,220	10	2015	2025		100.00 %	0.00 %	10			$31,305
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	10	1935	1945		0.00 %	0.00 %	-70			$0
C3020	Floor Finishes - Carpet	$0.00	S.F.	0	8	1935	1943		0.00 %	0.00 %	-72			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	662	50	1935	1985		0.00 %	110.01 %	-30		$10,552.00	$9,592
C3020	Floor Finishes - Terrazzo	$0.00	S.F.	0	50	1935	1985		0.00 %	0.00 %	-30			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	15,558	20	1935	1955		0.00 %	110.00 %	-60		$163,266.00	$148,423
C3020	Floor Finishes - Wood	$0.00	S.F.	0	20	1935	1955		0.00 %	0.00 %	-60			$0
C3030	Ceiling Finishes	$9.98	S.F.	16,220	20	1935	1955		0.00 %	110.00 %	-60		$178,063.00	$161,876
D1010	Elevators and Lifts	$1.17	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	16,220	30	1980	2010		0.00 %	110.00 %	-5		$315,090.00	$286,445
D2020	Domestic Water Distribution	$3.99	S.F.	16,220	30	1990	2020		16.67 %	0.00 %	5			$64,718
D2030	Sanitary Waste	$3.41	S.F.	16,220	30	1980	2010		0.00 %	110.00 %	-5		$60,841.00	$55,310
D2040	Rain Water Drainage	$0.98	S.F.	16,220	30	1935	1965		0.00 %	110.00 %	-50		$17,485.00	$15,896

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	16,220	30	1990	2020		16.67 %	0.00 %	5			$6,650
D3020	Heat Generating Systems	$4.55	S.F.		30				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$4.73	S.F.		30				0.00 %	0.00 %				$0
D3040	Distribution & Exhaust Systems	$5.51	S.F.	16,220	30	1970	2000		0.00 %	110.00 %	-15		$98,309.00	$89,372
D3050	Terminal & Package Units	$27.81	S.F.	16,220	15	2000	2015		0.00 %	110.00 %	0		$496,186.00	$451,078
D3060	Controls & Instrumentation	$3.60	S.F.	16,220	20	1990	2010		0.00 %	110.00 %	-5		$64,231.00	$58,392
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.	0	30				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.75	S.F.	0	30				0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.	0	30				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	S.F.	16,220	30	1990	2020		16.67 %	0.00 %	5			$29,358
D5020	Branch Wiring	$6.78	S.F.	16,220	30	1990	2020		16.67 %	0.00 %	5			$109,972
D5020	Lighting	$8.90	S.F.	16,220	30	1990	2020	2015	0.00 %	110.00 %	0		$158,794.00	$144,358
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	16,220	10	1990	2000		0.00 %	110.00 %	-15		$99,915.00	$90,832
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	16,220	10	1990	2000		0.00 %	110.00 %	-15		$21,946.00	$19,951
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	16,220	10	2005	2015		0.00 %	110.01 %	0		$10,884.00	$9,894
D5090	Other Electrical Systems - Emergency Lights (Wall Packs)	$0.35	S.F.	16,220	15	2005	2020		33.33 %	0.00 %	5			$5,677
E1010	Commercial Equipment	$0.00	S.F.	0	20				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	16,220	20	2005	2025		50.00 %	0.00 %	10			$6,488
E1090	Other Equipment	$0.00	S.F.	0	20				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$5.37	S.F.	16,220	20	1935	1955		0.00 %	110.00 %	-60		$95,812.00	$87,101
F1010	Special Structures - Canopies	$0.00	S.F.	0	25				0.00 %	0.00 %				$0
								Total	**7.68 %**	**71.22 %**			**$2,118,466.00**	**$2,974,691**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$2,118,466**	**$0**	**$0**	**$0**	**$0**	**$275,922**	**$0**	**$0**	**$0**	**$0**	**$234,267**	**$2,628,656**
*** 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	$16,415	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,415**
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	$166,198	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,198**
B3010 - Roof Coverings - EPDM	$63,687	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,687**
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**

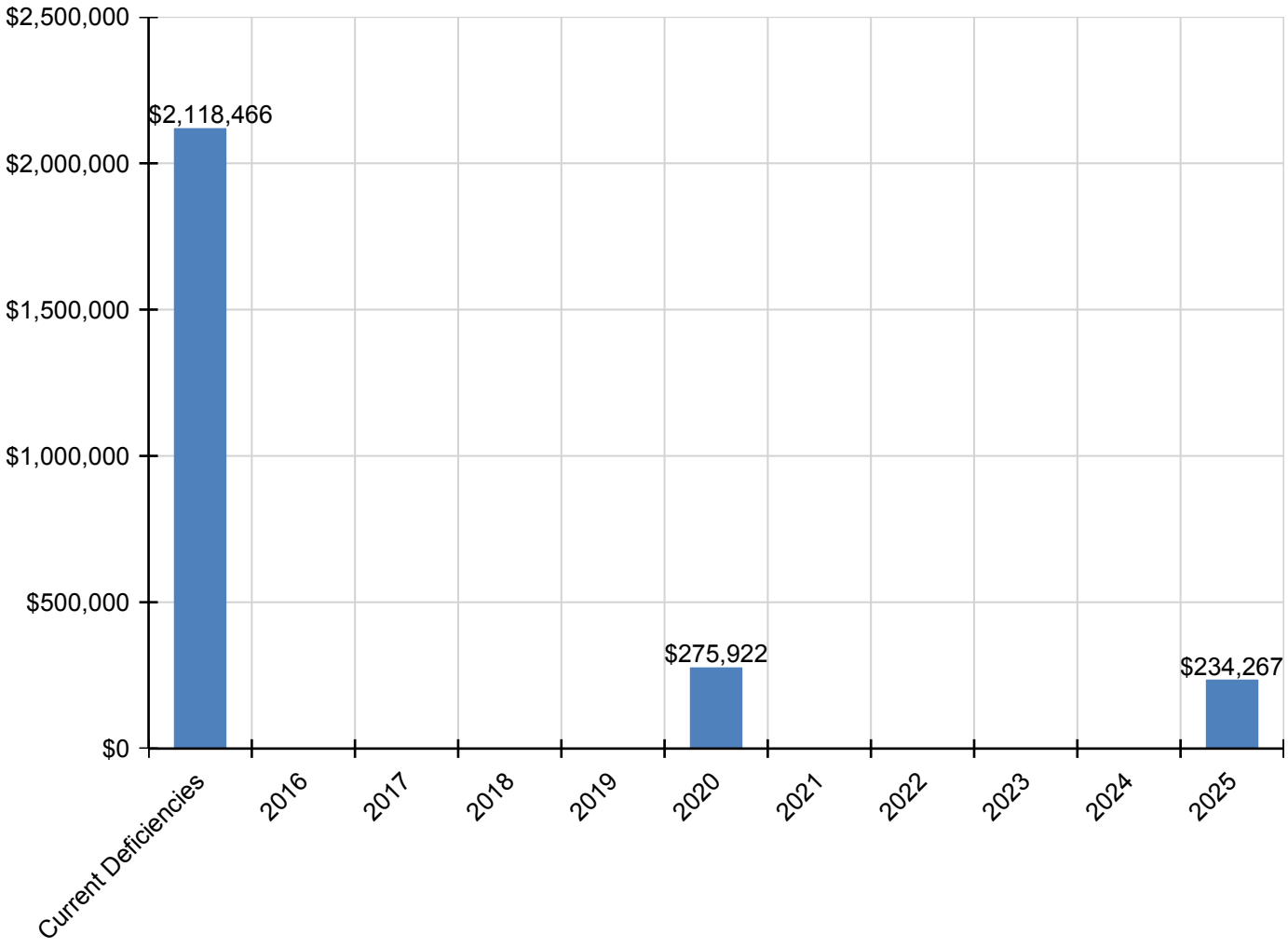
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$31,013	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,013**
C1030 - Fittings	$49,779	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,779**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$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	$0	$0	$0	$46,278	**$46,278**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$10,552	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,552**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$163,266	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$163,266**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$178,063	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$178,063**
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	$315,090	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$315,090**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$82,529	$0	$0	$0	$0	$0	**$82,529**
D2030 - Sanitary Waste	$60,841	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,841**
D2040 - Rain Water Drainage	$17,485	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,485**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$8,480	$0	$0	$0	$0	$0	**$8,480**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$98,309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,309**
D3050 - Terminal & Package Units	$496,186	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$496,186**
D3060 - Controls & Instrumentation	$64,231	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,231**
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	$37,438	$0	$0	$0	$0	$0	**$37,438**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$140,236	$0	$0	$0	$0	$0	**$140,236**
D5020 - Lighting	$158,794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$158,794**
D5030 - Communications and Security - Clock & PA Systems	$99,915	$0	$0	$0	$0	$0	$0	$0	$0	$0	$134,277	**$234,192**
D5030 - Communications and Security - Fire Alarm	$21,946	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,494	**$51,440**
D5030 - Communications and Security - Security & CCTV	$10,884	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,627	**$25,511**
D5090 - Other Electrical Systems - Emergency Lights (Wall Packs)	$0	$0	$0	$0	$0	$7,240	$0	$0	$0	$0	$0	**$7,240**
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	$9,592	**$9,592**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$95,812	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$95,812**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

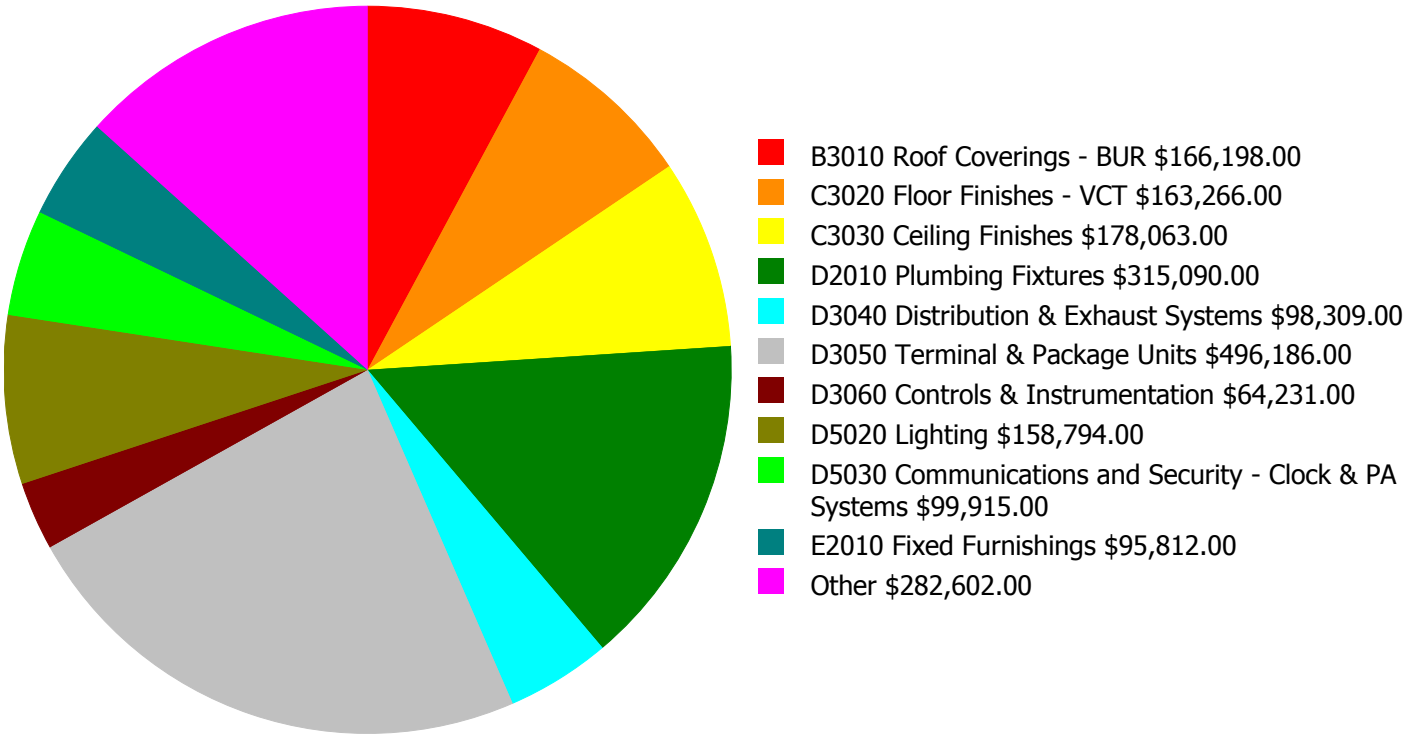
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

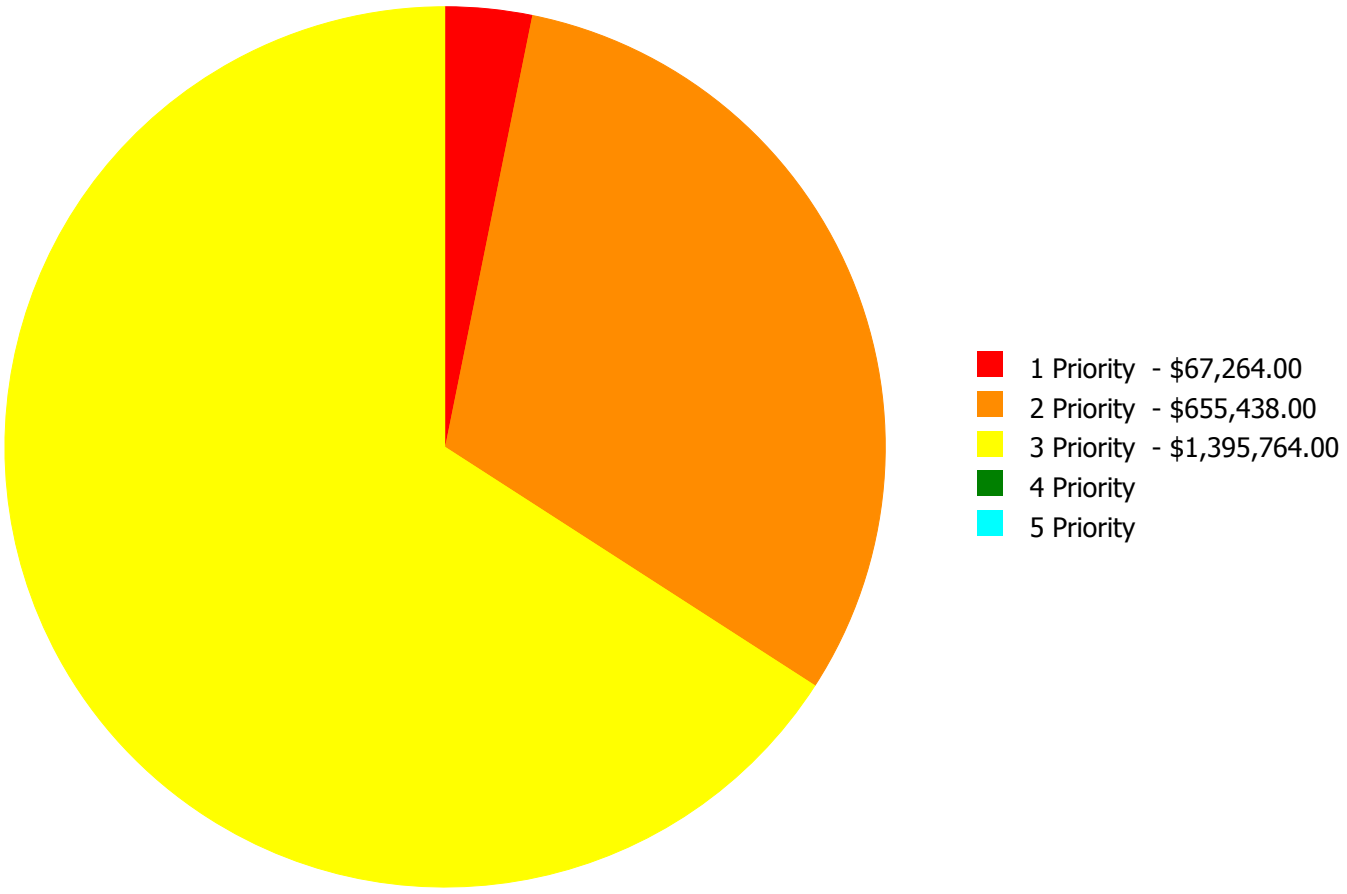
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $2,118,466.00

Deficiency Summary by Priority

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



Budget Estimate Total: $2,118,466.00

Deficiency By Priority Investment Table

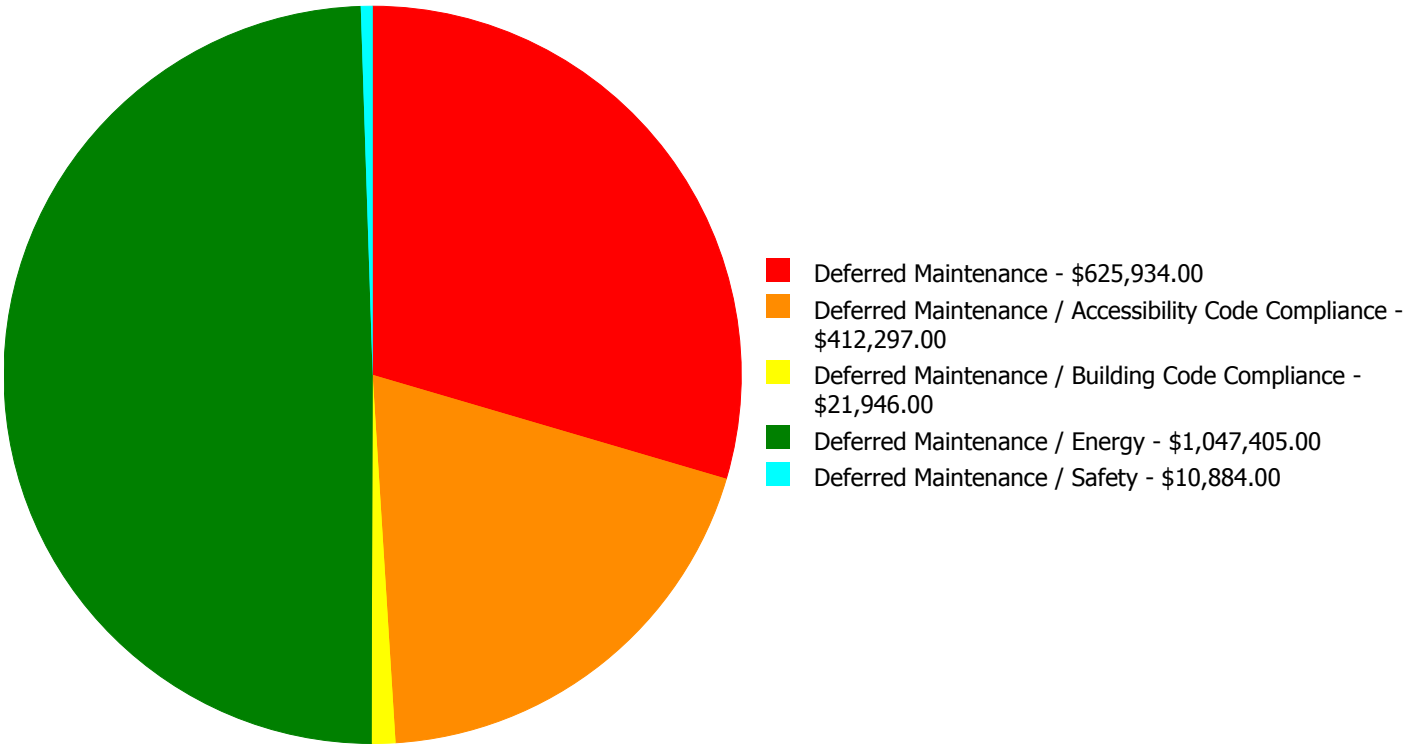
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$16,415.00	$0.00	$0.00	$16,415.00
B3010	Roof Coverings - BUR	$0.00	$166,198.00	$0.00	$0.00	$0.00	$166,198.00
B3010	Roof Coverings - EPDM	$0.00	$0.00	$63,687.00	$0.00	$0.00	$63,687.00
C1020	Interior Doors	$0.00	$0.00	$31,013.00	$0.00	$0.00	$31,013.00
C1030	Fittings	$49,779.00	$0.00	$0.00	$0.00	$0.00	$49,779.00
C3020	Floor Finishes - Ceramic & Quarry Tile	$0.00	$0.00	$10,552.00	$0.00	$0.00	$10,552.00
C3020	Floor Finishes - VCT	$0.00	$163,266.00	$0.00	$0.00	$0.00	$163,266.00
C3030	Ceiling Finishes	$0.00	$0.00	$178,063.00	$0.00	$0.00	$178,063.00
D2010	Plumbing Fixtures	$0.00	$315,090.00	$0.00	$0.00	$0.00	$315,090.00
D2030	Sanitary Waste	$0.00	$0.00	$60,841.00	$0.00	$0.00	$60,841.00
D2040	Rain Water Drainage	$17,485.00	$0.00	$0.00	$0.00	$0.00	$17,485.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$98,309.00	$0.00	$0.00	$98,309.00
D3050	Terminal & Package Units	$0.00	$0.00	$496,186.00	$0.00	$0.00	$496,186.00
D3060	Controls & Instrumentation	$0.00	$0.00	$64,231.00	$0.00	$0.00	$64,231.00
D5020	Lighting	$0.00	$0.00	$158,794.00	$0.00	$0.00	$158,794.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$99,915.00	$0.00	$0.00	$99,915.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$21,946.00	$0.00	$0.00	$21,946.00
D5030	Communications and Security - Security & CCTV	$0.00	$10,884.00	$0.00	$0.00	$0.00	$10,884.00
E2010	Fixed Furnishings	$0.00	$0.00	$95,812.00	$0.00	$0.00	$95,812.00
	Total:	$67,264.00	$655,438.00	$1,395,764.00	$0.00	$0.00	$2,118,466.00

Deficiency Summary by Category

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



Budget Estimate Total: $2,118,466.00

Deficiency Details by Priority

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

Priority 1 Priority:

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 1 Priority
Correction: Renew System
Qty: 16,220.00
Unit of Measure: S.F.
Estimate: $49,779.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails, signage and lockers, are beyond their expected service life, damaged, not ADA compliant, and should be replaced. SPLOST project 126-422 to renovate unisex adult restrooms in halls.

