DeKalb County School District/High Schools

Ronald McNair Sr. High

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):	186,105
Year Built:	1964
Last Renovation:	2006
Replacement Value:	$52,550,040
Repair Cost:	$4,476,376.85
Total FCI:	8.52 %
Total RSLI:	51.95 %
FCA Score:	91.48

Description:

The Ronald McNair Sr. High School campus consists of three buildings located at 1804 Bouldercrest Road S.E. in Atlanta, Georgia. The original campus was constructed in 1964, additions to the original school building were constructed in 1966, 1966, 1967 and 2006, and major renovations to the 1964, 1966, and 1967 areas were performed in 2006. In addition to the school buildings, the graduation academy classroom building was constructed in 2001 and the performing arts building was constructed in 2006. The campus contains a storage building, football field, baseball field, softball field, tennis courts, and track. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 5	Board District:	District 3
DOE Facility:	3070	Geographic Region:	Region 5
HS Attendance Area:	McNair, Ronald E. HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	64.5		

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.

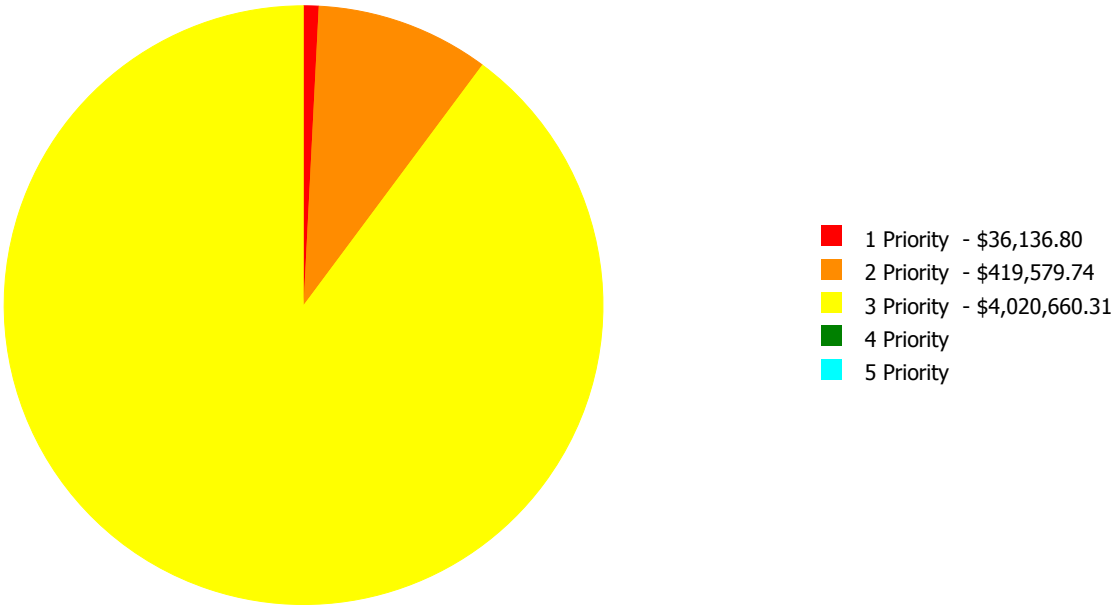
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	67.78 %	1.66 %	$24,398.40
A20 - Basement Construction	91.00 %	0.00 %	$0.00
B10 - Superstructure	62.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	54.50 %	0.61 %	$31,241.19
B30 - Roofing	29.10 %	60.16 %	$2,310,010.31
C10 - Interior Construction	44.95 %	0.05 %	$3,226.44
C20 - Stairs	59.17 %	0.00 %	$0.00
C30 - Interior Finishes	32.77 %	22.86 %	$1,167,829.34
D10 - Conveying	70.00 %	0.00 %	$0.00
D20 - Plumbing	56.81 %	2.03 %	$104,219.00
D30 - HVAC	52.71 %	0.00 %	$0.00
D40 - Fire Protection	68.20 %	0.00 %	$0.00
D50 - Electrical	54.58 %	5.66 %	$237,424.00
E10 - Equipment	50.70 %	0.00 %	$0.00
E20 - Furnishings	52.30 %	0.00 %	$0.00
F10 - Special Construction	86.30 %	0.00 %	$0.00
G20 - Site Improvements	55.73 %	13.60 %	$561,891.37
G30 - Site Mechanical Utilities	81.52 %	2.66 %	$36,136.80
G40 - Site Electrical Utilities	72.42 %	0.00 %	$0.00
Totals:	**51.95 %**	**8.52 %**	**$4,476,376.85**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1964, 1966, 1967 Building	112,791	11.30	$0.00	$395,181.34	$2,910,199.30	$0.00	$0.00
2001 Building	20,128	7.89	$0.00	$24,398.40	$324,983.89	$0.00	$0.00
2006 Addition	17,115	0.66	$0.00	$0.00	$25,065.44	$0.00	$0.00
2006 Performing Arts Building	36,035	2.23	$0.00	$0.00	$198,520.31	$0.00	$0.00
Football Storage Building	36	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	186,105	9.68	$36,136.80	$0.00	$561,891.37	$0.00	$0.00
Total:		**8.52**	**$36,136.80**	**$419,579.74**	**$4,020,660.31**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,476,376.85

Executive Summary

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

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

Function:	High School
Gross Area (SF):	112,791
Year Built:	1964
Last Renovation:	2006
Replacement Value:	$29,241,056
Repair Cost:	$3,305,380.64
Total FCI:	11.30 %
Total RSLI:	42.66 %
FCA Score:	88.70

Description:

The main building at Ronald McNair Sr. High School is a one-story building with a partial basement and mezzanine located at 1804 Bouldercrest Road S.E. in Atlanta, Georgia. Originally built in 1964, there have been three additions in 1966, 1967, and 2006, and major renovations in 2006. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5010, 5011, 5012	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	49.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	49.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	38.65 %	0.47 %	$14,459.30
B30 - Roofing	11.96 %	95.05 %	$2,295,945.00
C10 - Interior Construction	24.21 %	0.00 %	$0.00
C20 - Stairs	49.00 %	0.00 %	$0.00
C30 - Interior Finishes	30.40 %	21.57 %	$746,836.34
D10 - Conveying	70.00 %	0.00 %	$0.00
D20 - Plumbing	58.61 %	3.25 %	$104,219.00
D30 - HVAC	53.96 %	0.00 %	$0.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	52.02 %	5.63 %	$143,921.00
E10 - Equipment	50.92 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
F10 - Special Construction	85.00 %	0.00 %	$0.00
Totals:	**42.66 %**	**11.30 %**	**$3,305,380.64**

Photo Album

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

1). Northwest Elevation - Jul 27, 2015

2). Southwest Elevation - Jul 27, 2015

3). Southeast Elevation - Jul 27, 2015

4). South Elevation - Jul 27, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.51	S.F.	112,791	100	1964	2064		49.00 %	0.00 %	49			$395,896
A1020	Special Foundations	$4.36	S.F.	0	100	1964	2064		49.00 %	0.00 %	49			$0
A1030	Slab on Grade	$3.56	S.F.	112,791	100	1964	2064		49.00 %	0.00 %	49			$401,536
A2010	Basement Excavation	$0.14	S.F.	0	100	1964	2064		49.00 %	0.00 %	49			$0
A2020	Basement Walls	$1.64	S.F.	0	100	1964	2064		49.00 %	0.00 %	49			$0
B1010	Floor Construction	$15.61	S.F.	112,791	100	1964	2064		49.00 %	0.00 %	49			$1,760,668
B1020	Roof Construction	$11.74	S.F.	112,791	100	1964	2064		49.00 %	0.00 %	49			$1,324,166
B2010	Exterior Walls	$15.69	S.F.	112,791	60	1964	2024		15.00 %	0.82 %	9		$14,459.30	$1,769,691
B2020	Exterior Windows	$11.18	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$1,261,003
B2030	Exterior Doors	$0.66	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$74,442
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	1964	1974		0.00 %	0.00 %	-41			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	100,832	25	1964	1989		0.00 %	110.00 %	-26		$2,295,945.00	$2,087,222
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1964	1979		0.00 %	0.00 %	-36			$0
B3010	Roof Coverings - Preformed Metal	$0.07	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	11,959	75	2006	2081		88.00 %	0.00 %	66			$328,275
B3020	Roof Openings	$0.07	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
C1010	Partitions	$19.44	S.F.	112,791	40	1964	2004		0.00 %	0.00 %	-11			$2,192,657
C1020	Interior Doors	$6.11	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$689,153
C1030	Fittings	$6.20	S.F.	112,791	20	2006	2026		55.00 %	0.00 %	11			$699,304
C2010	Stair Construction	$2.21	S.F.	112,791	100	1964	2064		49.00 %	0.00 %	49			$249,268
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	112,791	10	2006	2016	2015	0.00 %	110.00 %	0		$239,455.00	$217,687
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1964	1974		0.00 %	0.00 %	-41			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	12,000	8	2006	2014		0.00 %	110.00 %	-1		$112,200.00	$102,000
C3020	Floor Finishes - Epoxy	$9.51	S.F.	13,000	15	2006	2021		40.00 %	0.00 %	6			$123,630
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	22,558	50	1964	2014		0.00 %	0.00 %	-1			$1,195,800
C3020	Floor Finishes - VCT	$9.54	S.F.	50,491	20	2006	2026		55.00 %	0.00 %	11			$481,684
C3020	Floor Finishes - Wood	$14.70	S.F.	14,742	20	2006	2026		55.00 %	0.00 %	11			$216,707
C3030	Ceiling Finishes	$9.98	S.F.	112,791	20	2006	2026		55.00 %	35.11 %	11		$395,181.34	$1,125,654
D1010	Elevators and Lifts	$0.86	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$97,000
D2010	Plumbing Fixtures	$17.66	S.F.	112,791	20	2006	2026		55.00 %	0.00 %	11			$1,991,889
D2020	Domestic Water Distribution	$3.81	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$429,734
D2030	Sanitary Waste	$4.80	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$541,397
D2040	Rain Water Drainage	$0.84	S.F.	112,791	30	1967	1997		0.00 %	110.00 %	-18		$104,219.00	$94,744

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.54	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$60,907
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$86,849
D3020	Heat Generating Systems	$4.55	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$513,199
D3030	Cooling Generating Systems	$4.73	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$533,501
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$663,211
D3050	Terminal & Package Units	$18.52	S.F.	112,791	15	2006	2021		40.00 %	0.00 %	6			$2,088,889
D3060	Controls & Instrumentation	$3.19	S.F.	112,791	20	2006	2026		55.00 %	0.00 %	11			$359,803
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$84,593
D4010	Sprinklers	$4.13	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$465,827
D4020	Standpipes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	112,791	40	2006	2046		77.50 %	0.00 %	31			$195,128
D5020	Branch Wiring	$5.56	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$627,118
D5020	Lighting	$8.36	S.F.	112,791	30	2006	2036		70.00 %	0.00 %	21			$942,933
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	112,791	10	2006	2016		10.00 %	0.00 %	1			$86,849
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	112,791	10	2006	2016		10.00 %	0.00 %	1			$543,653
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	112,791	10	2006	2016	2015	0.00 %	110.00 %	0		$143,921.00	$130,838
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	112,791	20	2006	2026		55.00 %	0.00 %	11			$29,326
E1020	Institutional Equipment	$0.76	S.F.	112,791	20	2006	2026		55.00 %	0.00 %	11			$85,721
E1090	Other Equipment (Kitchen Equipment)	$3.41	S.F.	112,791	20	2006	2026		55.00 %	0.00 %	11			$384,617
E1090	Other Equipment (Sports Equipment)	$1.56	S.F.	112,791	15	2006	2021		40.00 %	0.00 %	6			$175,954
E2010	Fixed Furnishings	$9.18	S.F.	112,791	20	2006	2026		55.00 %	0.00 %	11			$1,035,421
F1010	Special Structures - Canopies	$2.62	S.F.	112,791	60	2006	2066		85.00 %	0.00 %	51			$295,512
								Total	**42.66 %**	**11.30 %**			**$3,305,380.64**	**$29,241,056**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,305,381**	**$714,359**	**$0**	**$0**	**$0**	**$0**	**$3,116,148**	**$0**	**$142,132**	**$0**	**$515,225**	**$7,793,244**
*** 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**	$14,459	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,459**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$2,295,945	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,295,945**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

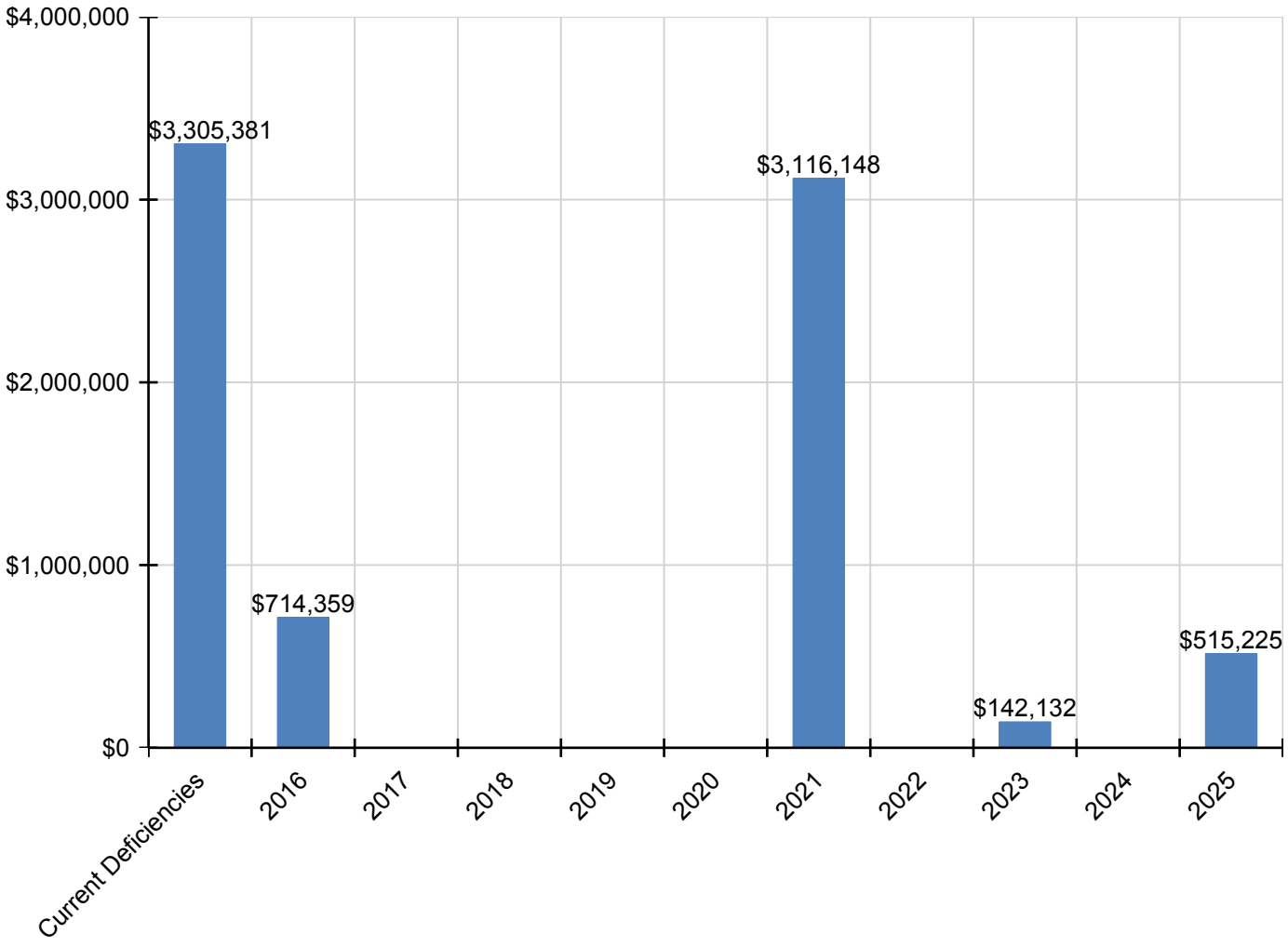
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$239,455	$0	$0	$0	$0	$0	$0	$0	$0	$0	$321,807	**$561,262**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$112,200	$0	$0	$0	$0	$0	$0	$0	$142,132	$0	$0	**$254,332**
C3020 - Floor Finishes - Epoxy	$0	$0	$0	$0	$0	$0	$162,383	$0	$0	$0	$0	**$162,383**
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	$395,181	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$395,181**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$104,219	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,219**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$2,743,667	$0	$0	$0	$0	**$2,743,667**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$98,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,400**
D5030 - Communications and Security - PA & Clock Systems	$0	$615,959	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$615,959**
D5030 - Communications and Security - Security & CCTV	$143,921	$0	$0	$0	$0	$0	$0	$0	$0	$0	$193,418	**$337,339**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$210,098	$0	$0	$0	$0	**$210,098**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

