

DeKalb County School District/Education Other

# Avondale High/DeKalb School of the Arts

Final

## School Assessment Report

May 19, 2016



## Table of Contents

School Executive Summary	8
School Condition Summary	10
<b><u>1955 Concession Building</u></b>	12
Executive Summary	12
Condition Summary	13
Photo Album	14
Condition Detail	15
System Listing	16
Renewal Schedule	17
Forecasted Sustainment Requirement	19
Deficiency Summary By System	20
Deficiency Summary By Priority	21
Deficiency By Priority Investment	22
Deficiency Summary By Category	23
Deficiency Details By Priority	24
<b><u>1955 Football Storage</u></b>	28
Executive Summary	28
Condition Summary	29
Photo Album	30
Condition Detail	31
System Listing	32
Renewal Schedule	33
Forecasted Sustainment Requirement	36
Deficiency Summary By System	37
Deficiency Summary By Priority	38
Deficiency By Priority Investment	39
Deficiency Summary By Category	40
Deficiency Details By Priority	41
<b><u>1955 Sewage Lift Station</u></b>	42

## School Assessment Report

---

Executive Summary	42
Condition Summary	43
Photo Album	44
Condition Detail	45
System Listing	46
Renewal Schedule	47
Forecasted Sustainment Requirement	50
Deficiency Summary By System	51
Deficiency Summary By Priority	52
Deficiency By Priority Investment	53
Deficiency Summary By Category	54
Deficiency Details By Priority	55
<b><u>1955, 1958 Building</u></b>	58
Executive Summary	58
Condition Summary	59
Photo Album	60
Condition Detail	61
System Listing	62
Renewal Schedule	64
Forecasted Sustainment Requirement	67
Deficiency Summary By System	68
Deficiency Summary By Priority	69
Deficiency By Priority Investment	70
Deficiency Summary By Category	71
Deficiency Details By Priority	72
<b><u>1958 Softball Storage</u></b>	81
Executive Summary	81
Condition Summary	82
Photo Album	83
Condition Detail	84
System Listing	85

## School Assessment Report

---

Renewal Schedule	86
Forecasted Sustainment Requirement	89
Deficiency Summary By System	90
Deficiency Summary By Priority	91
Deficiency By Priority Investment	92
Deficiency Summary By Category	93
Deficiency Details By Priority	94
<b><u>1958 Storage</u></b>	95
Executive Summary	95
Condition Summary	96
Photo Album	97
Condition Detail	98
System Listing	99
Renewal Schedule	100
Forecasted Sustainment Requirement	103
Deficiency Summary By System	104
Deficiency Summary By Priority	105
Deficiency By Priority Investment	106
Deficiency Summary By Category	107
Deficiency Details By Priority	108
<b><u>1958 Track Storage</u></b>	109
Executive Summary	109
Condition Summary	110
Photo Album	111
Condition Detail	112
System Listing	113
Renewal Schedule	114
Forecasted Sustainment Requirement	117
Deficiency Summary By System	118
Deficiency Summary By Priority	119
Deficiency By Priority Investment	120

## School Assessment Report

---

Deficiency Summary By Category	121
Deficiency Details By Priority	122
<b><u>1958, 1960, 1983 Building</u></b>	124
Executive Summary	124
Condition Summary	125
Photo Album	126
Condition Detail	127
System Listing	128
Renewal Schedule	130
Forecasted Sustainment Requirement	133
Deficiency Summary By System	134
Deficiency Summary By Priority	135
Deficiency By Priority Investment	136
Deficiency Summary By Category	137
Deficiency Details By Priority	138
<b><u>1983 Football Storage</u></b>	144
Executive Summary	144
Condition Summary	145
Photo Album	146
Condition Detail	147
System Listing	148
Renewal Schedule	149
Forecasted Sustainment Requirement	152
Deficiency Summary By System	153
Deficiency Summary By Priority	154
Deficiency By Priority Investment	155
Deficiency Summary By Category	156
Deficiency Details By Priority	157
<b><u>1983 Storage</u></b>	159
Executive Summary	159
Condition Summary	160