System: D2040 - Rain Water Drainage

Location: Basement
Distress: Needs Remediation
Category: Deferred Maintenance
Priority: 1 Priority
Correction: Renew System
Qty: 16,220.00
Unit of Measure: S.F.
Estimate: $17,485.00
Assessor Name: Sam Mandola
Date Created: 08/12/2015

Notes: The drainage system in the basement is not functioning correctly. SPLOST project 126-422 to replace the basement drainage system.

Priority 2 Priority:

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 2 Priority
Correction: Renew System
Qty: 7,299.00
Unit of Measure: S.F.
Estimate: $166,198.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure and should be replaced. SPLOST project 126-422 to replace the roof and roof openings as appropriate.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 15,558.00
Unit of Measure: S.F.
Estimate: $163,266.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 2 Priority

Correction: Renew System

Qty: 16,220.00

Unit of Measure: S.F.

Estimate: $315,090.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Plumbing fixtures are aged, worn, stained and not to ADA compliant, and should be replaced. SPLOST project 126-422 to renovate unisex adult restrooms in halls.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 16,220.00

Unit of Measure: S.F.

Estimate: $10,884.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The security system is beyond its expected service life and has inadequate intrusion detection and camera surveillance. The entire system should be replaced/upgraded to provide full coverage.

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 16,220.00

Unit of Measure: S.F.

Estimate: $16,415.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original exterior doors are aged, dented, not easy to operate, not ADA compliant, and should be replaced.

System: B3010 - Roof Coverings - EPDM

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 8,921.00

Unit of Measure: S.F.

Estimate: $63,687.00

Assessor Name: Ben Nixon

Date Created: 08/10/2015

Notes: The EPDM pitched roof coverings are aging, showing signs of failure, and should be replaced. SPLOST project 126-422 to replace the roof and roof openings as appropriate.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 16,220.00

Unit of Measure: S.F.

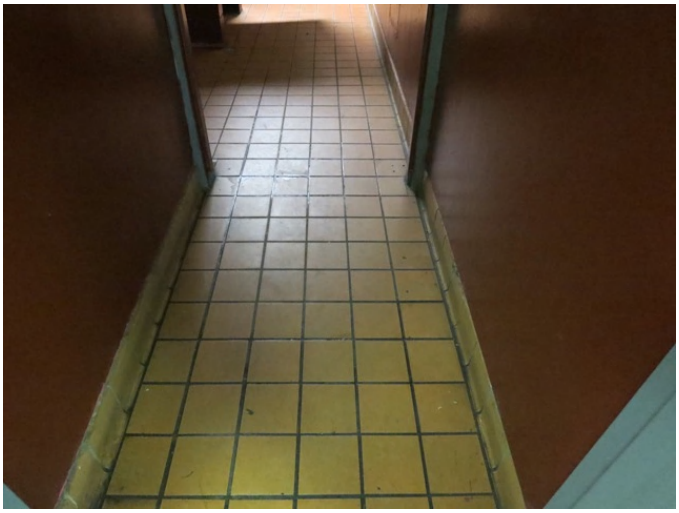
Estimate: $31,013.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, not ADA or building code compliant, and should be repaired or replaced.

System: C3020 - Floor Finishes - Ceramic & Quarry Tile



Location: Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 662.00

Unit of Measure: S.F.

Estimate: $10,552.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The tile floor covering is beyond its expected service life, cracked, patched and worn, and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 16,220.00
Unit of Measure: S.F.
Estimate: $178,063.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The acoustical ceiling system is beyond its expected service life and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 16,220.00
Unit of Measure: S.F.
Estimate: $60,841.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The sanitary waste system is beyond its expected service life, has frequent back-ups and odors, and should be scheduled for replacement.

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 16,220.00

Unit of Measure: S.F.

Estimate: $98,309.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Roof top exhaust fans are not functional and the ventilation system is dirty. The system is beyond its expected service life and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Roof/Wall Mounted

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 16,220.00

Unit of Measure: S.F.

Estimate: $496,186.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Package and wall mounted heat pumps are beyond their expected service life and should be scheduled for replacement. SPLOST project 126-422 to replace the roof top units, water source heat pumps and fan coil units.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 16,220.00
Unit of Measure: S.F.
Estimate: $64,231.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The controls and instrumentation system is beyond its expected service life, aged, and should be scheduled for replacement.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 16,220.00
Unit of Measure: S.F.
Estimate: $158,794.00
Assessor Name: Ben Nixon
Date Created: 08/12/2015

Notes: The lighting system is beyond its expected service life and should be scheduled for replacement with energy efficient light fixtures. SPLOST project 126-422 to replace the lighting system throughout the building.

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 16,220.00

Unit of Measure: S.F.

Estimate: $99,915.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 16,220.00

Unit of Measure: S.F.

Estimate: $21,946.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The fire alarm system, including pull stations and strobes, are beyond their service life, not building code compliant, and should be scheduled for replacement. Visible alarms (strobes) are missing in multiple occupancy, common use areas, such as restrooms.

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 16,220.00

Unit of Measure: S.F.

Estimate: $95,812.00

Assessor Name: Ben Nixon

Date Created: 12/11/2015

Notes: Fixed furnishings are beyond their expected service life, worn, inadequate, and should be replaced.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	162
Year Built:	1953
Last Renovation:	
Replacement Value:	$14,146
Repair Cost:	$3,657.00
Total FCI:	25.85 %
Total RSLI:	29.07 %
FCA Score:	74.15

Description:

The storage building at Redan Elementary School is located at 1914 Stone Mountain-Lithonia Road in Lithonia, Georgia. Originally built in 1953, 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:	Fire Sprinkler System:

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	38.00 %	0.00 %	$0.00
A20 - Basement Construction	38.00 %	0.00 %	$0.00
B10 - Superstructure	38.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.66 %	9.69 %	$665.00
B30 - Roofing	0.00 %	110.00 %	$2,992.00
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:	**29.07 %**	**25.85 %**	**$3,657.00**

Photo Album

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

1). North Elevation - Aug 10, 2015

2). South Elevation - Aug 10, 2015

3). West Elevation - Aug 10, 2015

4). East Elevation - Aug 10, 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.	162	100	1953	2053		38.00 %	0.00 %	38			$727
A1030	Slab on Grade	$3.60	S.F.	162	100	1953	2053		38.00 %	0.00 %	38			$583
A2010	Basement Excavation	$0.22	S.F.	162	100	1953	2053		38.00 %	0.00 %	38			$36
A2020	Basement Walls	$3.52	S.F.	162	100	1953	2053		38.00 %	0.00 %	38			$570
B1020	Roof Construction	$16.33	S.F.	162	100	1953	2053		38.00 %	0.00 %	38			$2,645
B2010	Exterior Walls	$38.65	S.F.	162	100	1953	2053		38.00 %	0.00 %	38			$6,261
B2020	Exterior Windows	$4.87	S.F.	0	30	1953	1983		0.00 %	0.00 %	-32			$0
B2030	Exterior Doors	$3.73	S.F.	162	30	1953	1983		0.00 %	110.10 %	-32		$665.00	$604
B3010	Roof Coverings	$16.79	S.F.	162	20	1953	1973		0.00 %	110.00 %	-42		$2,992.00	$2,720
C1010	Partitions	$13.04	S.F.	0	40	1953	1993		0.00 %	0.00 %	-22			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1953	1983		0.00 %	0.00 %	-32			$0
C1030	Fittings	$3.04	S.F.	0	20	1953	1973		0.00 %	0.00 %	-42			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1953	1973		0.00 %	0.00 %	-42			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1953	1973		0.00 %	0.00 %	-42			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1953	1973		0.00 %	0.00 %	-42			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	30				0.00 %	0.00 %				$0
								Total	**29.07 %**	**25.85 %**			**$3,657.00**	**$14,146**

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%

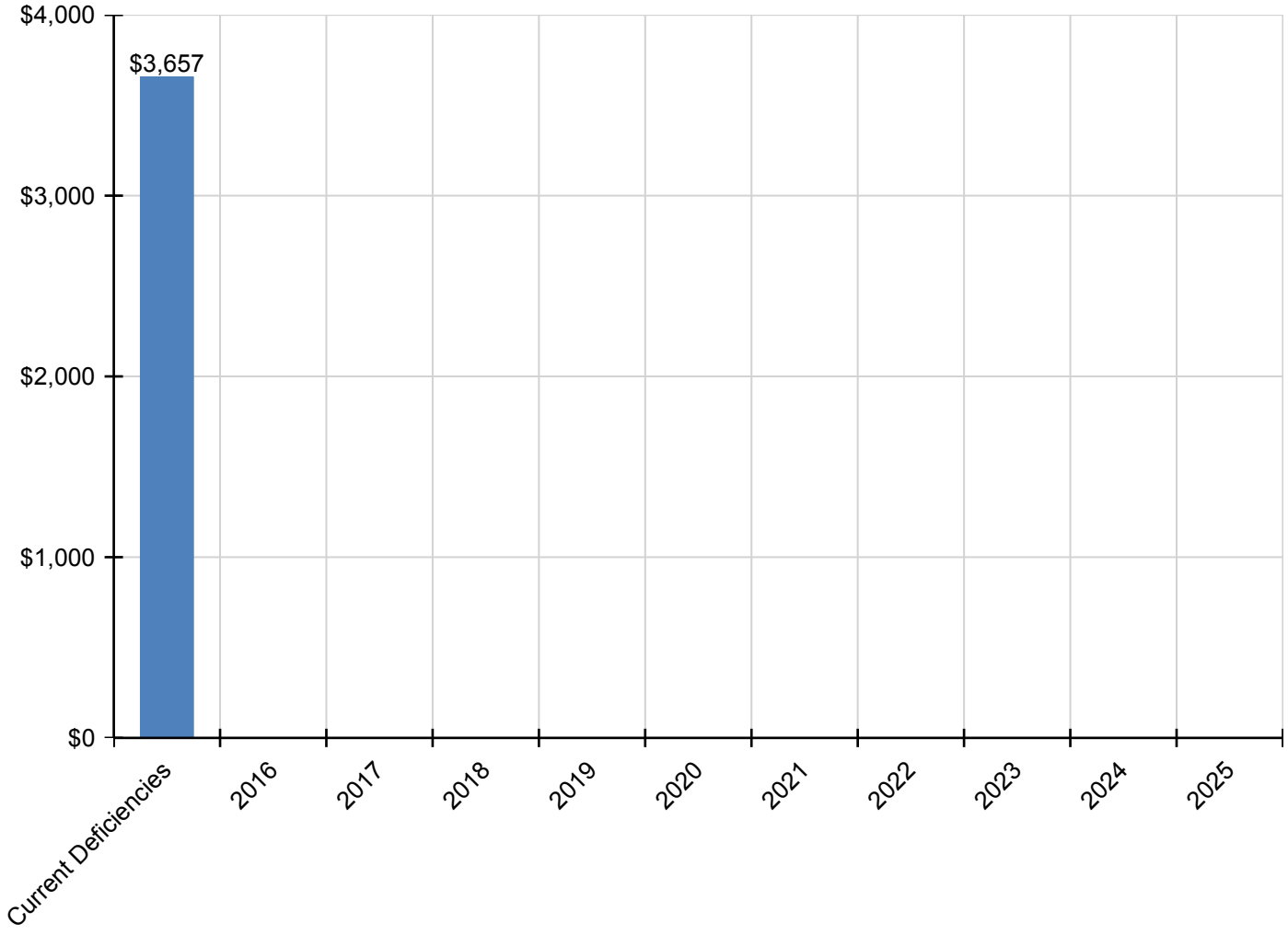
School Assessment Report - 1953 Storage Building

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,657**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,657**
* 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	$665	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$665**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$2,992	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,992**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

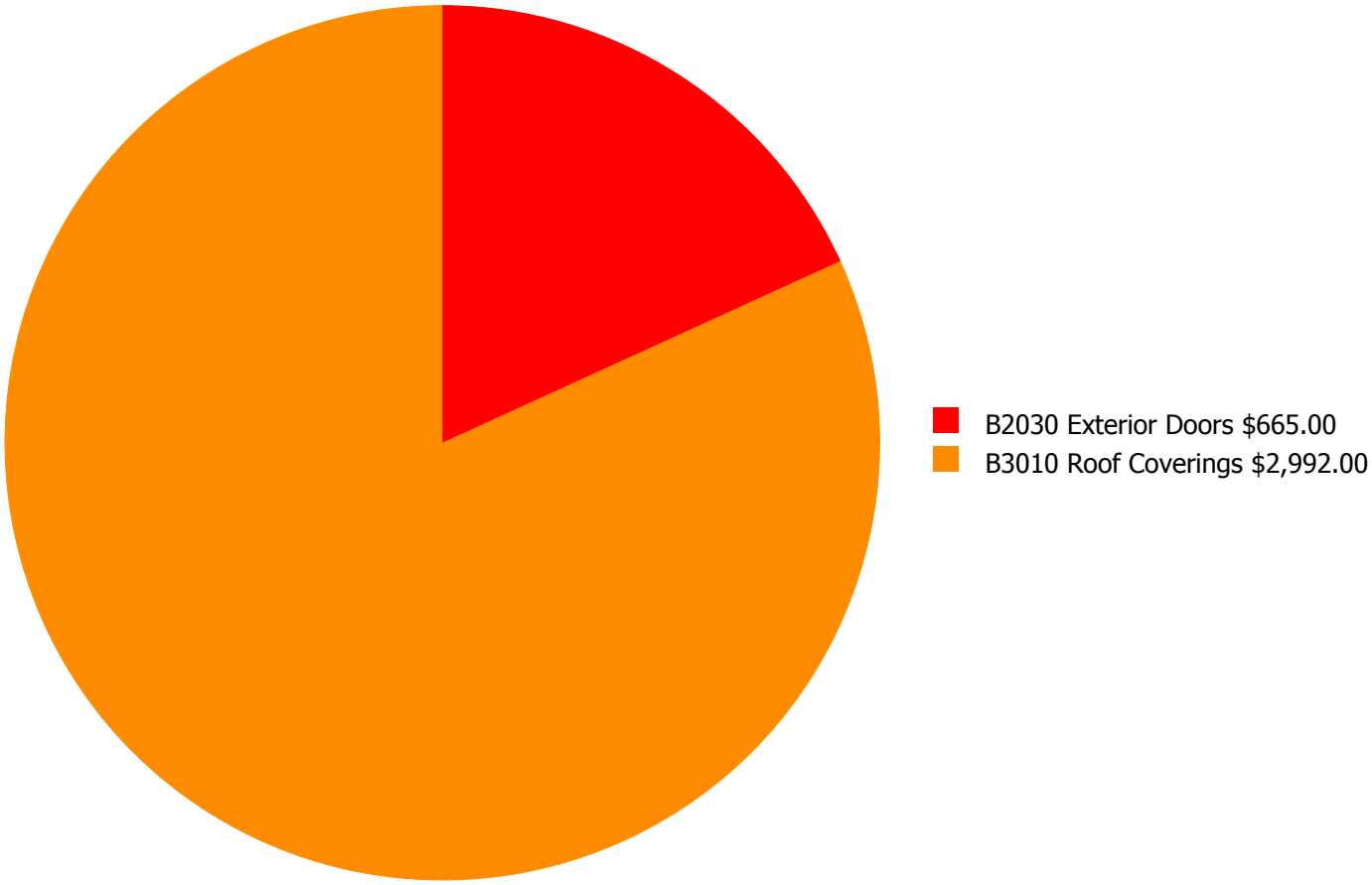
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

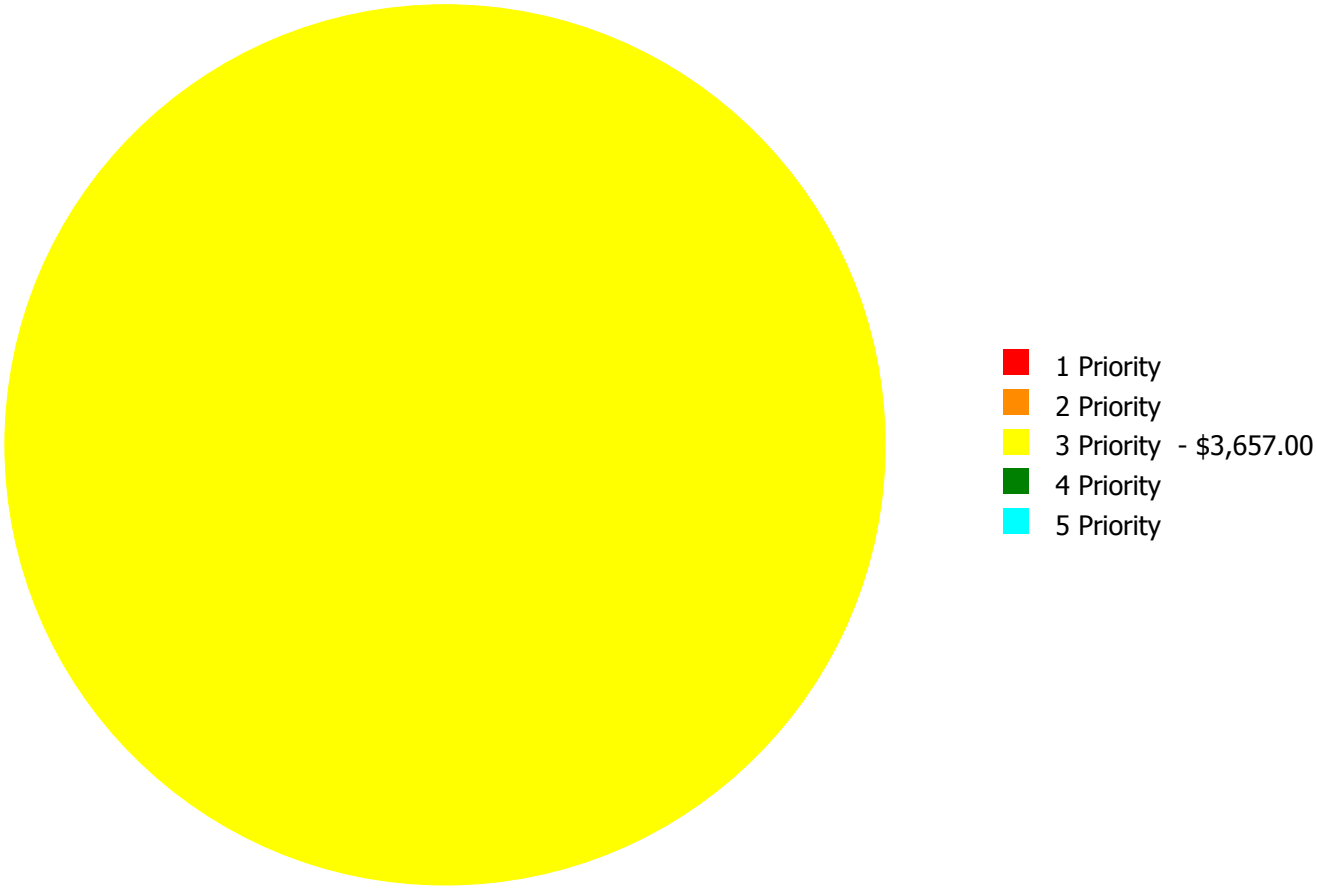
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,657.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,657.00

Deficiency By Priority Investment Table

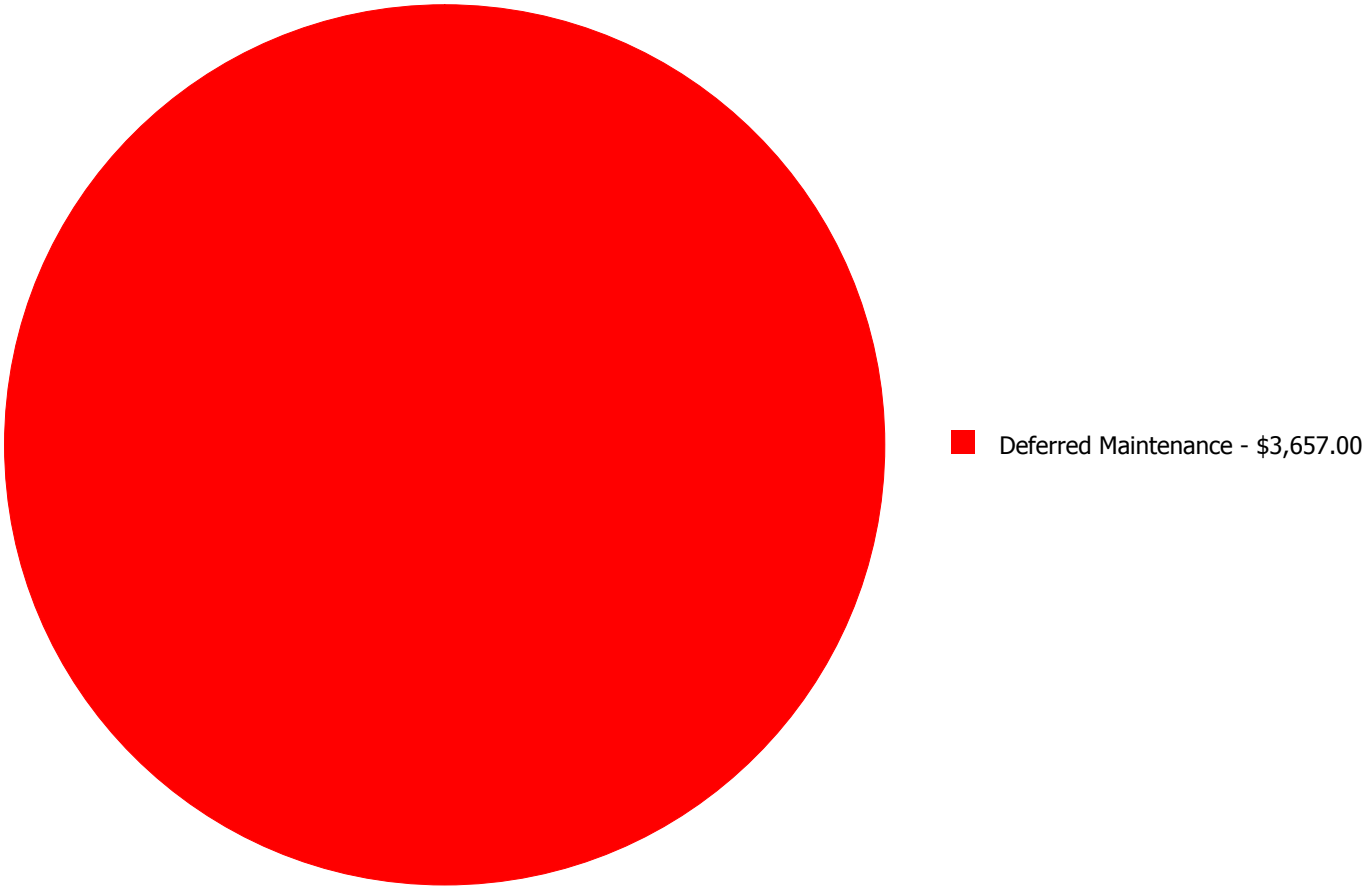
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$665.00	$0.00	$0.00	$665.00
B3010	Roof Coverings	$0.00	$0.00	$2,992.00	$0.00	$0.00	$2,992.00
	Total:	$0.00	$0.00	$3,657.00	$0.00	$0.00	$3,657.00

Deficiency Summary by Category

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



Budget Estimate Total: $3,657.00

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: 162.00
Unit of Measure: S.F.
Estimate: $665.00
Assessor Name: David Organiscak
Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, and should be replaced.