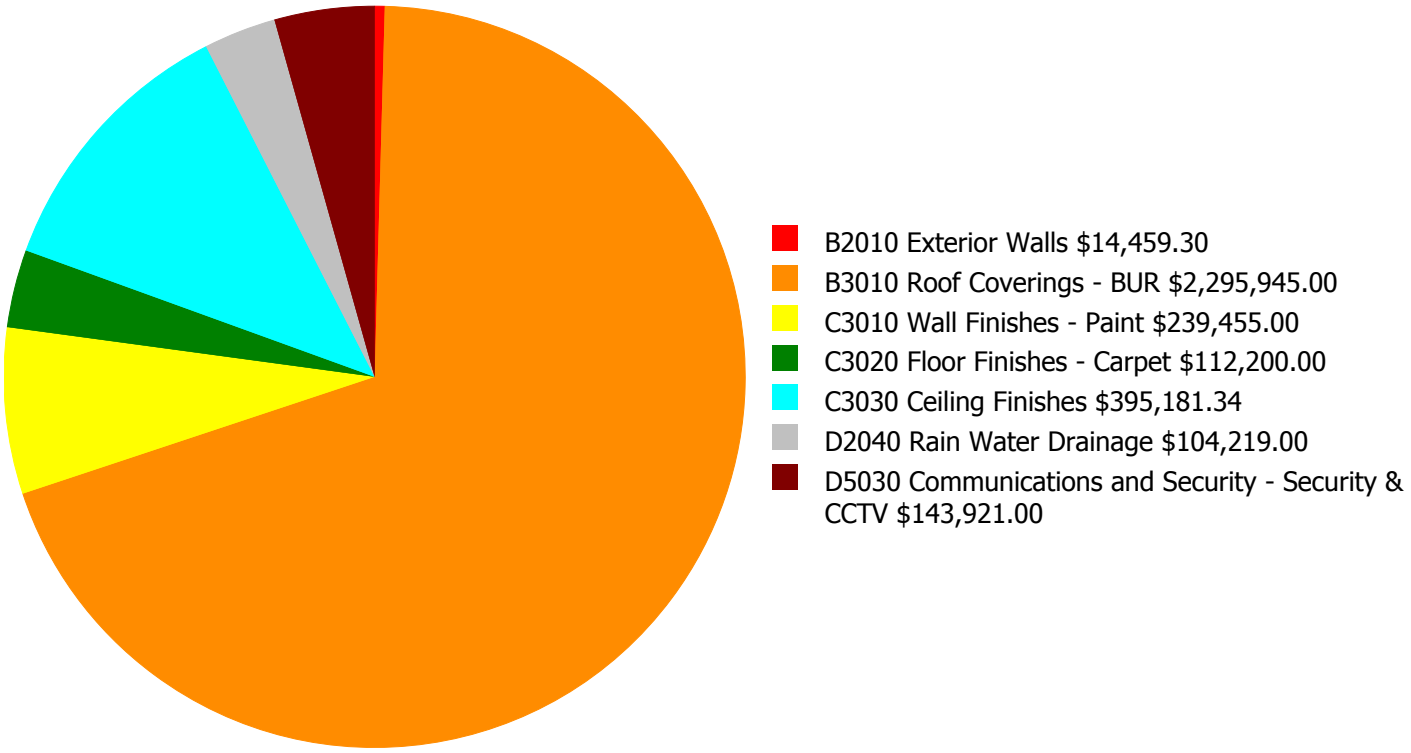
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

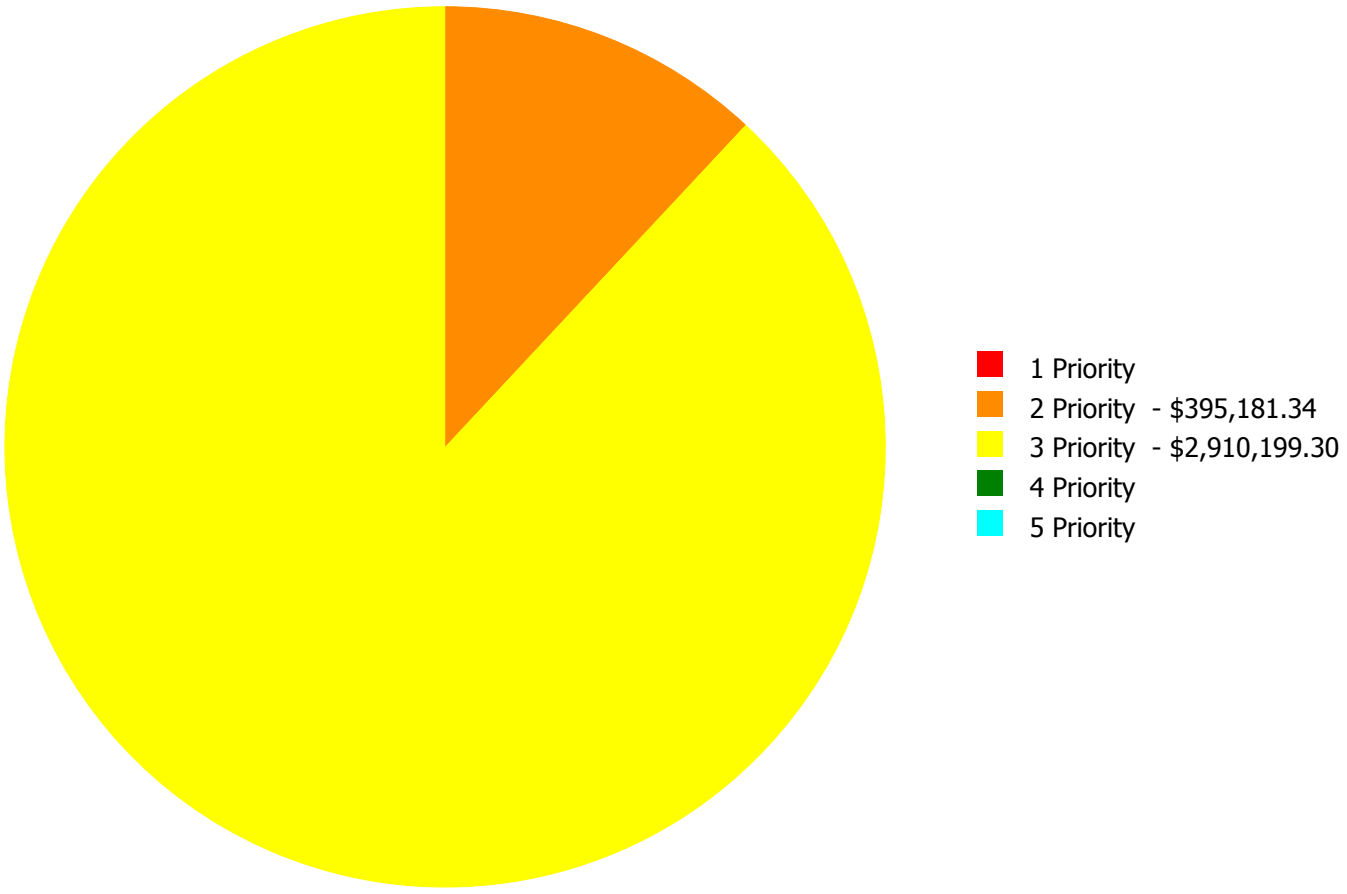
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,305,380.64

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: $3,305,380.64

Deficiency By Priority Investment Table

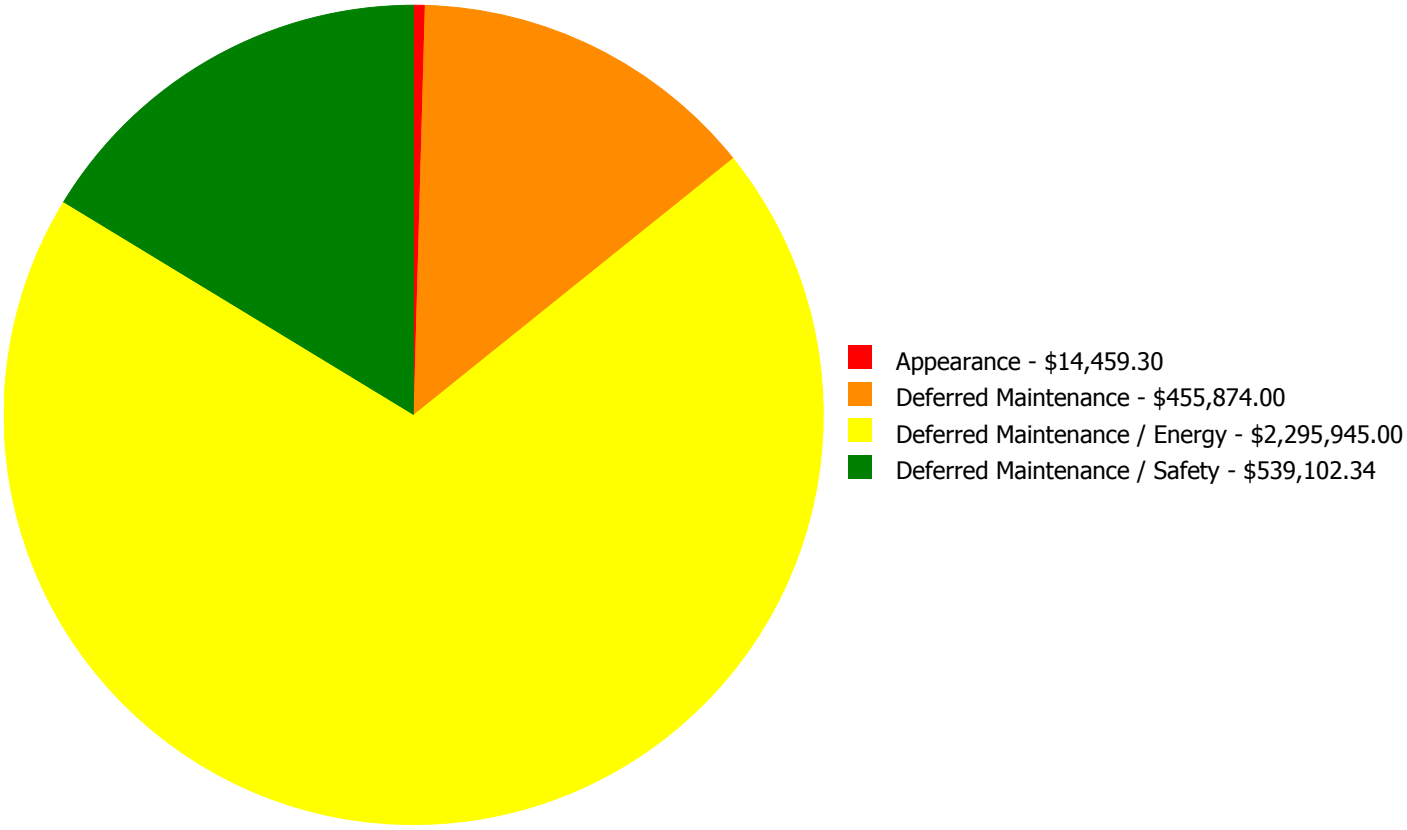
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$14,459.30	$0.00	$0.00	$14,459.30
B3010	Roof Coverings - BUR	$0.00	$0.00	$2,295,945.00	$0.00	$0.00	$2,295,945.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$239,455.00	$0.00	$0.00	$239,455.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$112,200.00	$0.00	$0.00	$112,200.00
C3030	Ceiling Finishes	$0.00	$395,181.34	$0.00	$0.00	$0.00	$395,181.34
D2040	Rain Water Drainage	$0.00	$0.00	$104,219.00	$0.00	$0.00	$104,219.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$143,921.00	$0.00	$0.00	$143,921.00
	Total:	$0.00	$395,181.34	$2,910,199.30	$0.00	$0.00	$3,305,380.64

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: $3,305,380.64

Deficiency Details by Priority

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

Priority 2 Priority:

System: C3030 - Ceiling Finishes

Location: Gym and Locker Rooms

Distress: Damaged

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Refinish acoustic tile ceiling and grid (occupied area)

Qty: 19,574.00

Unit of Measure: C.S.F.

Estimate: $395,181.34

Assessor Name: Ben Nixon

Date Created: 07/27/2015

Notes: The acoustical ceiling system is too low, damaged and should be replaced with a more suitable ceiling system for this environment.

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Damaged
Category: Appearance
Priority: 3 Priority
Correction: Pressure Wash Exterior Wall
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $14,459.30
Assessor Name: Ben Nixon
Date Created: 07/27/2015

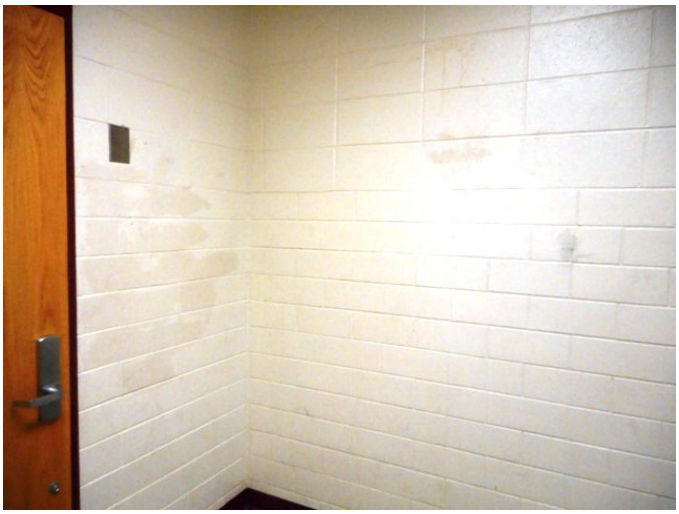
Notes: There is water damage on the exterior walls which should be pressure washed and cleaned.

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 100,832.00
Unit of Measure: S.F.
Estimate: $2,295,945.00
Assessor Name: Ben Nixon
Date Created: 07/27/2015

Notes: The built-up roof covering is in deteriorating condition, with cracks, bubbling, patches and reported water leaks, and should be replaced.

System: C3010 - Wall Finishes - Paint



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 112,791.00
Unit of Measure: S.F.
Estimate: $239,455.00
Assessor Name: Ben Nixon
Date Created: 07/27/2015

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

System: C3020 - Floor Finishes - Carpet

Location: Office Areas and Media Center
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: $112,200.00
Assessor Name: Ben Nixon
Date Created: 12/10/2015

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

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 112,791.00
Unit of Measure: S.F.
Estimate: $104,219.00
Assessor Name: Ben Nixon
Date Created: 12/14/2015

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

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 Priority
Correction: Renew System
Qty: 112,791.00
Unit of Measure: S.F.
Estimate: $143,921.00
Assessor Name: Ben Nixon
Date Created: 07/30/2015

Notes: The CCTV system is reported to be inadequate and cannot receive a program from the office to classrooms. Recommend replacing the outdated CRT monitors with state-of-the-art LCD monitors with LAN connectivity.

