DeKalb County School District/Middle Schools

Sequoyah Middle

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):	164,117
Year Built:	1965
Last Renovation:	
Replacement Value:	$36,459,950
Repair Cost:	$8,560,761.31
Total FCI:	23.48 %
Total RSLI:	47.13 %
FCA Score:	76.52

Description:

The Sequoyah Middle School campus consists of one main school building located at 3456 Aztec Road Doraville, Georgia. The original campus was constructed in 1965 and additions to the main school building were constructed in 1966 and 1967. In addition to the main school building, the campus contains storage buildings, baseball field, baseball concession building, football field, and track. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 1	Board District:	District 1
DOE Facility:	290	Geographic Region:	Region 1
HS Attendance Area:	Cross Keys HS	Jurisdictional City:	City of Doraville
Site Acreage:	25		

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.

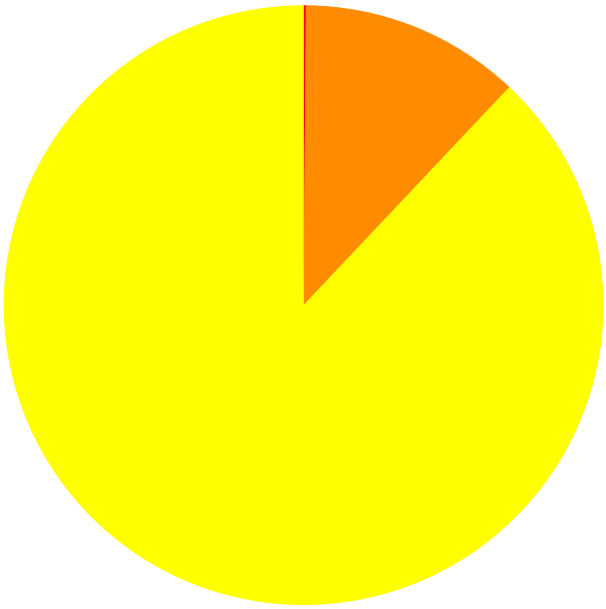
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	50.03 %	2.89 %	$24,398.40
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.18 %	$2,330.99
B20 - Exterior Enclosure	39.95 %	3.97 %	$170,631.90
B30 - Roofing	72.43 %	0.23 %	$8,197.62
C10 - Interior Construction	61.83 %	0.53 %	$10,541.13
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	37.65 %	10.81 %	$511,629.40
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	43.41 %	55.31 %	$1,617,338.70
D30 - HVAC	56.76 %	15.97 %	$984,597.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	48.33 %	43.69 %	$1,572,675.00
E10 - Equipment	29.38 %	51.24 %	$498,553.00
E20 - Furnishings	80.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	29.53 %	51.80 %	$1,511,641.12
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$1,319,664.81
G40 - Site Electrical Utilities	46.50 %	54.40 %	$328,562.24
Totals:	**47.13 %**	**23.48 %**	**$8,560,761.31**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1965, 1966, 1967 Building	162,448	16.98	$10,541.13	$1,020,303.72	$4,332,080.40	$0.00	$0.00
1967 Storage Building	144	64.17	$0.00	$0.00	$7,872.69	$0.00	$0.00
1970 Baseball Concession Bldg.	175	34.22	$0.00	$0.00	$4,344.00	$0.00	$0.00
1970 Football Storage Bldg.	1,350	21.49	$0.00	$0.00	$25,751.20	$0.00	$0.00
Site	164,117	66.92	$0.00	$0.00	$3,159,868.17	$0.00	$0.00
Total:		**23.48**	**$10,541.13**	**$1,020,303.72**	**$7,529,916.46**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $8,560,761.31

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:	Middle School
Gross Area (SF):	162,448
Year Built:	1965
Last Renovation:	2011
Replacement Value:	$31,593,073
Repair Cost:	$5,362,925.25
Total FCI:	16.98 %
Total RSLI:	50.61 %
FCA Score:	83.02

Description:

The main building at Sequoyah Middle School is a one-story building located at 3456 Aztec Road Doraville, Georgia. Originally built in 1965, there have been two additions in 1966 and 1967, and major renovations between 2009 and 2011. 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:	4010, 4011, 4012	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	50.00 %	2.91 %	$24,398.40
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	39.83 %	3.63 %	$153,676.00
B30 - Roofing	72.84 %	0.16 %	$5,579.62
C10 - Interior Construction	61.83 %	0.53 %	$10,541.13
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	37.65 %	10.81 %	$511,629.40
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	43.43 %	55.29 %	$1,615,749.70
D30 - HVAC	56.76 %	15.97 %	$984,597.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	48.51 %	43.44 %	$1,558,201.00
E10 - Equipment	29.38 %	51.24 %	$498,553.00
E20 - Furnishings	80.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**50.61 %**	**16.98 %**	**$5,362,925.25**

Photo Album

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

1). East Elevation - Jul 15, 2015

2). North Elevation - Jul 15, 2015

3). West Elevation - Jul 15, 2015

4). South Elevation - Jul 15, 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	$1.63	S.F.	162,448	100	1965	2065		50.00 %	9.21 %	50		$24,398.40	$264,790
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.53	S.F.	162,448	100	1965	2065		50.00 %	0.00 %	50			$573,441
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$7.81	S.F.	162,448	100	1965	2065		50.00 %	0.00 %	50			$1,268,719
B2010	Exterior Walls	$16.35	S.F.	162,448	60	1965	2025		16.67 %	0.00 %	10			$2,656,025
B2020	Exterior Windows	$8.82	S.F.	162,448	30	2011	2041		86.67 %	0.00 %	26			$1,432,791
B2030	Exterior Doors	$0.86	S.F.	162,448	30	1965	1995		0.00 %	110.00 %	-20		$153,676.00	$139,705
B3010	Roof Coverings - Asphalt Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	162,448	20	2010	2030		75.00 %	0.00 %	15			$3,362,674
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	0				0.00 %	0.00 %			$5,579.62	$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings Standing Seam Metal	$26.99	S.F.	6,850	75	1965	2040		33.33 %	0.00 %	25			$184,882
B3020	Roof Openings	$0.03	S.F.	162,448	30	2010	2040		83.33 %	0.00 %	25			$4,873
C1010	Partitions	$7.98	S.F.	162,448	100	1965	2065		50.00 %	0.00 %	50			$1,296,335
C1020	Interior Doors	$2.28	S.F.	162,448	30	2011	2041		86.67 %	2.85 %	26		$10,541.13	$370,381
C1030	Fittings	$2.08	S.F.	162,448	20	2011	2031		80.00 %	0.00 %	16			$337,892
C2010	Stair Construction	$0.00	S.F.	1	0	1965			0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$10.34	S.F.	64,996	30	1965	1995		0.00 %	0.00 %	-20			$672,059
C3010	Wall Finishes - Paint	$1.95	S.F.	97,492	10	2011	2021		60.00 %	0.00 %	6			$190,109
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.58	S.F.	8,125	8	2011	2019		50.00 %	0.00 %	4			$69,713
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.61	S.F.	6,499	50	1965	2015		0.00 %	110.00 %	0		$104,445.00	$94,950
C3020	Floor Finishes - Epoxy	$8.60	S.F.	9,748	20	2011	2031		80.00 %	43.89 %	16		$36,790.80	$83,833
C3020	Floor Finishes - Terrazzo	$53.38	S.F.	24,373	50	1965	2015		0.00 %	0.00 %	0			$1,301,031
C3020	Floor Finishes - VCT	$9.58	S.F.	113,741	20	2011	2031		80.00 %	9.89 %	16		$107,805.60	$1,089,639
C3020	Floor Finishes - Wood	$9.81	S.F.	24,334	20	1965	1985		0.00 %	110.00 %	-30		$262,588.00	$238,717
C3030	Ceiling Finishes	$6.10	S.F.	162,448	20	2009	2029		70.00 %	0.00 %	14			$990,933
D1010	Elevators and Lifts	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$8.13	S.F.	162,448	30	2011	2041		86.67 %	0.00 %	26			$1,320,702
D2020	Domestic Water Distribution	$3.84	S.F.	162,448	30	1965	1995		0.00 %	110.00 %	-20		$686,180.00	$623,800
D2030	Sanitary Waste	$4.33	S.F.	162,448	30	1965	1995		0.00 %	112.59 %	-20		$791,976.70	$703,400

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 $
D2040	Rain Water Drainage	$0.92	S.F.	162,448	30	2010	2040		83.33 %	0.00 %	25			$149,452
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	162,448	40	1965	2005		0.00 %	110.00 %	-10		$137,593.00	$125,085
D3020	Heat Generating Systems	$4.55	S.F.	162,448	30	2011	2041		86.67 %	0.00 %	26			$739,138
D3030	Cooling Generating Systems	$4.73	S.F.	162,448	25	2011	2036		84.00 %	0.00 %	21			$768,379
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	162,448	30	1965	1995		0.00 %	110.00 %	-20		$984,597.00	$895,088
D3050	Terminal & Package Units	$18.53	S.F.	162,448	15	2008	2023		53.33 %	0.00 %	8			$3,010,161
D3060	Controls & Instrumentation	$3.57	S.F.	162,448	20	2011	2031		80.00 %	0.00 %	16			$579,939
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.06	S.F.	162,448	30	2010	2040		83.33 %	0.00 %	25			$172,195
D4010	Sprinklers	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.70	S.F.	162,448	40	2011	2051		90.00 %	0.00 %	36			$276,162
D5020	Branch Wiring	$5.44	S.F.	162,448	30	1965	1995		0.00 %	110.00 %	-20		$972,089.00	$883,717
D5020	Lighting	$8.22	S.F.	162,448	30	2011	2041		86.67 %	0.00 %	26			$1,335,323
D5030	Communications and Security - Fire Alarm	$1.42	S.F.	162,448	15	2008	2023		53.33 %	0.00 %	8			$230,676
D5030	Communications and Security - PA & Clock Systems	$3.28	S.F.	162,448	15	1965	1980		0.00 %	110.00 %	-35		$586,112.00	$532,829
D5030	Communications and Security - Security & CCTV	$1.19	S.F.	162,448	15	2008	2023		53.33 %	0.00 %	8			$193,313
D5090	Other Electrical Systems - Emergency Generator	$0.83	S.F.	162,448	20	2011	2031		80.00 %	0.00 %	16			$134,832
E1020	Institutional Equipment	$2.79	S.F.	162,448	20	1965	1985		0.00 %	110.00 %	-30		$498,553.00	$453,230
E1090	Other Equipment (Kitchen Equipment)	$3.20	S.F.	162,448	20	2006	2026		55.00 %	0.00 %	11			$519,834
E2010	Fixed Furnishings	$6.53	S.F.	162,448	20	2011	2031		80.00 %	0.00 %	16			$1,060,785
F1010	Special Structures - Canopies	$1.61	S.F.	162,448	20	1965	1985		0.00 %	0.00 %	-30			$261,541
								Total	**50.61 %**	**16.98 %**			**$5,362,925.25**	**$31,593,073**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$5,362,925**	**$0**	**$0**	**$0**	**$86,309**	**$0**	**$249,700**	**$0**	**$4,785,308**	**$0**	**$0**	**$10,484,242**
*** 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**	$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	$153,676	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$153,676**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$5,580	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,580**
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**

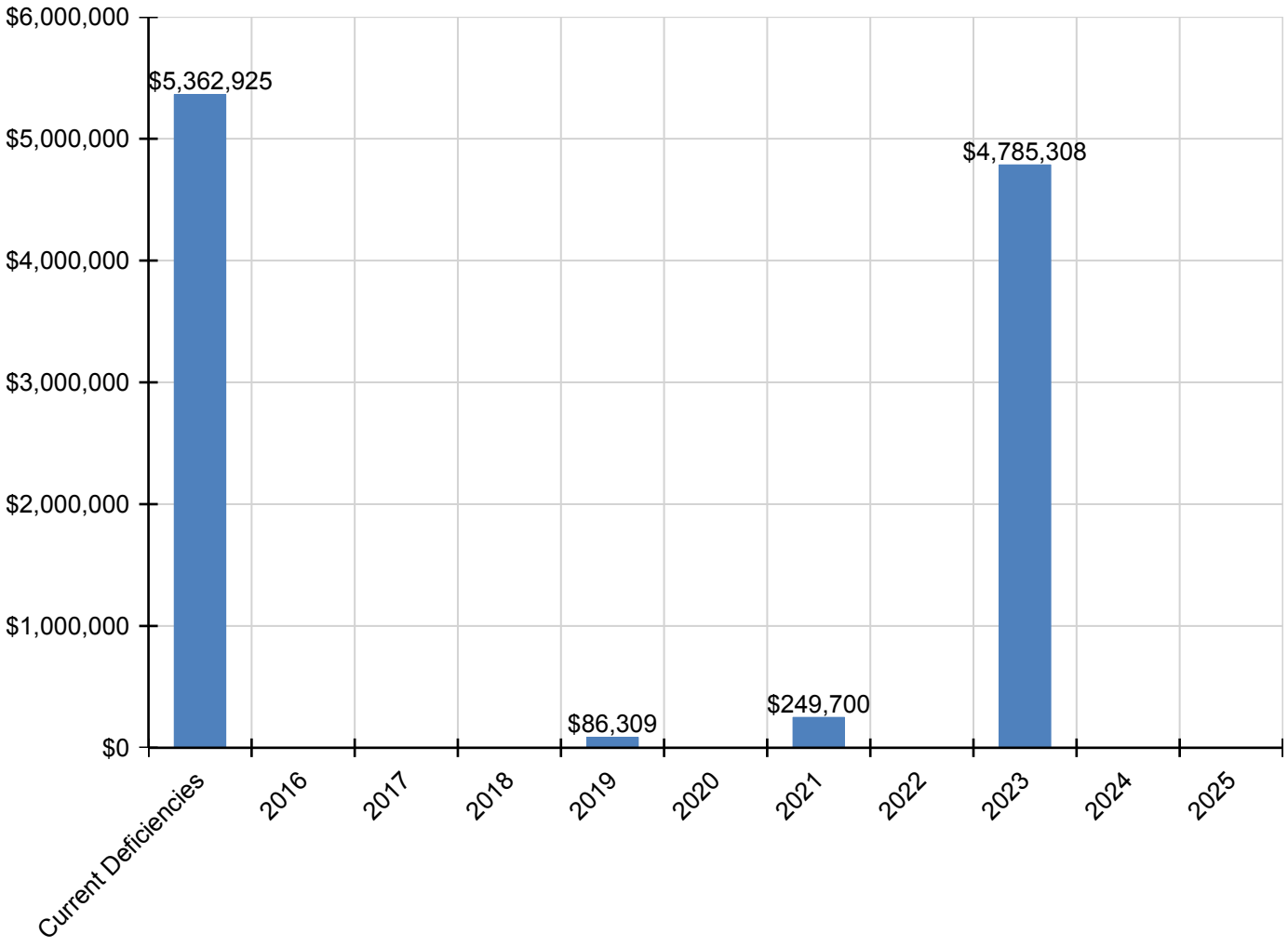
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$10,541	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,541**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$249,700	$0	$0	$0	$0	**$249,700**
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	$86,309	$0	$0	$0	$0	$0	$0	**$86,309**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$104,445	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,445**
C3020 - Floor Finishes - Epoxy	$36,791	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,791**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$107,806	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$107,806**
C3020 - Floor Finishes - Wood	$262,588	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$262,588**
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	$686,180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$686,180**
D2030 - Sanitary Waste	$791,977	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$791,977**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$137,593	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$137,593**
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	$984,597	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$984,597**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$4,194,501	$0	$0	**$4,194,501**
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	$972,089	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$972,089**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$321,435	$0	$0	**$321,435**
D5030 - Communications and Security - PA & Clock Systems	$586,112	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$586,112**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$269,371	$0	$0	**$269,371**
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	$498,553	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$498,553**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$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*