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 162.00
Unit of Measure: S.F.
Estimate: $2,992.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced. SPLOST project 126-422 to replace the metal roof on the storage building.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	28,328
Year Built:	1968
Last Renovation:	2009
Replacement Value:	$6,505,961
Repair Cost:	$4,183,433.00
Total FCI:	64.30 %
Total RSLI:	23.82 %
FCA Score:	35.70

Description:

The 1968/1978 classroom additions at Redan Elementary School are one-story buildings located at 1914 Stone Mountain-Lithonia Road in Lithonia, Georgia. Originally built as additions to the 1935/1953 building, there have been two additions in 1975 and 1978, partial renovations in 2008 and 2009, and there are additional renovations planned under SPLOST. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020, 2022	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	53.00 %	0.00 %	$0.00
A20 - Basement Construction	53.00 %	0.00 %	$0.00
B10 - Superstructure	53.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	35.78 %	35.74 %	$240,250.00
B30 - Roofing	0.00 %	110.00 %	$664,660.00
C10 - Interior Construction	30.48 %	40.86 %	$141,102.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	23.65 %	35.39 %	$345,412.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	60.09 %	36.56 %	$273,904.00
D30 - HVAC	11.93 %	96.88 %	$1,046,692.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	1.68 %	107.00 %	$776,838.00
E10 - Equipment	1.15 %	107.46 %	$527,241.00
E20 - Furnishings	0.00 %	110.00 %	$167,334.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**23.82 %**	**64.30 %**	**$4,183,433.00**

Photo Album

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

1). South Elevation - Aug 10, 2015

2). West Elevation - Aug 10, 2015

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System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	28,328	100	1968	2068		53.00 %	0.00 %	53			$183,849
A1020	Special Foundations	$0.00	S.F.	0	100	1968	2068		53.00 %	0.00 %	53			$0
A1030	Slab on Grade	$7.09	S.F.	28,328	100	1968	2068		53.00 %	0.00 %	53			$200,846
A2010	Basement Excavation	$0.00	S.F.	0	100	1968	2068		53.00 %	0.00 %	53			$0
A2020	Basement Walls	$6.13	S.F.	28,328	100	1968	2068		53.00 %	0.00 %	53			$173,651
B1010	Floor Construction	$0.00	S.F.	0	100	1968	2068		53.00 %	0.00 %	53			$0
B1020	Roof Construction	$5.34	S.F.	28,328	100	1968	2068		53.00 %	0.00 %	53			$151,272
B2010	Exterior Walls	$16.02	S.F.	28,328	100	1968	2068		53.00 %	0.00 %	53			$453,815
B2020	Exterior Windows	$6.79	S.F.	28,328	30	1968	1998		0.00 %	110.00 %	-17		$211,582.00	$192,347
B2030	Exterior Doors	$0.92	S.F.	28,328	30	1968	1998		0.00 %	110.00 %	-17		$28,668.00	$26,062
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	10	1968	1978		0.00 %	0.00 %	-37			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	28,328	25	1968	1993		0.00 %	110.00 %	-22		$645,029.00	$586,390
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	15	1968	1983		0.00 %	0.00 %	-32			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	30	1968	1998		0.00 %	0.00 %	-17			$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.	0	75	1968	2043		37.33 %	0.00 %	28			$0
B3020	Roof Openings	$0.63	S.F.	28,328	30	1968	1998		0.00 %	110.00 %	-17		$19,631.00	$17,847
C1010	Partitions	$7.01	S.F.	28,328	100	1968	2068		53.00 %	0.00 %	53			$198,579
C1020	Interior Doors	$2.39	S.F.	28,328	30	1968	1998		0.00 %	80.00 %	-17		$54,163.00	$67,704
C1030	Fittings	$2.79	S.F.	28,328	20	1995	2015		0.00 %	110.00 %	0		$86,939.00	$79,035
C2010	Stair Construction	$0.00	S.F.	0	100	1968	2068		53.00 %	0.00 %	53			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	12,748	30	1968	1998		0.00 %	110.00 %	-17		$144,014.00	$130,922
C3010	Wall Finishes - Paint	$1.93	S.F.	15,580	10	2009	2019		40.00 %	0.00 %	4			$30,069
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1968	1978		0.00 %	0.00 %	-37			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	874	8	1995	2003		0.00 %	110.00 %	-12		$8,172.00	$7,429
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	3,375	50	1968	2018		6.00 %	0.00 %	3			$48,904
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	5,666	50	1968	2018		6.00 %	0.00 %	3			$300,355
C3020	Floor Finishes - VCT	$9.54	S.F.	18,413	20	1968	1988		0.00 %	110.00 %	-27		$193,226.00	$175,660
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1968	1988		0.00 %	0.00 %	-27			$0
C3030	Ceiling Finishes	$9.98	S.F.	28,328	20	2009	2029		70.00 %	0.00 %	14			$282,713
D1010	Elevators and Lifts	$1.17	S.F.	0	30				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	28,328	20	2013	2033		90.00 %	0.00 %	18			$500,272
D2020	Domestic Water Distribution	$3.99	S.F.	28,328	30	1978	2008		0.00 %	110.00 %	-7		$124,332.00	$113,029
D2030	Sanitary Waste	$3.41	S.F.	28,328	30	1978	2008		0.00 %	110.00 %	-7		$106,258.00	$96,598
D2040	Rain Water Drainage	$0.98	S.F.	28,328	30	1978	2008		0.00 %	110.00 %	-7		$30,538.00	$27,761

School Assessment Report - 1968, 1978 Additions

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	28,328	30	1978	2008		0.00 %	110.01 %	-7		$12,776.00	$11,614
D3020	Heat Generating Systems	$4.55	S.F.	28,328	30	2015	2045		100.00 %	0.00 %	30			$128,892
D3030	Cooling Generating Systems	$4.73	S.F.	28,328	25	1978	2003		0.00 %	110.00 %	-12		$147,391.00	$133,991
D3040	Distribution & Exhaust Systems	$5.51	S.F.	28,328	30	1978	2008		0.00 %	110.00 %	-7		$171,696.00	$156,087
D3050	Terminal & Package Units	$18.52	S.F.	28,328	15	1999	2014		0.00 %	110.00 %	-1		$577,098.00	$524,635
D3060	Controls & Instrumentation	$3.60	S.F.	28,328	20	1990	2010		0.00 %	110.00 %	-5		$112,179.00	$101,981
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	28,328	30	1968	1998		0.00 %	110.00 %	-17		$38,328.00	$34,843
D4010	Sprinklers	$4.75	S.F.	0	30				0.00 %	0.00 %				$0
D4020	Standpipes	$0.51	S.F.	0	30				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	S.F.	28,328	30	1968	1998		0.00 %	110.00 %	-17		$56,401.00	$51,274
D5020	Branch Wiring	$6.78	S.F.	28,328	30	1978	2008		0.00 %	110.00 %	-7		$211,270.00	$192,064
D5020	Lighting	$8.90	S.F.	28,328	30	1978	2008		0.00 %	110.00 %	-7		$277,331.00	$252,119
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	28,328	10	1968	1978		0.00 %	110.00 %	-37		$174,500.00	$158,637
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	28,328	10	1968	1978		0.00 %	110.00 %	-37		$38,328.00	$34,843
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	28,328	10	2005	2015		0.00 %	110.00 %	0		$19,008.00	$17,280
D5090	Other Electrical Systems - Emergency Lights (Wall Packs)	$0.35	S.F.	28,328	15	2005	2020		33.33 %	0.00 %	5			$9,915
D5090	Other Electrical Systems - Generator	$0.35	S.F.	28,328	20	2013	2033		90.00 %	0.00 %	18			$9,915
E1010	Commercial Equipment	$0.00	S.F.	0	20				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	28,328	20	2005	2025		50.00 %	0.00 %	10			$11,331
E1090	Other Equipment - Kitchen Equipment	$16.92	S.F.	28,328	20	1968	1988		0.00 %	110.00 %	-27		$527,241.00	$479,310
E2010	Fixed Furnishings	$5.37	S.F.	28,328	20	1968	1988		0.00 %	110.00 %	-27		$167,334.00	$152,121
F1010	Special Structures - Canopies	$1.61	S.F.	0	25				0.00 %	0.00 %				$0
								Total	**23.82 %**	**64.30 %**			**$4,183,433.00**	**$6,505,961**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$4,183,433**	**$0**	**$0**	**$419,808**	**$37,227**	**$12,643**	**$0**	**$0**	**$10,352**	**$0**	**$328,319**	**$4,991,782**
*** 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	$211,582	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$211,582**
B2030 - Exterior Doors	$28,668	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,668**
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	$645,029	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$645,029**
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	$19,631	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,631**
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**

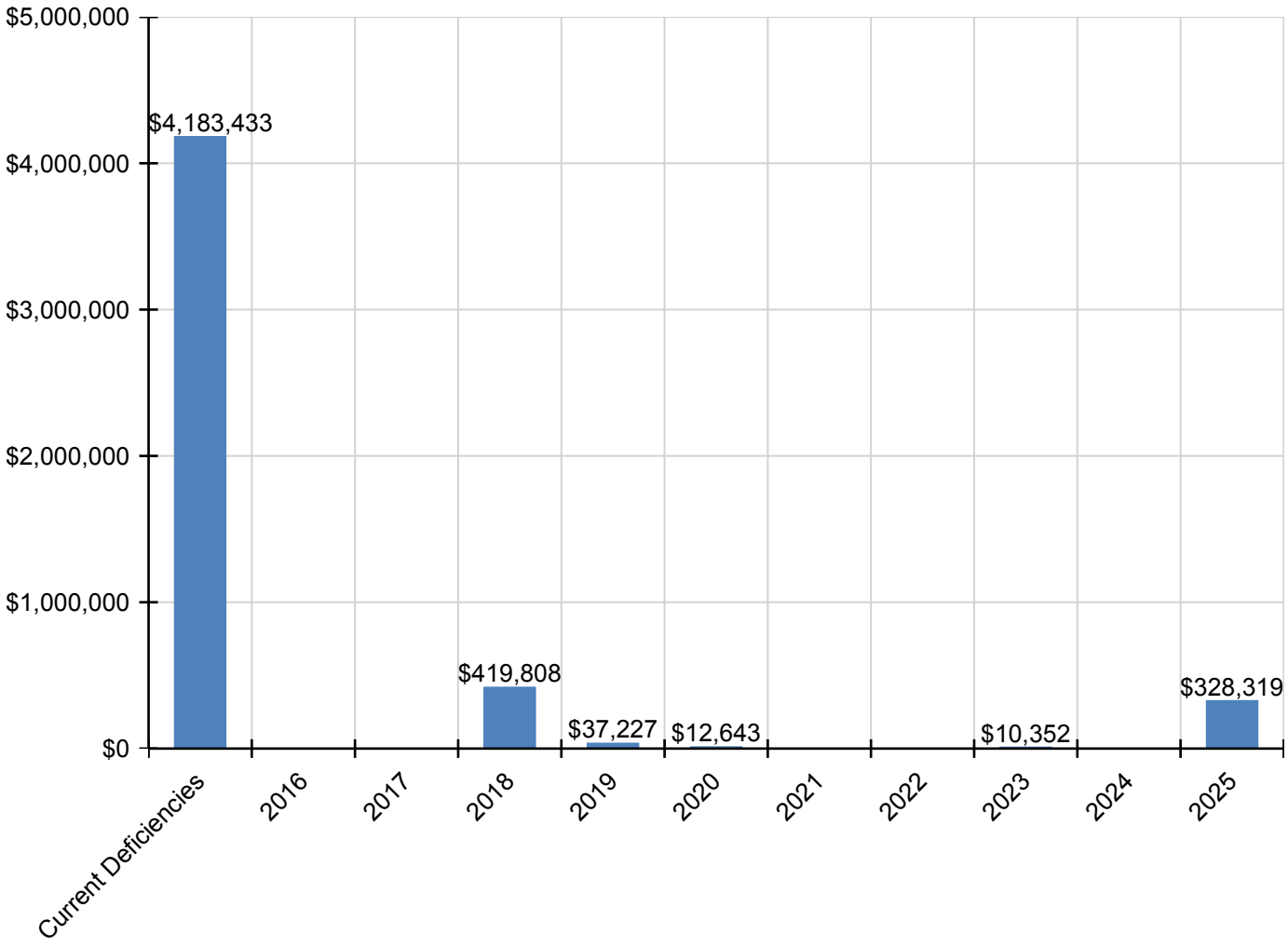
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$54,163	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,163**
C1030 - Fittings	$86,939	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$86,939**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$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	$144,014	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$144,014**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$37,227	$0	$0	$0	$0	$0	$0	**$37,227**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$8,172	$0	$0	$0	$0	$0	$0	$0	$10,352	$0	$0	**$18,524**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$58,782	$0	$0	$0	$0	$0	$0	$0	**$58,782**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$361,026	$0	$0	$0	$0	$0	$0	$0	**$361,026**
C3020 - Floor Finishes - VCT	$193,226	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$193,226**
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	$124,332	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$124,332**
D2030 - Sanitary Waste	$106,258	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,258**
D2040 - Rain Water Drainage	$30,538	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,538**
D2090 - Other Plumbing Systems - Natural Gas	$12,776	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,776**
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	$147,391	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$147,391**
D3040 - Distribution & Exhaust Systems	$171,696	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$171,696**
D3050 - Terminal & Package Units	$577,098	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$577,098**
D3060 - Controls & Instrumentation	$112,179	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$112,179**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$38,328	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,328**
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	$56,401	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,401**
D5020 - Branch Wiring	$211,270	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$211,270**
D5020 - Lighting	$277,331	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$277,331**
D5030 - Communications and Security - Clock & PA Systems	$174,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$234,513	**$409,013**
D5030 - Communications and Security - Fire Alarm	$38,328	$0	$0	$0	$0	$0	$0	$0	$0	$0	$51,510	**$89,838**
D5030 - Communications and Security - Security & CCTV	$19,008	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,545	**$44,553**
D5090 - Other Electrical Systems - Emergency Lights (Wall Packs)	$0	$0	$0	$0	$0	$12,643	$0	$0	$0	$0	$0	**$12,643**
D5090 - Other Electrical Systems - Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,751	**$16,751**
E1090 - Other Equipment - Kitchen Equipment	$527,241	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$527,241**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$167,334	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$167,334**
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

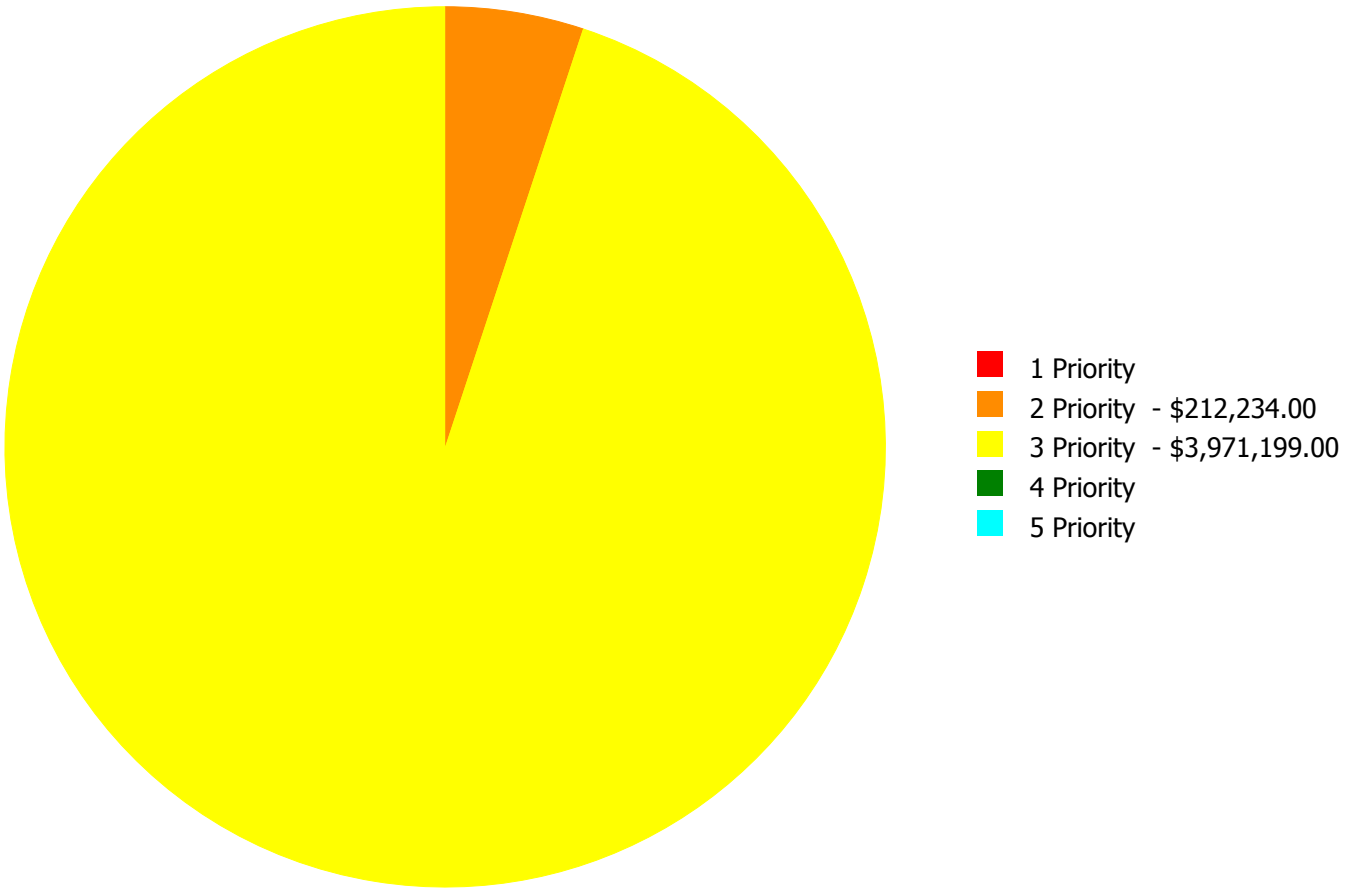
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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

- B2020 Exterior Windows $211,582.00
- B3010 Roof Coverings - BUR $645,029.00
- C3020 Floor Finishes - VCT $193,226.00
- D3040 Distribution & Exhaust Systems $171,696.00
- D3050 Terminal & Package Units $577,098.00
- D5020 Branch Wiring $211,270.00
- D5020 Lighting $277,331.00
- D5030 Communications and Security - Clock & PA Systems $174,500.00
- E1090 Other Equipment - Kitchen Equipment $527,241.00
- E2010 Fixed Furnishings $167,334.00
- Other $1,027,126.00