Executive Summary

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

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

Function:	High School
Gross Area (SF):	20,128
Year Built:	2001
Last Renovation:	
Replacement Value:	$4,429,637
Repair Cost:	$349,382.29
Total FCI:	7.89 %
Total RSLI:	46.32 %
FCA Score:	92.11

Description:

The 2001 classroom addition at Ronald McNair Sr. High School is a one-story building located at 1804 Bouldercrest Road S.E. in Atlanta, Georgia. Originally built in 2001, there have been no additions or major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5020	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	17.15 %	$24,398.40
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	70.67 %	3.03 %	$16,781.89
B30 - Roofing	44.03 %	0.00 %	$0.00
C10 - Interior Construction	68.78 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	13.68 %	65.00 %	$282,519.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	37.65 %	0.00 %	$0.00
D30 - HVAC	16.13 %	0.00 %	$0.00
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	50.64 %	5.70 %	$25,683.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**46.32 %**	**7.89 %**	**$349,382.29**

Photo Album

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

1). West Elevation - Jul 27, 2015

2). North Elevation - Jul 27, 2015

3). South Elevation - Jul 27, 2015

4). East Elevation - Jul 27, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.51	S.F.	20,128	100	2001	2101		86.00 %	34.53 %	86		$24,398.40	$70,649
A1020	Special Foundations	$4.36	S.F.	0	100	2001	2101		86.00 %	0.00 %	86			$0
A1030	Slab on Grade	$3.56	S.F.	20,128	100	2001	2101		86.00 %	0.00 %	86			$71,656
A2010	Basement Excavation	$0.14	S.F.	0	100	2001	2101		86.00 %	0.00 %	86			$0
A2020	Basement Walls	$1.64	S.F.	0	100	2001	2101		86.00 %	0.00 %	86			$0
B1010	Floor Construction	$15.61	S.F.	0	100	2001	2101		86.00 %	0.00 %	86			$0
B1020	Roof Construction	$11.74	S.F.	20,128	100	2001	2101		86.00 %	0.00 %	86			$236,303
B2010	Exterior Walls	$15.69	S.F.	20,128	100	2001	2101		86.00 %	0.69 %	86		$2,168.89	$315,808
B2020	Exterior Windows	$11.18	S.F.	20,128	30	2001	2031		53.33 %	0.00 %	16			$225,031
B2030	Exterior Doors	$0.66	S.F.	20,128	30	2001	2031	2015	0.00 %	110.00 %	0		$14,613.00	$13,284
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	2001	2011		0.00 %	0.00 %	-4			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	20,128	25	2001	2026		44.00 %	0.00 %	11			$416,650
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	2001	2016		6.67 %	0.00 %	1			$0
B3010	Roof Coverings - Preformed Metal	$0.07	S.F.	0	30	2001	2031		53.33 %	0.00 %	16			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	2001	2076		81.33 %	0.00 %	61			$0
B3020	Roof Openings	$0.07	S.F.	20,128	30	2001	2031		53.33 %	0.00 %	16			$1,409
C1010	Partitions	$19.44	S.F.	20,128	100	2001	2101		86.00 %	0.00 %	86			$391,288
C1020	Interior Doors	$6.11	S.F.	20,128	30	2001	2031		53.33 %	0.00 %	16			$122,982
C1030	Fittings	$6.20	S.F.	20,128	20	2001	2021		30.00 %	0.00 %	6			$124,794
C2010	Stair Construction	$2.21	S.F.	0	100	2001	2101		86.00 %	0.00 %	86			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	2001	2031		53.33 %	0.00 %	16			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	20,128	10	2001	2011		0.00 %	110.00 %	-4		$42,732.00	$38,847
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	2001	2011		0.00 %	0.00 %	-4			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	2,013	8	2001	2009		0.00 %	110.00 %	-6		$18,822.00	$17,111
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	1,006	50	2001	2051		72.00 %	0.00 %	36			$14,577
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	2001	2051		72.00 %	0.00 %	36			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	17,109	20	2001	2021		30.00 %	0.00 %	6			$163,220
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	2001	2021		30.00 %	0.00 %	6			$0
C3030	Ceiling Finishes	$9.98	S.F.	20,128	20	2001	2021	2015	0.00 %	110.00 %	0		$220,965.00	$200,877
D1010	Elevators and Lifts	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	20,128	20	2001	2021		30.00 %	0.00 %	6			$355,460
D2020	Domestic Water Distribution	$3.81	S.F.	20,128	30	2001	2031		53.33 %	0.00 %	16			$76,688
D2030	Sanitary Waste	$4.80	S.F.	20,128	30	2001	2031		53.33 %	0.00 %	16			$96,614
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0

School Assessment Report - 2001 Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D3020	Heat Generating Systems	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	20,128	30	2001	2031		53.33 %	0.00 %	16			$118,353
D3050	Terminal & Package Units	$27.81	S.F.	20,128	15	2001	2016		6.67 %	0.00 %	1			$559,760
D3060	Controls & Instrumentation	$3.19	S.F.	20,128	20	2001	2021		30.00 %	0.00 %	6			$64,208
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.13	S.F.	20,128	30	2001	2031		53.33 %	0.00 %	16			$83,129
D4020	Standpipes	$0.47	S.F.	0	30	2001	2031		53.33 %	0.00 %	16			$0
D5010	Electrical Service/Distribution	$1.73	S.F.	20,128	40	2001	2041		65.00 %	0.00 %	26			$34,821
D5020	Branch Wiring	$5.56	S.F.	20,128	30	2001	2031		53.33 %	0.00 %	16			$111,912
D5020	Lighting	$8.36	S.F.	20,128	30	2001	2031		53.33 %	0.00 %	16			$168,270
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	20,128	10	2001	2011	2020	50.00 %	0.00 %	5			$15,499
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	20,128	10	2001	2011	2020	50.00 %	0.00 %	5			$97,017
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	20,128	10	2001	2011	2015	0.00 %	110.00 %	0		$25,683.00	$23,348
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	20,128	20	2001	2021		30.00 %	0.00 %	6			$15,297
E1090	Other Equipment (Kitchen Equipment)	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1090	Other Equipment (Sports Equipment)	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.18	S.F.	20,128	20	2001	2021		30.00 %	0.00 %	6			$184,775
F1010	Special Structures - Canopies	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**46.32 %**	**7.89 %**			**$349,382.29**	**$4,429,637**

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:	**$349,382**	**$634,208**	**$0**	**$0**	**$0**	**$143,480**	**$1,192,298**	**$0**	**$23,843**	**$0**	**$91,944**	**$2,435,156**
*** 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**	$24,398	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,398**
*** 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**	$2,169	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,169**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$14,613	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,613**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

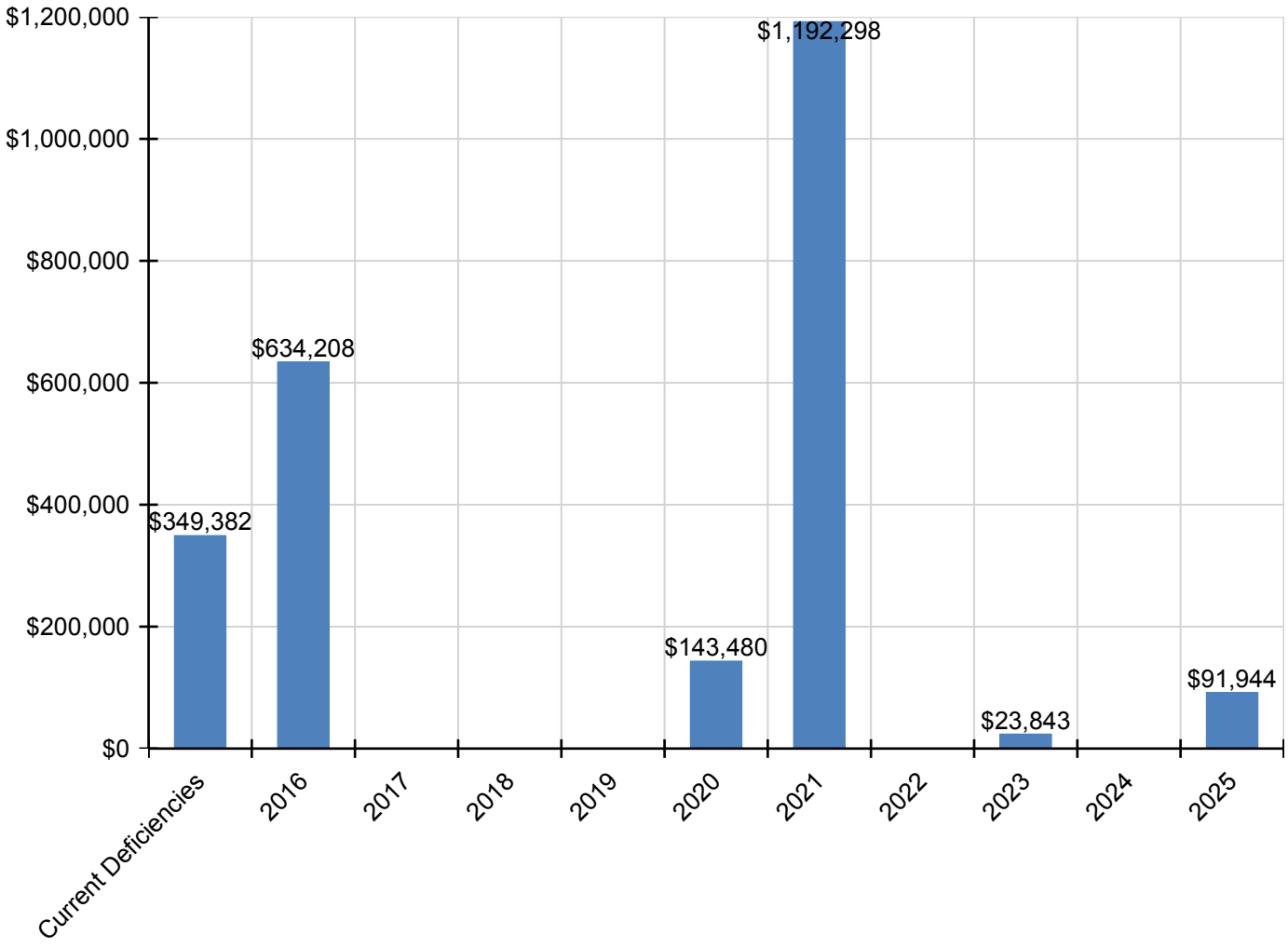
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$163,911	$0	$0	$0	$0	**$163,911**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$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	$42,732	$0	$0	$0	$0	$0	$0	$0	$0	$0	$57,428	**$100,160**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$18,822	$0	$0	$0	$0	$0	$0	$0	$23,843	$0	$0	**$42,665**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$214,383	$0	$0	$0	$0	**$214,383**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$220,965	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$220,965**
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	$466,883	$0	$0	$0	$0	**$466,883**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$634,208	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$634,208**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$84,335	$0	$0	$0	$0	**$84,335**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$19,763	$0	$0	$0	$0	$0	**$19,763**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$123,717	$0	$0	$0	$0	$0	**$123,717**
D5030 - Communications and Security - Security & CCTV	$25,683	$0	$0	$0	$0	$0	$0	$0	$0	$0	$34,516	**$60,199**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$20,092	$0	$0	$0	$0	**$20,092**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$242,695	$0	$0	$0	$0	**$242,695**
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*

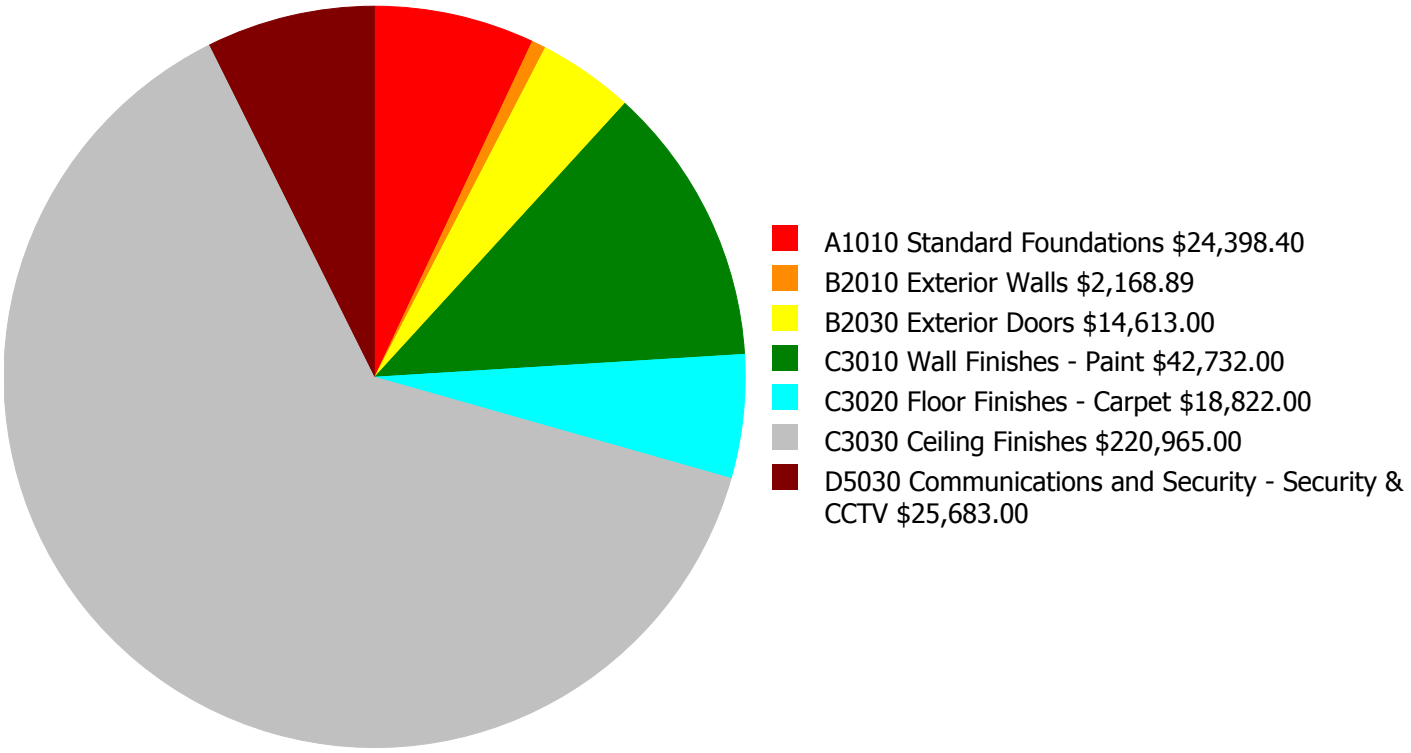
Forecasted Capital Renewal Requirement

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

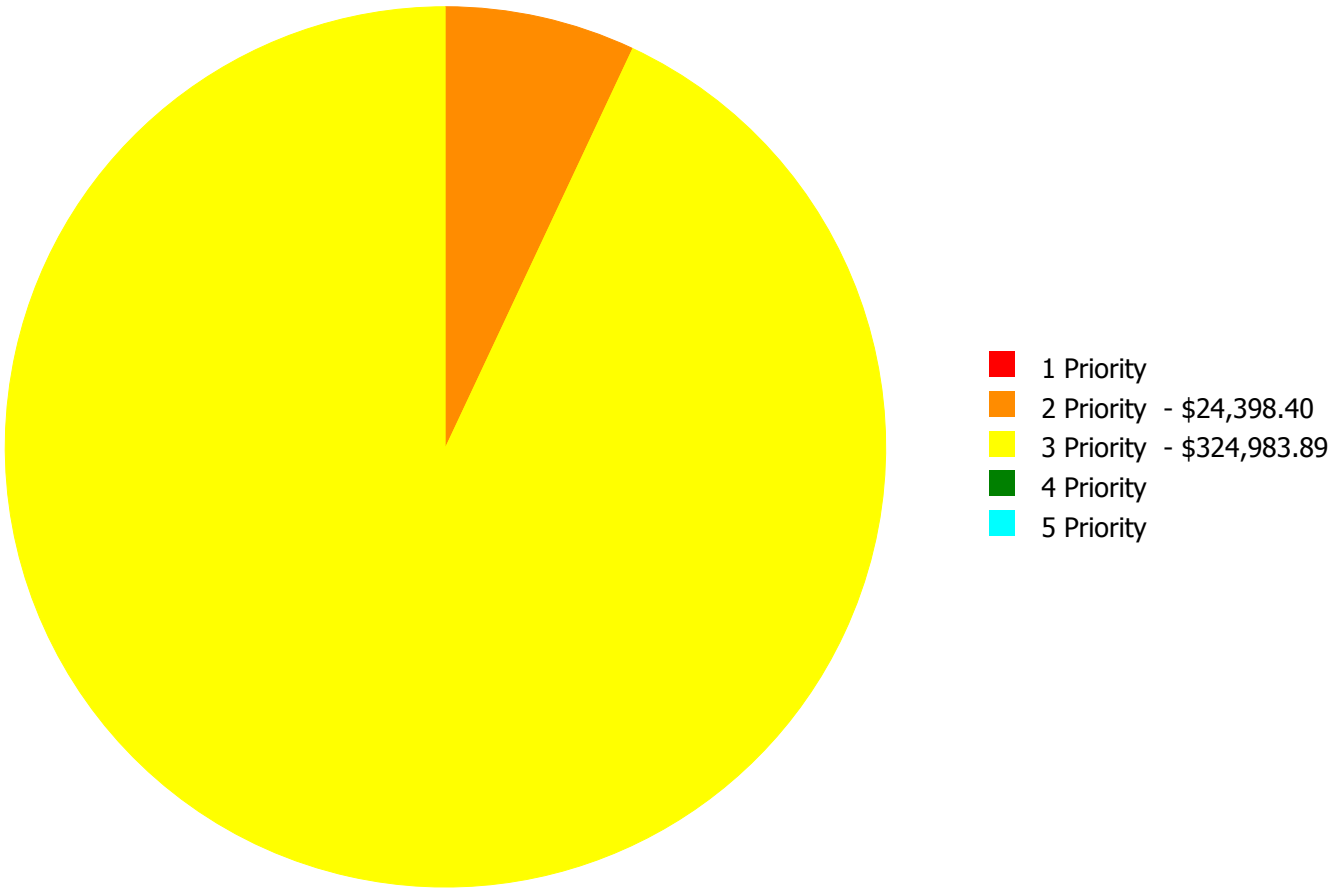
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $349,382.29