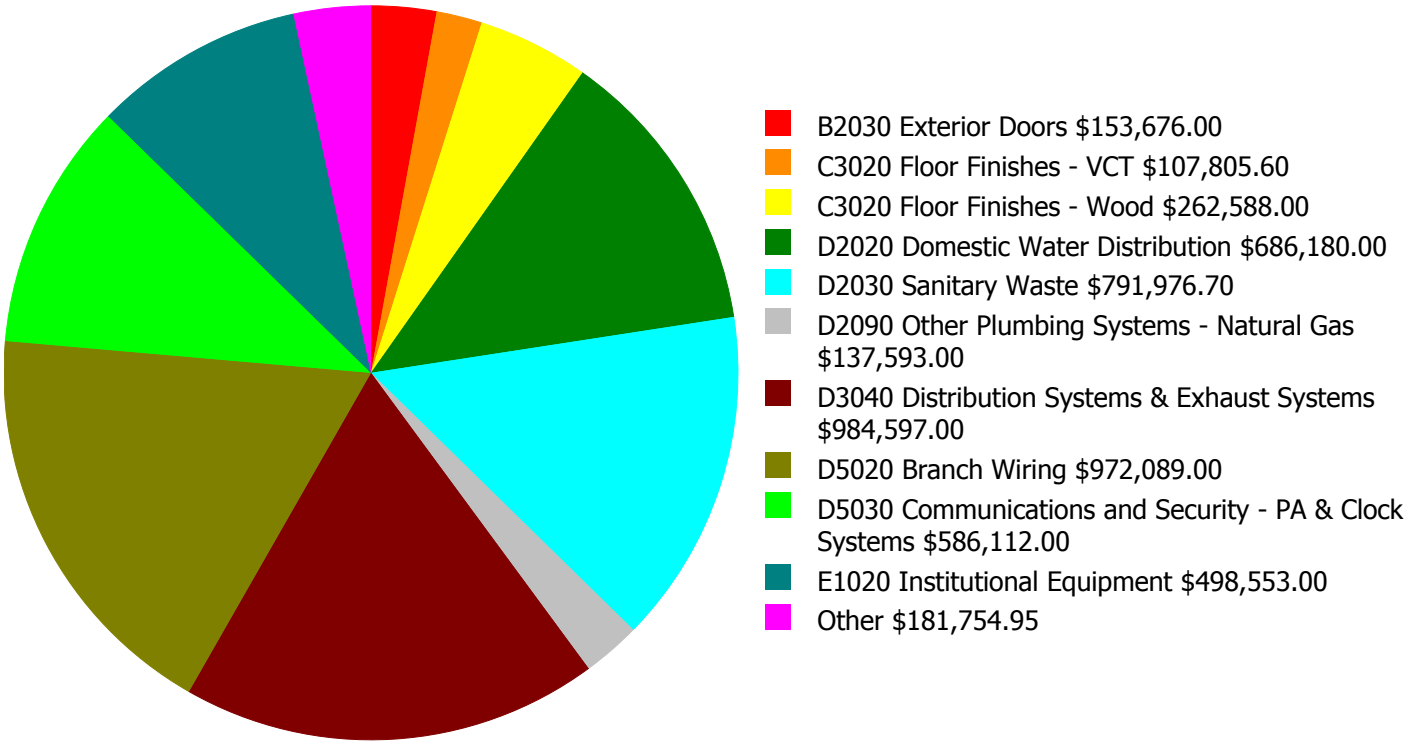
Forecasted Capital Renewal Requirement

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

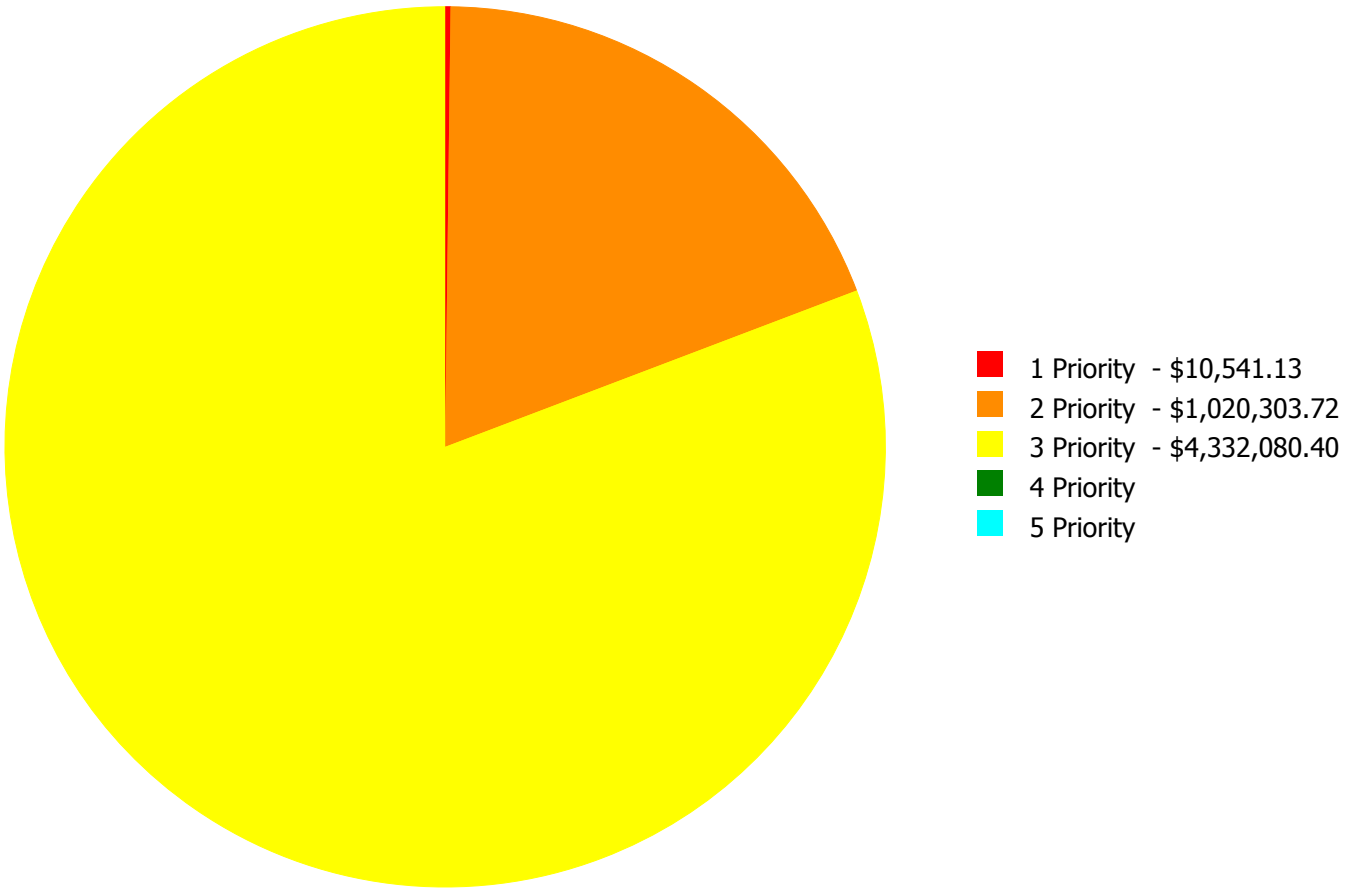
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $5,362,925.25

Deficiency Summary by Priority

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



Budget Estimate Total: $5,362,925.25

Deficiency By Priority Investment Table

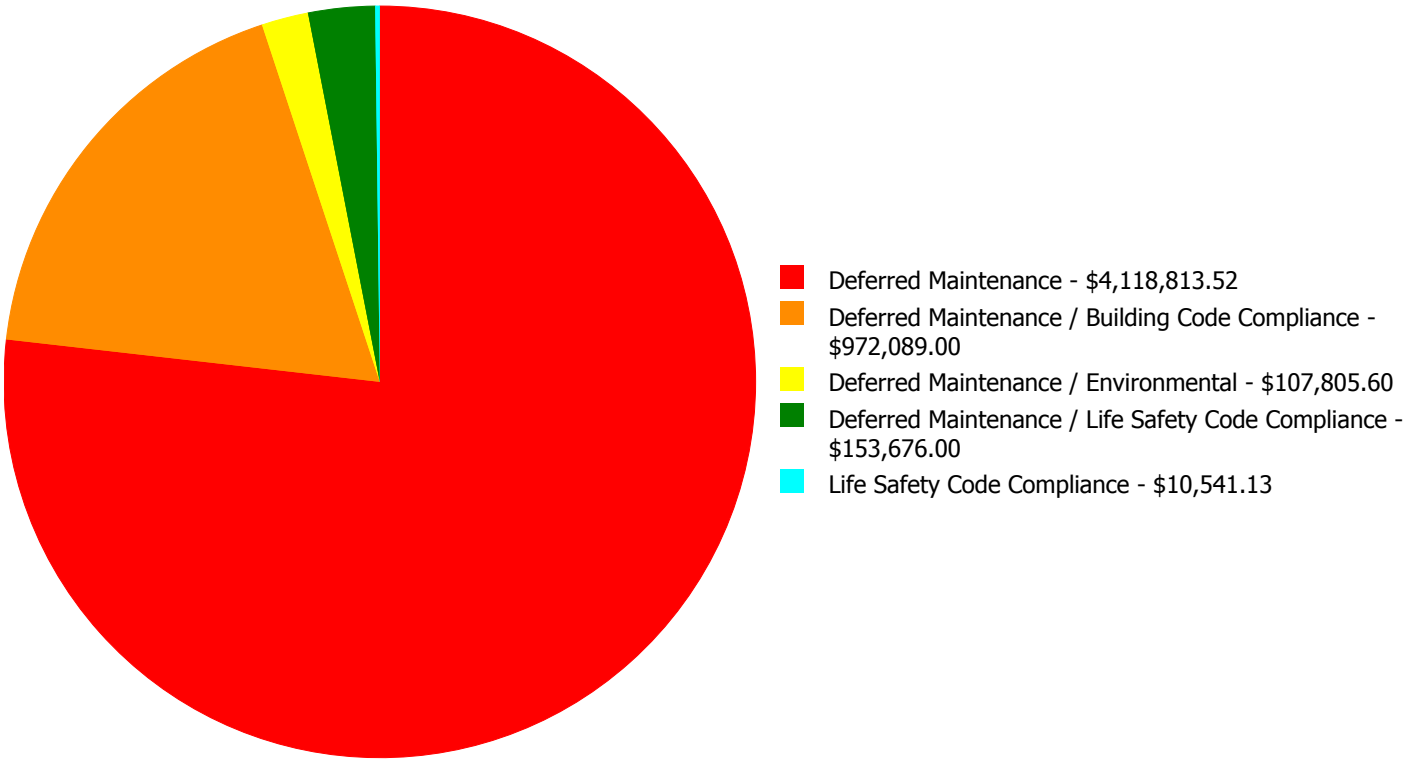
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2030	Exterior Doors	$0.00	$0.00	$153,676.00	$0.00	$0.00	$153,676.00
B3010	Roof Coverings - EPDM	$0.00	$5,579.62	$0.00	$0.00	$0.00	$5,579.62
C1020	Interior Doors	$10,541.13	$0.00	$0.00	$0.00	$0.00	$10,541.13
C3020	Floor Finishes - Ceramic & Quarry Tile	$0.00	$0.00	$104,445.00	$0.00	$0.00	$104,445.00
C3020	Floor Finishes - Epoxy	$0.00	$0.00	$36,790.80	$0.00	$0.00	$36,790.80
C3020	Floor Finishes - VCT	$0.00	$0.00	$107,805.60	$0.00	$0.00	$107,805.60
C3020	Floor Finishes - Wood	$0.00	$0.00	$262,588.00	$0.00	$0.00	$262,588.00
D2020	Domestic Water Distribution	$0.00	$0.00	$686,180.00	$0.00	$0.00	$686,180.00
D2030	Sanitary Waste	$0.00	$18,236.70	$773,740.00	$0.00	$0.00	$791,976.70
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$137,593.00	$0.00	$0.00	$137,593.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$984,597.00	$0.00	$0.00	$984,597.00
D5020	Branch Wiring	$0.00	$972,089.00	$0.00	$0.00	$0.00	$972,089.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$586,112.00	$0.00	$0.00	$586,112.00
E1020	Institutional Equipment	$0.00	$0.00	$498,553.00	$0.00	$0.00	$498,553.00
	Total:	$10,541.13	$1,020,303.72	$4,332,080.40	$0.00	$0.00	$5,362,925.25

Deficiency Summary by Category

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



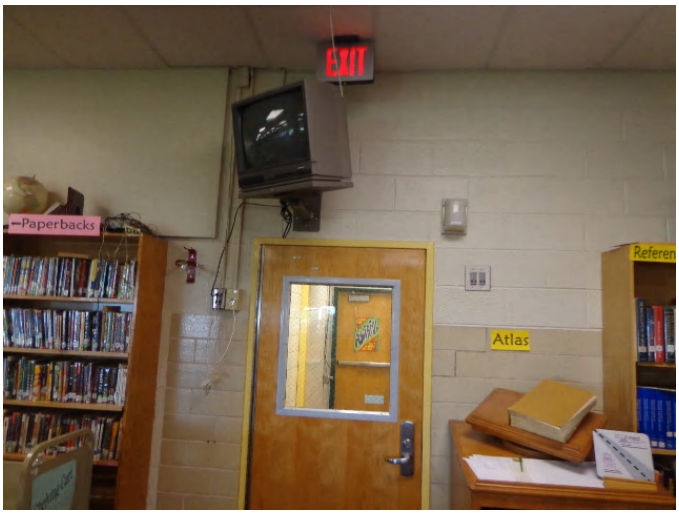
Budget Estimate Total: $5,362,925.25

Deficiency Details by Priority

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

Priority 1 Priority:

System: C1020 - Interior Doors



Location: Throughout Building

Distress: Needs Remediation

Category: Life Safety Code Compliance

Priority: 1 Priority

Correction: Remove/replace emergency exit door to include panic hardware.