Budget Estimate Total: $4,183,433.00

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: $4,183,433.00

Deficiency By Priority Investment Table

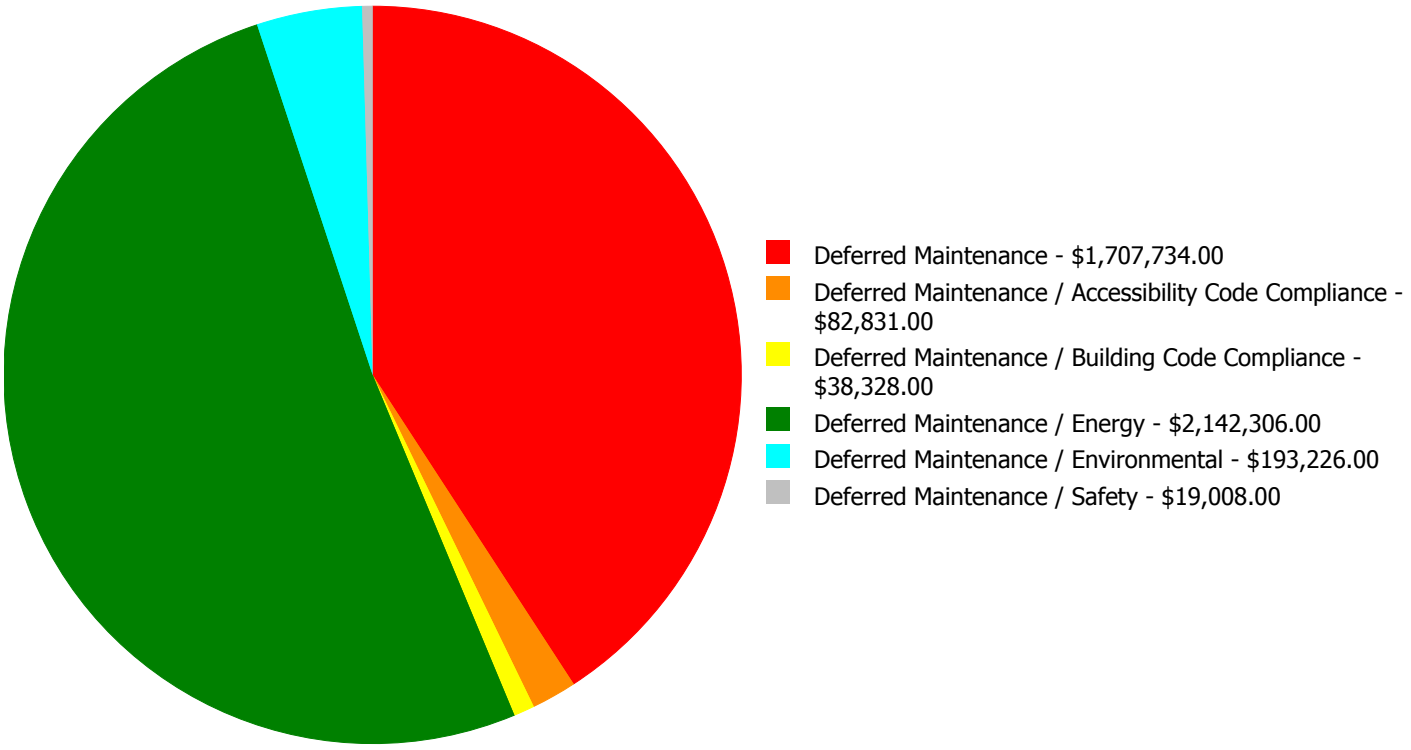
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$211,582.00	$0.00	$0.00	$211,582.00
B2030	Exterior Doors	$0.00	$0.00	$28,668.00	$0.00	$0.00	$28,668.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$645,029.00	$0.00	$0.00	$645,029.00
B3020	Roof Openings	$0.00	$0.00	$19,631.00	$0.00	$0.00	$19,631.00
C1020	Interior Doors	$0.00	$0.00	$54,163.00	$0.00	$0.00	$54,163.00
C1030	Fittings	$0.00	$0.00	$86,939.00	$0.00	$0.00	$86,939.00
C3010	Wall Finishes - Ceramic & Glazed	$0.00	$0.00	$144,014.00	$0.00	$0.00	$144,014.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$8,172.00	$0.00	$0.00	$8,172.00
C3020	Floor Finishes - VCT	$0.00	$193,226.00	$0.00	$0.00	$0.00	$193,226.00
D2020	Domestic Water Distribution	$0.00	$0.00	$124,332.00	$0.00	$0.00	$124,332.00
D2030	Sanitary Waste	$0.00	$0.00	$106,258.00	$0.00	$0.00	$106,258.00
D2040	Rain Water Drainage	$0.00	$0.00	$30,538.00	$0.00	$0.00	$30,538.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$12,776.00	$0.00	$0.00	$12,776.00
D3030	Cooling Generating Systems	$0.00	$0.00	$147,391.00	$0.00	$0.00	$147,391.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$171,696.00	$0.00	$0.00	$171,696.00
D3050	Terminal & Package Units	$0.00	$0.00	$577,098.00	$0.00	$0.00	$577,098.00
D3060	Controls & Instrumentation	$0.00	$0.00	$112,179.00	$0.00	$0.00	$112,179.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	$0.00	$38,328.00	$0.00	$0.00	$38,328.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$56,401.00	$0.00	$0.00	$56,401.00
D5020	Branch Wiring	$0.00	$0.00	$211,270.00	$0.00	$0.00	$211,270.00
D5020	Lighting	$0.00	$0.00	$277,331.00	$0.00	$0.00	$277,331.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$174,500.00	$0.00	$0.00	$174,500.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$38,328.00	$0.00	$0.00	$38,328.00
D5030	Communications and Security - Security & CCTV	$0.00	$19,008.00	$0.00	$0.00	$0.00	$19,008.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$527,241.00	$0.00	$0.00	$527,241.00
E2010	Fixed Furnishings	$0.00	$0.00	$167,334.00	$0.00	$0.00	$167,334.00
	Total:	$0.00	$212,234.00	$3,971,199.00	$0.00	$0.00	$4,183,433.00

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: $4,183,433.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: C3020 - Floor Finishes - VCT

Location: Cafeteria and Offices
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 2 Priority
Correction: Renew System
Qty: 18,413.00
Unit of Measure: S.F.
Estimate: $193,226.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The VCT flooring is aged, cracked and worn, includes some 9" x 9" tiles, and should be replaced. The sunken area in the floor between the 1968 and 1975 buildings is a safety hazard, resulting in trips and falls, and should be leveled.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 28,328.00
Unit of Measure: S.F.
Estimate: $19,008.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The security system is beyond its expected service life and has inadequate intrusion detection and camera surveillance. The entire system should be replaced/upgraded to provide full coverage.

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: 28,328.00

Unit of Measure: S.F.

Estimate: $211,582.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: B2030 - Exterior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

Estimate: $28,668.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The exterior doors are aged, damaged, not easy to operate, not ADA compliant, and should be replaced.

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Damaged

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

Estimate: $645,029.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced. SPLOST project 126-422 to replace the roof and roof openings as appropriate.

System: B3020 - Roof Openings

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

Estimate: $19,631.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Roof openings are beyond their expected service life and should be scheduled for replacement in conjunction with the roof covering. SPLOST project 126-422 to replace the roof and roof openings as appropriate.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

Estimate: $54,163.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, not ADA or building code compliant, and should be repaired or replaced.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

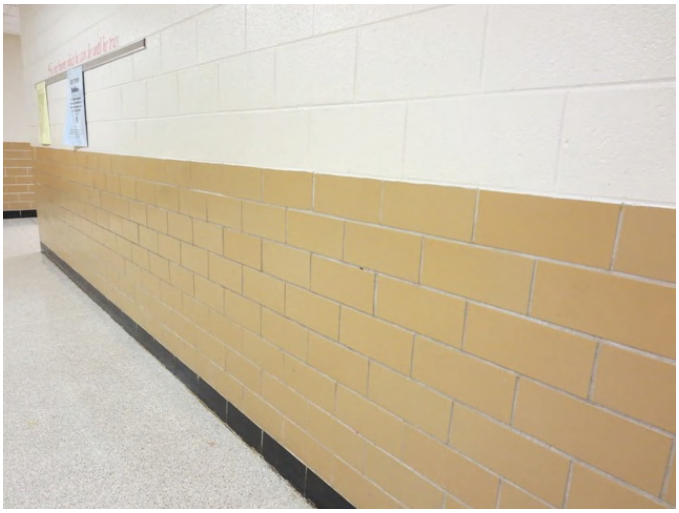
Estimate: $86,939.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, not ADA compliant, and should be replaced. SPLOST project 126-422 to renovate unisex adult restrooms in halls.

System: C3010 - Wall Finishes - Ceramic & Glazed



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 12,748.00
Unit of Measure: S.F.
Estimate: $144,014.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The wall tiles are beyond their expected service life, damaged in areas, and should be replaced.

System: C3020 - Floor Finishes - Carpet

Location: Offices
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 874.00
Unit of Measure: S.F.
Estimate: $8,172.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The carpet in the meeting room is stained, showing signs of failure, and should be replaced.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

Estimate: $124,332.00

Assessor Name: Ben Nixon

Date Created: 08/12/2015

Notes: The domestic water distribution system is beyond its expected service life. Valves and piping are rusted, aged and should be scheduled for replacement.

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

Estimate: $106,258.00

Assessor Name: Ben Nixon

Date Created: 08/12/2015

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

System: D2040 - Rain Water Drainage

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 28,328.00
Unit of Measure: S.F.
Estimate: $30,538.00
Assessor Name: Ben Nixon
Date Created: 08/12/2015

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

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 28,328.00
Unit of Measure: S.F.
Estimate: $12,776.00
Assessor Name: Ben Nixon
Date Created: 08/12/2015

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

System: D3030 - Cooling Generating Systems

Location: Mechanical Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

Estimate: $147,391.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Cooling tower, chiller, piping, valves and pumps are worn, corroded and aged. SPLOST project 126-422 to replace the chiller, cooling tower, pumps, and valves.

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

Estimate: $171,696.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Roof top exhaust fans are not functional and the ventilation system is dirty. The system is beyond its expected service life and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

Estimate: $577,098.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: One roof top package unit was installed in 2010. The majority of the system is water source heat pumps in the classrooms. The entire system is beyond its expected service life and should be replaced. SPLOST project 126-422 to replace the roof top units, water source heat pumps and fan coil units.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

Estimate: $112,179.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The controls and instrumentation system is beyond its expected service life, aged, and should be scheduled for replacement.

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

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 28,328.00
Unit of Measure: S.F.
Estimate: $38,328.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5010 - Electrical Service/Distribution

Location: Main Switch Room/Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 28,328.00
Unit of Measure: S.F.
Estimate: $56,401.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The electrical service/distribution system is beyond its expected service life and should be scheduled for replacement. SPLOST project 126-422 to replace the electrical distribution system.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 28,328.00
Unit of Measure: S.F.
Estimate: $211,270.00
Assessor Name: Ben Nixon
Date Created: 08/12/2015

Notes: The branch wiring system is beyond its expected service life, aged, and should be scheduled for replacement.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 28,328.00
Unit of Measure: S.F.
Estimate: $277,331.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The lighting system is beyond its expected service life and should be scheduled for replacement with energy efficient light fixtures. SPLOST project 126-422 to replace the lighting system throughout the building.

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

Estimate: $174,500.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 28,328.00

Unit of Measure: S.F.

Estimate: $38,328.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fire alarm, pull stations, and strobes are beyond their expected service life, not building code compliant, and should be scheduled for replacement. Visible alarms (strobes) are missing in multiple occupancy, common use areas, such as restrooms.

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 28,328.00
Unit of Measure: S.F.
Estimate: $527,241.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Kitchen equipment, including the walk-in cooler, is beyond its expected service life and should be scheduled for replacement. SPLOST project 126-422 to replace the kitchen equipment.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 28,328.00
Unit of Measure: S.F.
Estimate: $167,334.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Fixed furnishings, such as built-in cabinets, are beyond their expected service life and worn, and should be replaced.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	21,000
Year Built:	1975
Last Renovation:	2009
Replacement Value:	$3,989,351
Repair Cost:	$1,647,495.86
Total FCI:	41.30 %
Total RSLI:	41.17 %
FCA Score:	58.70

Description:

The 1975 classroom and media center addition at Redan Elementary School is a one-story building located at 1914 Stone Mountain-Lithonia Road in Lithonia, Georgia. Originally built as an addition to the 1968 building, there has been one addition in 1978 and a partial renovation in 2009. 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:	2021	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	60.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	40.51 %	35.74 %	$178,101.00
B30 - Roofing	0.00 %	110.00 %	$492,723.00
C10 - Interior Construction	34.50 %	40.86 %	$104,601.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	66.88 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	65.77 %	34.47 %	$181,380.86
D30 - HVAC	40.17 %	27.14 %	$210,441.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	29.38 %	68.04 %	$356,202.00
E10 - Equipment	70.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$124,047.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**41.17 %**	**41.30 %**	**$1,647,495.86**

Photo Album

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

1). East Elevation - Aug 11, 2015

2). Southeast Elevation - Aug 11, 2015

3). East Elevation - Aug 11, 2015

4). West Elevation - Aug 11, 2015

5). North Elevation - Aug 11, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	21,000	100	1975	2075		60.00 %	0.00 %	60			$136,290
A1020	Special Foundations	$4.46	S.F.	0	100	1975	2075		60.00 %	0.00 %	60			$0
A1030	Slab on Grade	$7.09	S.F.	21,000	100	1975	2075		60.00 %	0.00 %	60			$148,890
A2010	Basement Excavation	$0.26	S.F.	0	100	1975	2075		60.00 %	0.00 %	60			$0
A2020	Basement Walls	$6.13	S.F.	0	100	1975	2075		60.00 %	0.00 %	60			$0
B1010	Floor Construction	$15.61	S.F.	0	100	1975	2075		60.00 %	0.00 %	60			$0
B1020	Roof Construction	$5.34	S.F.	21,000	100	1975	2075		60.00 %	0.00 %	60			$112,140
B2010	Exterior Walls	$16.02	S.F.	21,000	100	1975	2075		60.00 %	0.00 %	60			$336,420
B2020	Exterior Windows	$6.79	S.F.	21,000	30	1975	2005		0.00 %	110.00 %	-10		$156,849.00	$142,590
B2030	Exterior Doors	$0.92	S.F.	21,000	30	1975	2005		0.00 %	110.00 %	-10		$21,252.00	$19,320
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	0	10	1975	1985		0.00 %	0.00 %	-30			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	21,000	25	1975	2000		0.00 %	110.00 %	-15		$478,170.00	$434,700
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1975	1990		0.00 %	0.00 %	-25			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1975	2005		0.00 %	0.00 %	-10			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1975	2050		46.67 %	0.00 %	35			$0
B3020	Roof Openings	$0.63	S.F.	21,000	30	1975	2005		0.00 %	110.00 %	-10		$14,553.00	$13,230
C1010	Partitions	$7.01	S.F.	21,000	100	1975	2075		60.00 %	0.00 %	60			$147,210
C1020	Interior Doors	$2.39	S.F.	21,000	30	1975	2005		0.00 %	80.00 %	-10		$40,152.00	$50,190
C1030	Fittings	$2.79	S.F.	21,000	20	1975	1995		0.00 %	110.00 %	-20		$64,449.00	$58,590
C2010	Stair Construction	$1.81	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	1975	2005		0.00 %	0.00 %	-10			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	17,220	10	2009	2019		40.00 %	0.00 %	4			$33,235
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1975	1985		0.00 %	0.00 %	-30			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	3,080	8	2013	2021		75.00 %	0.00 %	6			$26,180
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	717	50	1975	2025		20.00 %	0.00 %	10			$10,389
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	1975	2025		20.00 %	0.00 %	10			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	17,203	20	2009	2029		70.00 %	0.00 %	14			$164,117
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1975	1995		0.00 %	0.00 %	-20			$0
C3030	Ceiling Finishes	$9.98	S.F.	21,000	20	2009	2029		70.00 %	0.00 %	14			$209,580
D1010	Elevators and Lifts	$1.17	S.F.	0	0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	21,000	30	2013	2043		93.33 %	2.82 %	28		$10,440.86	$370,860
D2020	Domestic Water Distribution	$3.99	S.F.	21,000	30	1975	2005		0.00 %	110.00 %	-10		$92,169.00	$83,790
D2030	Sanitary Waste	$3.41	S.F.	21,000	30	1975	2005		0.00 %	110.00 %	-10		$78,771.00	$71,610
D2040	Rain Water Drainage	$0.98	S.F.	0	0				0.00 %	0.00 %				$0

School Assessment Report - 1975 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.		0				0.00 %	0.00 %				$0
D3020	Heat Generating Systems	$4.55	S.F.		0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$4.73	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution & Exhaust Systems	$5.51	S.F.	21,000	30	1975	2005		0.00 %	110.00 %	-10		$127,281.00	$115,710
D3050	Terminal & Package Units	$27.81	S.F.	21,000	15	2008	2023		53.33 %	0.00 %	8			$584,010
D3060	Controls & Instrumentation	$3.60	S.F.	21,000	20	1990	2010		0.00 %	110.00 %	-5		$83,160.00	$75,600
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.75	S.F.	0	0				0.00 %	0.00 %				$0
D4020	Standpipes	$0.51	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	S.F.	21,000	40	1975	2015		0.00 %	110.00 %	0		$41,811.00	$38,010
D5020	Branch Wiring	$6.78	S.F.	21,000	30	1975	2005		0.00 %	110.00 %	-10		$156,618.00	$142,380
D5020	Lighting	$8.90	S.F.	21,000	30	2009	2039		80.00 %	0.00 %	24			$186,900
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	21,000	15	1975	1990		0.00 %	110.00 %	-25		$129,360.00	$117,600
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	21,000	15	1975	1990		0.00 %	110.00 %	-25		$28,413.00	$25,830
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	21,000	15	2005	2020		33.33 %	0.00 %	5			$12,810
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	0	0				0.00 %	0.00 %				$0
E1010	Commercial Equipment	$7.92	S.F.	0	20	1975	1995		0.00 %	0.00 %	-20			$0
E1020	Institutional Equipment	$0.40	S.F.	21,000	20	2009	2029		70.00 %	0.00 %	14			$8,400
E1090	Other Equipment	$0.88	S.F.	0	20	1975	1995		0.00 %	0.00 %	-20			$0
E2010	Fixed Furnishings	$5.37	S.F.	21,000	20	1975	1995		0.00 %	110.00 %	-20		$124,047.00	$112,770
F1010	Special Structures - Canopies	$1.61	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**41.17 %**	**41.30 %**			**$1,647,495.86**	**$3,989,351**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,647,496**	**$0**	**$0**	**$0**	**$41,146**	**$16,335**	**$34,386**	**$0**	**$813,787**	**$0**	**$15,358**	**$2,568,509**
*** 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	$156,849	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$156,849**
B2030 - Exterior Doors	$21,252	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,252**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$478,170	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$478,170**
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	$14,553	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,553**
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**

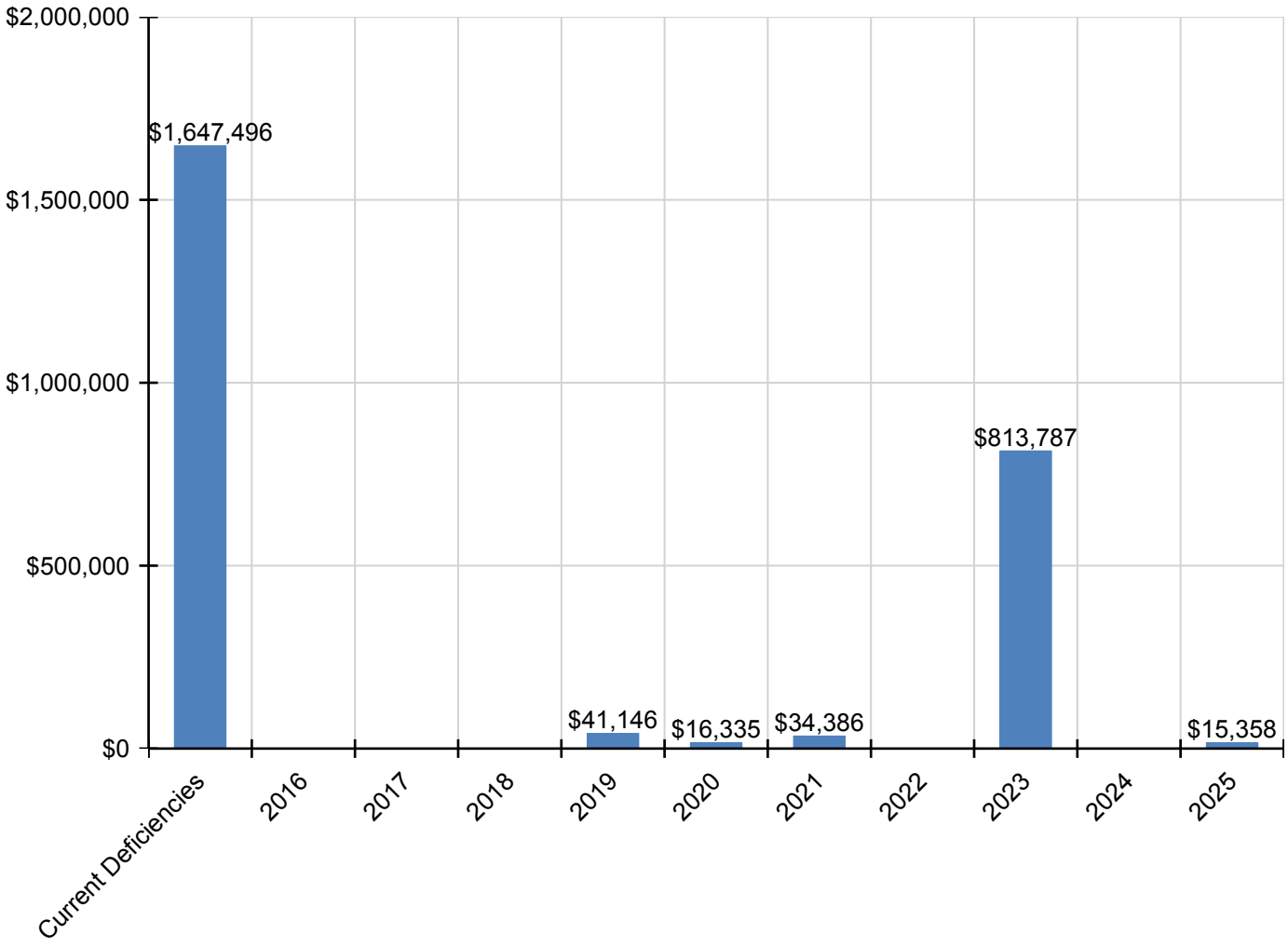
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$40,152	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,152**
C1030 - Fittings	$64,449	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,449**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$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	$41,146	$0	$0	$0	$0	$0	$0	**$41,146**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$34,386	$0	$0	$0	$0	**$34,386**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,358	**$15,358**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$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	$10,441	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,441**
D2020 - Domestic Water Distribution	$92,169	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$92,169**
D2030 - Sanitary Waste	$78,771	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$78,771**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$127,281	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$127,281**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$813,787	$0	$0	**$813,787**
D3060 - Controls & Instrumentation	$83,160	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$83,160**
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	$41,811	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,811**
D5020 - Branch Wiring	$156,618	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$156,618**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$129,360	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$129,360**
D5030 - Communications and Security - Fire Alarm	$28,413	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,413**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$16,335	$0	$0	$0	$0	$0	**$16,335**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$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	$124,047	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$124,047**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