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: $349,382.29

Deficiency By Priority Investment Table

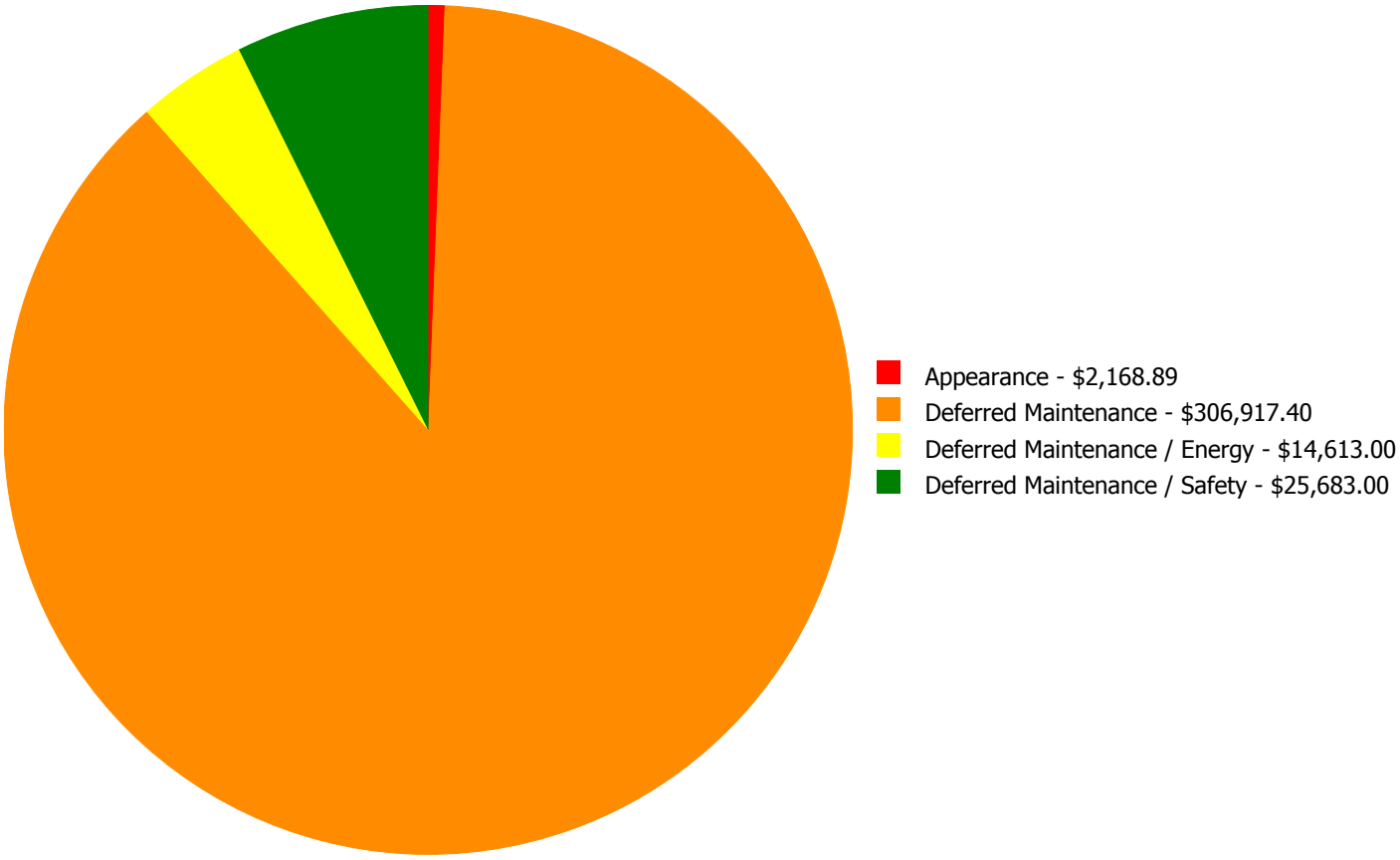
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
A1010	Standard Foundations	$0.00	$24,398.40	$0.00	$0.00	$0.00	$24,398.40
B2010	Exterior Walls	$0.00	$0.00	$2,168.89	$0.00	$0.00	$2,168.89
B2030	Exterior Doors	$0.00	$0.00	$14,613.00	$0.00	$0.00	$14,613.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$42,732.00	$0.00	$0.00	$42,732.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$18,822.00	$0.00	$0.00	$18,822.00
C3030	Ceiling Finishes	$0.00	$0.00	$220,965.00	$0.00	$0.00	$220,965.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$25,683.00	$0.00	$0.00	$25,683.00
	Total:	$0.00	$24,398.40	$324,983.89	$0.00	$0.00	$349,382.29

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: $349,382.29

Deficiency Details by Priority

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

Priority 2 Priority:

System: A1010 - Standard Foundations

Location: Hallway

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Engineering Study

Qty: 1.00

Unit of Measure: Ea.

Estimate: $24,398.40

Assessor Name: Ben Nixon

Date Created: 07/27/2015

Notes: There appears to be water intrusion near the main door in the north hallway. An engineering study is recommended to determine the cause. Deficiency pricing does not include remediation measures.

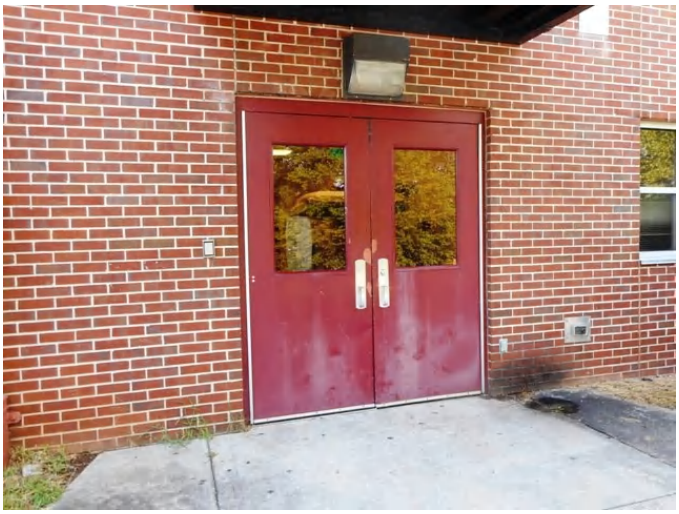
Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Damaged
Category: Appearance
Priority: 3 Priority
Correction: Pressure Wash Exterior Wall
Qty: 150.00
Unit of Measure: S.F.
Estimate: $2,168.89
Assessor Name: Ben Nixon
Date Created: 07/27/2015

Notes: There are water stains on the exterior walls which should be pressure washed and cleaned.

System: B2030 - Exterior Doors



Location: Throughout Building
Distress: Damaged
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 20,128.00
Unit of Measure: S.F.
Estimate: $14,613.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, do not lock/seal properly, and should be replaced.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 20,128.00
Unit of Measure: S.F.
Estimate: $42,732.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Carpet

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 2,013.00
Unit of Measure: S.F.
Estimate: $18,822.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The carpet is aged, stained and frayed, 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: 20,128.00
Unit of Measure: S.F.
Estimate: $220,965.00
Assessor Name: Ben Nixon
Date Created: 07/27/2015

Notes: The ceiling tiles have been replaced as needed. However, the grid shows signs of aging and most tiles are sagging or damaged, and the entire system should be replaced.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 Priority
Correction: Renew System
Qty: 20,128.00
Unit of Measure: S.F.
Estimate: $25,683.00
Assessor Name: Ben Nixon
Date Created: 07/30/2015

Notes: The CCTV system is reported to be inadequate and cannot receive a program from the office to classrooms. Recommend replacing the outdated CRT monitors with state-of-the-art LCD monitors with LAN connectivity.

Executive Summary

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

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

Function:	High School
Gross Area (SF):	17,115
Year Built:	2006
Last Renovation:	
Replacement Value:	$3,808,772
Repair Cost:	$25,065.44
Total FCI:	0.66 %
Total RSLI:	67.07 %
FCA Score:	99.34

Description:

The 2006 technology wing addition at Ronald McNair Sr. High School is a one-story building located at 1804 Bouldercrest Road S.E. in Atlanta, 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:	5013	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.97 %	0.00 %	$0.00
B30 - Roofing	64.02 %	0.00 %	$0.00
C10 - Interior Construction	79.93 %	0.59 %	$3,226.44
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	50.95 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	59.92 %	0.00 %	$0.00
D30 - HVAC	53.63 %	0.00 %	$0.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	61.96 %	5.70 %	$21,839.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
F10 - Special Construction	85.00 %	0.00 %	$0.00
Totals:	**67.07 %**	**0.66 %**	**$25,065.44**

Photo Album

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

1). Northwest Elevation - Jul 27, 2015

2). South Elevation - Jul 27, 2015

3). Southeast Elevation - Jul 27, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.51	S.F.	17,115	100	2006	2106		91.00 %	0.00 %	91			$60,074
A1020	Special Foundations	$4.36	S.F.	0	100	2006	2106		91.00 %	0.00 %	91			$0
A1030	Slab on Grade	$3.56	S.F.	17,115	100	2006	2106		91.00 %	0.00 %	91			$60,929
A2010	Basement Excavation	$0.14	S.F.	0	100	2006	2106		91.00 %	0.00 %	91			$0
A2020	Basement Walls	$1.64	S.F.	0	100	2006	2106		91.00 %	0.00 %	91			$0
B1010	Floor Construction	$15.61	S.F.	0	100	2006	2106		91.00 %	0.00 %	91			$0
B1020	Roof Construction	$11.74	S.F.	17,115	100	2006	2106		91.00 %	0.00 %	91			$200,930
B2010	Exterior Walls	$15.69	S.F.	17,115	100	2006	2106		91.00 %	0.00 %	91			$268,534
B2020	Exterior Windows	$11.18	S.F.	17,115	30	2006	2036		70.00 %	0.00 %	21			$191,346
B2030	Exterior Doors	$0.66	S.F.	17,115	30	2006	2036		70.00 %	0.00 %	21			$11,296
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	2006	2016		10.00 %	0.00 %	1			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	17,115	25	2006	2031		64.00 %	0.00 %	16			$354,281
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	2006	2021		40.00 %	0.00 %	6			$0
B3010	Roof Coverings - Preformed Metal	$0.07	S.F.	0	30	2006	2036		70.00 %	0.00 %	21			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	2006	2081		88.00 %	0.00 %	66			$0
B3020	Roof Openings	$0.07	S.F.	17,115	30	2006	2036		70.00 %	0.00 %	21			$1,198
C1010	Partitions	$19.44	S.F.	17,115	100	2006	2106		91.00 %	0.97 %	91		$3,226.44	$332,716
C1020	Interior Doors	$6.11	S.F.	17,115	30	2006	2036		70.00 %	0.00 %	21			$104,573
C1030	Fittings	$6.20	S.F.	17,115	20	2006	2026		55.00 %	0.00 %	11			$106,113
C2010	Stair Construction	$2.21	S.F.	0	100	2006	2106		91.00 %	0.00 %	91			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	2006	2036		70.00 %	0.00 %	21			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	17,115	10	2006	2016		10.00 %	0.00 %	1			$33,032
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	2006	2016		10.00 %	0.00 %	1			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	0	8	2006	2014		0.00 %	0.00 %	-1			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	0	50	2006	2056		82.00 %	0.00 %	41			$0
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	2006	2056		82.00 %	0.00 %	41			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	17,115	20	2006	2026		55.00 %	0.00 %	11			$163,277
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	2006	2026		55.00 %	0.00 %	11			$0
C3030	Ceiling Finishes	$9.98	S.F.	17,115	20	2006	2026		55.00 %	0.00 %	11			$170,808
D1010	Elevators and Lifts	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	17,115	20	2006	2026		55.00 %	0.00 %	11			$302,251
D2020	Domestic Water Distribution	$3.81	S.F.	17,115	30	2006	2036		70.00 %	0.00 %	21			$65,208
D2030	Sanitary Waste	$4.80	S.F.	17,115	30	2006	2036		70.00 %	0.00 %	21			$82,152
D2040	Rain Water Drainage	$0.00	S.F.	0	0				0.00 %	0.00 %				$0

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D3020	Heat Generating Systems	$4.55	S.F.	17,115	30	2006	2036		70.00 %	0.00 %	21			$77,873
D3030	Cooling Generating Systems	$4.73	S.F.	17,115	30	2006	2036		70.00 %	0.00 %	21			$80,954
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	17,115	30	2006	2036		70.00 %	0.00 %	21			$100,636
D3050	Terminal & Package Units	$18.52	S.F.	17,115	15	2006	2021		40.00 %	0.00 %	6			$316,970
D3060	Controls & Instrumentation	$3.19	S.F.	17,115	20	2006	2026		55.00 %	0.00 %	11			$54,597
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.13	S.F.	17,115	30	2006	2036		70.00 %	0.00 %	21			$70,685
D4020	Standpipes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	17,115	40	2006	2046		77.50 %	0.00 %	31			$29,609
D5020	Branch Wiring	$5.56	S.F.	17,115	30	2006	2036		70.00 %	0.00 %	21			$95,159
D5020	Lighting	$8.36	S.F.	17,115	30	2006	2036		70.00 %	0.00 %	21			$143,081
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	17,115	10	2006	2016	2020	50.00 %	0.00 %	5			$13,179
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	17,115	10	2006	2016	2020	50.00 %	0.00 %	5			$82,494
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	17,115	10	2006	2016	2015	0.00 %	110.00 %	0		$21,839.00	$19,853
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	17,115	20	2006	2026		55.00 %	0.00 %	11			$13,007
E1090	Other Equipment (Kitchen Equipment)	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1090	Other Equipment (Sports Equipment)	$0.00	S.F.		0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.18	S.F.	17,115	20	2006	2026		55.00 %	0.00 %	11			$157,116
F1010	Special Structures - Canopies	$2.62	S.F.	17,115	60	2006	2066		85.00 %	0.00 %	51			$44,841
								Total	**67.07 %**	**0.66 %**			**$25,065.44**	**$3,808,772**

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:	**$25,065**	**$37,425**	**$0**	**$0**	**$0**	**$122,002**	**$416,327**	**$0**	**$0**	**$0**	**$29,350**	**$630,169**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