Qty: 10.00

Unit of Measure: Ea.

Estimate: $10,541.13

Assessor Name: Ben Nixon

Date Created: 07/15/2015

Notes: In rooms 305 Art and 300 and 301 Science, the emergency exit doors open in the opposite direction of egress and do not have panic hardware installed. In the Media Center 99, the single-door emergency exits door opens in the opposite direction and the panic hardware is installed in the opposite side as well. In the main office areas, Office 98.16 is at the end of the corridor creating a dead end space; it is recommended to remove this office/door and invert both end doors from the corridor to allow flow in the direction of emergency exits.

Priority 2 Priority:

System: A1010 - Standard Foundations

Location: Throughout Building
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: 09/30/2015

Notes: Significant cracks were observed on the floors throughout the building. An engineering study is recommended to determine the cause. Pricing does not include remediation measures.

System: B3010 - Roof Coverings - EPDM

Location: Both Ends of Front Canopy
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Membrane replacement-(25% of roof area),modified bitum/thermoplastic
Qty: 5.00
Unit of Measure: Sq.
Estimate: $5,579.62
Assessor Name: Ben Nixon
Date Created: 07/15/2015

Notes: The roof covering was replaced except for two areas above the canopy, which are in deteriorating condition, with reported water leaks and damaged ceilings in the same area. It is recommended to be replaced.

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Clean Out, Repair

Qty: 5.00

Unit of Measure: Ea.

Estimate: $18,236.70

Assessor Name: Sam Mandola

Date Created: 07/17/2015

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

System: D5020 - Branch Wiring

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 2 Priority

Correction: Renew System

Qty: 162,448.00

Unit of Measure: S.F.

Estimate: $972,089.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Branch wiring is beyond its expected service life and should be scheduled for replacement. Older, original panel boards have missing parts, such as cover plates, which is a safety issue. GFI outlets are also missing from some wet areas.

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Life Safety Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 162,448.00

Unit of Measure: S.F.

Estimate: $153,676.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, not energy efficient, and should be replaced. The exterior door in the electrical room swings in wrong direction and does not have exit hardware.

System: C3020 - Floor Finishes - Ceramic & Quarry Tile

Location: Kitchen and Restrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 6,499.00

Unit of Measure: S.F.

Estimate: $104,445.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original tile flooring is aged, chipped, cracked, patched and worn, and should be replaced.

System: C3020 - Floor Finishes - Epoxy

Location: Restrooms

Distress: Inadequate

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Replace epoxy flooring

Qty: 20.00

Unit of Measure: C.S.F.

Estimate: $36,790.80

Assessor Name: Ben Nixon

Date Created: 07/15/2015

Notes: The original query tile in restrooms was painted with an epoxy coat finish, which is an unsuitable material. The epoxy finish is wearing off rapidly, there have been complaints of not being able to wash or clean this surface, and It is recommended to be removed and replaced with a more suitable coating material for wet areas.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Replace VCT flooring

Qty: 13,020.00

Unit of Measure: S.F.

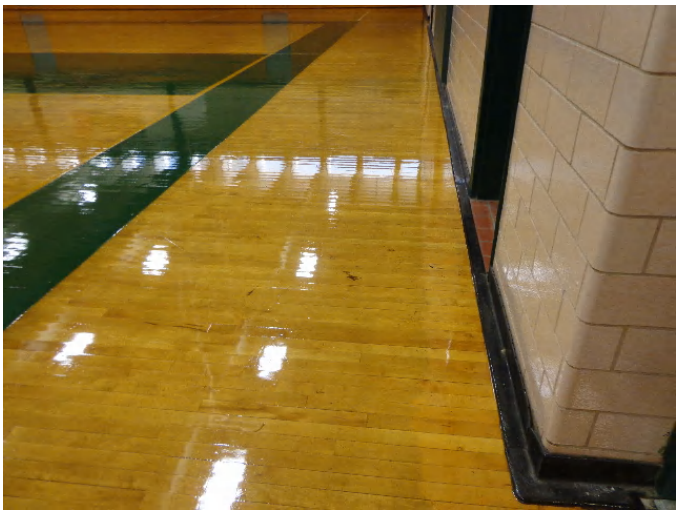
Estimate: $107,805.60

Assessor Name: Ben Nixon

Date Created: 07/15/2015

Notes: The VCT was replaced in some classrooms, offices and common areas. However, there are areas with the original VAT flooring that is in poor condition and should be replaced.

System: C3020 - Floor Finishes - Wood



Location: Gymnasium and Stage
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 24,334.00
Unit of Measure: S.F.
Estimate: $262,588.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The original wood flooring was recently varnished; however, the surface is noticeable uneven and becoming a trip hazard. The wood flooring is beyond its expected service life and should be replaced.

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 162,448.00
Unit of Measure: S.F.
Estimate: $686,180.00
Assessor Name: Ben Nixon
Date Created: 07/09/2015

Notes: Domestic water distribution is beyond its expected service life and should be scheduled for replacement.

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 162,448.00
Unit of Measure: S.F.
Estimate: $773,740.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 162,448.00
Unit of Measure: S.F.
Estimate: $137,593.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The natural gas distribution system is beyond its expected service life and should be scheduled for replacement to include shut-off valves in science labs. SPLOST project 129-422 to replace grease trap and backflow preventer.

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 162,448.00
Unit of Measure: S.F.
Estimate: $984,597.00
Assessor Name: Ben Nixon
Date Created: 07/09/2015

Notes: Distribution and exhaust systems are beyond their expected service life and should be scheduled for replacement. Lower level locker rooms have inadequate ventilation.

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

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 162,448.00
Unit of Measure: S.F.
Estimate: $586,112.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: E1020 - Institutional Equipment

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 162,448.00

Unit of Measure: S.F.

Estimate: $498,553.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Institutional equipment, such as theater and stage and audio-visual equipment, is beyond its expected life and should be schedule for replacement.

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	144
Year Built:	1967
Last Renovation:	
Replacement Value:	$12,268
Repair Cost:	$7,872.69
Total FCI:	64.17 %
Total RSLI:	26.42 %
FCA Score:	35.83

Description:

The storage building at Sequoyah Middle School is located at 3456 Aztec Road in Doraville, Georgia. Originally built in 1967, 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	52.00 %	0.00 %	$0.00
B10 - Superstructure	0.00 %	100.00 %	$2,330.99
B20 - Exterior Enclosure	45.97 %	35.42 %	$2,289.70
B30 - Roofing	0.00 %	110.00 %	$2,618.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	110.07 %	$634.00
Totals:	**26.42 %**	**64.17 %**	**$7,872.69**

Photo Album

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

1). North Elevation - Jul 15, 2015

2). West Elevation - Jul 15, 2015

3). South Elevation - Jul 15, 2015

4). East Elevation - Jul 15, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.59	S.F.	144	100	1967	2067		52.00 %	0.00 %	52			$517
B1020	Roof Construction	$16.19	S.F.	144	100	1967	2067	2015	0.00 %	100.00 %	0		$2,330.99	$2,331
B2010	Exterior Walls	$39.69	S.F.	144	100	1967	2067		52.00 %	25.65 %	52		$1,465.70	$5,715
B2030	Exterior Doors	$5.20	S.F.	144	30	1967	1997		0.00 %	110.01 %	-18		$824.00	$749
B3010	Roof Coverings	$16.53	S.F.	144	20	1967	1987		0.00 %	110.00 %	-28		$2,618.00	$2,380
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.44	S.F.	400	30	1967	1997		0.00 %	110.07 %	-18		$634.00	$576
D5020	Lighting and Branch Wiring	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**26.42 %**	**64.17 %**			**$7,872.69**	**$12,268**

Renewal Schedule

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

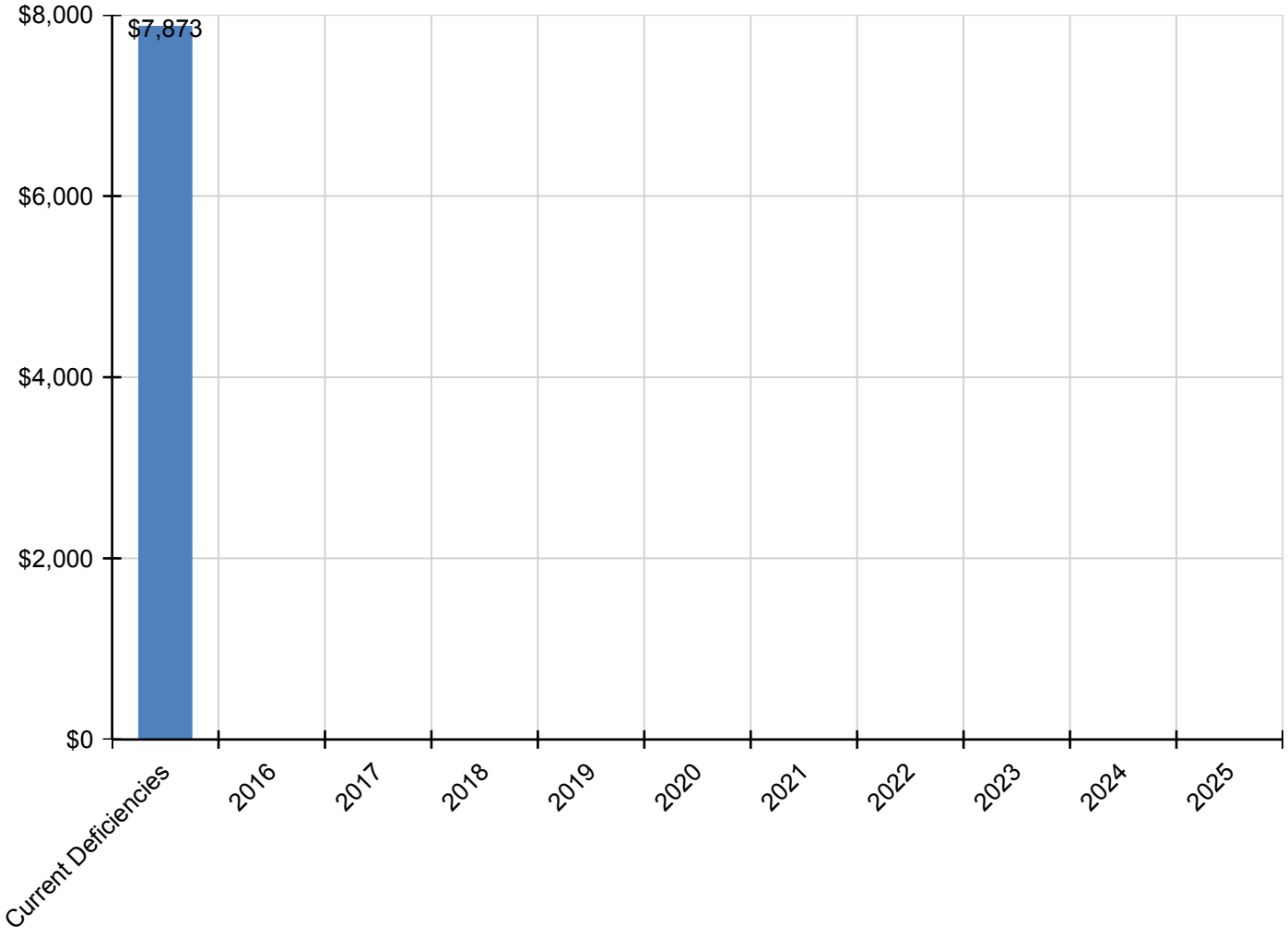
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$7,873**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,873**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$2,331	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,331**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$1,466	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,466**
B2030 - Exterior Doors	$824	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$824**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$2,618	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,618**
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	$634	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$634**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

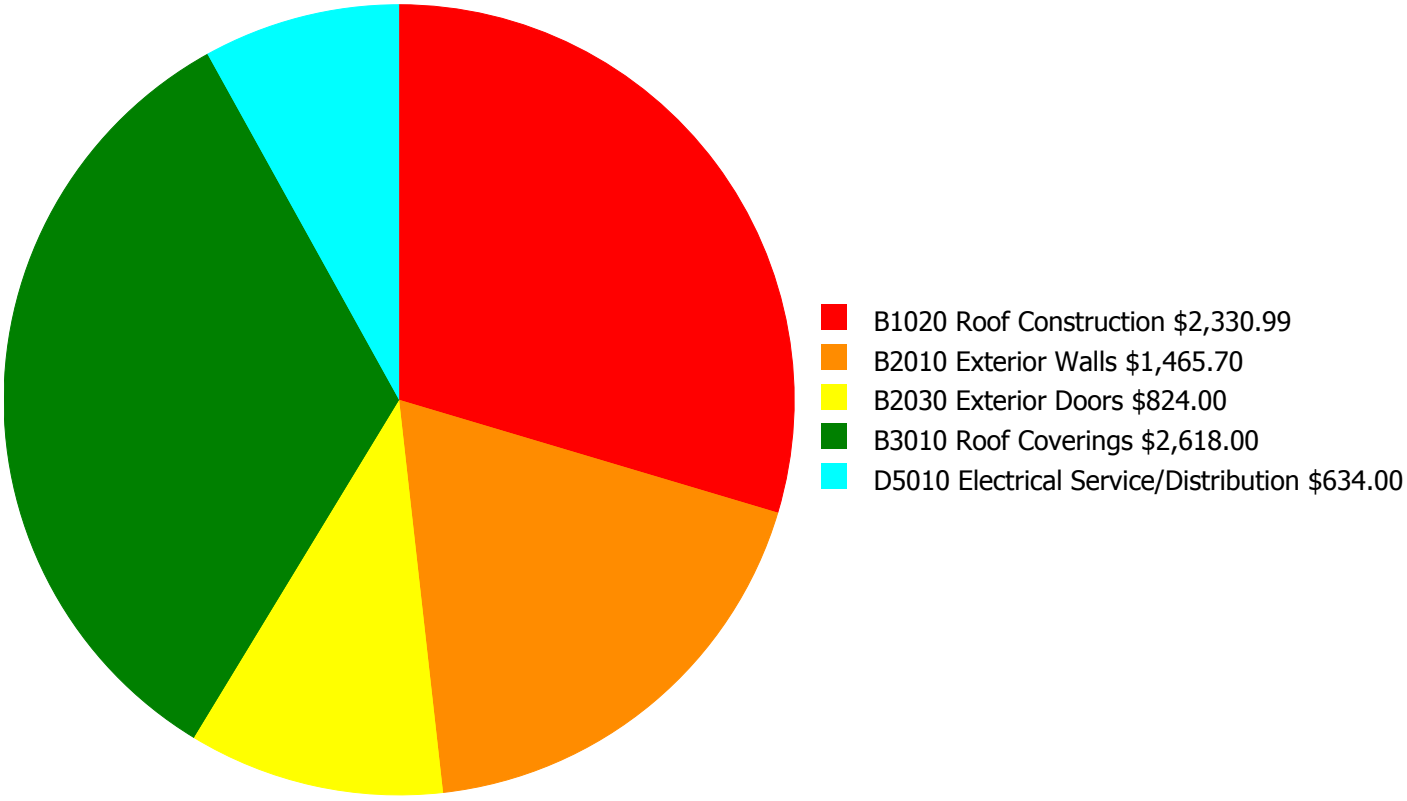
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