## School Assessment Report

---

Photo Album	161
Condition Detail	162
System Listing	163
Renewal Schedule	164
Forecasted Sustainment Requirement	166
Deficiency Summary By System	167
Deficiency Summary By Priority	168
Deficiency By Priority Investment	169
Deficiency Summary By Category	170
Deficiency Details By Priority	171
<b><u>2009 Addition</u></b>	174
Executive Summary	174
Condition Summary	175
Photo Album	176
Condition Detail	177
System Listing	178
Renewal Schedule	180
Forecasted Sustainment Requirement	183
Deficiency Summary By System	184
Deficiency Summary By Priority	185
Deficiency By Priority Investment	186
Deficiency Summary By Category	187
Deficiency Details By Priority	188
<b><u>2009 Building</u></b>	189
Executive Summary	189
Condition Summary	190
Photo Album	191
Condition Detail	192
System Listing	193
Renewal Schedule	195
Forecasted Sustainment Requirement	198

## School Assessment Report

---

Deficiency Summary By System	199
Deficiency Summary By Priority	200
Deficiency By Priority Investment	201
Deficiency Summary By Category	202
Deficiency Details By Priority	203

## **Site** 204

Executive Summary	204
Condition Summary	205
Photo Album	206
Condition Detail	207
System Listing	208
Renewal Schedule	209
Forecasted Sustainment Requirement	211
Deficiency Summary By System	212
Deficiency Summary By Priority	213
Deficiency By Priority Investment	214
Deficiency Summary By Category	215
Deficiency Details By Priority	216
Glossary	223

## 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  $100 - \text{Total FCI}$  (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	164,365
Year Built:	1955
Last Renovation:	2009
Replacement Value:	\$38,903,151
Repair Cost:	\$17,569,658.67
Total FCI:	45.16 %
Total RSLI:	31.99 %
FCA Score:	54.84



### Description:

The Avondale High\DeKalb School of the Arts campus consists of three buildings located at 1192 Clarendon Road in Avondale Estates, Georgia. The original campus was constructed in 1955, additions were constructed in 1958, 1960, 1983 and 2009, and a major renovation was performed in 2009. In addition to these buildings, the campus contains storage buildings, sewage lift station, covered walkways, baseball field, softball field, playing fields, track, and tennis courts. 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.

## School Assessment Report - Avondale High/DeKalb School of the Arts

---

### Attributes:

#### General Attributes:

Assigned Region:	Region 2	Board District:	District 3
DOE Facility:	1051	Geographic Region:	Region 2
HS Attendance Area:	Druid Hills HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	24.2		

## 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.

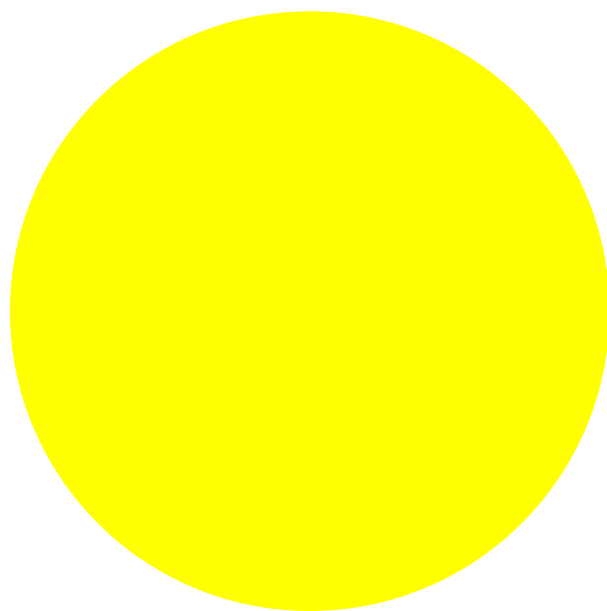
### Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	51.14 %	0.00 %	\$0.00
A20 - Basement Construction	68.00 %	0.00 %	\$0.00
B10 - Superstructure	52.13 %	0.76 %	\$14,692.86
B20 - Exterior Enclosure	12.53 %	44.33 %	\$1,647,059.75
B30 - Roofing	35.23 %	62.65 %	\$2,050,490.00
C10 - Interior Construction	35.79 %	26.98 %	\$1,139,768.76
C20 - Stairs	48.12 %	0.00 %	\$0.00
C30 - Interior Finishes	47.73 %	11.31 %	\$407,340.00
D10 - Conveying	80.00 %	0.00 %	\$0.00
D20 - Plumbing	6.29 %	100.31 %	\$4,060,308.00
D20 - Sewer - Lift Station (2)	0.00 %	110.00 %	\$6,687.00
D30 - HVAC	57.51 %	12.03 %	\$693,395.00
D40 - Fire Protection	80.00 %	0.00 %	\$0.00
D50 - Electrical	46.43 %	37.41 %	\$1,216,006.00
E10 - Equipment	10.74 %	86.59 %	\$548,972.00
E20 - Furnishings	5.96 %	75.48 %	\$1,064,546.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
G20 - Site Improvements	8.28 %	81.07 %	\$2,874,409.96
G30 - Site Mechanical Utilities	9.07 %	98.26 %	\$1,180,633.81
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$665,349.53
<b>Totals:</b>	<b>31.99 %</b>	<b>45.16 %</b>	<b>\$17,569,658.67</b>

### Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1955 Concession Building	380	39.54	\$0.00	\$0.00	\$16,468.23	\$0.00	\$0.00
1955 Football Storage	225	16.51	\$0.00	\$0.00	\$2,908.00	\$0.00	\$0.00
1955 Sewage Lift Station	100	76.24	\$0.00	\$0.00	\$12,231.00	\$0.00	\$0.00
1955, 1958 Building	106,700	47.24	\$0.00	\$0.00	\$10,515,715.00	\$0.00	\$0.00
1958 Softball Storage	400	25.40	\$0.00	\$0.00	\$7,740.00	\$0.00	\$0.00
1958 Storage	100	29.82	\$0.00	\$0.00	\$2,045.00	\$0.00	\$0.00
1958 Track Storage	700	54.62	\$0.00	\$0.00	\$33,762.31	\$0.00	\$0.00
1958, 1960, 1983 Building	45,260	24.74	\$0.00	\$0.00	\$2,239,871.76	\$0.00	\$0.00
1983 Football Storage	200	64.98	\$0.00	\$0.00	\$10,465.07	\$0.00	\$0.00
1983 Storage	225	28.27	\$0.00	\$0.00	\$8,059.00	\$0.00	\$0.00
2009 Addition	6,545	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009 Building	3,530	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	164,365	88.20	\$0.00	\$0.00	\$4,720,393.30	\$0.00	\$0.00
<b>Total:</b>		<b>45.16</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$17,569,658.67</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



**Budget Estimate Total: \$17,569,658.67**

- 1 Priority
- 2 Priority
- 3 Priority - \$17,569,658.67
- 4 Priority
- 5 Priority

## Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	380
Year Built:	1955
Last Renovation:	
Replacement Value:	\$41,652
Repair Cost:	\$16,468.23
Total FCI:	39.54 %
Total RSLI:	25.90 %
FCA Score:	60.46



### Description:

The concession building at Avondale High/DeKalb School of the Arts is located at 1192 Clarendon Road in Avondale Estates, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

### Attributes:

#### General Attributes:

Building Codes:	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	40.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	40.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	39.19 %	20.63 %	\$2,522.23
B30 - Roofing	0.00 %	110.00 %	\$6,103.00
C10 - Interior Construction	40.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.04 %	\$581.00
D20 - Plumbing	0.00 %	110.01 %	\$6,154.00
D30 - HVAC	16.12 %	74.56 %	\$1,108.00
D50 - Electrical	25.69 %	0.00 %	\$0.00
<b>Totals:</b>	<b>25.90 %</b>	<b>39.54 %</b>	<b>\$16,468.23</b>

### Photo Album

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

1). South Elevation - Sep 01, 2015



2). East Elevation - Sep 01, 2015



3). North Elevation - Sep 01, 2015



4). West Elevation - Sep 01, 2015



### Condition Detail

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

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

## School Assessment Report - 1955 Concession Building

### System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$3.28	S.F.	380	100	1955	2055		40.00 %	0.00 %	40			\$1,246
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
B1020	Roof Construction	\$14.42	S.F.	380	100	1955	2055		40.00 %	0.00 %	40			\$5,480
B2010	Exterior Walls	\$31.53	S.F.	380	100	1955	2055		40.00 %	18.78 %	40		\$2,250.23	\$11,981
B2020	Exterior Windows	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$0.65	S.F.	380	30	1955	1985		0.00 %	110.12 %	-30		\$272.00	\$247
B3010	Roof Coverings	\$14.60	S.F.	380	20	1955	1975		0.00 %	110.00 %	-40		\$6,103.00	\$5,548
C1010	Partitions	\$11.29	S.F.	380	100	1955	2055		40.00 %	0.00 %	40			\$4,290
C1020	Interior Doors	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1030	Fittings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$1.39	S.F.	380	20	1955	1975		0.00 %	110.04 %	-40		\$581.00	\$528
C3020	Floor Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$7.71	S.F.	380	30	1955	1985		0.00 %	110.00 %	-30		\$3,223.00	\$2,930
D2020	Domestic Water Distribution	\$3.09	S.F.	380	30	1955	1985		0.00 %	110.05 %	-30		\$1,292.00	\$1,174
D2030	Sanitary Waste	\$3.92	S.F.	380	30	1955	1985		0.00 %	110.00 %	-30		\$1,639.00	\$1,490
D2040	Rain Water Drainage	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3040	Distribution Systems	\$1.26	S.F.	380	30	2000	2030		50.00 %	0.00 %	15			\$479
D3050	Terminal & Package Units	\$2.65	S.F.	380	15	2000	2015		0.00 %	110.03 %	0		\$1,108.00	\$1,007
D5010	Electrical Service/Distribution	\$2.72	S.F.	380	40	2000	2040		62.50 %	0.00 %	25			\$1,034
D5020	Lighting and Branch Wiring	\$11.10	S.F.	380	30	1955	1985	2020	16.67 %	0.00 %	5			\$4,218
<b>Total</b>									<b>25.90 %</b>	<b>39.54 %</b>			<b>\$16,468.23</b>	<b>\$41,652</b>