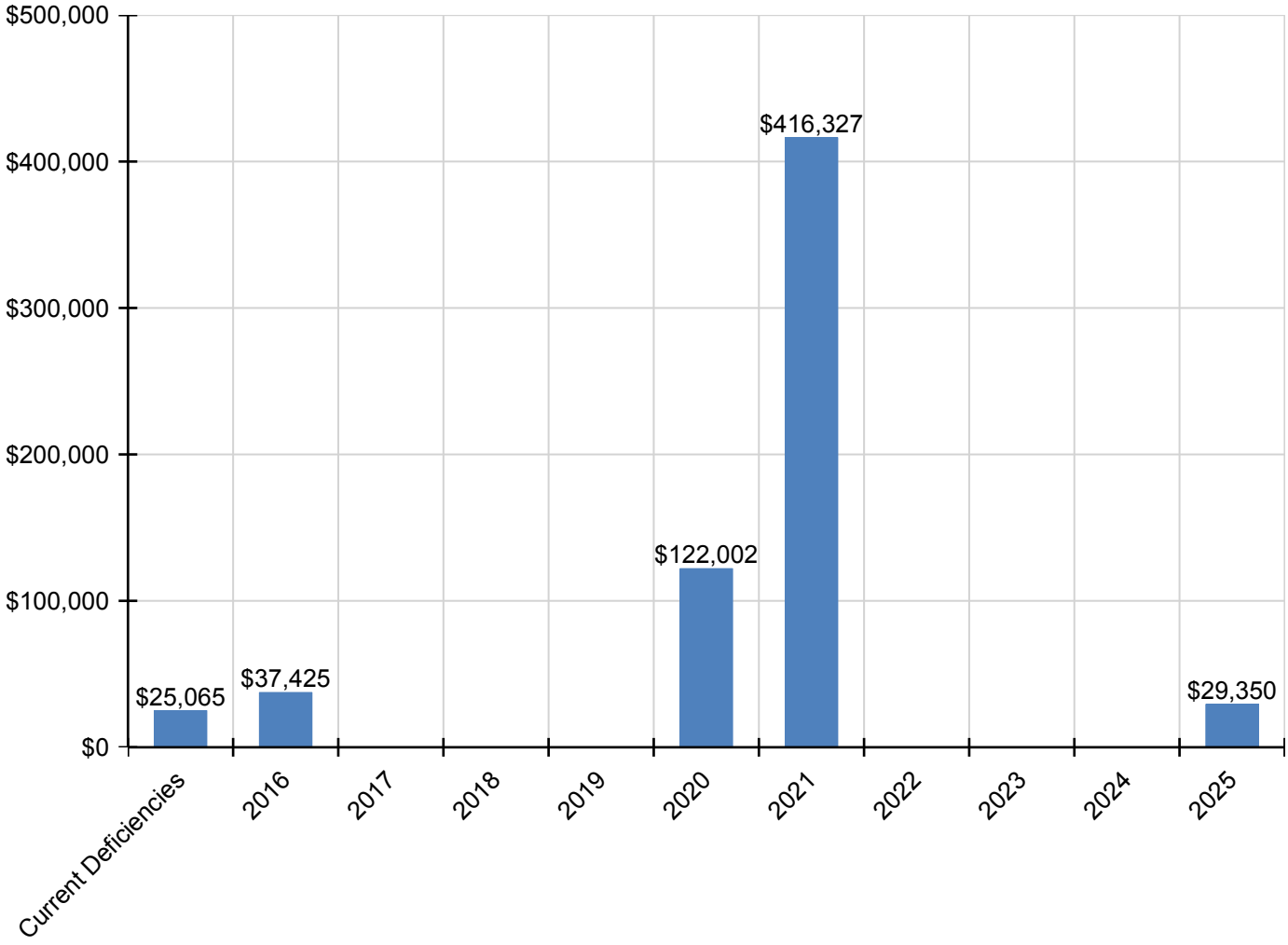
C1010 - Partitions	$3,226	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,226**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$37,425	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,425**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$416,327	$0	$0	$0	$0	**$416,327**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$16,805	$0	$0	$0	$0	$0	**$16,805**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$105,197	$0	$0	$0	$0	$0	**$105,197**
D5030 - Communications and Security - Security & CCTV	$21,839	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,350	**$51,189**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

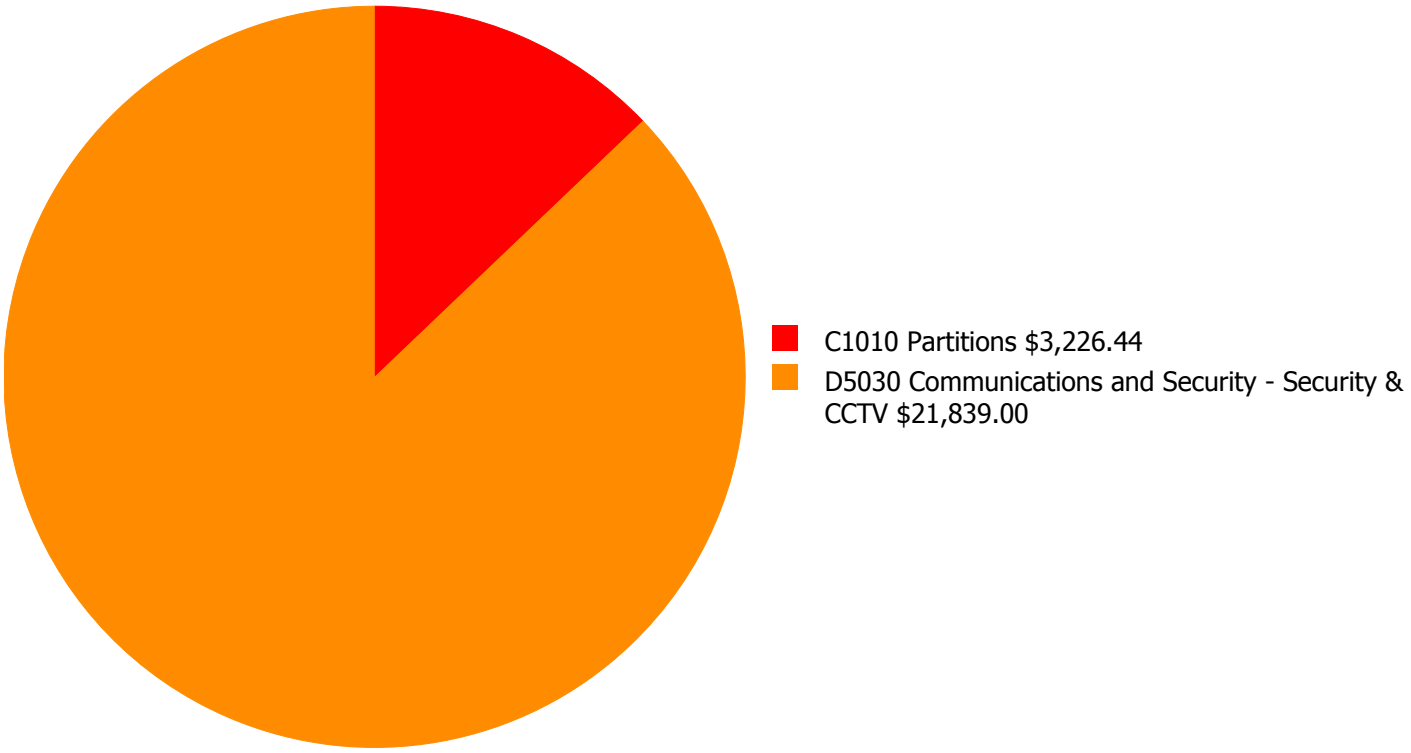
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

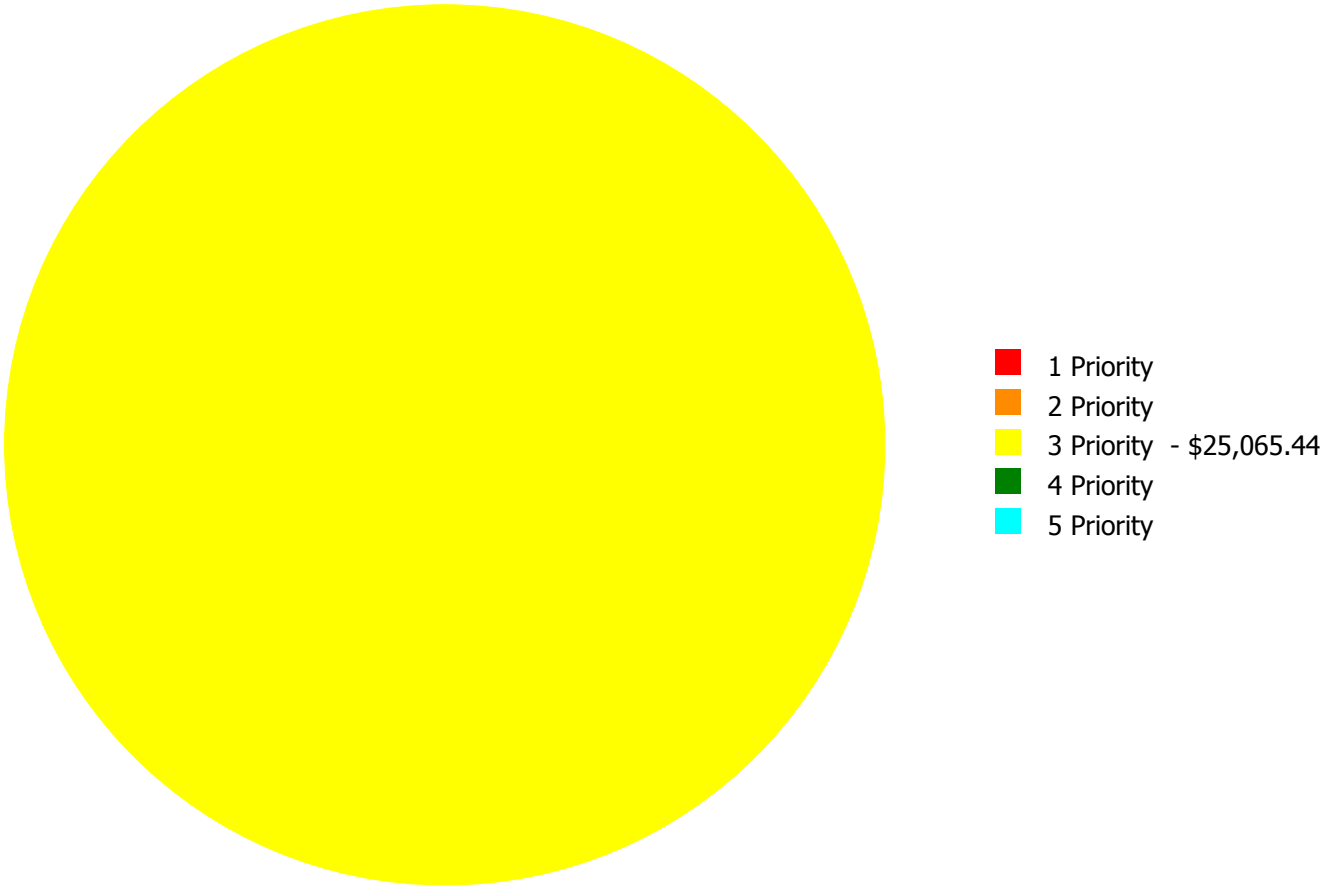
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $25,065.44

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: $25,065.44

Deficiency By Priority Investment Table

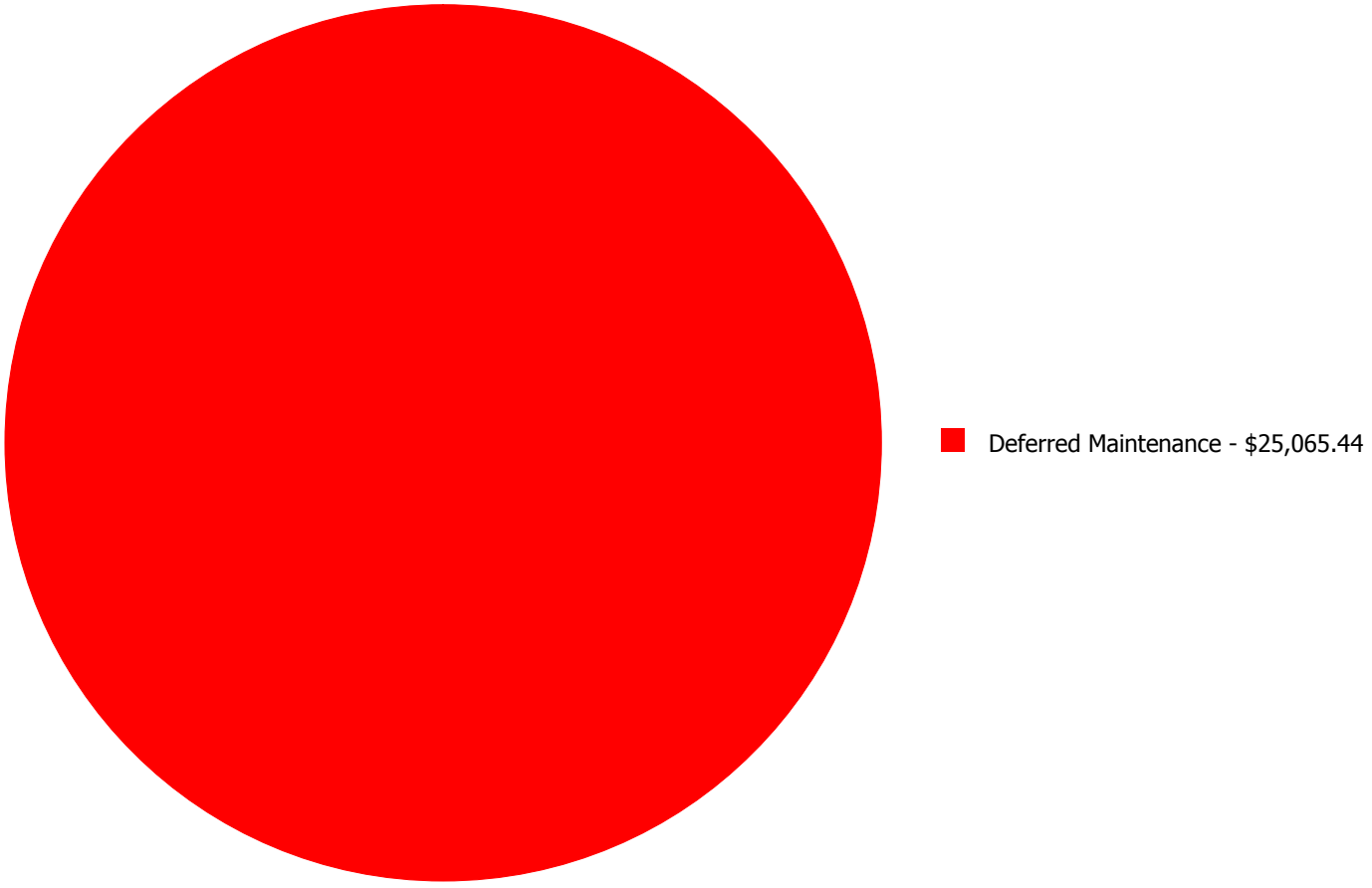
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C1010	Partitions	$0.00	$0.00	$3,226.44	$0.00	$0.00	$3,226.44
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$21,839.00	$0.00	$0.00	$21,839.00
	Total:	$0.00	$0.00	$25,065.44	$0.00	$0.00	$25,065.44

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: $25,065.44

Deficiency Details by Priority

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

Priority 3 Priority:

System: C1010 - Partitions

Location: Room 218
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Repair 8" concrete block wall - (2% of walls) painted
Qty: 1.00
Unit of Measure: C.S.F.
Estimate: $3,226.44
Assessor Name: Ben Nixon
Date Created: 12/15/2015

Notes: There is a considerable crack above the door frame and should be repaired.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 17,115.00
Unit of Measure: S.F.
Estimate: $21,839.00
Assessor Name: Ben Nixon
Date Created: 07/30/2015

Notes: The CCTV system is reported to be inadequate and cannot receive a program from the office to classrooms. Recommend adding state-of-the-art LCD monitors with LAN connectivity.