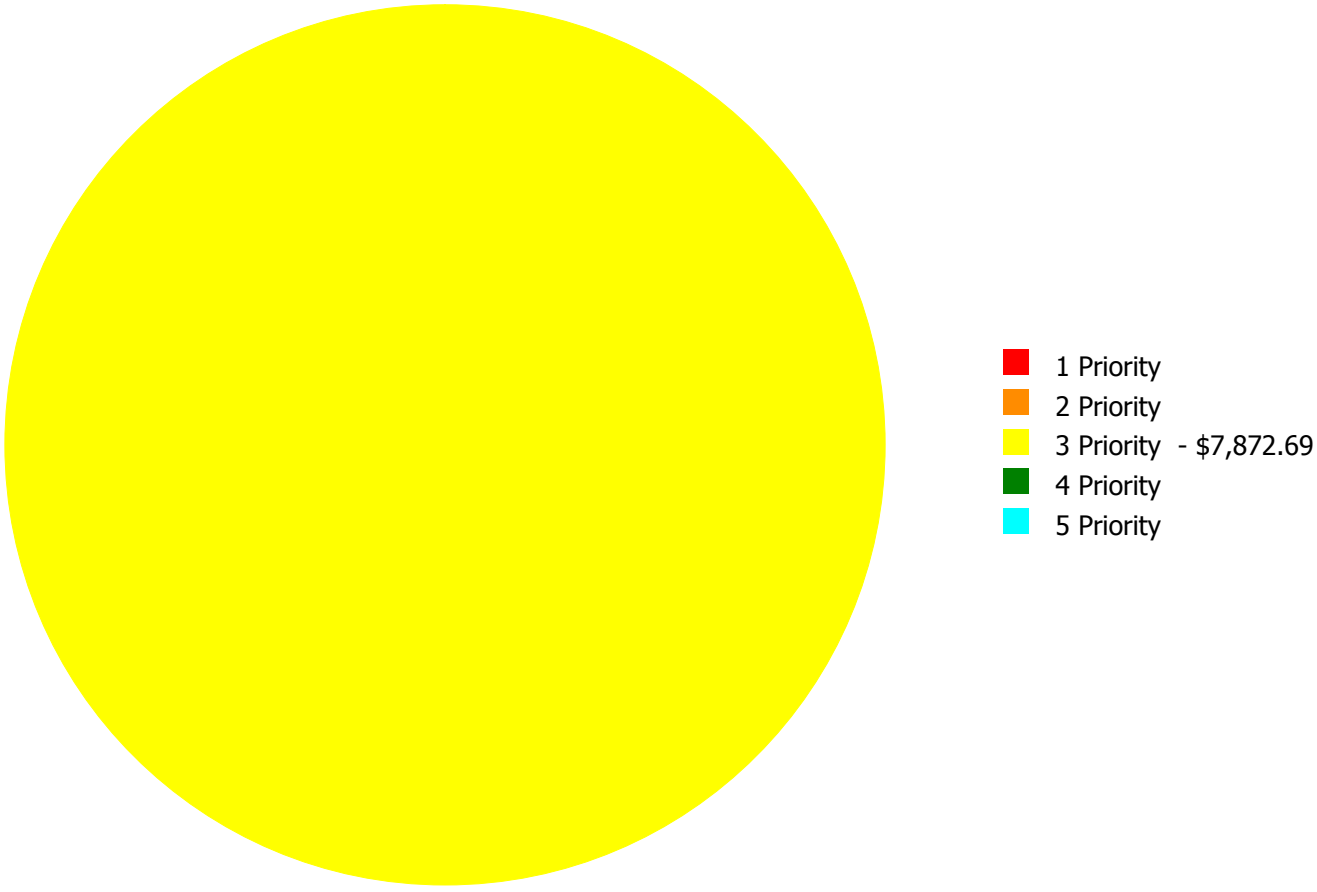
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $7,872.69

Deficiency Summary by Priority

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



Budget Estimate Total: $7,872.69

Deficiency By Priority Investment Table

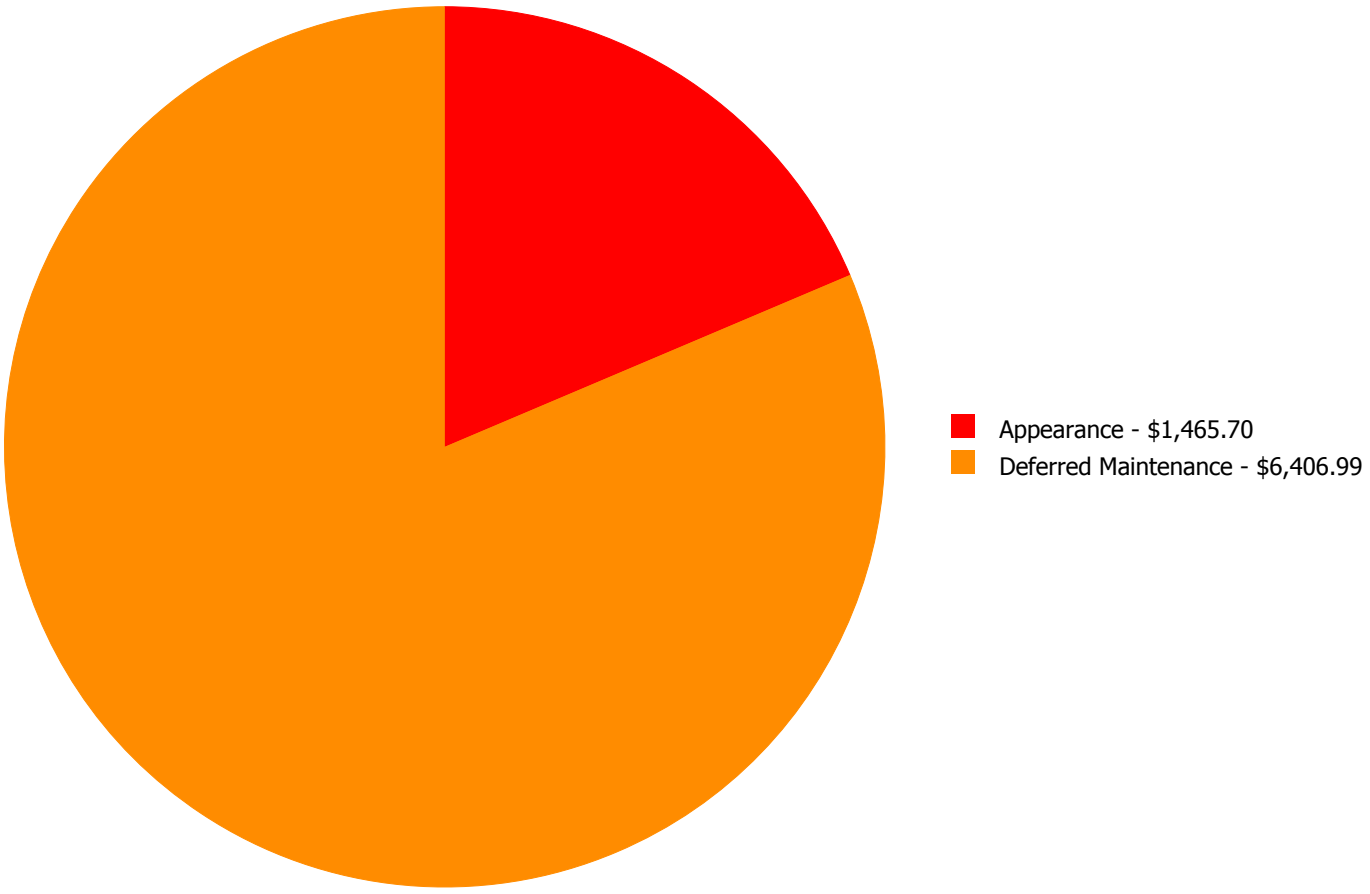
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B1020	Roof Construction	$0.00	$0.00	$2,330.99	$0.00	$0.00	$2,330.99
B2010	Exterior Walls	$0.00	$0.00	$1,465.70	$0.00	$0.00	$1,465.70
B2030	Exterior Doors	$0.00	$0.00	$824.00	$0.00	$0.00	$824.00
B3010	Roof Coverings	$0.00	$0.00	$2,618.00	$0.00	$0.00	$2,618.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$634.00	$0.00	$0.00	$634.00
	Total:	$0.00	$0.00	$7,872.69	$0.00	$0.00	$7,872.69

Deficiency Summary by Category

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



Budget Estimate Total: $7,872.69

Deficiency Details by Priority

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

Priority 3 Priority:

System: B1020 - Roof Construction

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace entire roof ($13.42/sf)
Qty: 144.00
Unit of Measure: S.F.
Estimate: $2,330.99
Assessor Name: Sam Mandola
Date Created: 07/15/2015

Notes: The original metal roof construction is rusted, in poor condition, and should be replaced.

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Inadequate
Category: Appearance
Priority: 3 Priority
Correction: Repaint concrete block walls
Qty: 430.00
Unit of Measure: S.F.
Estimate: $1,465.70
Assessor Name: Sam Mandola
Date Created: 07/15/2015

Notes: The painted exterior wall finishes are aged and damaged, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 144.00
Unit of Measure: S.F.
Estimate: $824.00
Assessor Name: Eduardo Lopez
Date Created: 07/09/2015

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

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 144.00
Unit of Measure: S.F.
Estimate: $2,618.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: D5010 - Electrical Service/Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 400.00

Unit of Measure: S.F.

Estimate: $634.00

Assessor Name: Eduardo Lopez

Date Created: 09/30/2015

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

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	175
Year Built:	1970
Last Renovation:	
Replacement Value:	$12,695
Repair Cost:	$4,344.00
Total FCI:	34.22 %
Total RSLI:	24.49 %
FCA Score:	65.78

Description:

The baseball concession bldg. at Sequoyah Middle School is located at 3456 Aztec Road in Doraville, Georgia. Originally built in 1970, there have been no additions or major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	55.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	24.50 %	2.19 %	$127.00
B30 - Roofing	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.04 %	$1,589.00
D50 - Electrical	0.00 %	110.00 %	$2,628.00
Totals:	**24.49 %**	**34.22 %**	**$4,344.00**

Photo Album

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

1). North Elevation - Jul 15, 2015

2). West Elevation - Jul 15, 2015

3). South Elevation - Jul 15, 2015

4). East Elevation - Jul 15, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.27	S.F.	175	100	1970	2070		55.00 %	0.00 %	55			$572
B1010	Floor Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$14.31	S.F.	175	100	1970	2070		55.00 %	0.00 %	55			$2,504
B2010	Exterior Walls	$32.40	S.F.	175	60	1970	2030		25.00 %	0.00 %	15			$5,670
B2030	Exterior Doors	$0.66	S.F.	175	30	1970	2000		0.00 %	109.48 %	-15		$127.00	$116
B3010	Roof Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$1.24	S.F.	175	30	1970	2000		0.00 %	110.14 %	-15		$239.00	$217
D2020	Domestic Water Distribution	$3.09	S.F.	175	30	1970	2000		0.00 %	109.98 %	-15		$595.00	$541
D2030	Sanitary Waste	$3.92	S.F.	175	30	1970	2000		0.00 %	110.06 %	-15		$755.00	$686
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$2.69	S.F.	175	40	1970	2010		0.00 %	109.98 %	-5		$518.00	$471
D5020	Lighting and Branch Wiring	$10.96	S.F.	175	30	1970	2000		0.00 %	110.01 %	-15		$2,110.00	$1,918
D5030	Communications and Security	$4.73	S.F.		0				0.00 %	0.00 %				$0
								Total	**24.49 %**	**34.22 %**			**$4,344.00**	**$12,695**

Renewal Schedule

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

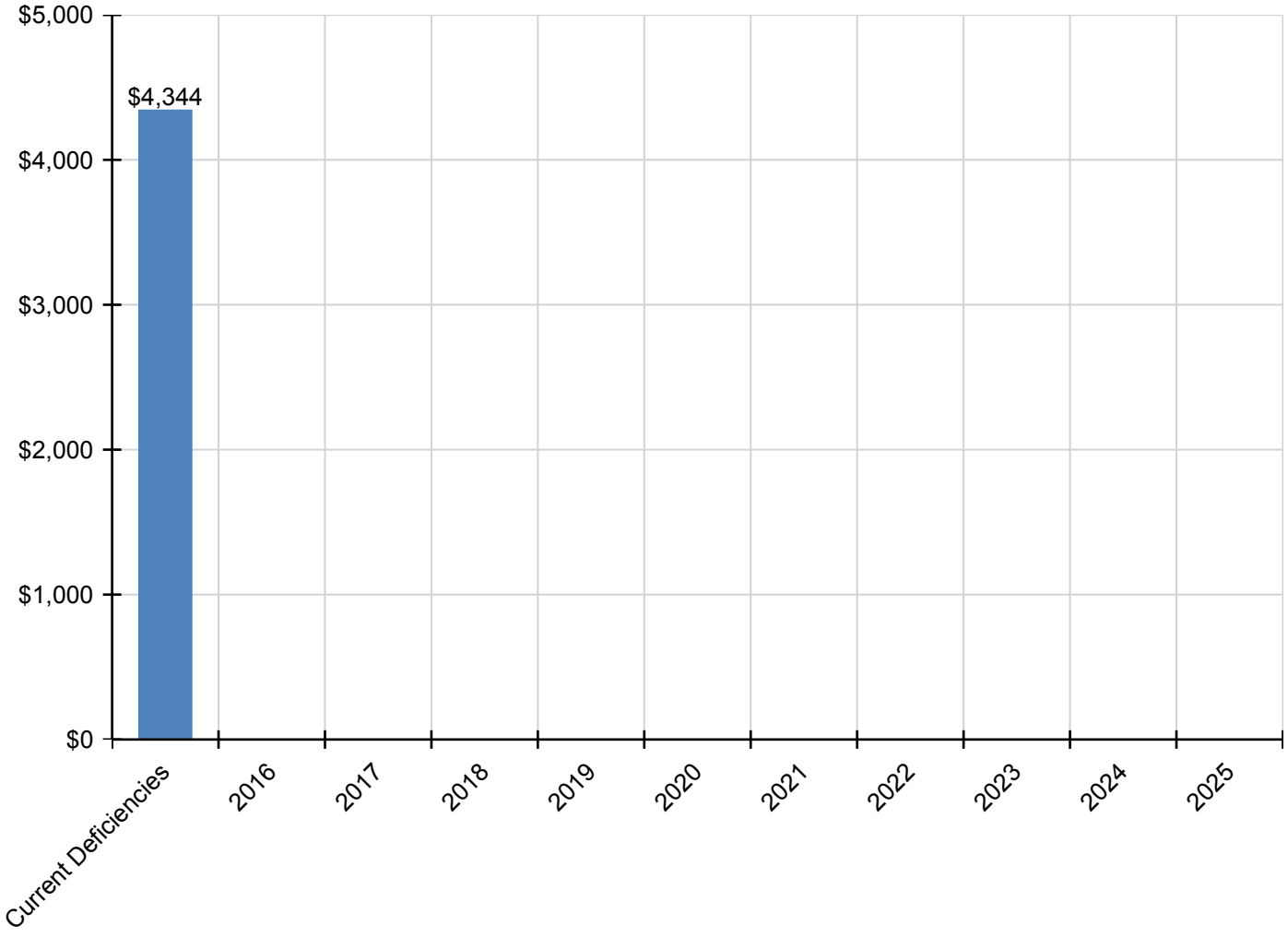
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$4,344**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,344**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** 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**
B2030 - Exterior Doors	$127	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$127**
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**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$239	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$239**
D2020 - Domestic Water Distribution	$595	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$595**
D2030 - Sanitary Waste	$755	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$755**
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	$518	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$518**
D5020 - Lighting and Branch Wiring	$2,110	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,110**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