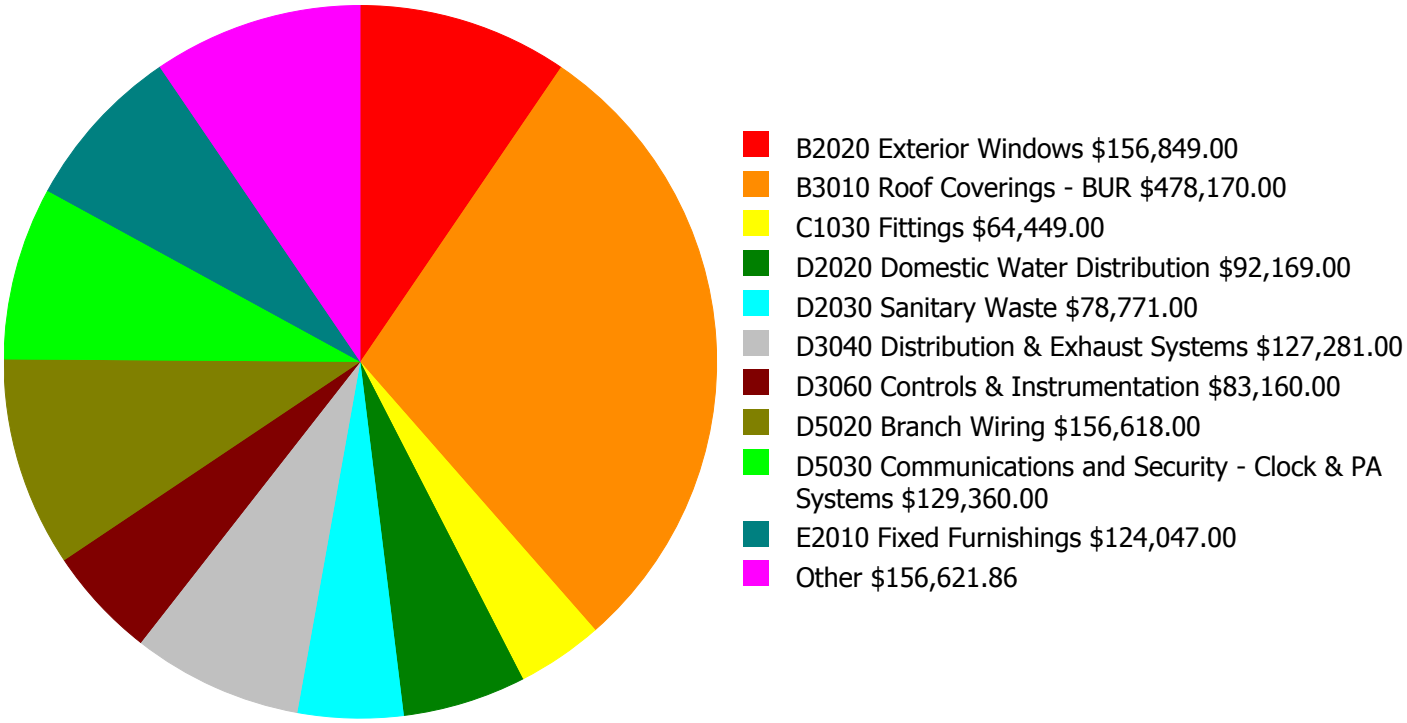
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

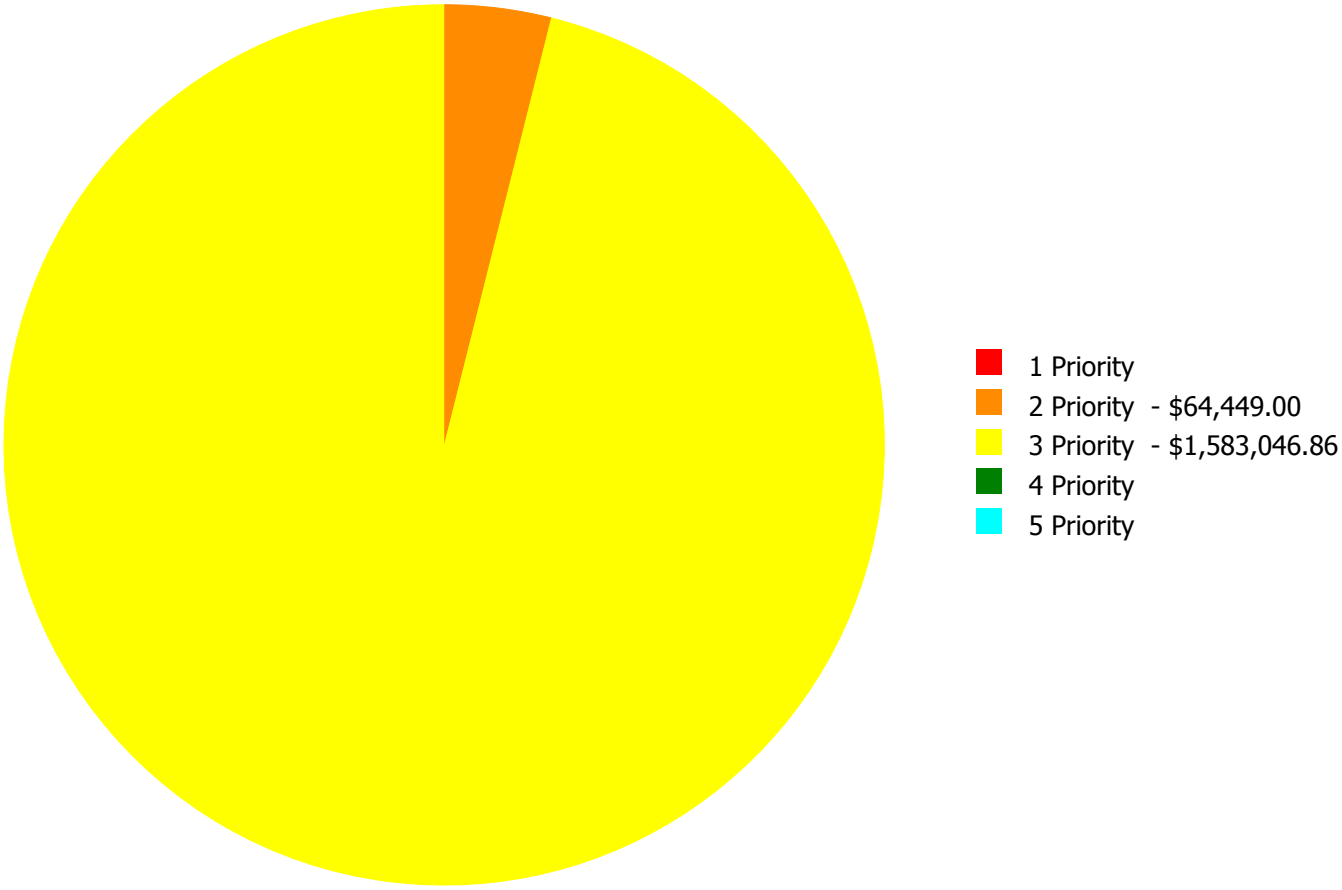
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,647,495.86

Deficiency Summary by Priority

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



Budget Estimate Total: $1,647,495.86

Deficiency By Priority Investment Table

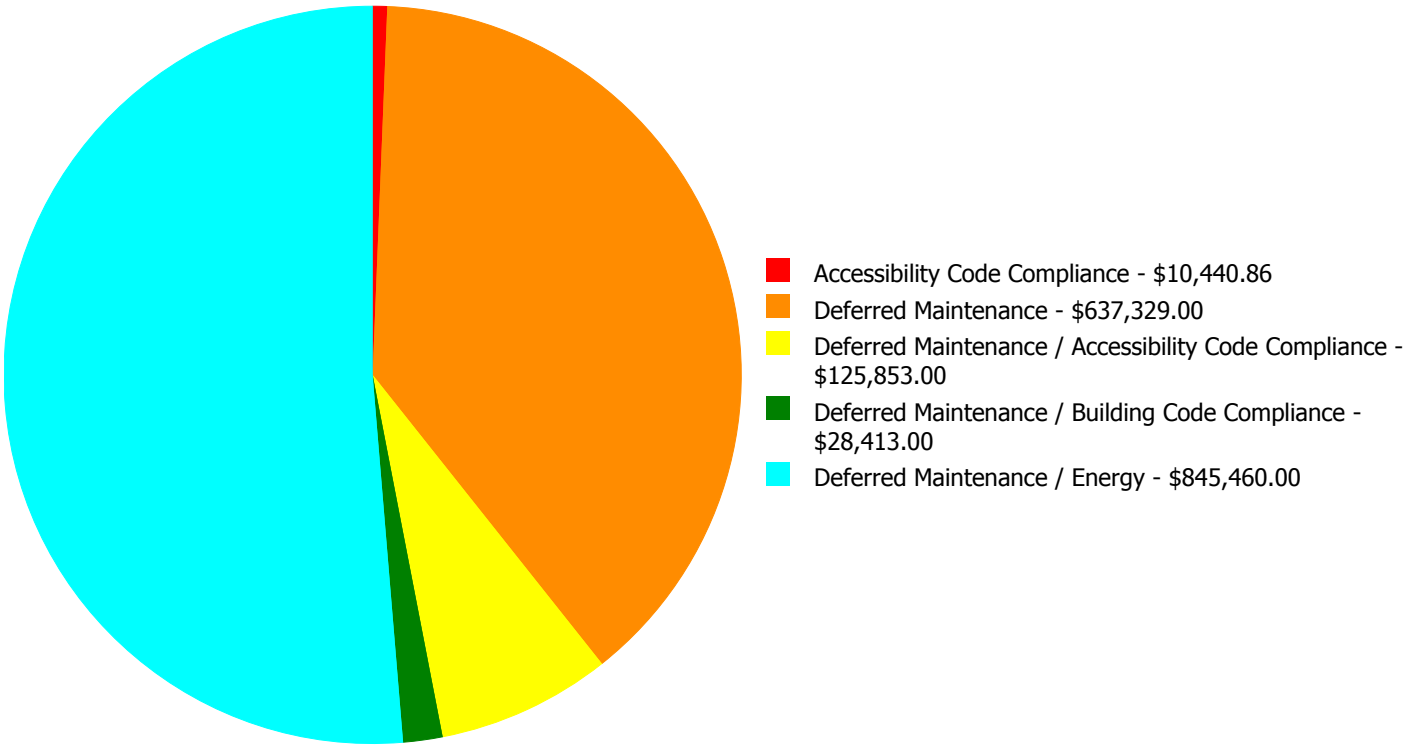
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$156,849.00	$0.00	$0.00	$156,849.00
B2030	Exterior Doors	$0.00	$0.00	$21,252.00	$0.00	$0.00	$21,252.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$478,170.00	$0.00	$0.00	$478,170.00
B3020	Roof Openings	$0.00	$0.00	$14,553.00	$0.00	$0.00	$14,553.00
C1020	Interior Doors	$0.00	$0.00	$40,152.00	$0.00	$0.00	$40,152.00
C1030	Fittings	$0.00	$64,449.00	$0.00	$0.00	$0.00	$64,449.00
D2010	Plumbing Fixtures	$0.00	$0.00	$10,440.86	$0.00	$0.00	$10,440.86
D2020	Domestic Water Distribution	$0.00	$0.00	$92,169.00	$0.00	$0.00	$92,169.00
D2030	Sanitary Waste	$0.00	$0.00	$78,771.00	$0.00	$0.00	$78,771.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$127,281.00	$0.00	$0.00	$127,281.00
D3060	Controls & Instrumentation	$0.00	$0.00	$83,160.00	$0.00	$0.00	$83,160.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$41,811.00	$0.00	$0.00	$41,811.00
D5020	Branch Wiring	$0.00	$0.00	$156,618.00	$0.00	$0.00	$156,618.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$129,360.00	$0.00	$0.00	$129,360.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$28,413.00	$0.00	$0.00	$28,413.00
E2010	Fixed Furnishings	$0.00	$0.00	$124,047.00	$0.00	$0.00	$124,047.00
	Total:	$0.00	$64,449.00	$1,583,046.86	$0.00	$0.00	$1,647,495.86

Deficiency Summary by Category

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



Budget Estimate Total: $1,647,495.86

Deficiency Details by Priority

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

Priority 2 Priority:

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 2 Priority

Correction: Renew System

Qty: 21,000.00

Unit of Measure: S.F.

Estimate: $64,449.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, not ADA compliant, and should be replaced. SPLOST project 126-422 to renovate unisex adult restrooms in halls.

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: 21,000.00

Unit of Measure: S.F.

Estimate: $156,849.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

System: B2030 - Exterior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 21,000.00

Unit of Measure: S.F.

Estimate: $21,252.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The original exterior doors are aged, inadequate, not easy to operate, not ADA compliant, and should be replaced.

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 21,000.00
Unit of Measure: S.F.
Estimate: $478,170.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be renovated. SPLOST project 126-422 to replace the roof and roof openings as appropriate.

System: B3020 - Roof Openings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 21,000.00
Unit of Measure: S.F.
Estimate: $14,553.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The roof openings have some damage due to age and weather, and should be replaced. SPLOST project 126-422 to replace the roof and roof openings as appropriate.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 21,000.00

Unit of Measure: S.F.

Estimate: $40,152.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, not ADA or building code compliant, and should be repaired or replaced.

System: D2010 - Plumbing Fixtures

Location: Hallway

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 2.00

Unit of Measure: Ea.

Estimate: $10,440.86

Assessor Name: Sam Mandola

Date Created: 03/04/2016

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

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 21,000.00
Unit of Measure: S.F.
Estimate: $92,169.00
Assessor Name: Sam Mandola
Date Created: 08/04/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 21,000.00
Unit of Measure: S.F.
Estimate: $78,771.00
Assessor Name: Sam Mandola
Date Created: 08/04/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. Teachers have reported several backups and sewer odors coming from the restrooms.

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 21,000.00

Unit of Measure: S.F.

Estimate: $127,281.00

Assessor Name: Sam Mandola

Date Created: 08/04/2015

Notes: The distribution and exhaust systems are beyond their expected service life, dismantled, non-functional and dirty, and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 21,000.00

Unit of Measure: S.F.

Estimate: $83,160.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The controls and instrumentation system is beyond its expected service life, outdated, inadequate, and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution

Location: Main Switch Room/Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 21,000.00
Unit of Measure: S.F.
Estimate: $41,811.00
Assessor Name: Sam Mandola
Date Created: 08/12/2015

Notes: The electrical service/distribution system is beyond its expected service life, aged, and should be scheduled for replacement. SPLOST project 126-422 to replace the electrical distribution system.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 21,000.00
Unit of Measure: S.F.
Estimate: $156,618.00
Assessor Name: Sam Mandola
Date Created: 08/12/2015

Notes: The branch wiring system is beyond its expected service life, aged, and should be scheduled for replacement.

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 21,000.00

Unit of Measure: S.F.

Estimate: $129,360.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 21,000.00

Unit of Measure: S.F.

Estimate: $28,413.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Fire alarm, pull stations, and strobes are beyond their expected service life, not building code compliant, and should be scheduled for replacement. Visible alarms (strobes) are missing in multiple occupancy, common use areas, such as restrooms.

System: E2010 - Fixed Furnishings

Location: Media Center

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 21,000.00

Unit of Measure: S.F.

Estimate: $124,047.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Fixed furnishings, such as book shelves, are beyond their expected service life and worn, and should be refinished/replaced.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	14,488
Year Built:	1989
Last Renovation:	
Replacement Value:	$2,770,555
Repair Cost:	$1,385,997.00
Total FCI:	50.03 %
Total RSLI:	31.67 %
FCA Score:	49.97

Description:

The 1989 classroom addition at Redan Elementary School is located at 1914 Stone Mountain-Lithonia Road in Lithonia, Georgia. 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:	2030	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	74.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	54.29 %	0.00 %	$0.00
B30 - Roofing	0.00 %	110.00 %	$329,892.00
C10 - Interior Construction	45.17 %	25.18 %	$44,464.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	4.81 %	96.70 %	$316,638.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	68.80 %	0.00 %	$0.00
D30 - HVAC	1.99 %	93.58 %	$500,574.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	34.35 %	30.14 %	$108,848.00
E10 - Equipment	65.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$85,581.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**31.67 %**	**50.03 %**	**$1,385,997.00**

Photo Album

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

1). South Elevation - Aug 11, 2015

2). West Elevation - Aug 11, 2015

3). North Elevation - Aug 11, 2015

4). East Elevation - Aug 11, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	14,488	100	1989	2089		74.00 %	0.00 %	74			$94,027
A1020	Special Foundations	$0.00	S.F.	0	100	1989	2089		74.00 %	0.00 %	74			$0
A1030	Slab on Grade	$7.09	S.F.	14,488	100	1989	2089		74.00 %	0.00 %	74			$102,720
A2010	Basement Excavation	$0.00	S.F.	0	100	1989	2089		74.00 %	0.00 %	74			$0
A2020	Basement Walls	$0.00	S.F.	0	100	1989	2089		74.00 %	0.00 %	74			$0
B1010	Floor Construction	$0.00	S.F.	0	100	1989	2089		74.00 %	0.00 %	74			$0
B1020	Roof Construction	$5.34	S.F.	14,488	100	1989	2089		74.00 %	0.00 %	74			$77,366
B2010	Exterior Walls	$16.02	S.F.	14,488	100	1989	2089		74.00 %	0.00 %	74			$232,098
B2020	Exterior Windows	$6.79	S.F.	14,488	30	1989	2019		13.33 %	0.00 %	4			$98,374
B2030	Exterior Doors	$0.92	S.F.	14,488	30	1989	2019		13.33 %	0.00 %	4			$13,329
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	10	1989	1999		0.00 %	0.00 %	-16			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	14,488	25	1989	2014		0.00 %	110.00 %	-1		$329,892.00	$299,902
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	15	1989	2004		0.00 %	0.00 %	-11			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	30	1989	2019		13.33 %	0.00 %	4			$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.	0	75	1989	2064		65.33 %	0.00 %	49			$0
B3020	Roof Openings	$0.00	S.F.	0	30	1989	2019		13.33 %	0.00 %	4			$0
C1010	Partitions	$7.01	S.F.	14,488	100	1989	2089		74.00 %	0.00 %	74			$101,561
C1020	Interior Doors	$2.39	S.F.	14,488	30	1989	2019		13.33 %	0.00 %	4			$34,626
C1030	Fittings	$2.79	S.F.	14,488	20	1989	2009		0.00 %	110.00 %	-6		$44,464.00	$40,422
C2010	Stair Construction	$0.00	S.F.	0	100	1989	2089		74.00 %	0.00 %	74			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	1,883	30	1989	2019		13.33 %	0.00 %	4			$19,338
C3010	Wall Finishes - Paint	$1.93	S.F.	12,605	10	1989	1999		0.00 %	110.00 %	-16		$26,760.00	$24,328
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1989	1999		0.00 %	0.00 %	-16			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	1,508	8	2013	2021		75.00 %	0.00 %	6			$12,818
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	513	50	1989	2039		48.00 %	0.00 %	24			$7,433
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	1989	2039		48.00 %	0.00 %	24			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	12,467	20	1989	2009		0.00 %	110.00 %	-6		$130,829.00	$118,935
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1989	2009		0.00 %	0.00 %	-6			$0
C3030	Ceiling Finishes	$9.98	S.F.	14,488	20	1989	2009		0.00 %	110.00 %	-6		$159,049.00	$144,590
D1010	Elevators and Lifts	$1.17	S.F.	0	0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	14,488	30	2013	2043		93.33 %	0.00 %	28			$255,858
D2020	Domestic Water Distribution	$3.99	S.F.	14,488	30	1989	2019		13.33 %	0.00 %	4			$57,807
D2030	Sanitary Waste	$3.41	S.F.	14,488	30	1989	2019		13.33 %	0.00 %	4			$49,404
D2040	Rain Water Drainage	$0.98	S.F.	0	0				0.00 %	0.00 %				$0