Executive Summary

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

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

Function:	High School
Gross Area (SF):	36,035
Year Built:	2006
Last Renovation:	
Replacement Value:	$8,890,187
Repair Cost:	$198,520.31
Total FCI:	2.23 %
Total RSLI:	70.95 %
FCA Score:	97.77

Description:

The 2006 performing arts building at Ronald McNair Sr. High School is a two-story building located at 1804 Bouldercrest Road S.E. in Atlanta, 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:	5030	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	$0.00
A20 - Basement Construction	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.97 %	0.00 %	$0.00
B30 - Roofing	64.02 %	2.16 %	$14,065.31
C10 - Interior Construction	79.93 %	0.00 %	$0.00
C20 - Stairs	91.00 %	0.00 %	$0.00
C30 - Interior Finishes	44.42 %	16.39 %	$138,474.00
D10 - Conveying	70.00 %	0.00 %	$0.00
D20 - Plumbing	59.95 %	0.00 %	$0.00
D30 - HVAC	68.70 %	0.00 %	$0.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	61.38 %	5.70 %	$45,981.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
F10 - Special Construction	91.00 %	0.00 %	$0.00
Totals:	**70.95 %**	**2.23 %**	**$198,520.31**

Photo Album

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

1). North Elevation - Jul 27, 2015

2). West Elevation - Jul 27, 2015

3). South Elevation - Jul 27, 2015

4). East Elevation - Jul 27, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.51	S.F.	36,035	100	2006	2106		91.00 %	0.00 %	91			$126,483
A1020	Special Foundations	$4.36	S.F.	36,035	100	2006	2106		91.00 %	0.00 %	91			$157,113
A1030	Slab on Grade	$3.56	S.F.	36,035	100	2006	2106		91.00 %	0.00 %	91			$128,285
A2010	Basement Excavation	$0.14	S.F.	36,035	100	2006	2106		91.00 %	0.00 %	91			$5,045
A2020	Basement Walls	$1.64	S.F.	36,035	100	2006	2106		91.00 %	0.00 %	91			$59,097
B1010	Floor Construction	$15.61	S.F.	36,035	100	2006	2106		91.00 %	0.00 %	91			$562,506
B1020	Roof Construction	$11.74	S.F.	36,035	100	2006	2106		91.00 %	0.00 %	91			$423,051
B2010	Exterior Walls	$15.69	S.F.	36,035	100	2006	2106		91.00 %	0.00 %	91			$565,389
B2020	Exterior Windows	$11.18	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$402,871
B2030	Exterior Doors	$0.66	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$23,783
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	2006	2016		10.00 %	0.00 %	1			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	31,300	25	2006	2031		64.00 %	2.17 %	16		$14,065.31	$647,910
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	2006	2021		40.00 %	0.00 %	6			$0
B3010	Roof Coverings - Preformed Metal	$0.07	S.F.	0	30	2006	2036		70.00 %	0.00 %	21			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	2006	2081		88.00 %	0.00 %	66			$0
B3020	Roof Openings	$0.07	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$2,522
C1010	Partitions	$19.44	S.F.	36,035	100	2006	2106		91.00 %	0.00 %	91			$700,520
C1020	Interior Doors	$6.11	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$220,174
C1030	Fittings	$6.20	S.F.	36,035	20	2006	2026		55.00 %	0.00 %	11			$223,417
C2010	Stair Construction	$2.21	S.F.	36,035	100	2006	2106		91.00 %	0.00 %	91			$79,637
C3010	Wall Finishes - Accoustc Wall Panels	$5.95	S.F.	300	30	2006	2036		70.00 %	0.00 %	21			$1,785
C3010	Wall Finishes - Custom Wood Paneling	$21.39	S.F.	3,000	30	2006	2036		70.00 %	0.00 %	21			$64,170
C3010	Wall Finishes - Paint	$1.93	S.F.	33,035	10	2006	2016		10.00 %	0.00 %	1			$63,758
C3020	Floor Finishes - Carpet	$8.50	S.F.	14,810	8	2006	2014		0.00 %	110.00 %	-1		$138,474.00	$125,885
C3020	Floor Finishes - Epoxy	$9.51	S.F.	950	15	2006	2021		40.00 %	0.00 %	6			$9,035
C3020	Floor Finishes - Resilient Flooring	$13.07	S.F.	4,453	20	2006	2026		55.00 %	0.00 %	11			$58,201
C3020	Floor Finishes - VCT	$9.54	S.F.	13,622	20	2006	2026		55.00 %	0.00 %	11			$129,954
C3020	Floor Finishes - Wood	$14.70	S.F.	2,200	20	2006	2026		55.00 %	0.00 %	11			$32,340
C3030	Ceiling Finishes	$9.98	S.F.	36,035	20	2006	2026		55.00 %	0.00 %	11			$359,629
D1010	Elevators and Lifts	$0.86	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$30,990
D2010	Plumbing Fixtures	$17.66	S.F.	36,035	20	2006	2026		55.00 %	0.00 %	11			$636,378
D2020	Domestic Water Distribution	$3.81	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$137,293
D2030	Sanitary Waste	$4.80	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$172,968
D2040	Rain Water Drainage	$0.00	S.F.	0	0				0.00 %	0.00 %				$0

School Assessment Report - 2006 Performing Arts Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	3,605	30	2006	2036		70.00 %	0.00 %	21			$2,776
D3020	Heat Generating Systems	$4.55	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$163,959
D3030	Cooling Generating Systems	$7.77	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$279,992
D3040	Distribution Systems & Exhaust Systems	$21.36	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$769,708
D3050	Terminal & Package Units	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3060	Controls & Instrumentation	$3.19	S.F.	36,035	20	2006	2026		55.00 %	0.00 %	11			$114,952
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.13	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$148,825
D4020	Standpipes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$62,341
D5020	Branch Wiring	$5.56	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$200,355
D5020	Lighting	$8.36	S.F.	36,035	30	2006	2036		70.00 %	0.00 %	21			$301,253
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	36,035	10	2006	2016	2020	50.00 %	0.00 %	5			$27,747
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	36,035	10	2006	2016	2020	50.00 %	0.00 %	5			$173,689
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	36,035	10	2006	2016	2015	0.00 %	110.00 %	0		$45,981.00	$41,801
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	36,035	20	2006	2026		55.00 %	0.00 %	11			$27,387
E1090	Other Equipment (Kitchen Equipment)	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1090	Other Equipment (Sports Equipment)	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.18	S.F.	36,035	20	2006	2026		55.00 %	0.00 %	11			$330,801
F1010	Special Structures - Canopies	$2.62	S.F.	36,035	100	2006	2106		91.00 %	0.00 %	91			$94,412
								Total	**70.95 %**	**2.23 %**			**$198,520.31**	**$8,890,187**

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:	**$198,520**	**$72,237**	**$0**	**$0**	**$0**	**$256,872**	**$11,866**	**$0**	**$175,415**	**$0**	**$61,795**	**$776,705**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$14,065	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,065**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

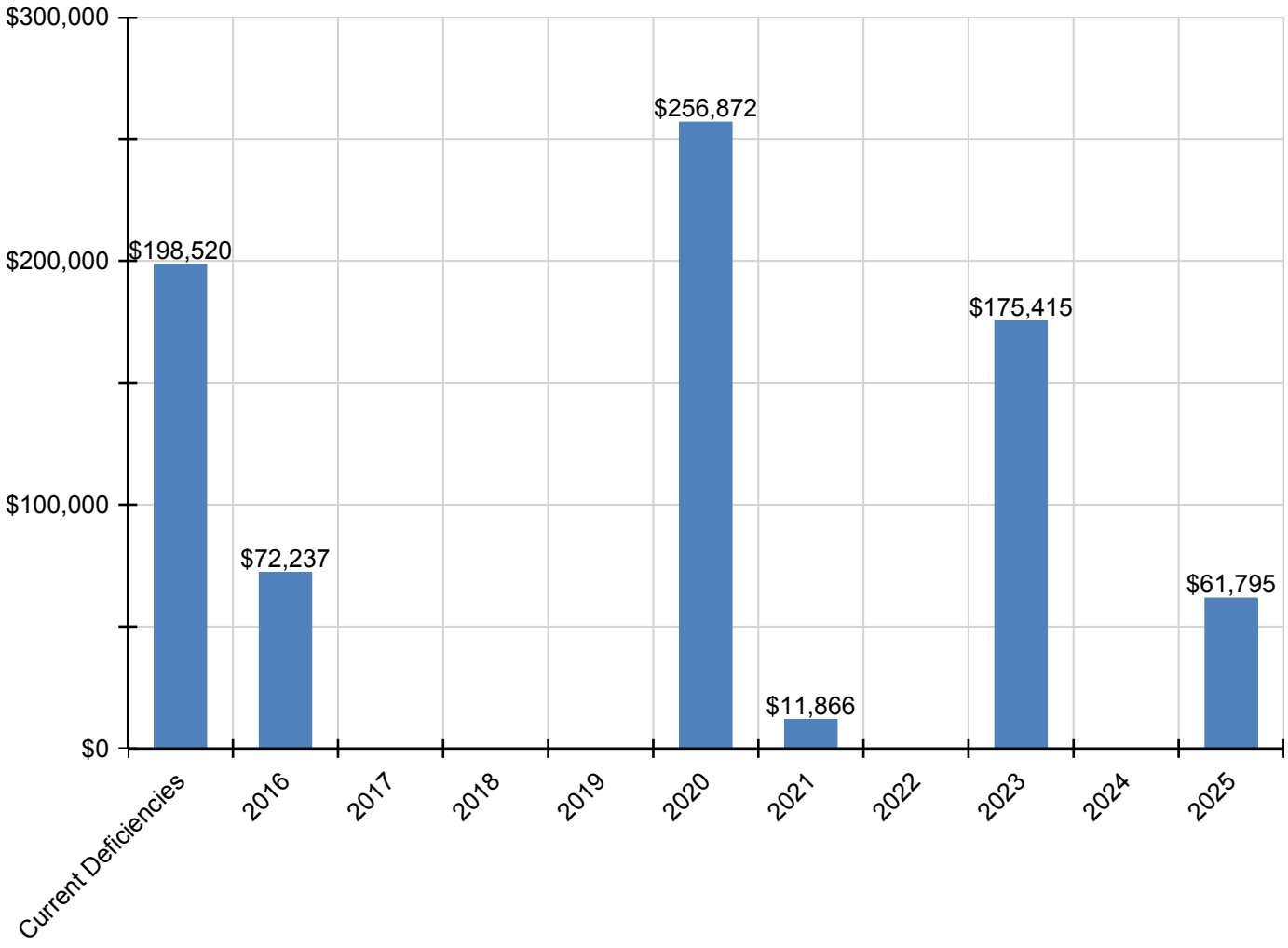
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Accoustc Wall Panels	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Custom Wood Paneling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$72,237	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,237**
C3020 - Floor Finishes - Carpet	$138,474	$0	$0	$0	$0	$0	$0	$0	$175,415	$0	$0	**$313,889**
C3020 - Floor Finishes - Epoxy	$0	$0	$0	$0	$0	$0	$11,866	$0	$0	$0	$0	**$11,866**
C3020 - Floor Finishes - Resilient Flooring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$35,383	$0	$0	$0	$0	$0	**$35,383**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$221,489	$0	$0	$0	$0	$0	**$221,489**
D5030 - Communications and Security - Security & CCTV	$45,981	$0	$0	$0	$0	$0	$0	$0	$0	$0	$61,795	**$107,776**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

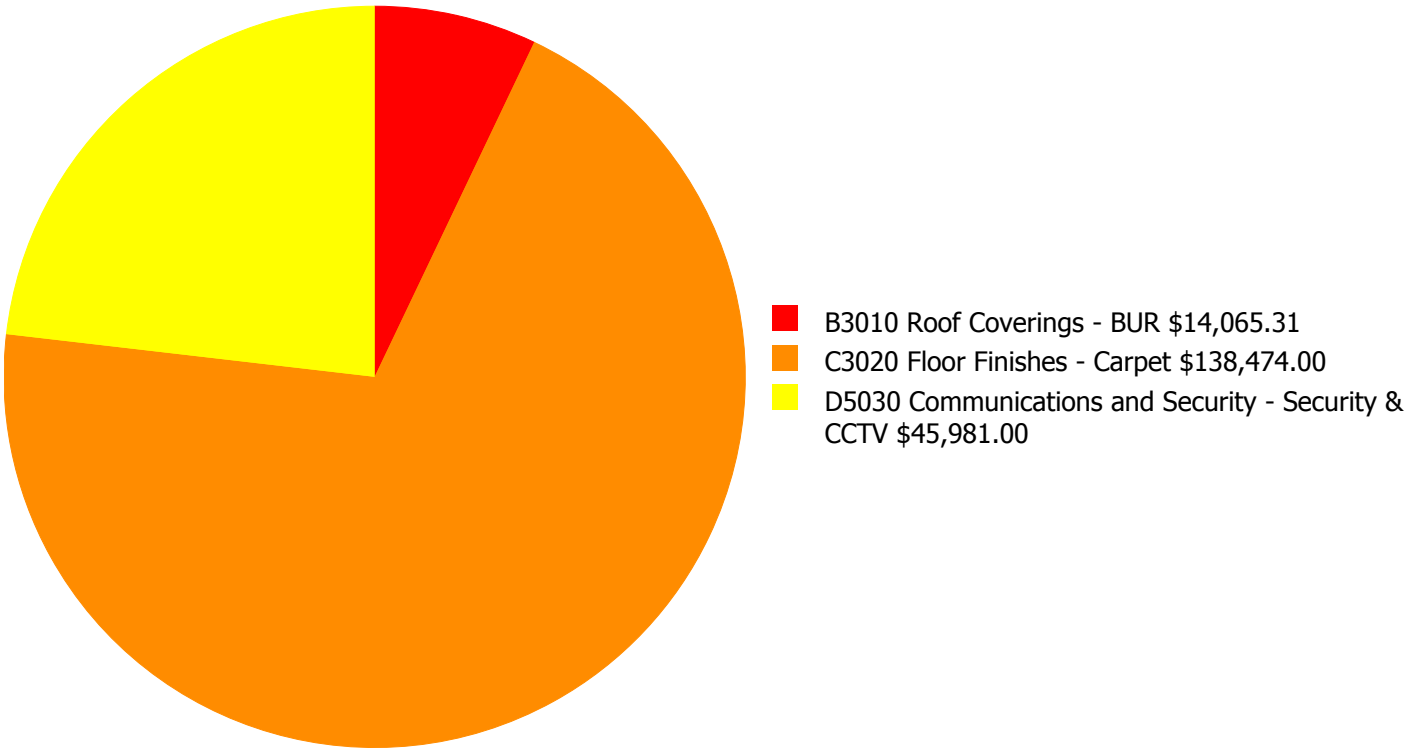
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