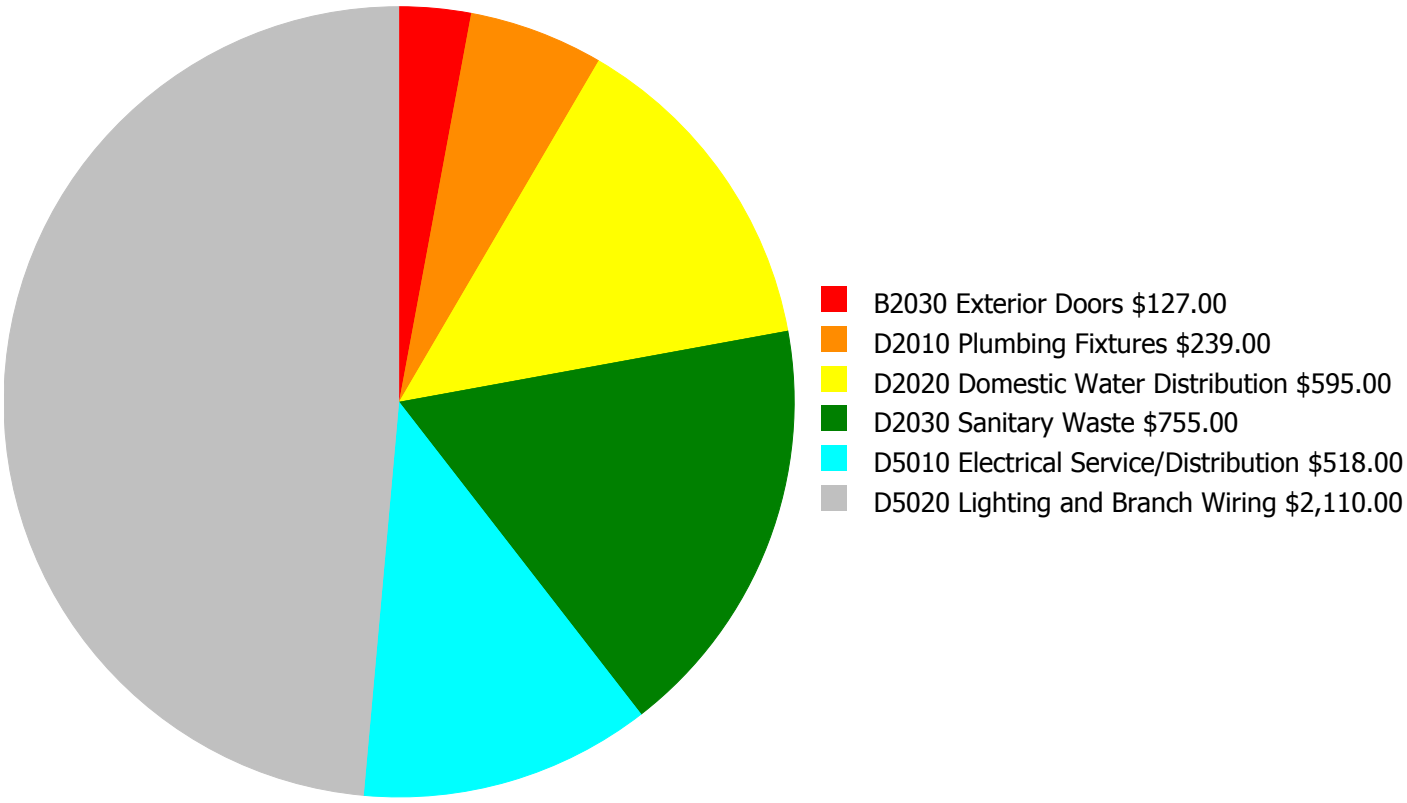
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

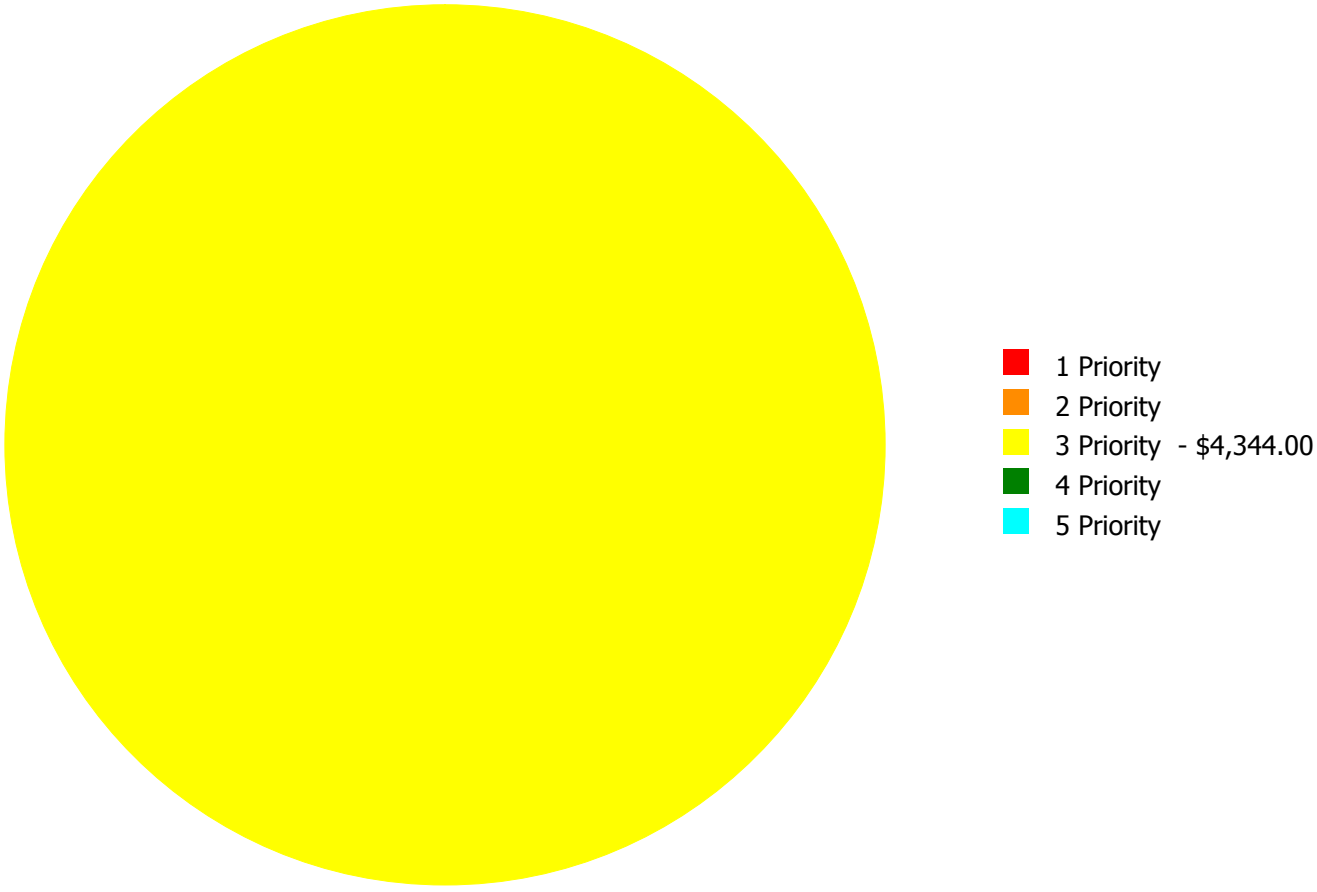
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $4,344.00

Deficiency Summary by Priority

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



Budget Estimate Total: $4,344.00

Deficiency By Priority Investment Table

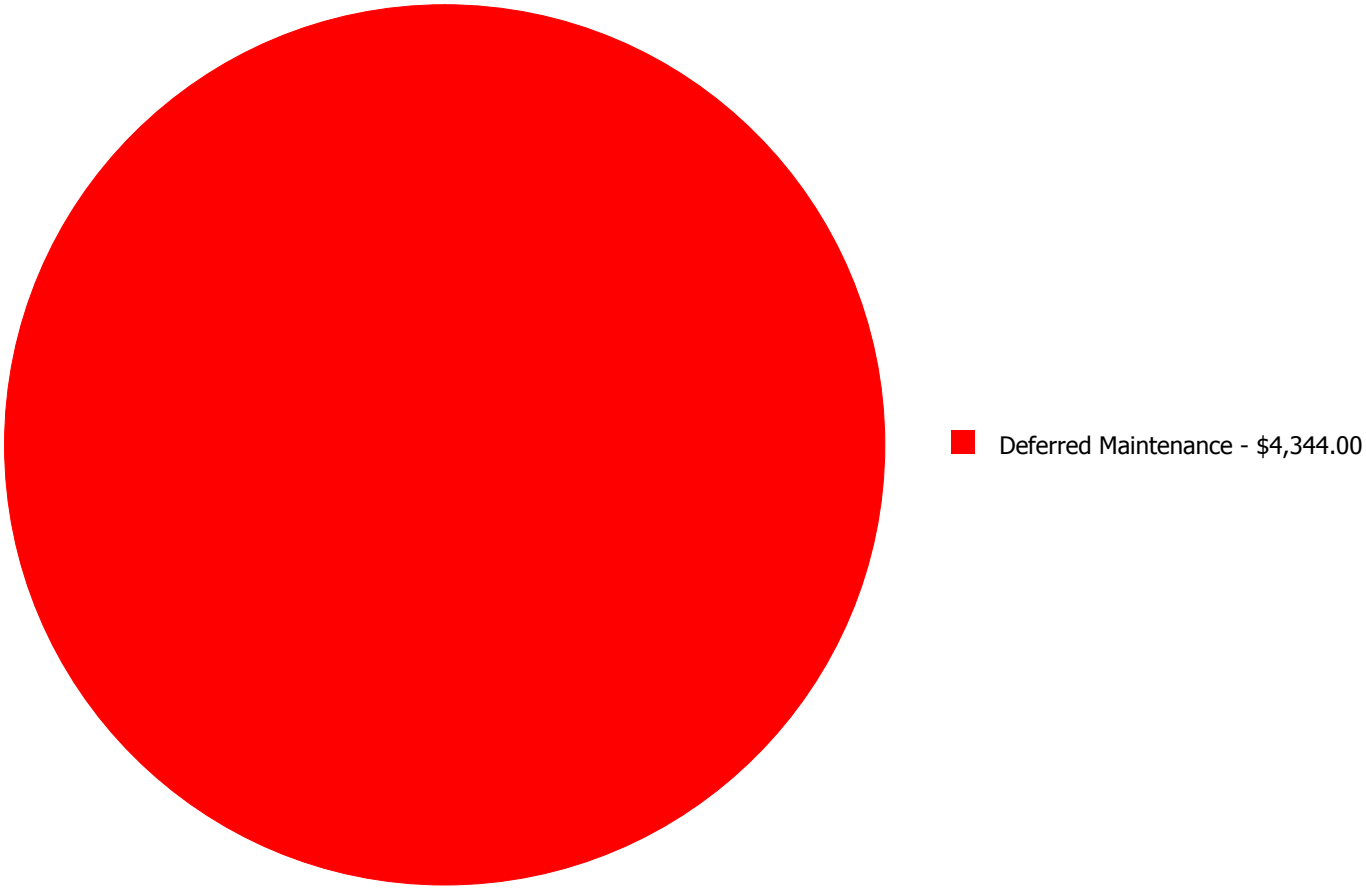
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$127.00	$0.00	$0.00	$127.00
D2010	Plumbing Fixtures	$0.00	$0.00	$239.00	$0.00	$0.00	$239.00
D2020	Domestic Water Distribution	$0.00	$0.00	$595.00	$0.00	$0.00	$595.00
D2030	Sanitary Waste	$0.00	$0.00	$755.00	$0.00	$0.00	$755.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$518.00	$0.00	$0.00	$518.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$2,110.00	$0.00	$0.00	$2,110.00
	Total:	$0.00	$0.00	$4,344.00	$0.00	$0.00	$4,344.00

Deficiency Summary by Category

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



Budget Estimate Total: $4,344.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 175.00
Unit of Measure: S.F.
Estimate: $127.00
Assessor Name: Eduardo Lopez
Date Created: 07/10/2015

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 175.00
Unit of Measure: S.F.
Estimate: $239.00
Assessor Name: Eduardo Lopez
Date Created: 07/10/2015

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

System: D2020 - Domestic Water Distribution

Location: Throughout building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 175.00

Unit of Measure: S.F.

Estimate: $595.00

Assessor Name: Eduardo Lopez

Date Created: 07/10/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 175.00

Unit of Measure: S.F.

Estimate: $755.00

Assessor Name: Eduardo Lopez

Date Created: 07/10/2015

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

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 175.00
Unit of Measure: S.F.
Estimate: $518.00
Assessor Name: Eduardo Lopez
Date Created: 07/10/2015

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

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 175.00
Unit of Measure: S.F.
Estimate: $2,110.00
Assessor Name: Eduardo Lopez
Date Created: 07/10/2015

Notes: Lighting and branch wiring are beyond their expected service life and should be scheduled for replacement.