School Assessment Report - 1989 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	14,488	30	1989	2019		13.33 %	0.00 %	4			$5,940
D3020	Heat Generating Systems	$4.55	S.F.		0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$4.73	S.F.	0	0				0.00 %	0.00 %				$0
D3040	Distribution & Exhaust Systems	$5.51	S.F.	14,488	30	1989	2019		13.33 %	0.00 %	4			$79,829
D3050	Terminal & Package Units	$27.81	S.F.	14,488	15	1989	2004		0.00 %	110.00 %	-11		$443,202.00	$402,911
D3060	Controls & Instrumentation	$3.60	S.F.	14,488	20	1989	2009		0.00 %	110.00 %	-6		$57,372.00	$52,157
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.75	S.F.	0	0				0.00 %	0.00 %				$0
D4020	Standpipes	$0.51	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	S.F.	14,488	40	1989	2029		35.00 %	0.00 %	14			$26,223
D5020	Branch Wiring	$6.78	S.F.	14,488	30	1989	2019		13.33 %	0.00 %	4			$98,229
D5020	Lighting	$8.90	S.F.	14,488	30	2008	2038		76.67 %	0.00 %	23			$128,943
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	14,488	15	1989	2004		0.00 %	110.00 %	-11		$89,246.00	$81,133
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	14,488	15	1989	2004		0.00 %	110.00 %	-11		$19,602.00	$17,820
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	14,488	15	2005	2020		33.33 %	0.00 %	5			$8,838
D5090	Other Electrical Systems - Emergency Lights (Wall Packs)	$0.35	S.F.		0				0.00 %	0.00 %				$0
E1010	Commercial Equipment	$7.92	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.40	S.F.	14,488	20	2008	2028		65.00 %	0.00 %	13			$5,795
E1090	Other Equipment	$0.88	S.F.	0	0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$5.37	S.F.	14,488	20	1989	2009		0.00 %	110.00 %	-6		$85,581.00	$77,801
F1010	Special Structures - Canopies	$1.61	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**31.67 %**	**50.03 %**			**$1,385,997.00**	**$2,770,555**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,385,997**	**$0**	**$0**	**$0**	**$553,948**	**$11,269**	**$16,836**	**$0**	**$0**	**$0**	**$35,963**	**$2,004,014**
*** 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	$121,792	$0	$0	$0	$0	$0	$0	**$121,792**
B2030 - Exterior Doors	$0	$0	$0	$0	$16,502	$0	$0	$0	$0	$0	$0	**$16,502**
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	$329,892	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$329,892**
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**

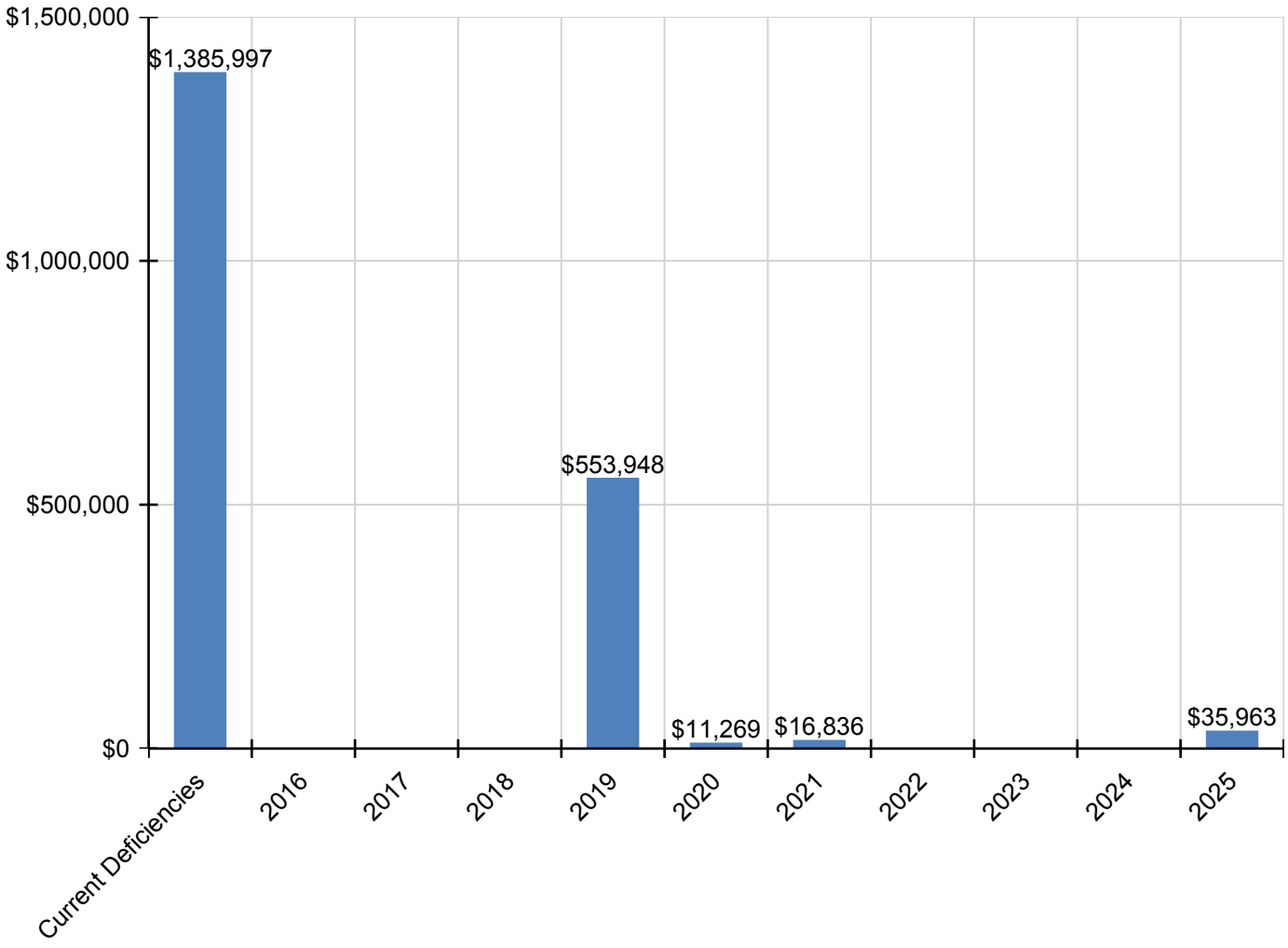
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$31,178	$0	$0	$0	$0	$0	$0	**$31,178**
C1030 - Fittings	$44,464	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,464**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$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	$23,942	$0	$0	$0	$0	$0	$0	**$23,942**
C3010 - Wall Finishes - Paint	$26,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,963	**$62,723**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$16,836	$0	$0	$0	$0	**$16,836**
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	$130,829	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$130,829**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$159,049	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$159,049**
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	$71,569	$0	$0	$0	$0	$0	$0	**$71,569**
D2030 - Sanitary Waste	$0	$0	$0	$0	$61,165	$0	$0	$0	$0	$0	$0	**$61,165**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$7,354	$0	$0	$0	$0	$0	$0	**$7,354**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$0	$0	$0	$0	$98,833	$0	$0	$0	$0	$0	$0	**$98,833**
D3050 - Terminal & Package Units	$443,202	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$443,202**
D3060 - Controls & Instrumentation	$57,372	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,372**
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	$121,613	$0	$0	$0	$0	$0	$0	**$121,613**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Clock & PA Systems	$89,246	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,246**
D5030 - Communications and Security - Fire Alarm	$19,602	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,602**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$11,269	$0	$0	$0	$0	$0	**$11,269**
D5090 - Other Electrical Systems - Emergency Lights (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	$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	$85,581	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,581**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

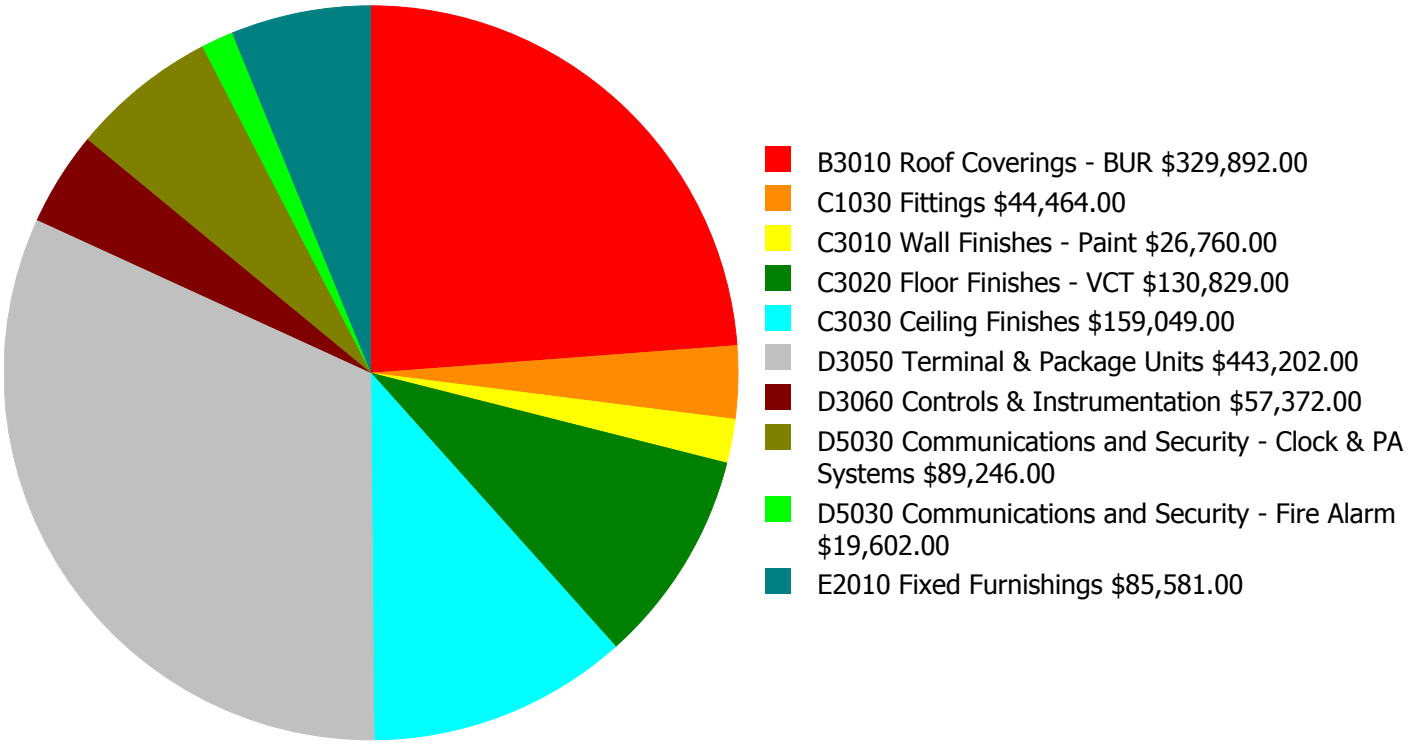
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

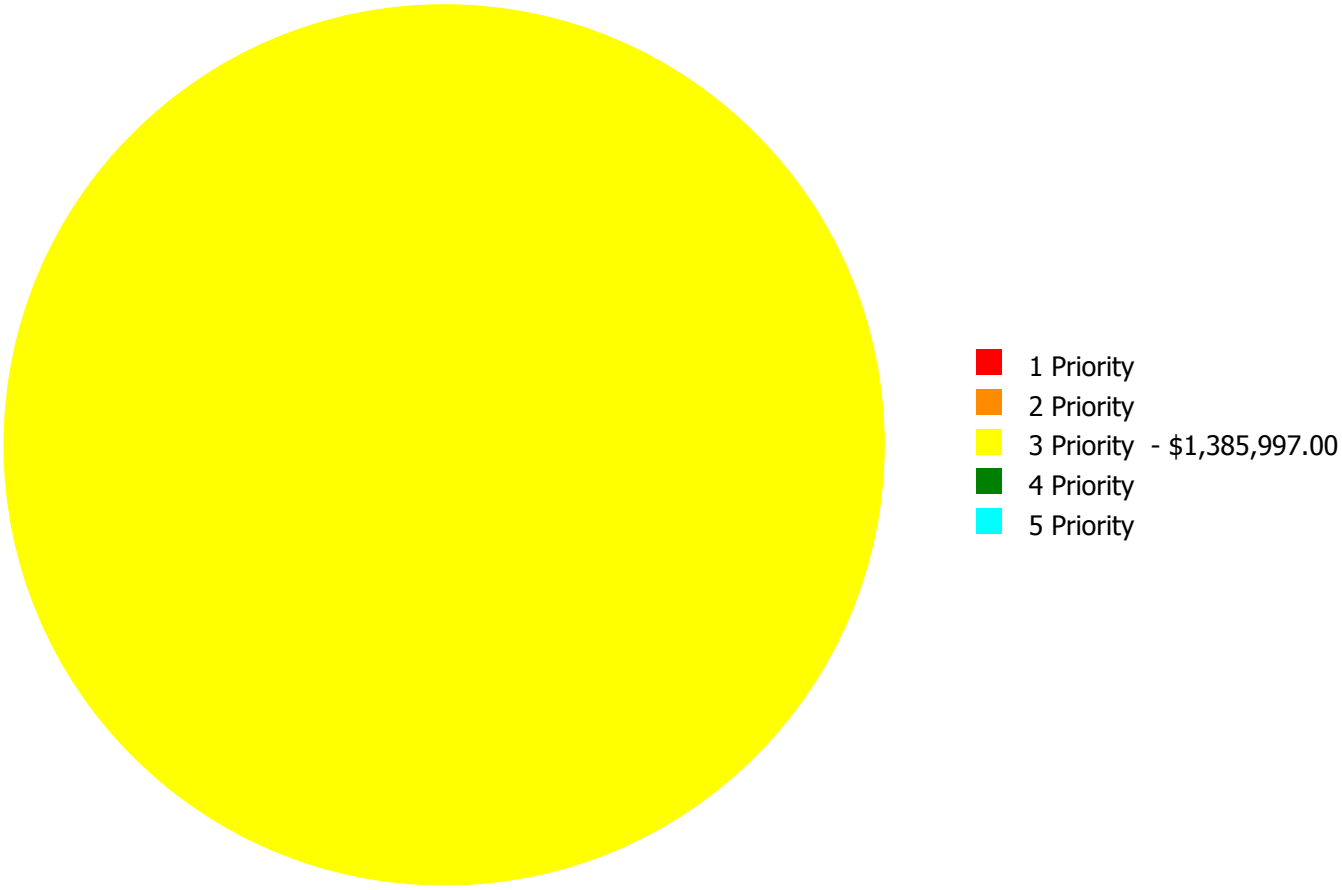
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,385,997.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,385,997.00

Deficiency By Priority Investment Table

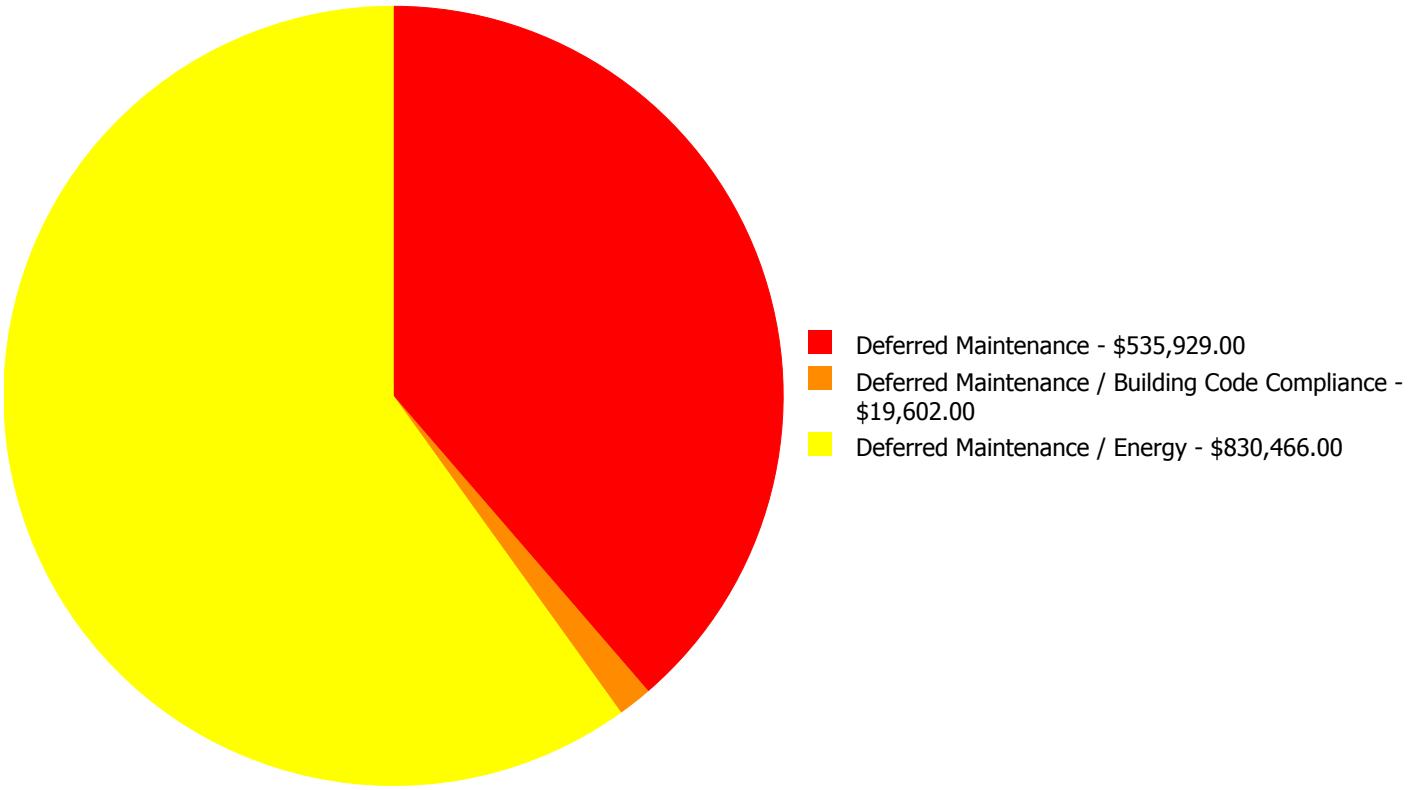
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B3010	Roof Coverings - BUR	$0.00	$0.00	$329,892.00	$0.00	$0.00	$329,892.00
C1030	Fittings	$0.00	$0.00	$44,464.00	$0.00	$0.00	$44,464.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$26,760.00	$0.00	$0.00	$26,760.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$130,829.00	$0.00	$0.00	$130,829.00
C3030	Ceiling Finishes	$0.00	$0.00	$159,049.00	$0.00	$0.00	$159,049.00
D3050	Terminal & Package Units	$0.00	$0.00	$443,202.00	$0.00	$0.00	$443,202.00
D3060	Controls & Instrumentation	$0.00	$0.00	$57,372.00	$0.00	$0.00	$57,372.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$89,246.00	$0.00	$0.00	$89,246.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$19,602.00	$0.00	$0.00	$19,602.00
E2010	Fixed Furnishings	$0.00	$0.00	$85,581.00	$0.00	$0.00	$85,581.00
	Total:	$0.00	$0.00	$1,385,997.00	$0.00	$0.00	$1,385,997.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,385,997.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 14,488.00
Unit of Measure: S.F.
Estimate: $329,892.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The roof covering is beyond its expected service life, has reported leaks, and should be replaced. SPLOST project 126-422 to replace the roof and roof openings as appropriate.

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 14,488.00
Unit of Measure: S.F.
Estimate: $44,464.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, not ADA compliant, and should be replaced. SPLOST project 126-422 to renovate unisex adult restrooms in halls.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 12,605.00
Unit of Measure: S.F.
Estimate: $26,760.00
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 - VCT

Location: Corridors and Classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 12,467.00
Unit of Measure: S.F.
Estimate: $130,829.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 14,488.00
Unit of Measure: S.F.
Estimate: $159,049.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The acoustical ceiling system is damaged due age and the environment, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Roof
Distress: Damaged
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 14,488.00
Unit of Measure: S.F.
Estimate: $443,202.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Units are worn, rusted/corroded, beyond their expected service life, and constantly breaking down. SPLOST project 126-442 to replace the roof top units on the 1989 building.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 14,488.00
Unit of Measure: S.F.
Estimate: $57,372.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

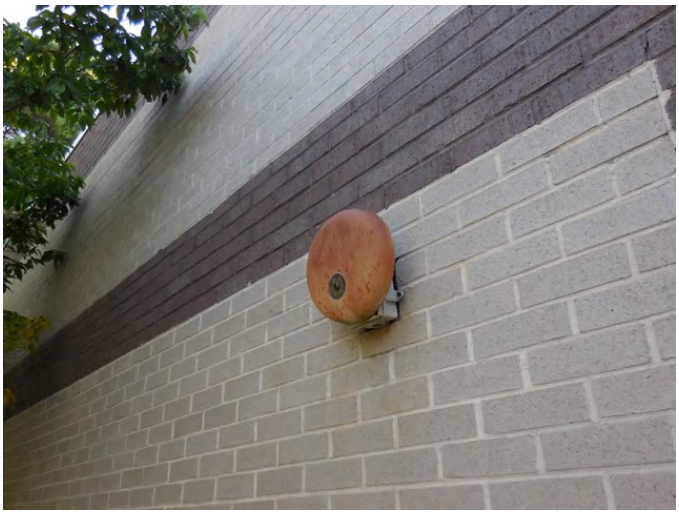
Notes: The controls and instrumentation system is beyond its expected service life, inadequate, obsolete, and should be scheduled for replacement.