## School Assessment Report - 1955 Concession Building

### Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$16,468</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,379</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,847</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$2,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$272
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$6,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,103
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$581
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

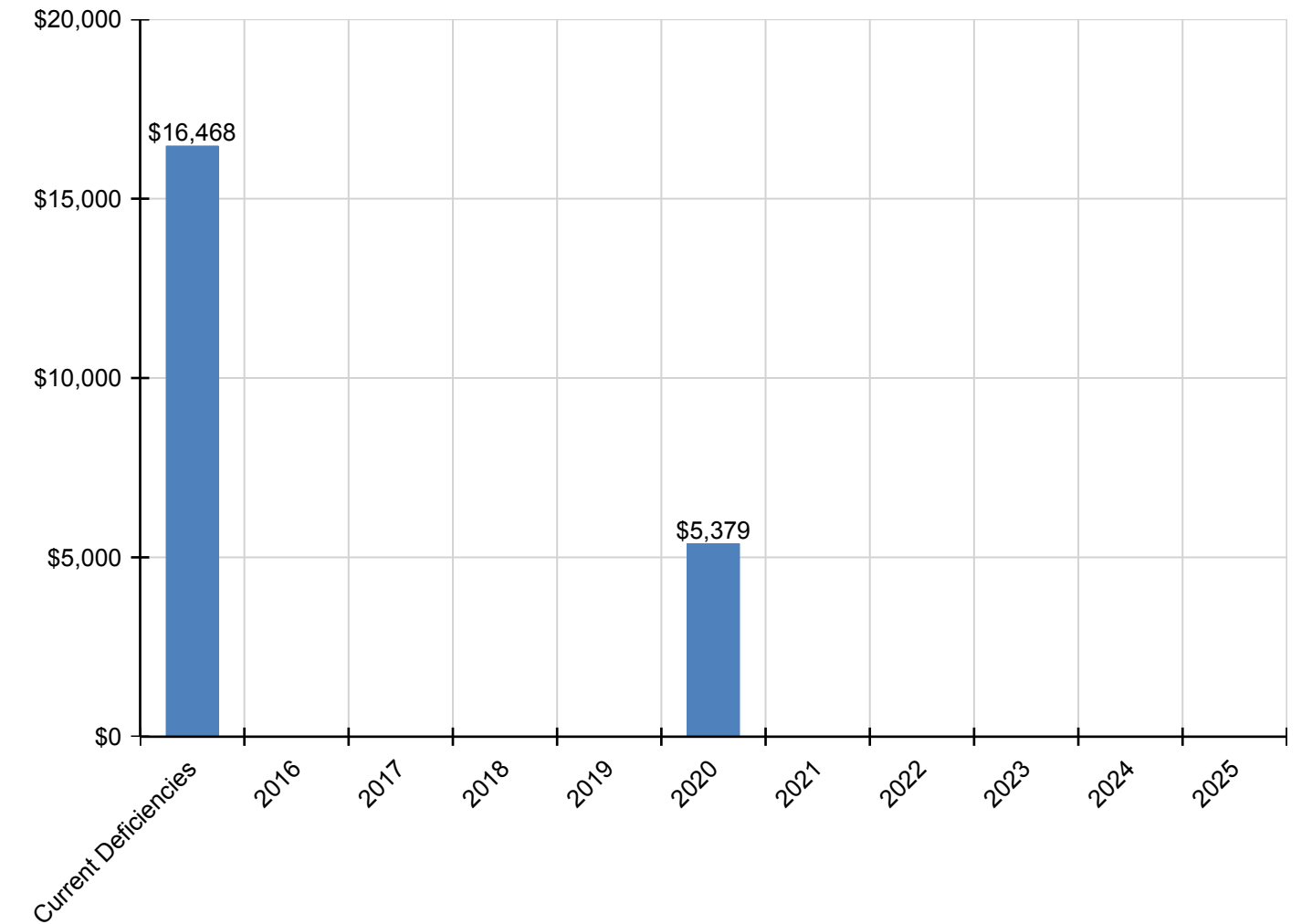
## School Assessment Report - 1955 Concession Building