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	1,350
Year Built:	1970
Last Renovation:	
Replacement Value:	$119,815
Repair Cost:	$25,751.20
Total FCI:	21.49 %
Total RSLI:	39.65 %
FCA Score:	78.51

Description:

The football storage building at Sequoyah Middle School is located at 3456 Aztec Road in Doraville, Georgia. Originally built in 1970, 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	55.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.63 %	23.99 %	$14,539.20
B30 - Roofing	15.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	110.00 %	$11,212.00
Totals:	**39.65 %**	**21.49 %**	**$25,751.20**

Photo Album

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

1). East Elevation - Jul 14, 2015

2). North Elevation - Jul 14, 2015

3). West Elevation - Jul 14, 2015

4). South Elevation - Jul 14, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.59	S.F.	1,350	100	1970	2070		55.00 %	0.00 %	55			$4,847
B1020	Roof Construction	$16.19	S.F.	1,350	100	1970	2070		55.00 %	0.00 %	55			$21,857
B2010	Exterior Walls	$39.69	S.F.	1,350	100	1970	2070		55.00 %	12.72 %	55		$6,817.20	$53,582
B2030	Exterior Doors	$5.20	S.F.	1,350	30	1970	2000		0.00 %	110.00 %	-15		$7,722.00	$7,020
B3010	Roof Coverings	$16.53	S.F.	1,350	20	1970	1990	2018	15.00 %	0.00 %	3			$22,316
D2040	Rain Water Drainage	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.70	S.F.	1,350	40	1970	2010		0.00 %	110.02 %	-5		$2,525.00	$2,295
D5020	Lighting and Branch Wiring	$5.85	S.F.	1,350	30	1970	2000		0.00 %	109.99 %	-15		$8,687.00	$7,898
								Total	**39.65 %**	**21.49 %**			**$25,751.20**	**$119,815**

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.

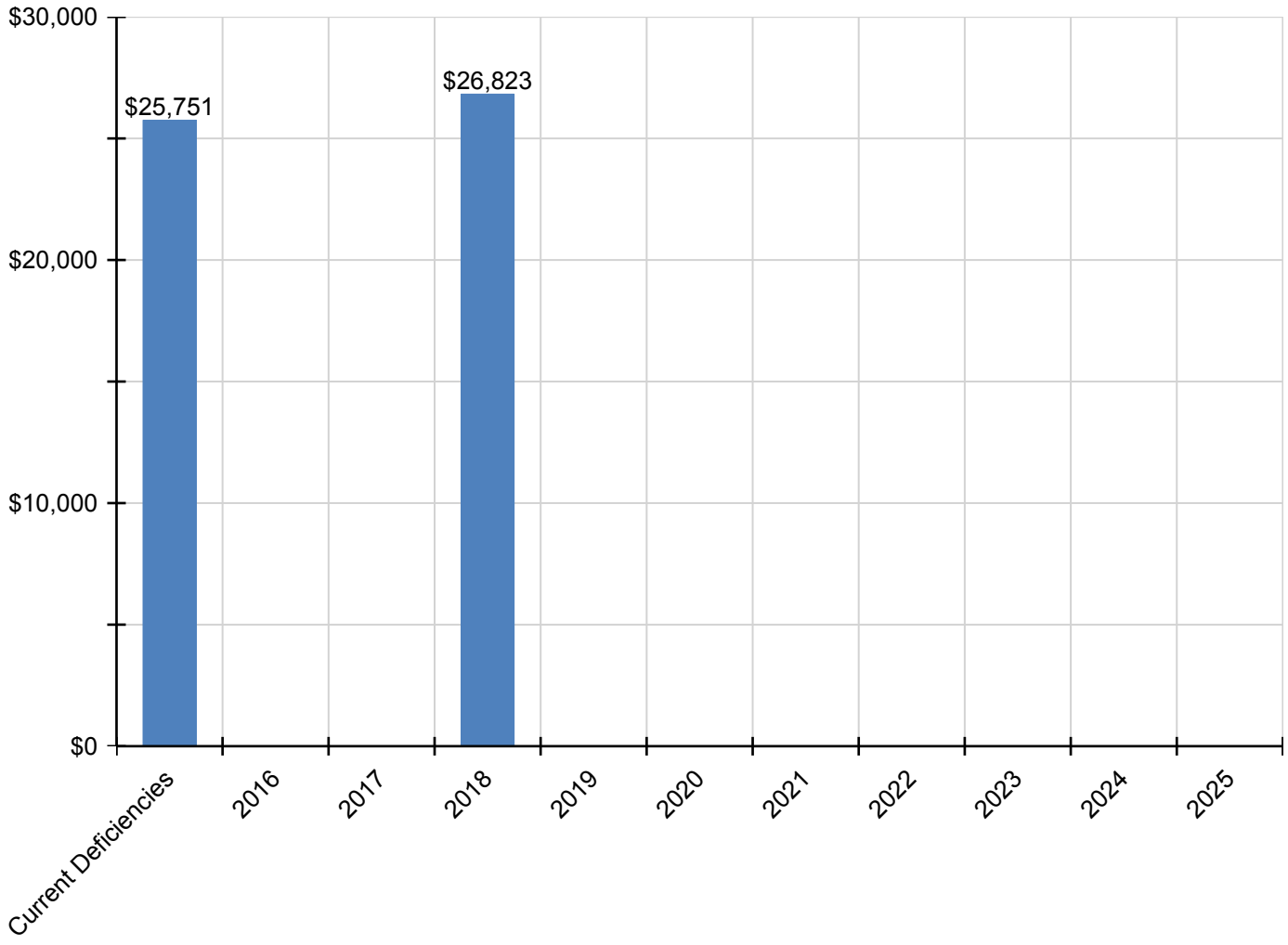
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$25,751**	**$0**	**$0**	**$26,823**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$52,574**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$6,817	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,817**
B2030 - Exterior Doors	$7,722	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,722**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$26,823	$0	$0	$0	$0	$0	$0	$0	**$26,823**
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	$2,525	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,525**
D5020 - Lighting and Branch Wiring	$8,687	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,687**

** Indicates non-renewable system*

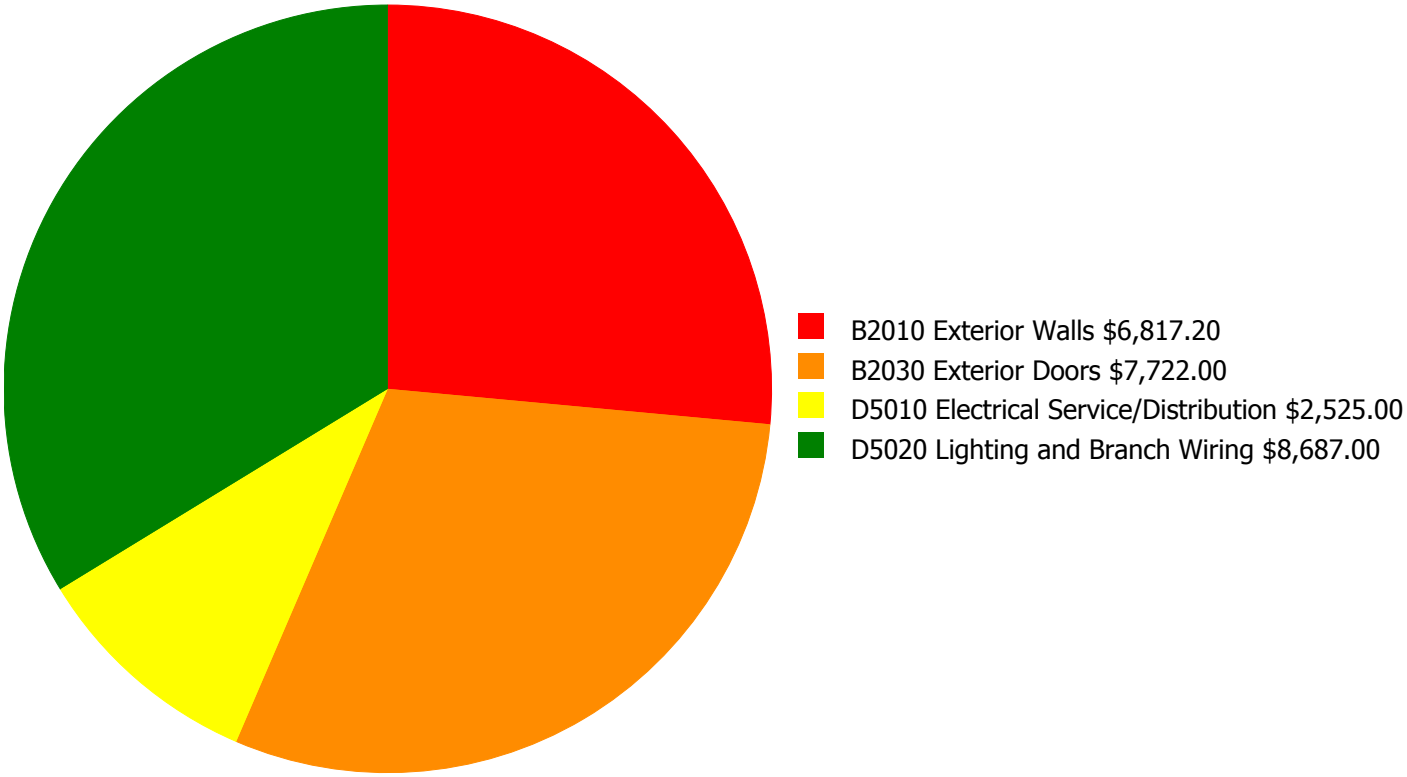
Forecasted Capital Renewal Requirement

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

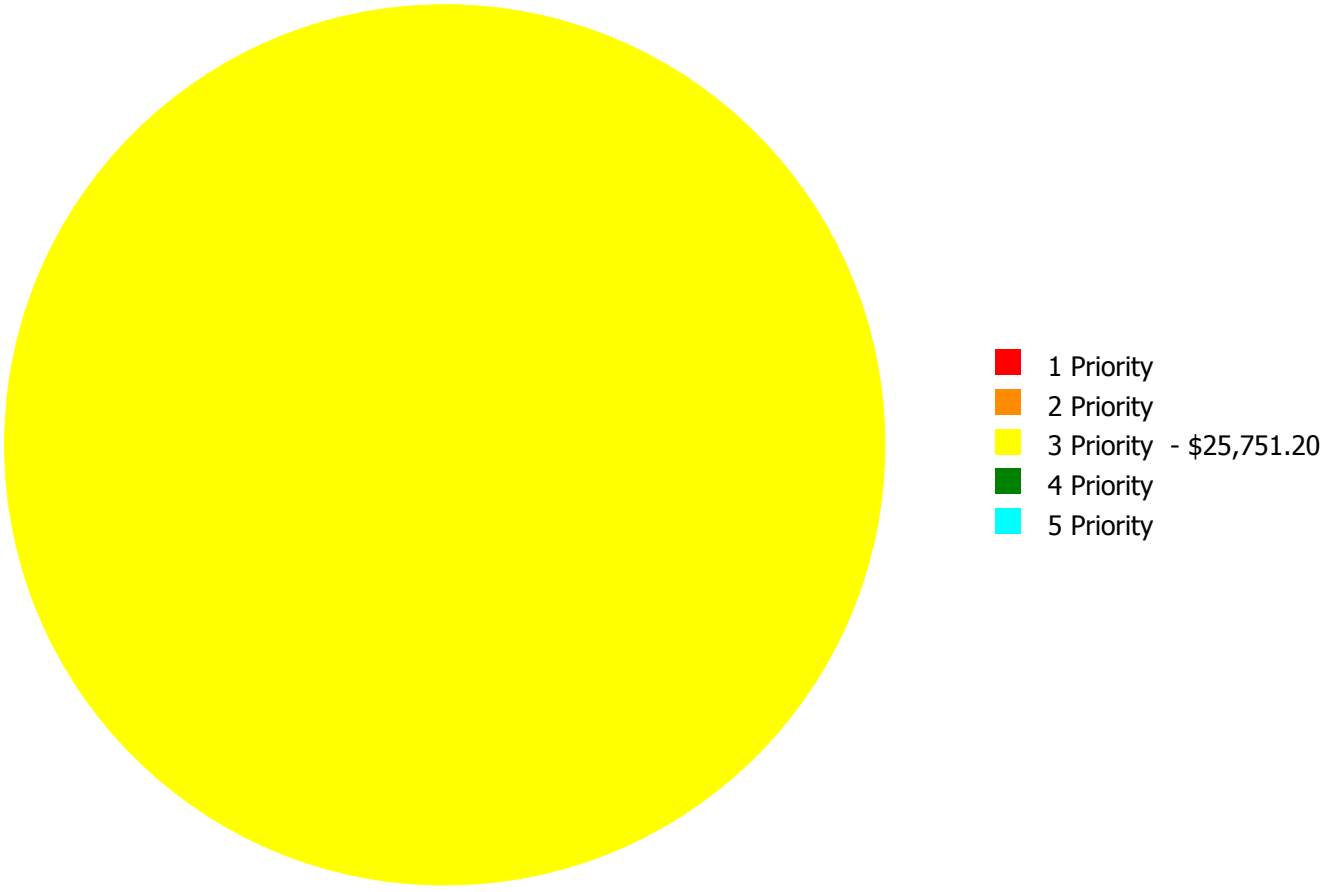
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $25,751.20