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

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 14,488.00
Unit of Measure: S.F.
Estimate: $89,246.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 14,488.00

Unit of Measure: S.F.

Estimate: $19,602.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fire alarm, pull stations, and strobes are beyond their expected service life, not building code compliant, and should be scheduled for replacement. Visible alarms (strobes) are missing in multiple occupancy, common use areas, such as restrooms.

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 14,488.00

Unit of Measure: S.F.

Estimate: $85,581.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fixed furnishings, such as built-in cabinets, are beyond their expected service life and worn, and should be replaced.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	5,478
Year Built:	2003
Last Renovation:	
Replacement Value:	$911,497
Repair Cost:	$70,507.91
Total FCI:	7.74 %
Total RSLI:	70.45 %
FCA Score:	92.26

Description:

The 2003 gymnasium at Redan Elementary School is a one-story building located at 1914 Stone Mountain-Lithonia Road in Lithonia, Georgia. There have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2040	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	85.42 %	0.26 %	$306.91
B30 - Roofing	84.00 %	0.00 %	$0.00
C10 - Interior Construction	76.16 %	0.00 %	$0.00
C30 - Interior Finishes	63.18 %	0.00 %	$0.00
D20 - Plumbing	79.28 %	0.00 %	$0.00
D30 - HVAC	30.85 %	53.04 %	$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	50.83 %	0.00 %	$0.00
Totals:	**70.45 %**	**7.74 %**	**$70,507.91**

Photo Album

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

1). South Elevation - Aug 11, 2015

2). North Elevation - Aug 11, 2015

3). East Elevation - Aug 11, 2015

4). West Elevation - Aug 11, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.34	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$51,165
A1030	Slab on Grade	$6.21	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$34,018
B1020	Roof Construction	$21.36	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$117,010
B2010	Exterior Walls	$19.80	S.F.	5,478	100	2003	2103		88.00 %	0.28 %	88		$306.91	$108,464
B2030	Exterior Doors	$2.01	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$11,011
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	5,478	75	2003	2078		84.00 %	0.00 %	63			$65,243
C1010	Partitions	$12.78	S.F.	5,478	100	2003	2103		88.00 %	0.00 %	88			$70,009
C1020	Interior Doors	$4.24	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$18,954
C3010	Wall Finishes - Ceramic	$6.65	S.F.	0	30	2003	2033		60.00 %	0.00 %	18			$0
C3010	Wall Finishes - Paint	$1.41	S.F.	5,478	10	2009	2019		40.00 %	0.00 %	4			$7,724
C3020	Floor Finishes - Ceramic Tile	$6.67	S.F.	247	25	2003	2028		52.00 %	0.00 %	13			$1,647
C3020	Floor Finishes - Neoprene	$14.46	S.F.	4,656	50	2003	2053		76.00 %	0.00 %	38			$67,326
C3020	Floor Finishes - VCT	$5.01	S.F.	548	15	2003	2018		20.00 %	0.00 %	3			$2,745
C3030	Ceiling Finishes	$4.31	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$23,610
D2010	Plumbing Fixtures	$9.66	S.F.	5,478	30	2013	2043		93.33 %	0.00 %	28			$52,917
D2020	Domestic Water Distribution	$5.85	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$32,046
D2030	Sanitary Waste	$0.87	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$4,766
D2040	Rain Water Drainage	$0.22	S.F.	0	0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$1,753
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$67,106
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	2003	2018	2015	0.00 %	110.00 %	0		$70,201.00	$63,819
D3060	Controls & Instrumentation	$0.26	S.F.	5,478	20	2003	2023		40.00 %	0.00 %	8			$1,424
D4010	Sprinklers	$3.84	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	40	2003	2043		70.00 %	0.00 %	28			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$28,705
D5020	Lighting	$5.24	S.F.	5,478	30	2003	2033		60.00 %	0.00 %	18			$28,705
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$11,668
D5030	Communications and Security - Public Address & Clock System	$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$4,821
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	5,478	15	2003	2018		20.00 %	0.00 %	3			$4,821
								Total	**70.45 %**	**7.74 %**			**$70,507.91**	**$911,497**

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%

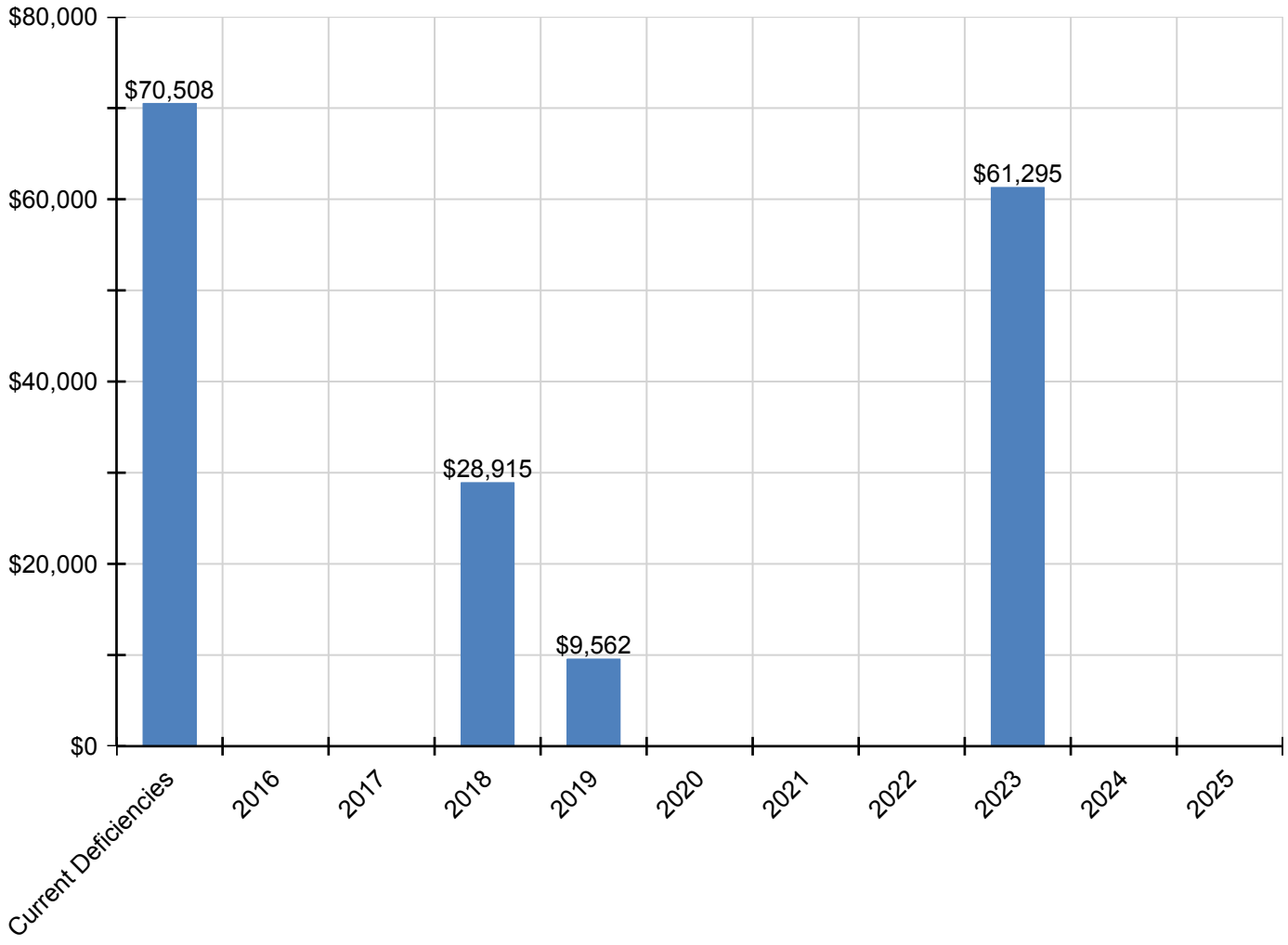
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$70,508**	**$0**	**$0**	**$28,915**	**$9,562**	**$0**	**$0**	**$0**	**$61,295**	**$0**	**$0**	**$170,280**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$307	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$307**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$26,411	$0	$0	**$26,411**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$9,562	$0	$0	$0	$0	$0	$0	**$9,562**
C3020 - Floor Finishes - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Neoprene	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$3,300	$0	$0	$0	$0	$0	$0	$0	**$3,300**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$32,899	$0	$0	**$32,899**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

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

** Indicates non-renewable system*

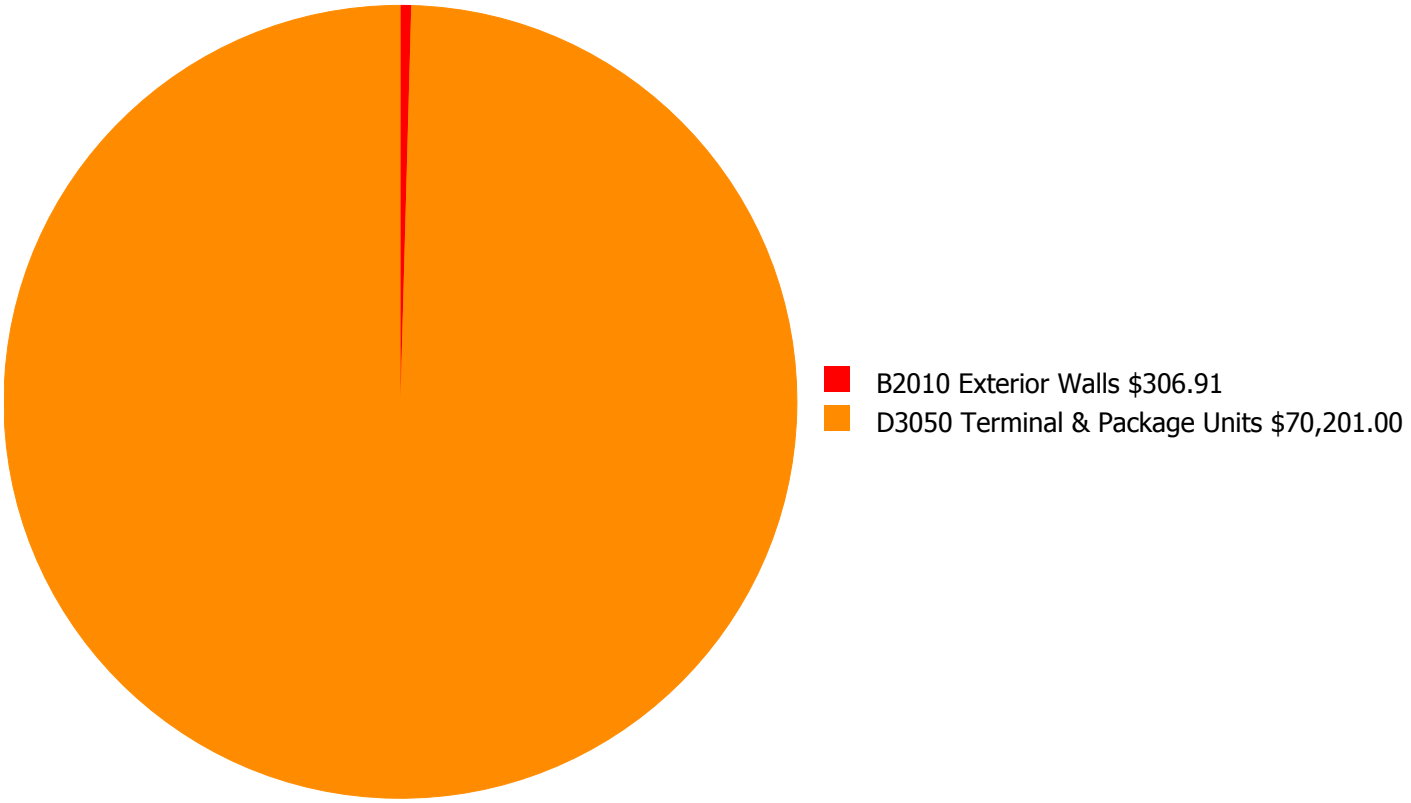
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

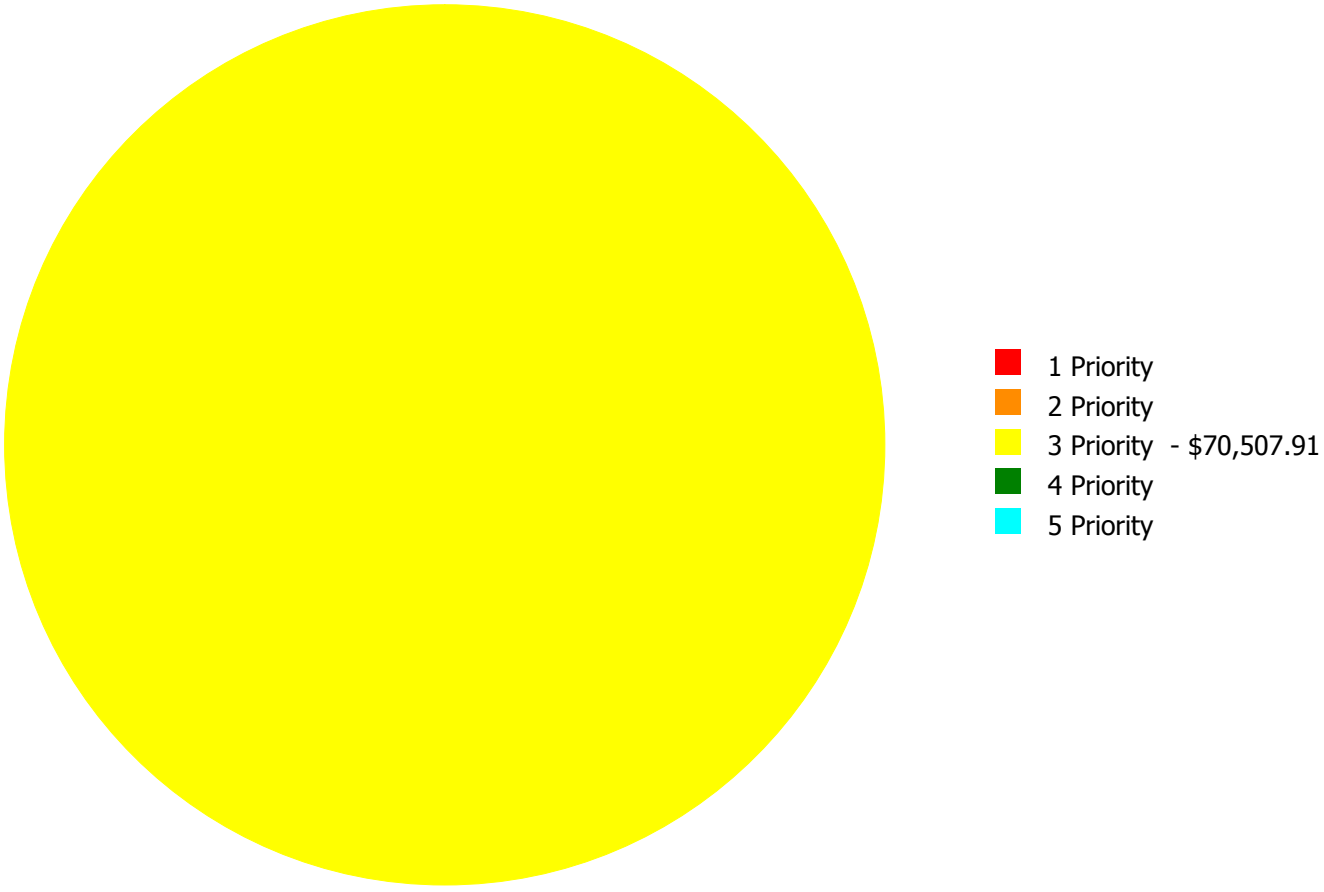
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $70,507.91

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: $70,507.91

Deficiency By Priority Investment Table

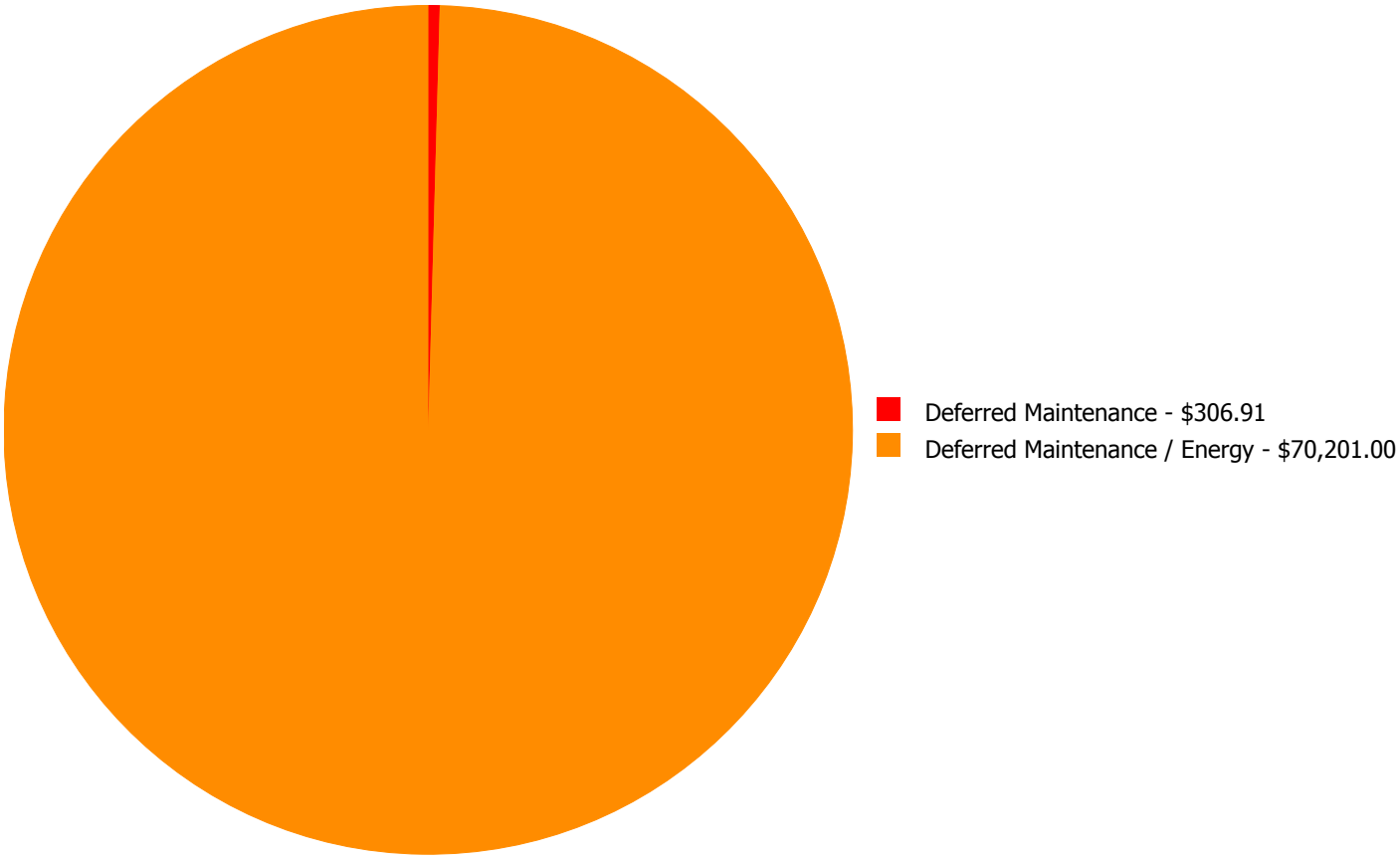
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$306.91	$0.00	$0.00	$306.91
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
	Total:	$0.00	$0.00	$70,507.91	$0.00	$0.00	$70,507.91

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: $70,507.91

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Wall
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Refinish steel siding - 1st floor
Qty: 1.00
Unit of Measure: C.S.F.
Estimate: $306.91
Assessor Name: Sam Mandola
Date Created: 08/11/2015

Notes: Exterior metal wall has a penetration allowing fauna to get into the building.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 5,478.00
Unit of Measure: S.F.
Estimate: $70,201.00
Assessor Name: Sam Mandola
Date Created: 08/03/2015

Notes: One PTAC AC unit is located in the office area of the gym. It is nearing the end of its expected service life, worn, and constantly breaking down. The main gym area does not have air conditioning and it should be provided. SPLOST project 126-422 to install a 20-ton HVAC package in the gym.