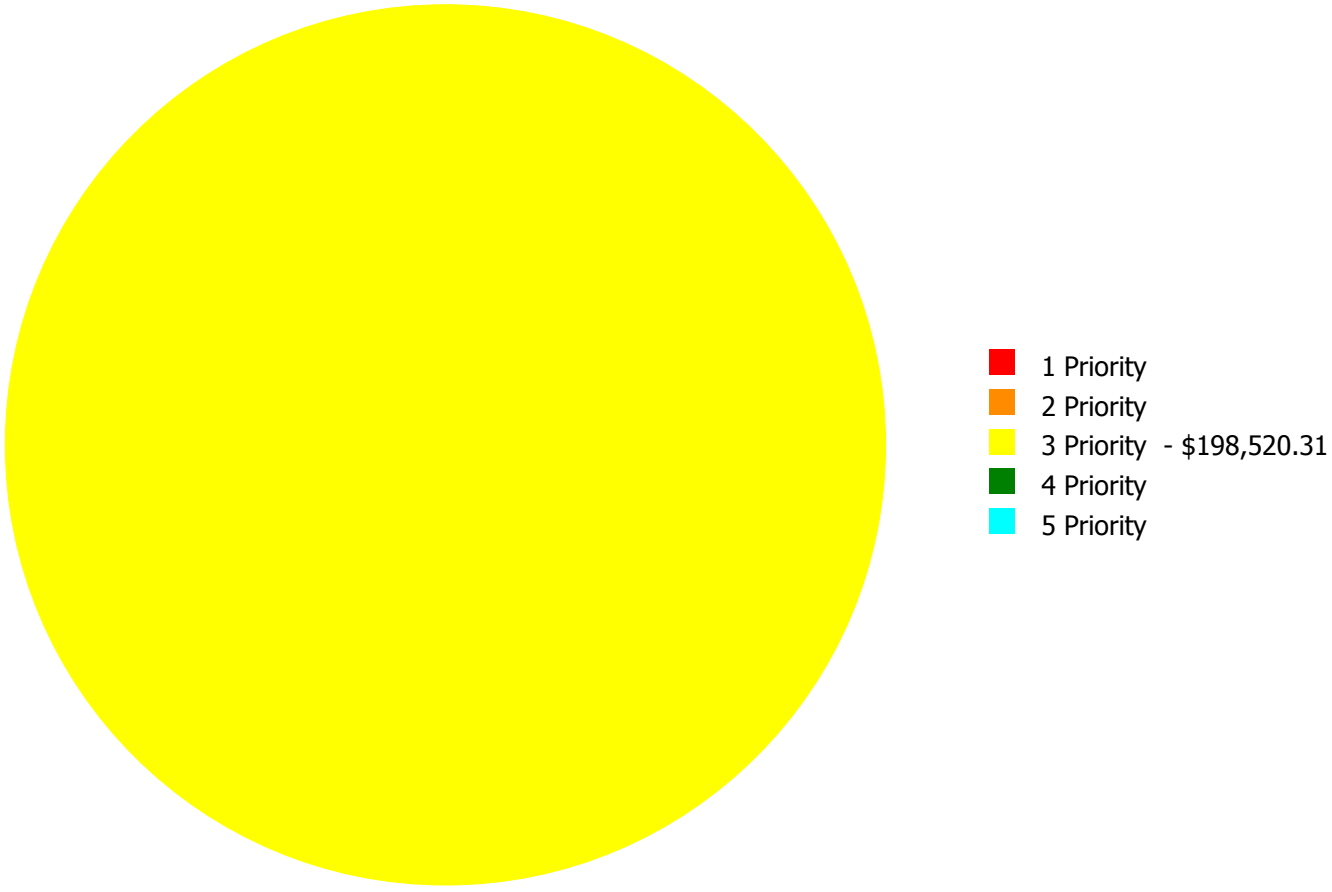
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $198,520.31

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: $198,520.31

Deficiency By Priority Investment Table

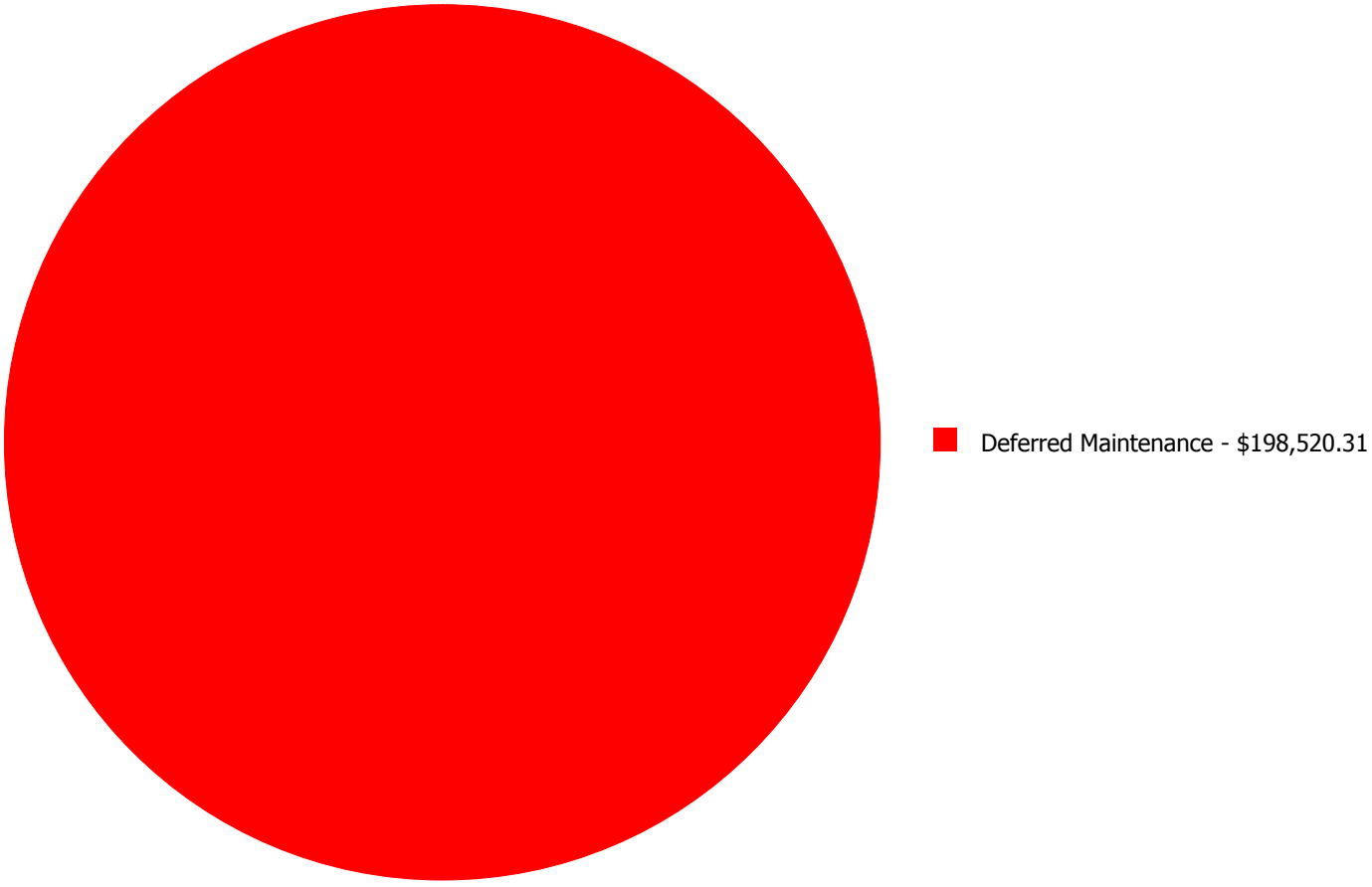
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$14,065.31	$0.00	$0.00	$14,065.31
C3020	Floor Finishes - Carpet	$0.00	$0.00	$138,474.00	$0.00	$0.00	$138,474.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$45,981.00	$0.00	$0.00	$45,981.00
	Total:	$0.00	$0.00	$198,520.31	$0.00	$0.00	$198,520.31

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: $198,520.31

Deficiency Details by Priority

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

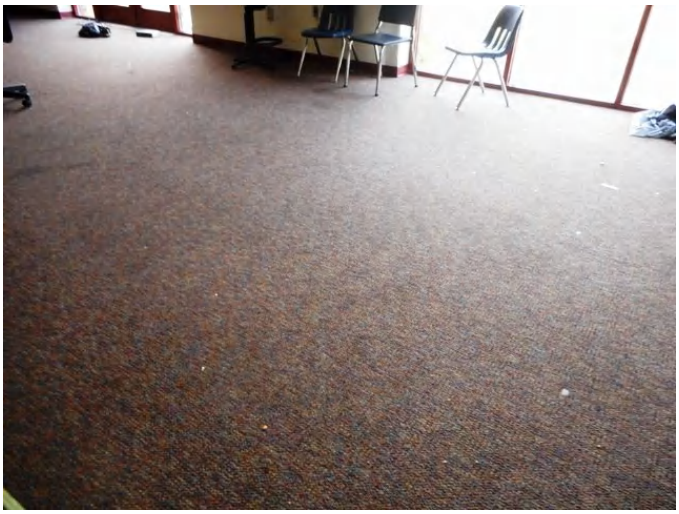
Priority 3 Priority:

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Membrane replacement-(25% of roof area),modified bitum/thermoplastic
Qty: 50.00
Unit of Measure: Sq.
Estimate: $14,065.31
Assessor Name: Eduardo Lopez
Date Created: 07/27/2015

Notes: The roof is showing signs of damage, with bubbles and splitting near the seam. Water leakage is happening in an area that should be repaired.

System: C3020 - Floor Finishes - Carpet



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 14,810.00
Unit of Measure: S.F.
Estimate: $138,474.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 36,035.00

Unit of Measure: S.F.

Estimate: $45,981.00

Assessor Name: Eduardo Lopez

Date Created: 07/30/2015

Notes: The CCTV system is reported to be inadequate and cannot receive a program from the office to classrooms. Recommend replacing the outdated CRT monitors with state-of-the-art LCD monitors with LAN connectivity.

Executive Summary

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

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

Function:	High School
Gross Area (SF):	36
Year Built:	2009
Last Renovation:	
Replacement Value:	$3,062
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	88.41 %
FCA Score:	100.00

Description:

The football storage building is located on the campus grounds of Ronald McNair Sr. High School. Originally built in 2009, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

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	94.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	94.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	92.34 %	0.00 %	$0.00
B30 - Roofing	70.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**88.41 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Jul 27, 2015

2). South Elevation - Jul 27, 2015

3). West Elevation - Jul 27, 2015

4). North Elevation - Jul 27, 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.	36	100	2009	2109		94.00 %	0.00 %	94			$162
A1030	Slab on Grade	$3.60	S.F.	36	100	2009	2109		94.00 %	0.00 %	94			$130
A2010	Basement Excavation	$0.22	S.F.	0	100	2009	2109		94.00 %	0.00 %	94			$0
A2020	Basement Walls	$3.52	S.F.	0	100	2009	2109		94.00 %	0.00 %	94			$0
B1020	Roof Construction	$16.33	S.F.	36	100	2009	2109		94.00 %	0.00 %	94			$588
B2010	Exterior Walls	$38.65	S.F.	36	100	2009	2109		94.00 %	0.00 %	94			$1,391
B2020	Exterior Windows	$4.87	S.F.	0	30	2009	2039		80.00 %	0.00 %	24			$0
B2030	Exterior Doors	$5.20	S.F.	36	30	2009	2039		80.00 %	0.00 %	24			$187
B3010	Roof Coverings	$16.79	S.F.	36	20	2009	2029		70.00 %	0.00 %	14			$604
C1010	Partitions	$13.04	S.F.	0	40	2009	2049		85.00 %	0.00 %	34			$0
C1020	Interior Doors	$2.61	S.F.	0	30	2009	2039		80.00 %	0.00 %	24			$0
C1030	Fittings	$3.04	S.F.	0	20	2009	2029		70.00 %	0.00 %	14			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	2009	2029		70.00 %	0.00 %	14			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	2009	2029		70.00 %	0.00 %	14			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	2009	2029		70.00 %	0.00 %	14			$0
D2040	Rain Water Drainage	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**88.41 %**					**$3,062**

Renewal Schedule

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

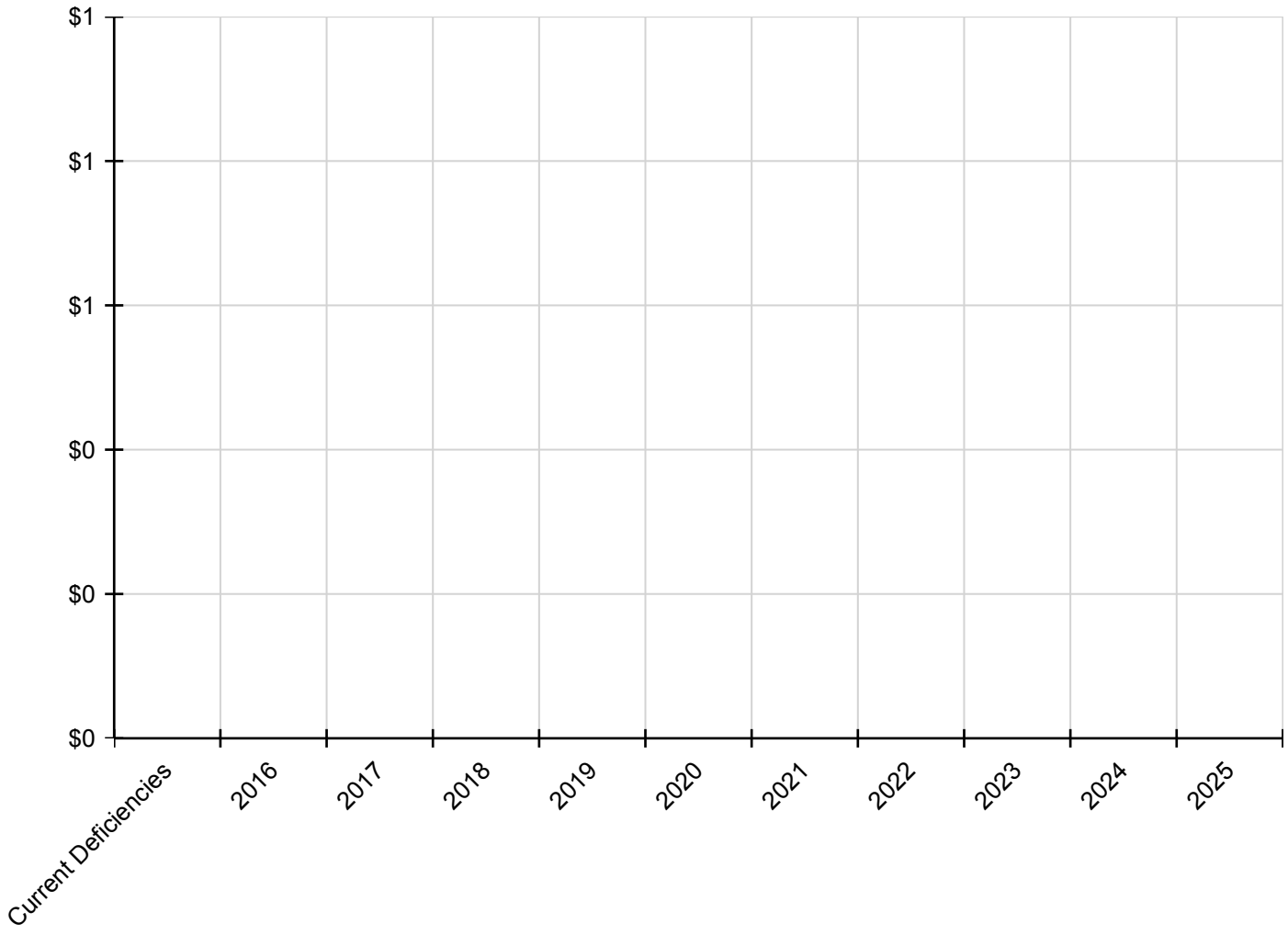
Inflation Rate: 3%

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

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	186,105
Year Built:	1964
Last Renovation:	2006
Replacement Value:	$6,177,326
Repair Cost:	$598,028.17
Total FCI:	9.68 %
Total RSLI:	63.26 %
FCA Score:	90.32

Description:

The Ronald McNair Sr. High School site was originally constructed in 1964, has a total area of 64.5 acres, and is occupied by approximately 186,105 square feet of permanent building space. Major renovations and alterations to the site were performed in 2006. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, retaining walls, 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.