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: $25,751.20

Deficiency By Priority Investment Table

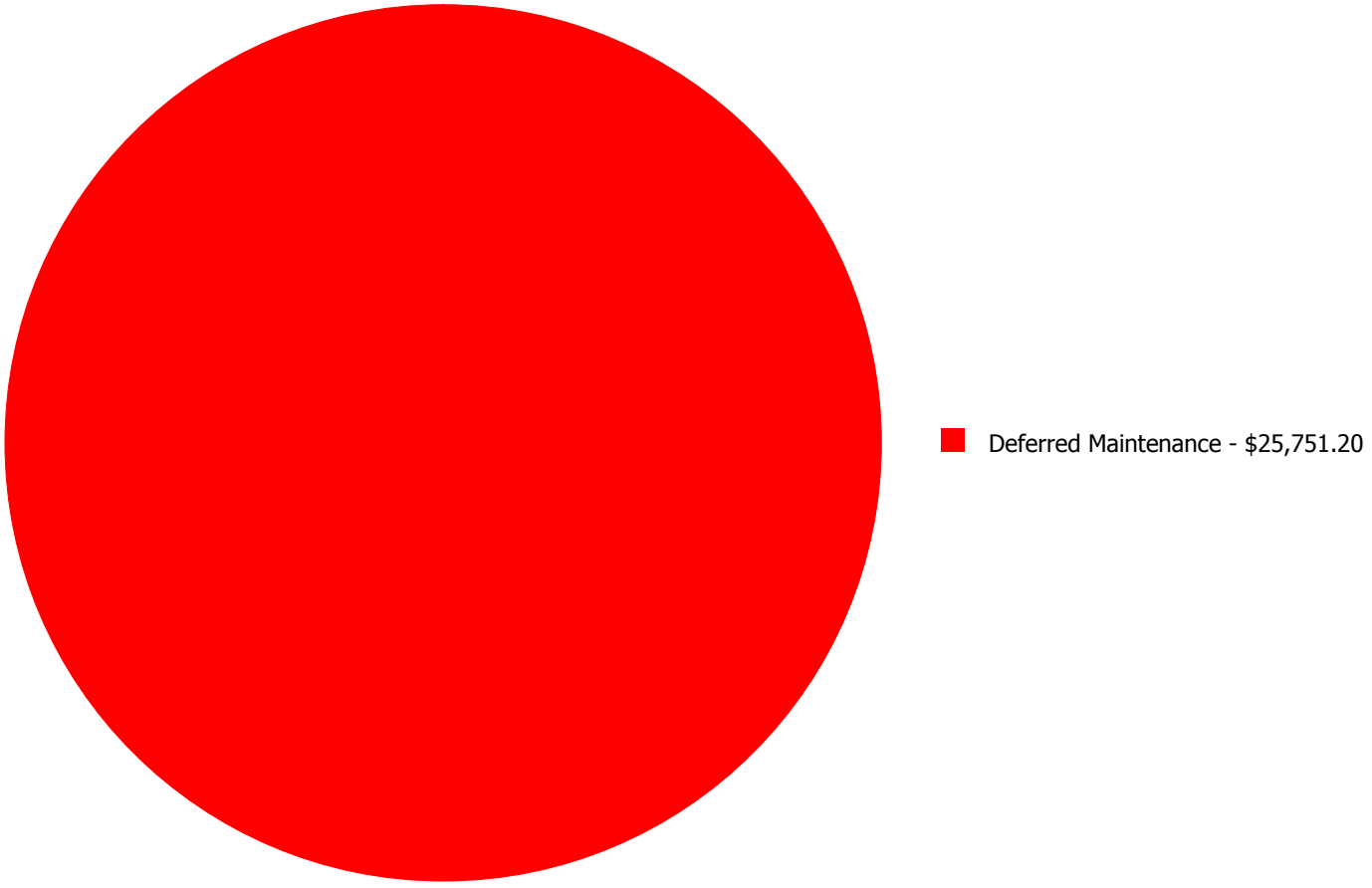
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$6,817.20	$0.00	$0.00	$6,817.20
B2030	Exterior Doors	$0.00	$0.00	$7,722.00	$0.00	$0.00	$7,722.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$2,525.00	$0.00	$0.00	$2,525.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$8,687.00	$0.00	$0.00	$8,687.00
	Total:	$0.00	$0.00	$25,751.20	$0.00	$0.00	$25,751.20

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: $25,751.20

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Repaint concrete block walls
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $6,817.20
Assessor Name: Sam Mandola
Date Created: 07/15/2015

Notes: The painted exterior wall finishes are aged and damaged, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,350.00
Unit of Measure: S.F.
Estimate: $7,722.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,350.00
Unit of Measure: S.F.
Estimate: $2,525.00
Assessor Name: Eduardo Lopez
Date Created: 07/12/2015

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

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,350.00
Unit of Measure: S.F.
Estimate: $8,687.00
Assessor Name: Eduardo Lopez
Date Created: 07/12/2015

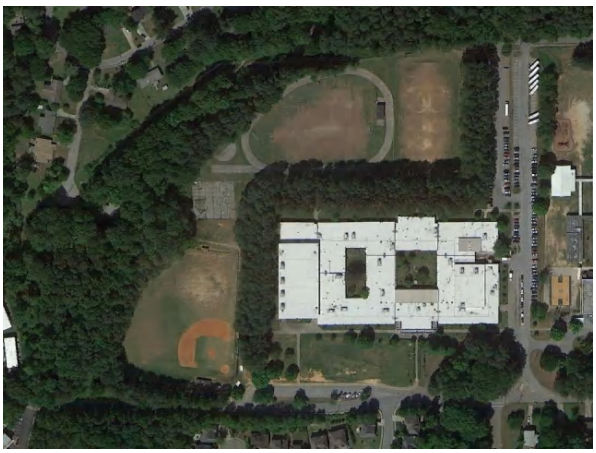
Notes: Lighting and branch wiring are beyond their expected service life and should be scheduled for replacement.

Executive Summary

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

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

Function:	Middle School
Gross Area (SF):	164,117
Year Built:	1965
Last Renovation:	
Replacement Value:	$4,722,099
Repair Cost:	$3,159,868.17
Total FCI:	66.92 %
Total RSLI:	24.20 %
FCA Score:	33.08



Description:

The Sequoyah Middle School site was originally constructed in 1965, has a total area of 25 acres, and is occupied by approximately 164,117 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1590

Condition Summary

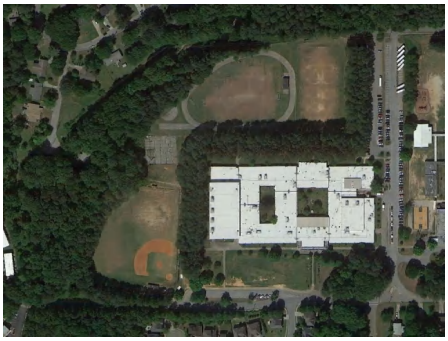
The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	29.53 %	51.80 %	$1,511,641.12
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$1,319,664.81
G40 - Site Electrical Utilities	46.50 %	54.40 %	$328,562.24
Totals:	**24.20 %**	**66.92 %**	**$3,159,868.17**

Photo Album

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

1). Aerial Image of Sequoyah Middle School - Jul 08, 2015



2). Baseball Field - Jul 15, 2015

3). Football Field - Jul 15, 2015

4). Track - Jul 15, 2015

5). Emergency Generator - Jul 15, 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.	62,968	25	1965	1990		0.00 %	110.00 %	-25		$358,099.02	$325,545
G2020	Parking Lots	$4.56	S.F.	29,553	25	1965	1990		0.00 %	110.00 %	-25		$148,237.85	$134,762
G2030	Pedestrian Paving	$1.50	S.F.	164,117	30	1965	1995		0.00 %	110.00 %	-20		$270,793.05	$246,176
G2040	Baseball Field	$8.35	S.F.	103,595	20	2011	2031		80.00 %	0.00 %	16			$865,018
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.		0				0.00 %	0.00 %				$0
G2040	Fencing & Guardrails	$0.91	S.F.	164,117	30	1965	1995		0.00 %	110.00 %	-20		$164,281.12	$149,346
G2040	Football Field	$5.85	S.F.	78,568	20	1965	1985	2020	25.00 %	0.00 %	5			$459,623
G2040	Hard Surface Play Area	$6.26	S.F.	12,026	20	1965	1985		0.00 %	110.00 %	-30		$82,811.04	$75,283
G2040	Playing Field	$3.92	S.F.	56,018	20	1965	1985	2020	25.00 %	0.00 %	5			$219,591
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		0				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.		0				0.00 %	0.00 %				$0
G2040	Track	$7.04	S.F.	29,139	10	1965	1975		0.00 %	110.00 %	-40		$225,652.42	$205,139
G2050	Landscaping	$1.45	S.F.	164,117	15	1965	1980		0.00 %	110.00 %	-35		$261,766.62	$237,970
G3010	Water Supply	$1.83	S.F.	164,117	50	1965	2015		0.00 %	110.00 %	0		$330,367.52	$300,334
G3020	Sanitary Sewer	$1.15	S.F.	164,117	50	1965	2015		0.00 %	110.00 %	0		$207,608.01	$188,735
G3030	Storm Sewer	$3.55	S.F.	164,117	50	1965	2015		0.00 %	110.00 %	0		$640,876.89	$582,615
G3060	Fuel Distribution	$0.78	S.F.	164,117	40	1965	2005		0.00 %	110.00 %	-10		$140,812.39	$128,011
G4010	Electrical Distribution	$1.86	S.F.	164,117	50	2011	2061		92.00 %	0.00 %	46			$305,258
G4020	Site Lighting	$1.15	S.F.	164,117	30	1965	1995		0.00 %	110.00 %	-20		$207,608.01	$188,735
G4030	Site Communications & Security	$0.67	S.F.	164,117	10	1965	1975		0.00 %	110.00 %	-40		$120,954.23	$109,958
								Total	**24.20 %**	**66.92 %**			**$3,159,868.17**	**$4,722,099**

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.

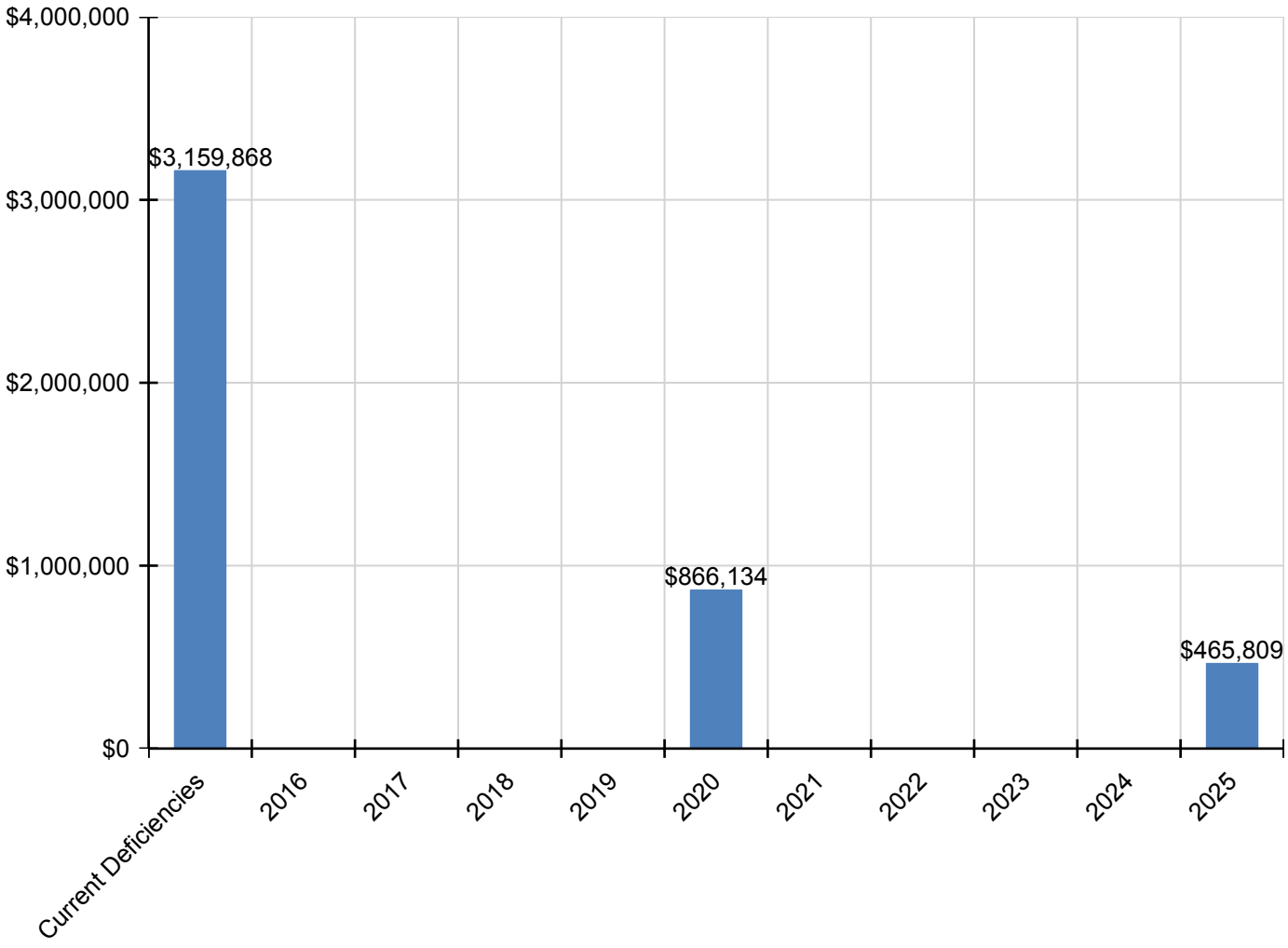
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,159,868**	**$0**	**$0**	**$0**	**$0**	**$866,134**	**$0**	**$0**	**$0**	**$0**	**$465,809**	**$4,491,812**
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	$358,099	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$358,099**
G2020 - Parking Lots	$148,238	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$148,238**
G2030 - Pedestrian Paving	$270,793	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$270,793**
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	$164,281	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$164,281**
G2040 - Football Field	$0	$0	$0	$0	$0	$586,112	$0	$0	$0	$0	$0	**$586,112**
G2040 - Hard Surface Play Area	$82,811	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$82,811**
G2040 - Playing Field	$0	$0	$0	$0	$0	$280,023	$0	$0	$0	$0	$0	**$280,023**
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	$225,652	$0	$0	$0	$0	$0	$0	$0	$0	$0	$303,257	**$528,910**
G2050 - Landscaping	$261,767	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$261,767**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$330,368	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$330,368**
G3020 - Sanitary Sewer	$207,608	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$207,608**
G3030 - Storm Sewer	$640,877	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$640,877**
G3060 - Fuel Distribution	$140,812	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$140,812**
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	$207,608	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$207,608**
G4030 - Site Communications & Security	$120,954	$0	$0	$0	$0	$0	$0	$0	$0	$0	$162,552	**$283,506**