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	85,676
Year Built:	1935
Last Renovation:	
Replacement Value:	$2,292,523
Repair Cost:	$1,474,279.00
Total FCI:	64.31 %
Total RSLI:	19.86 %
FCA Score:	35.69

Description:

The Redan Elementary School site was originally constructed in 1935, has a total area of 12.5 acres, and is occupied by approximately 85,514 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1540

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	2.47 %	96.43 %	$1,302,756.00
G30 - Site Mechanical Utilities	49.55 %	0.00 %	$0.00
G40 - Site Electrical Utilities	35.38 %	54.40 %	$171,523.00
Totals:	**19.86 %**	**64.31 %**	**$1,474,279.00**

Photo Album

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

1). Aerial Image of Redan Elementary 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.	54,700	25	1975	2000		0.00 %	110.00 %	-15		$311,079.00	$282,799
G2020	Parking Lots	$4.56	S.F.	18,387	25	1975	2000		0.00 %	110.00 %	-15		$92,229.00	$83,845
G2030	Pedestrian Paving	$1.50	S.F.	85,676	30	1975	2005		0.00 %	110.00 %	-10		$141,365.00	$128,514
G2040	Baseball Field	$8.35	S.F.		20				0.00 %	0.00 %				$0
G2040	Canopies	$0.29	S.F.		25				0.00 %	0.00 %				$0
G2040	Covered Walkways - Metal 1978	$48.72	S.F.	870	25	1978	2003		0.00 %	110.00 %	-12		$46,625.00	$42,386
G2040	Covered Walkways - Metal 1989	$48.72	S.F.	3,420	25	1989	2014	2020	20.00 %	0.00 %	5			$166,622
G2040	Fencing & Guardrails	$0.91	S.F.	85,676	30	1975	2005		0.00 %	110.00 %	-10		$85,762.00	$77,965
G2040	Football Field	$5.85	S.F.		20				0.00 %	0.00 %				$0
G2040	Hard Surface Play Area	$6.26	S.F.	7,844	20	1975	1995		0.00 %	110.00 %	-20		$54,014.00	$49,103
G2040	Playing Field	$3.92	S.F.	100,888	20	1975	1995		0.00 %	110.00 %	-20		$435,029.00	$395,481
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		20				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.		20				0.00 %	0.00 %				$0
G2040	Track	$7.04	S.F.		10				0.00 %	0.00 %				$0
G2050	Landscaping	$1.45	S.F.	85,676	15	1975	1990		0.00 %	110.00 %	-25		$136,653.00	$124,230
G3010	Water Supply	$1.83	S.F.	85,676	50	1989	2039		48.00 %	0.00 %	24			$156,787
G3020	Sanitary Sewer	$1.15	S.F.	85,676	50	1989	2039		48.00 %	0.00 %	24			$98,527
G3030	Storm Sewer	$3.55	S.F.	85,676	50	1989	2039		48.00 %	0.00 %	24			$304,150
G3060	Fuel Distribution	$0.78	S.F.	85,676	40	2000	2040		62.50 %	0.00 %	25			$66,827
G4010	Electrical Distribution	$1.86	S.F.	85,676	50	2000	2050		70.00 %	0.00 %	35			$159,357
G4020	Site Lighting	$1.15	S.F.	85,676	30	1989	2019	2015	0.00 %	110.00 %	0		$108,380.00	$98,527
G4030	Site Communications & Security	$0.67	S.F.	85,676	10	2005	2015		0.00 %	110.00 %	0		$63,143.00	$57,403
								Total	**19.86 %**	**64.31 %**			**$1,474,279.00**	**$2,292,523**

Renewal Schedule

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

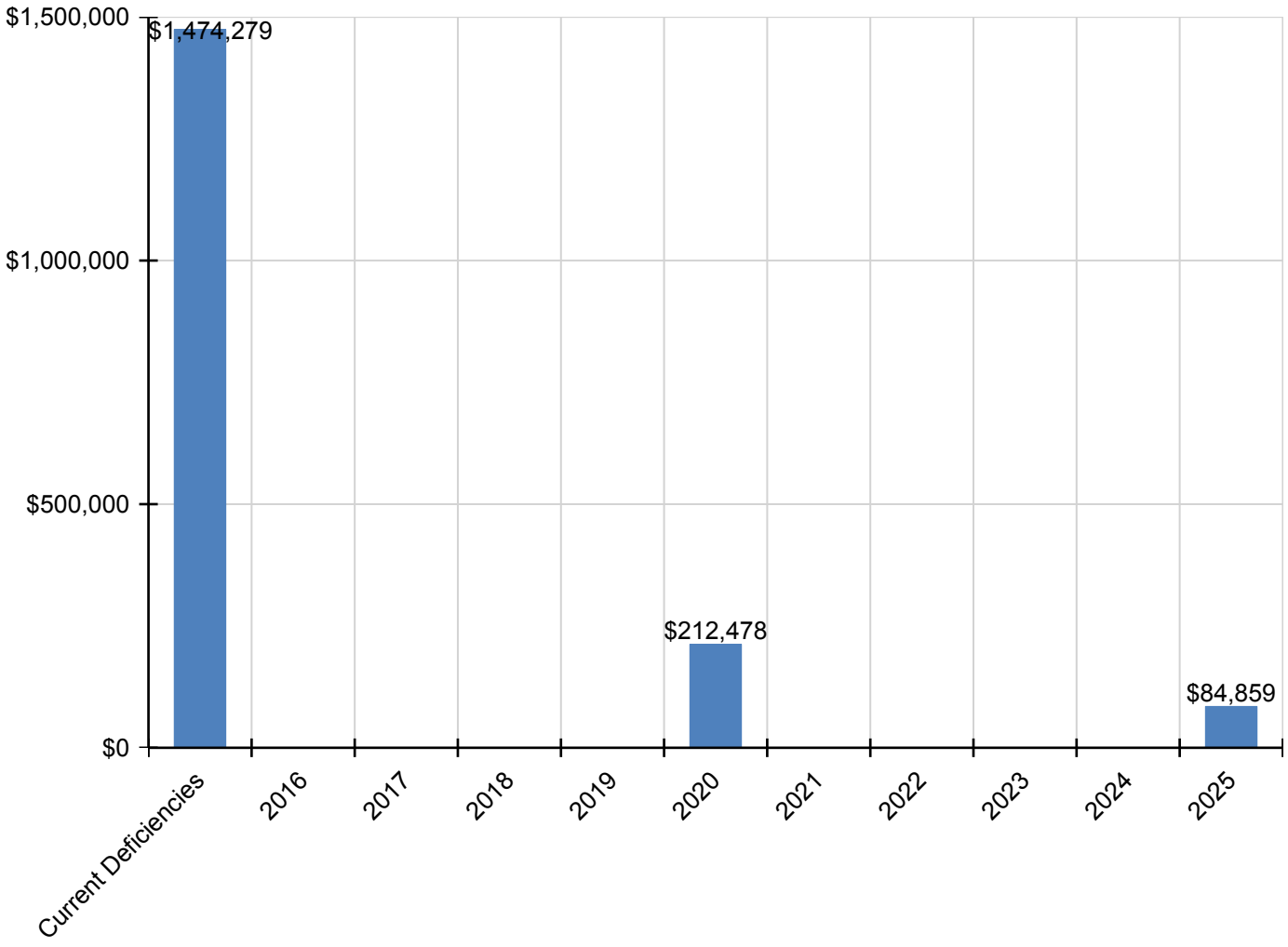
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,474,279**	**$0**	**$0**	**$0**	**$0**	**$212,478**	**$0**	**$0**	**$0**	**$0**	**$84,859**	**$1,771,615**
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	$311,079	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$311,079**
G2020 - Parking Lots	$92,229	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$92,229**
G2030 - Pedestrian Paving	$141,365	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$141,365**
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 - Metal 1978	$46,625	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,625**
G2040 - Covered Walkways - Metal 1989	$0	$0	$0	$0	$0	$212,478	$0	$0	$0	$0	$0	**$212,478**
G2040 - Fencing & Guardrails	$85,762	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,762**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$54,014	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,014**
G2040 - Playing Field	$435,029	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$435,029**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$136,653	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$136,653**
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	$108,380	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,380**
G4030 - Site Communications & Security	$63,143	$0	$0	$0	$0	$0	$0	$0	$0	$0	$84,859	**$148,002**

** Indicates non-renewable system*

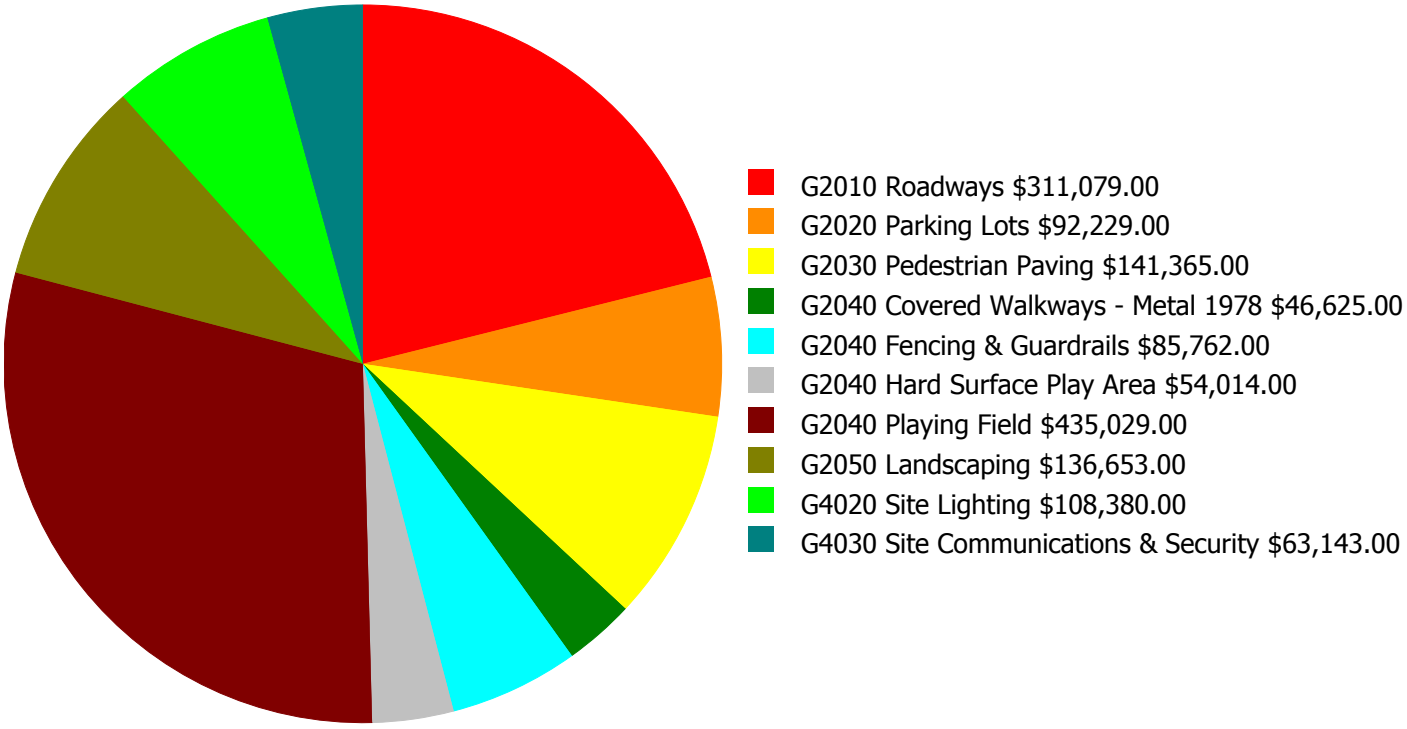
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

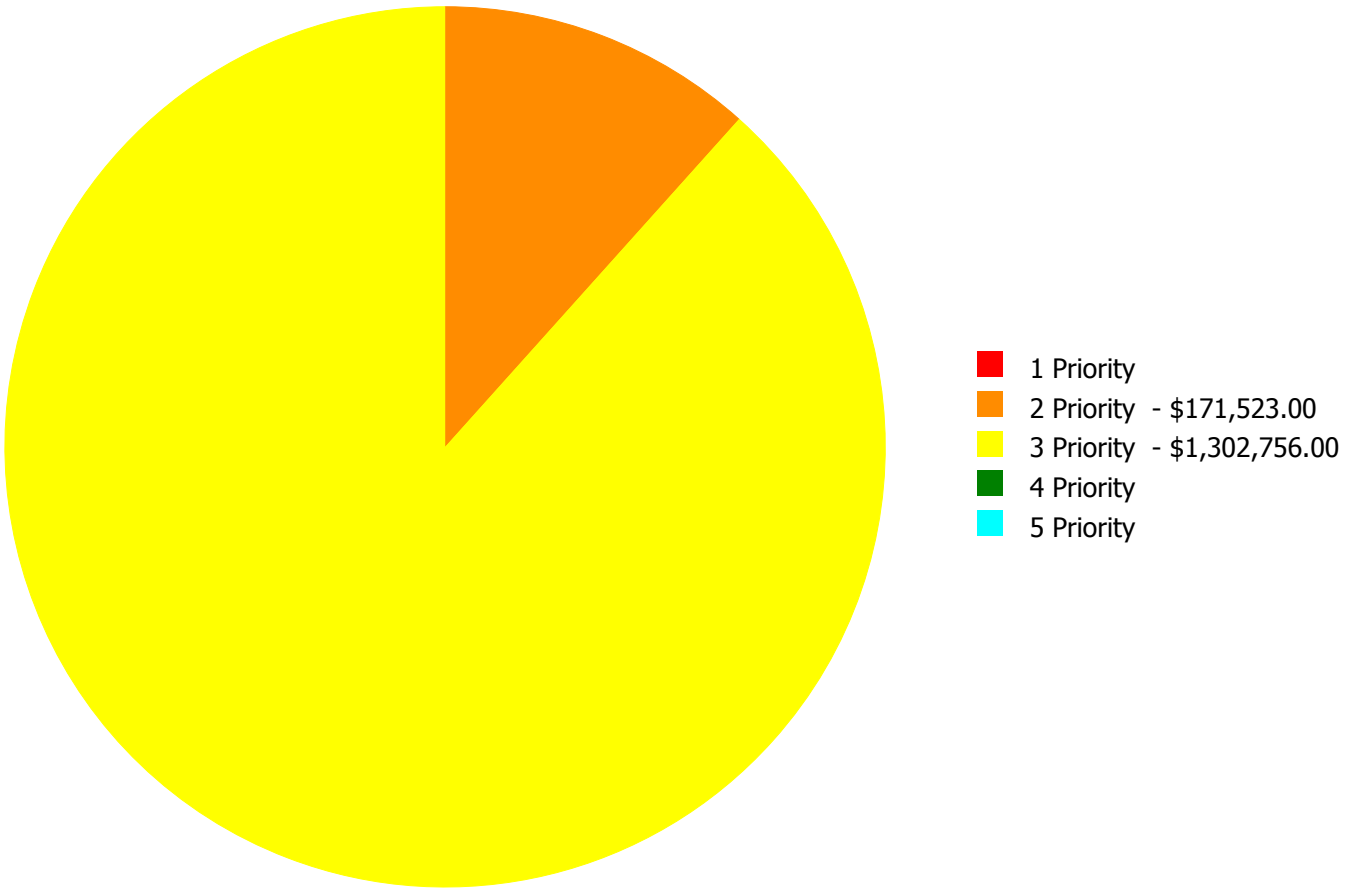
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,474,279.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,474,279.00

Deficiency By Priority Investment Table

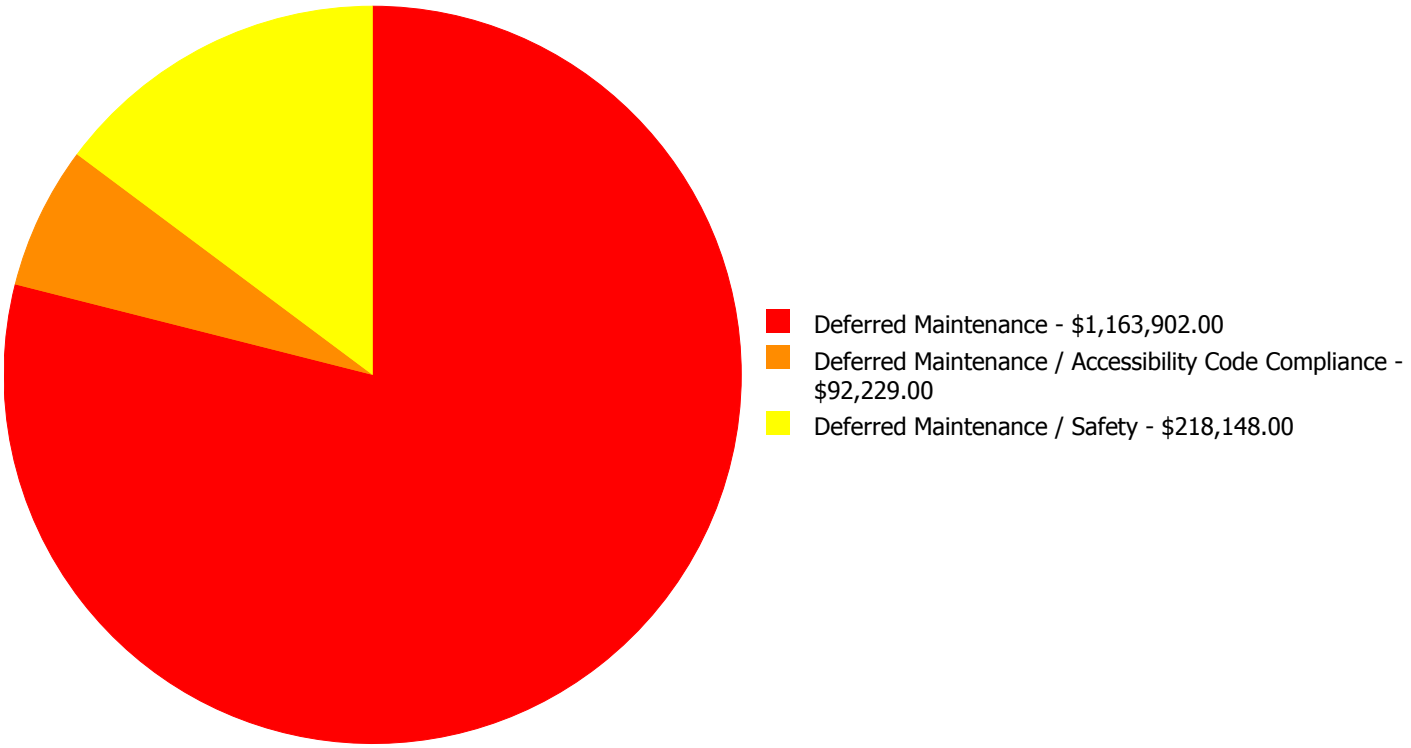
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$311,079.00	$0.00	$0.00	$311,079.00
G2020	Parking Lots	$0.00	$0.00	$92,229.00	$0.00	$0.00	$92,229.00
G2030	Pedestrian Paving	$0.00	$0.00	$141,365.00	$0.00	$0.00	$141,365.00
G2040	Covered Walkways - Metal 1978	$0.00	$0.00	$46,625.00	$0.00	$0.00	$46,625.00
G2040	Fencing & Guardrails	$0.00	$0.00	$85,762.00	$0.00	$0.00	$85,762.00
G2040	Hard Surface Play Area	$0.00	$0.00	$54,014.00	$0.00	$0.00	$54,014.00
G2040	Playing Field	$0.00	$0.00	$435,029.00	$0.00	$0.00	$435,029.00
G2050	Landscaping	$0.00	$0.00	$136,653.00	$0.00	$0.00	$136,653.00
G4020	Site Lighting	$0.00	$108,380.00	$0.00	$0.00	$0.00	$108,380.00
G4030	Site Communications & Security	$0.00	$63,143.00	$0.00	$0.00	$0.00	$63,143.00
	Total:	$0.00	$171,523.00	$1,302,756.00	$0.00	$0.00	$1,474,279.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,474,279.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: G4020 - Site Lighting

Location: Site
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 85,676.00
Unit of Measure: S.F.
Estimate: $108,380.00
Assessor Name: Sam Mandola
Date Created: 08/12/2015

Notes: Site lighting is nearing the end of its expected service life, inadequate, and should be replaced and expanded.

System: G4030 - Site Communications & Security

Location: Site
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 85,676.00
Unit of Measure: S.F.
Estimate: $63,143.00
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: G2010 - Roadways

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 54,700.00

Unit of Measure: S.F.

Estimate: $311,079.00

Assessor Name: Sam Mandola

Date Created: 08/11/2015

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

System: G2020 - Parking Lots

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 18,387.00

Unit of Measure: S.F.

Estimate: $92,229.00

Assessor Name: Sam Mandola

Date Created: 08/11/2015

Notes: The parking lot is beyond its expected service life, damaged with cracks and potholes, not ADA compliant, and should be replaced. Parking lot is missing a striped accessible route from accessible parking to sidewalk. SPLOST project 126-422 to improve parking.

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 85,676.00
Unit of Measure: S.F.
Estimate: $141,365.00
Assessor Name: Sam Mandola
Date Created: 08/11/2015

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

System: G2040 - Covered Walkways - Metal 1978

Location: Between Buildings 2010 and 2022
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 Priority
Correction: Renew System
Qty: 870.00
Unit of Measure: S.F.
Estimate: $46,625.00
Assessor Name: Sam Mandola
Date Created: 08/11/2015

Notes: The covered walkway is beyond its expected service life, badly deteriorating, and should be replaced.

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 85,676.00
Unit of Measure: S.F.
Estimate: $85,762.00
Assessor Name: Sam Mandola
Date Created: 08/11/2015

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

System: G2040 - Hard Surface Play Area

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 7,844.00
Unit of Measure: S.F.
Estimate: $54,014.00
Assessor Name: Sam Mandola
Date Created: 10/30/2015

Notes: The hard surface play area is beyond its expected service life, damaged, and should be scheduled for replacement. The basketball goals are rusted and damaged, and should be replaced.

System: G2040 - Playing Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 100,888.00
Unit of Measure: S.F.
Estimate: $435,029.00
Assessor Name: Sam Mandola
Date Created: 08/11/2015

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

System: G2050 - Landscaping

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 85,676.00
Unit of Measure: S.F.
Estimate: $136,653.00
Assessor Name: Sam Mandola
Date Created: 08/11/2015

Notes: Landscaping is beyond its expected service life, missing or overgown, 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.