Attributes:

General Attributes:	
Site Code:	1715

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	55.73 %	13.60 %	$561,891.37
G30 - Site Mechanical Utilities	81.52 %	2.66 %	$36,136.80
G40 - Site Electrical Utilities	72.42 %	0.00 %	$0.00
Totals:	**63.26 %**	**9.68 %**	**$598,028.17**

Photo Album

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

1). Aerial Image of Ronald McNair Sr. High School - Jul 17, 2015

2). Tennis Courts - Jul 27, 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.	101,854	25	2006	2031		64.00 %	0.00 %	16			$526,585
G2020	Parking Lots	$4.56	S.F.	44,252	25	2006	2031		64.00 %	0.00 %	16			$201,789
G2030	Pedestrian Paving	$1.50	S.F.	186,105	30	2006	2036		70.00 %	0.00 %	21			$279,158
G2040	Baseball Field	$8.35	S.F.	79,013	20	2009	2029		70.00 %	0.00 %	14			$659,759
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.	980	20	2006	2026		55.00 %	0.00 %	11			$47,746
G2040	Fencing & Guardrails	$0.91	S.F.	186,105	30	2006	2036		70.00 %	0.00 %	21			$169,356
G2040	Football Field	$5.85	S.F.	99,578	20	2009	2029		70.00 %	0.00 %	14			$582,531
G2040	Hard Surface Play Area	$6.26	S.F.		0				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.		0				0.00 %	0.00 %				$0
G2040	Retaining Wall - Brick	$36.84	S.F.	4,500	30	2001	2031		53.33 %	0.00 %	16			$165,780
G2040	Retaining Wall - Concrete	$47.55	S.F.	9,500	75	1967	2042		36.00 %	0.00 %	27			$451,725
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.	33,863	20	2009	2029		70.00 %	0.00 %	14			$300,026
G2040	Tennis Courts	$18.47	S.F.	12,819	20	2009	2029		70.00 %	0.00 %	14			$236,767
G2040	Track	$7.04	S.F.	34,227	10	2006	2016	2015	0.00 %	110.00 %	0		$265,053.89	$240,958
G2050	Landscaping	$1.45	S.F.	186,105	15	2006	2021	2015	0.00 %	110.00 %	0		$296,837.48	$269,852
G3010	Water Supply	$1.83	S.F.	186,105	50	2006	2056		82.00 %	0.00 %	41			$340,572
G3020	Sanitary Sewer	$1.15	S.F.	186,105	50	2006	2056		82.00 %	0.00 %	41			$214,021
G3030	Storm Sewer	$3.55	S.F.	186,105	50	2006	2056		82.00 %	5.47 %	41		$36,136.80	$660,673
G3060	Fuel Distribution	$0.78	S.F.	186,105	40	2006	2046		77.50 %	0.00 %	31			$145,162
G4010	Electrical Distribution	$1.86	S.F.	186,105	50	2006	2056		82.00 %	0.00 %	41			$346,155
G4020	Site Lighting	$1.15	S.F.	186,105	30	2006	2036		70.00 %	0.00 %	21			$214,021
G4030	Site Communications & Security	$0.67	S.F.	186,105	10	2006	2016	2020	50.00 %	0.00 %	5			$124,690
								Total	**63.26 %**	**9.68 %**			**$598,028.17**	**$6,177,326**

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.

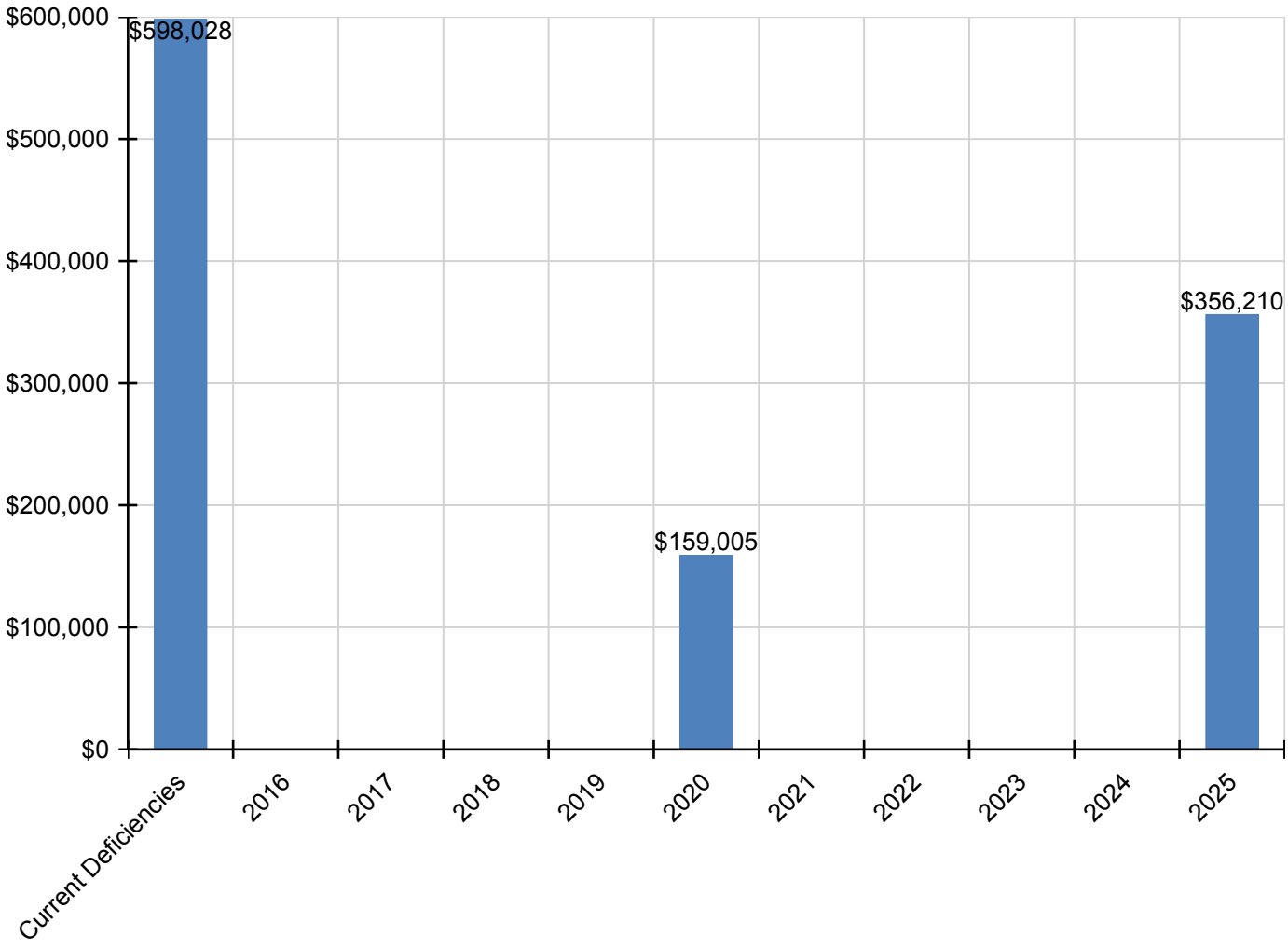
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$598,028**	**$0**	**$0**	**$0**	**$0**	**$159,005**	**$0**	**$0**	**$0**	**$0**	**$356,210**	**$1,113,243**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Retaining Wall - Brick	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Retaining Wall - Concrete	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$265,054	$0	$0	$0	$0	$0	$0	$0	$0	$0	$356,210	**$621,264**
G2050 - Landscaping	$296,837	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$296,837**
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	$36,137	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,137**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$159,005	$0	$0	$0	$0	$0	**$159,005**

** Indicates non-renewable system*

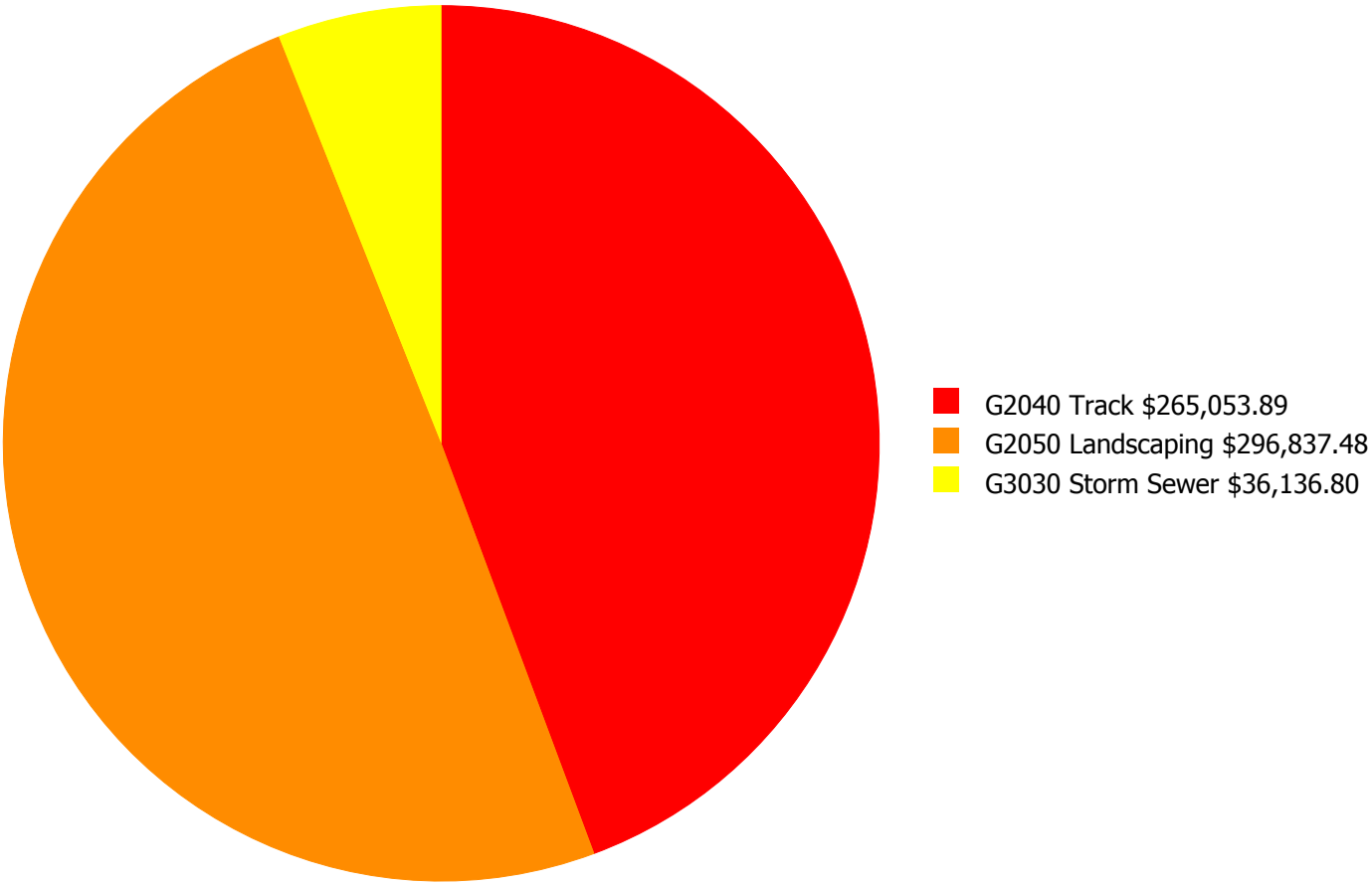
Forecasted Capital Renewal Requirement

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: $598,028.17

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: $598,028.17

Deficiency By Priority Investment Table

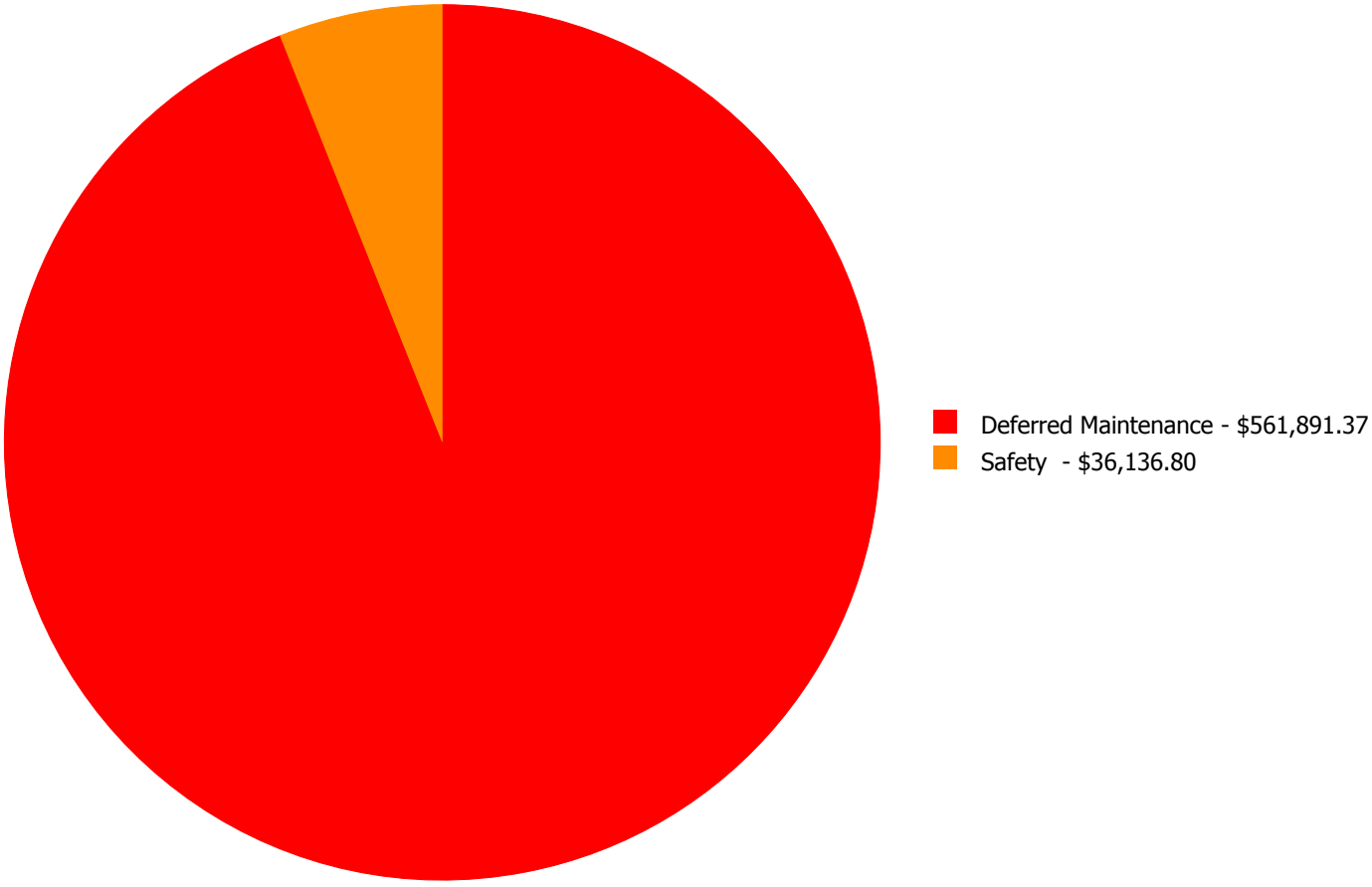
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2040	Track	$0.00	$0.00	$265,053.89	$0.00	$0.00	$265,053.89
G2050	Landscaping	$0.00	$0.00	$296,837.48	$0.00	$0.00	$296,837.48
G3030	Storm Sewer	$36,136.80	$0.00	$0.00	$0.00	$0.00	$36,136.80
	Total:	$36,136.80	$0.00	$561,891.37	$0.00	$0.00	$598,028.17

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: $598,028.17

Deficiency Details by Priority

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

Priority 1 Priority:

System: G3030 - Storm Sewer

Location: Basement Electrical Room Entrance

Distress: Needs Remediation

Category: Safety

Priority: 1 Priority

Correction: Engineering Study for Storm Sewer

Qty: 1.00

Unit of Measure: Ea.

Estimate: $36,136.80

Assessor Name: Sam Mandola

Date Created: 12/15/2015

Notes: Flooding has been reported in the electrical room. There is a main storm drain at the entrance door and is recommended an engineering study to determine the cause. Pricing does not include remediation measures.

Priority 3 Priority:

System: G2040 - Track

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 34,227.00
Unit of Measure: S.F.
Estimate: $265,053.89
Assessor Name: Eduardo Lopez
Date Created: 07/27/2015

Notes: The track is nearing the end of its expected service life, showing signs of wear and tear, and should be scheduled for replacement.

System: G2050 - Landscaping

Location: Site
Distress: Needs Remediation
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 186,105.00
Unit of Measure: S.F.
Estimate: $296,837.48
Assessor Name: Eduardo Lopez
Date Created: 07/27/2015

Notes: Landscaping is overgrown weeds and should be cleared and 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.