** Indicates non-renewable system*

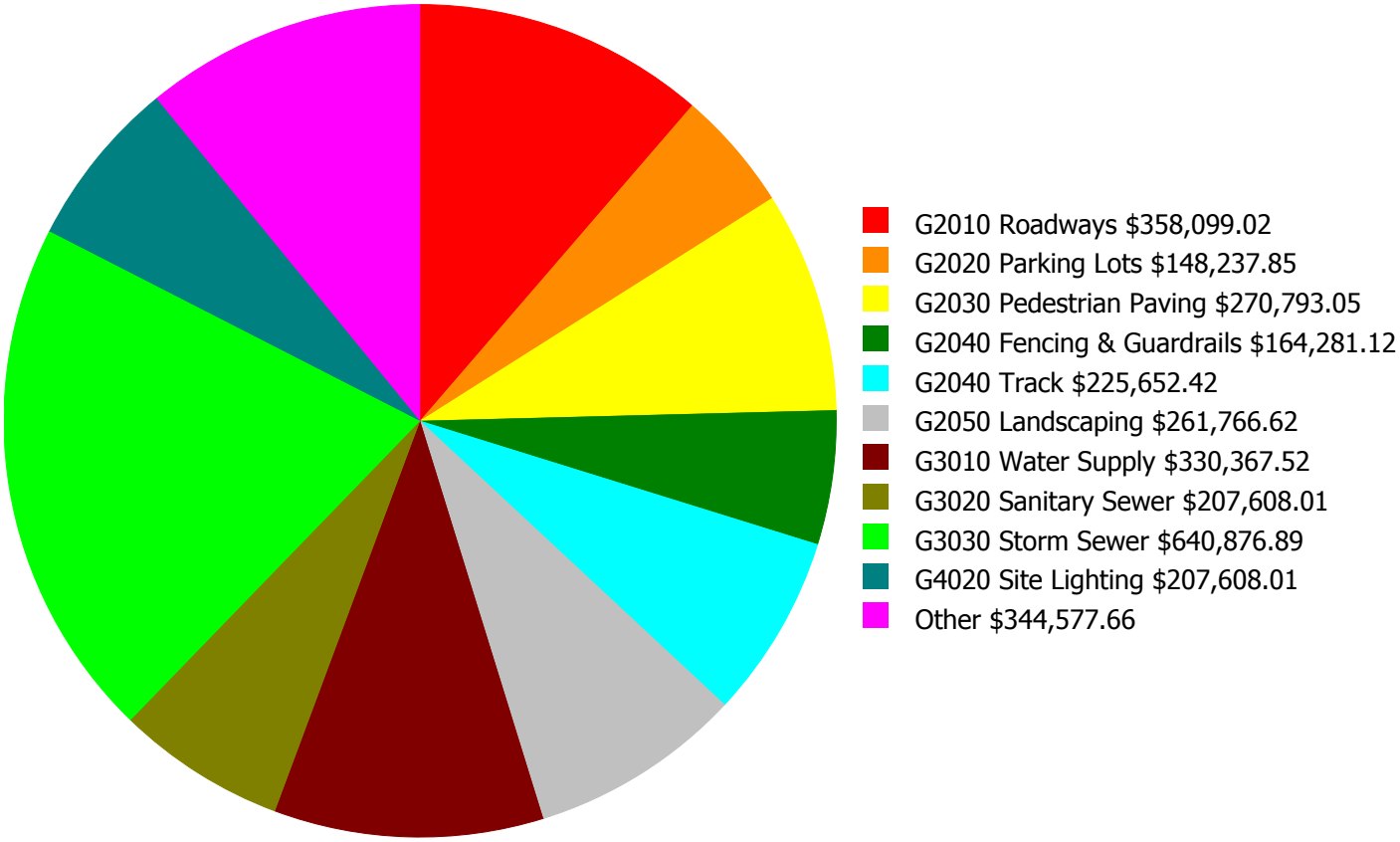
Forecasted Capital Renewal Requirement

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

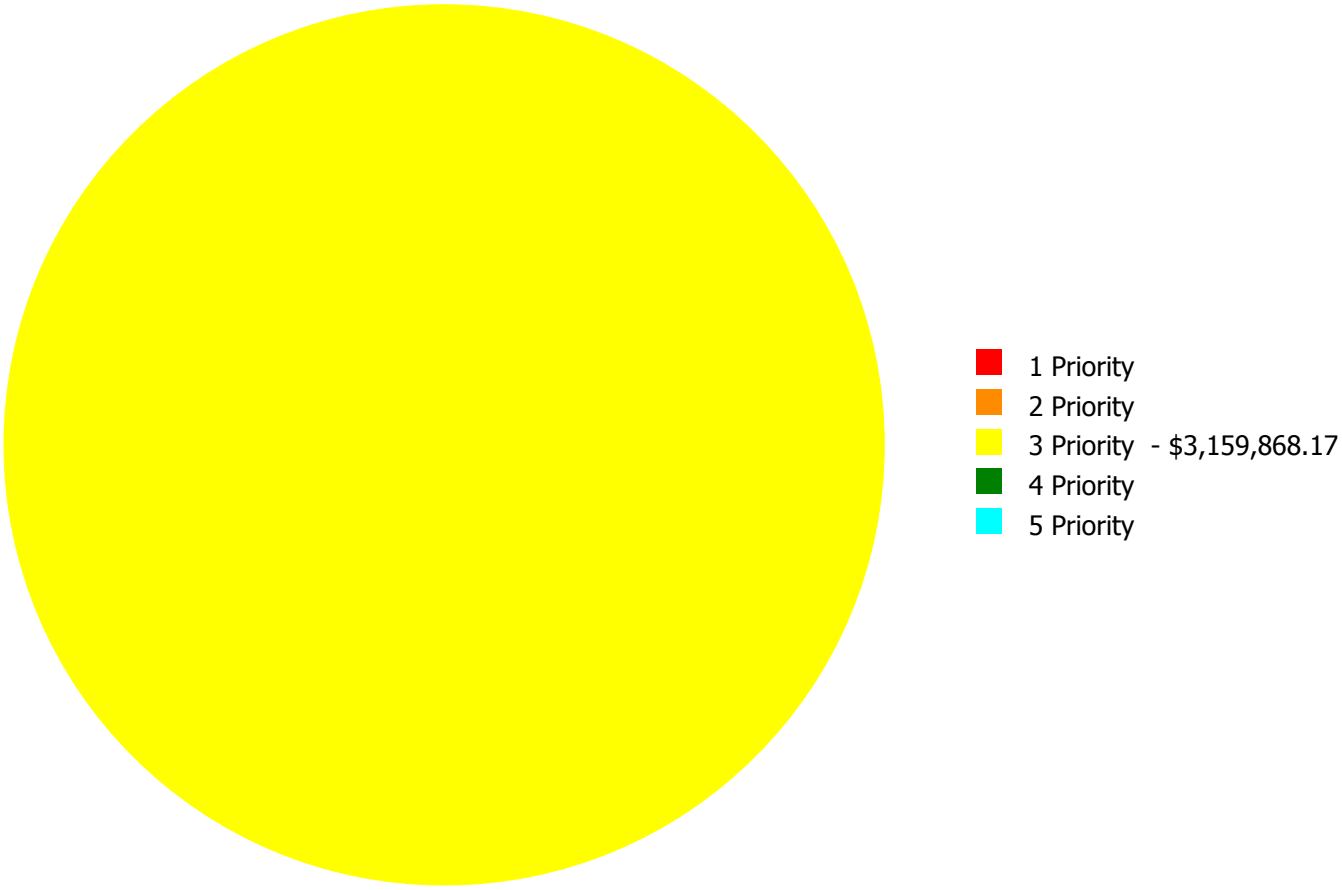
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,159,868.17

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: $3,159,868.17

Deficiency By Priority Investment Table

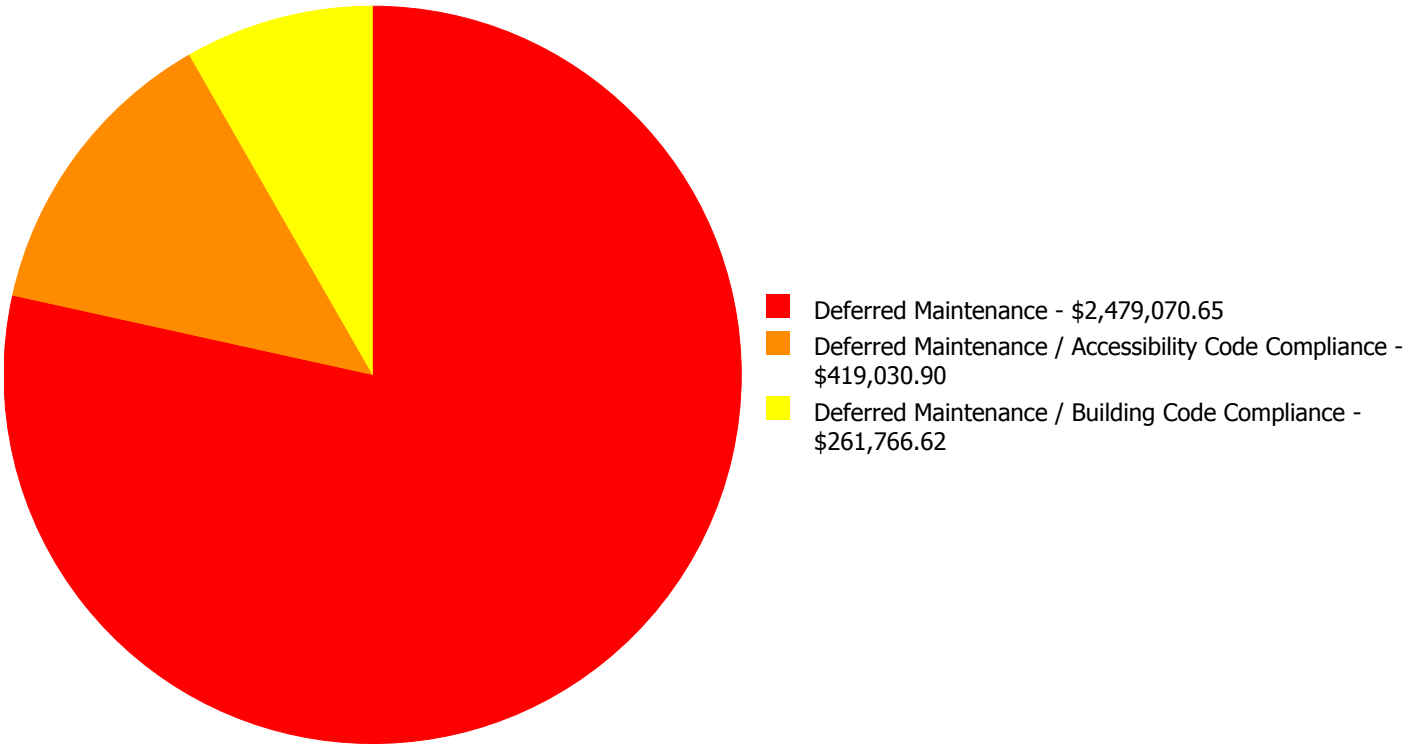
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
G2010	Roadways	$0.00	$0.00	$358,099.02	$0.00	$0.00	$358,099.02
G2020	Parking Lots	$0.00	$0.00	$148,237.85	$0.00	$0.00	$148,237.85
G2030	Pedestrian Paving	$0.00	$0.00	$270,793.05	$0.00	$0.00	$270,793.05
G2040	Fencing & Guardrails	$0.00	$0.00	$164,281.12	$0.00	$0.00	$164,281.12
G2040	Hard Surface Play Area	$0.00	$0.00	$82,811.04	$0.00	$0.00	$82,811.04
G2040	Track	$0.00	$0.00	$225,652.42	$0.00	$0.00	$225,652.42
G2050	Landscaping	$0.00	$0.00	$261,766.62	$0.00	$0.00	$261,766.62
G3010	Water Supply	$0.00	$0.00	$330,367.52	$0.00	$0.00	$330,367.52
G3020	Sanitary Sewer	$0.00	$0.00	$207,608.01	$0.00	$0.00	$207,608.01
G3030	Storm Sewer	$0.00	$0.00	$640,876.89	$0.00	$0.00	$640,876.89
G3060	Fuel Distribution	$0.00	$0.00	$140,812.39	$0.00	$0.00	$140,812.39
G4020	Site Lighting	$0.00	$0.00	$207,608.01	$0.00	$0.00	$207,608.01
G4030	Site Communications & Security	$0.00	$0.00	$120,954.23	$0.00	$0.00	$120,954.23
	Total:	$0.00	$0.00	$3,159,868.17	$0.00	$0.00	$3,159,868.17

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: $3,159,868.17

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 62,968.00
Unit of Measure: S.F.
Estimate: $358,099.02
Assessor Name: Eduardo Lopez
Date Created: 07/09/2015

Notes: The roadway is aged, has many cracks, and should be repaved.

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 29,553.00
Unit of Measure: S.F.
Estimate: $148,237.85
Assessor Name: Sam Mandola
Date Created: 07/09/2015

Notes: The parking lot is aged, has many cracks, and should be resurfaced and re-striped. The front parking area does not have a designated ADA parking space and the available accessible space on the north side entrance does not meet ADA standards; it is missing a van accessible space, loading aisle, stripping from parking to sidewalk, and signage. SPLOST project 129-422 to provide ADA access from the parking lot to the front of the school building.

System: G2030 - Pedestrian Paving

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 164,117.00

Unit of Measure: S.F.

Estimate: $270,793.05

Assessor Name: Eduardo Lopez

Date Created: 07/09/2015

Notes: Pedestrian paving is aged and damaged, and should be replaced to include missing ramps per ADA standards. SPLOST project 129-422 to provide ADA access from the parking lot to the front of the school building by August 2016.

System: G2040 - Fencing & Guardrails

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 164,117.00

Unit of Measure: S.F.

Estimate: $164,281.12

Assessor Name: Eduardo Lopez

Date Created: 07/09/2015

Notes: The fence and gates are beyond their expected service life, rusted and failing, and should be scheduled for replacement.

System: G2040 - Hard Surface Play Area

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 12,026.00
Unit of Measure: S.F.
Estimate: $82,811.04
Assessor Name: Eduardo Lopez
Date Created: 09/30/2015

Notes: The hard surface play area is beyond its expected service life, damaged, and should be replaced or demolished.

System: G2040 - Track

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 29,139.00
Unit of Measure: S.F.
Estimate: $225,652.42
Assessor Name: Eduardo Lopez
Date Created: 07/09/2015

Notes: Track is in deteriorating condition, with cracks and should be schedule for replacement.

System: G2050 - Landscaping

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 164,117.00

Unit of Measure: S.F.

Estimate: $261,766.62

Assessor Name: Eduardo Lopez

Date Created: 07/09/2015

Notes: The landscaping is bare and worn, overgrown with weeds and eroded in areas, and should be replaced. Irrigation water supply not protected by reduced pressure backflow prevention device.

System: G3010 - Water Supply

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 164,117.00

Unit of Measure: S.F.

Estimate: $330,367.52

Assessor Name: Sam Mandola

Date Created: 07/09/2015

Notes: The water supply system is beyond its expected service life and should be scheduled for replacement. SPLOST project 129-422 to install a back flow preventer.

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 164,117.00
Unit of Measure: S.F.
Estimate: $207,608.01
Assessor Name: Sam Mandola
Date Created: 07/09/2015

Notes: The sanitary sewer system is beyond its expected service life and should be scheduled for replacement. SPLOST project 129-422 to install a 3,000-gallon grease trap.

System: G3030 - Storm Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 164,117.00
Unit of Measure: S.F.
Estimate: $640,876.89
Assessor Name: Eduardo Lopez
Date Created: 07/09/2015

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

System: G3060 - Fuel Distribution

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 164,117.00
Unit of Measure: S.F.
Estimate: $140,812.39
Assessor Name: Eduardo Lopez
Date Created: 07/09/2015

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

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 164,117.00
Unit of Measure: S.F.
Estimate: $207,608.01
Assessor Name: Eduardo Lopez
Date Created: 07/09/2015

Notes: Site lighting is beyond its expected service life, inadequate across the entire site, and should be replaced.

System: G4030 - Site Communications & Security

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 164,117.00

Unit of Measure: S.F.

Estimate: $120,954.23

Assessor Name: Eduardo Lopez

Date Created: 07/09/2015

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

Glossary

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

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

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

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

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