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	\$3,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,223
D2020 - Domestic Water Distribution	\$1,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,292
D2030 - Sanitary Waste	\$1,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,639
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$1,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,108
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting and Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$5,379	\$0	\$0	\$0	\$0	\$0	\$5,379

\* Indicates non-renewable system

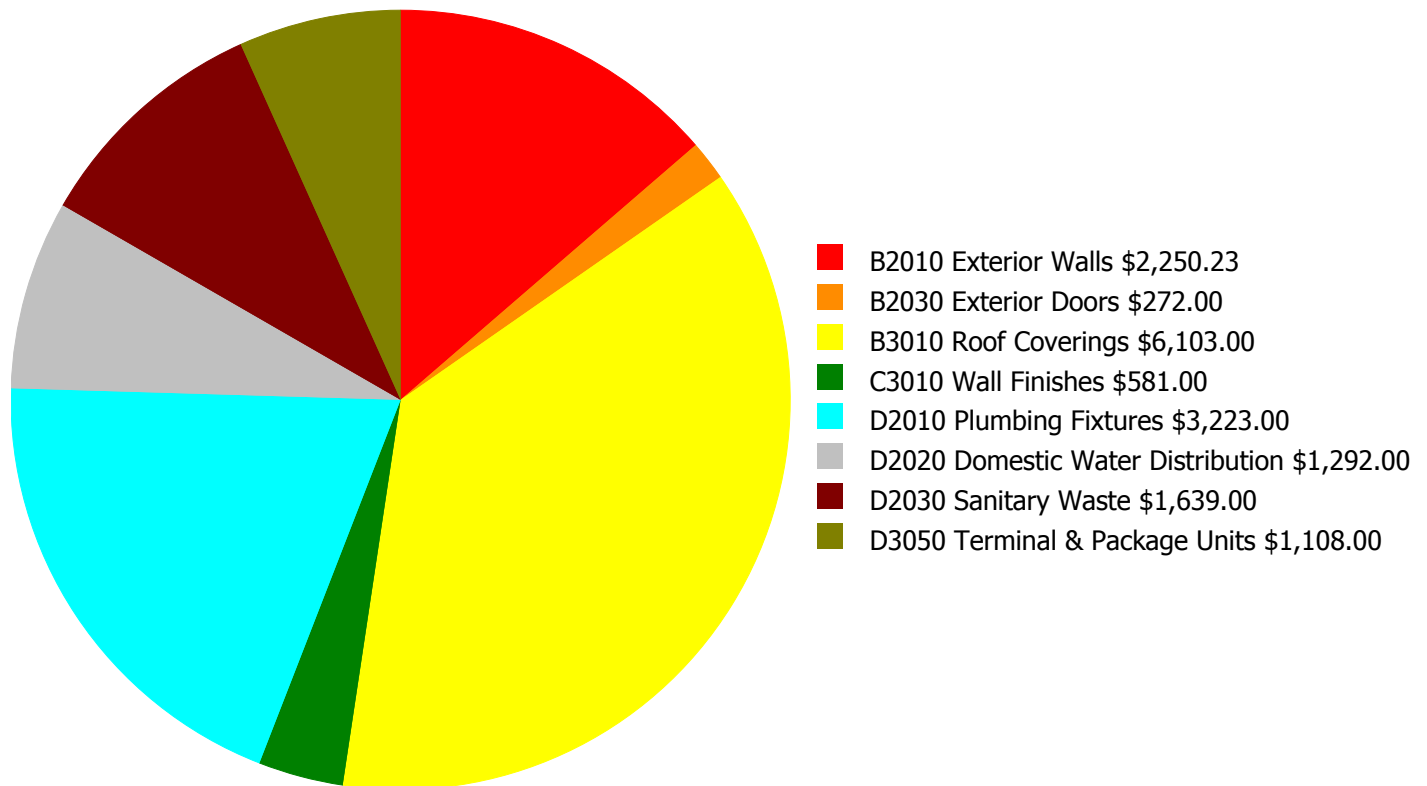
Forecasted Capital Renewal Requirement

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

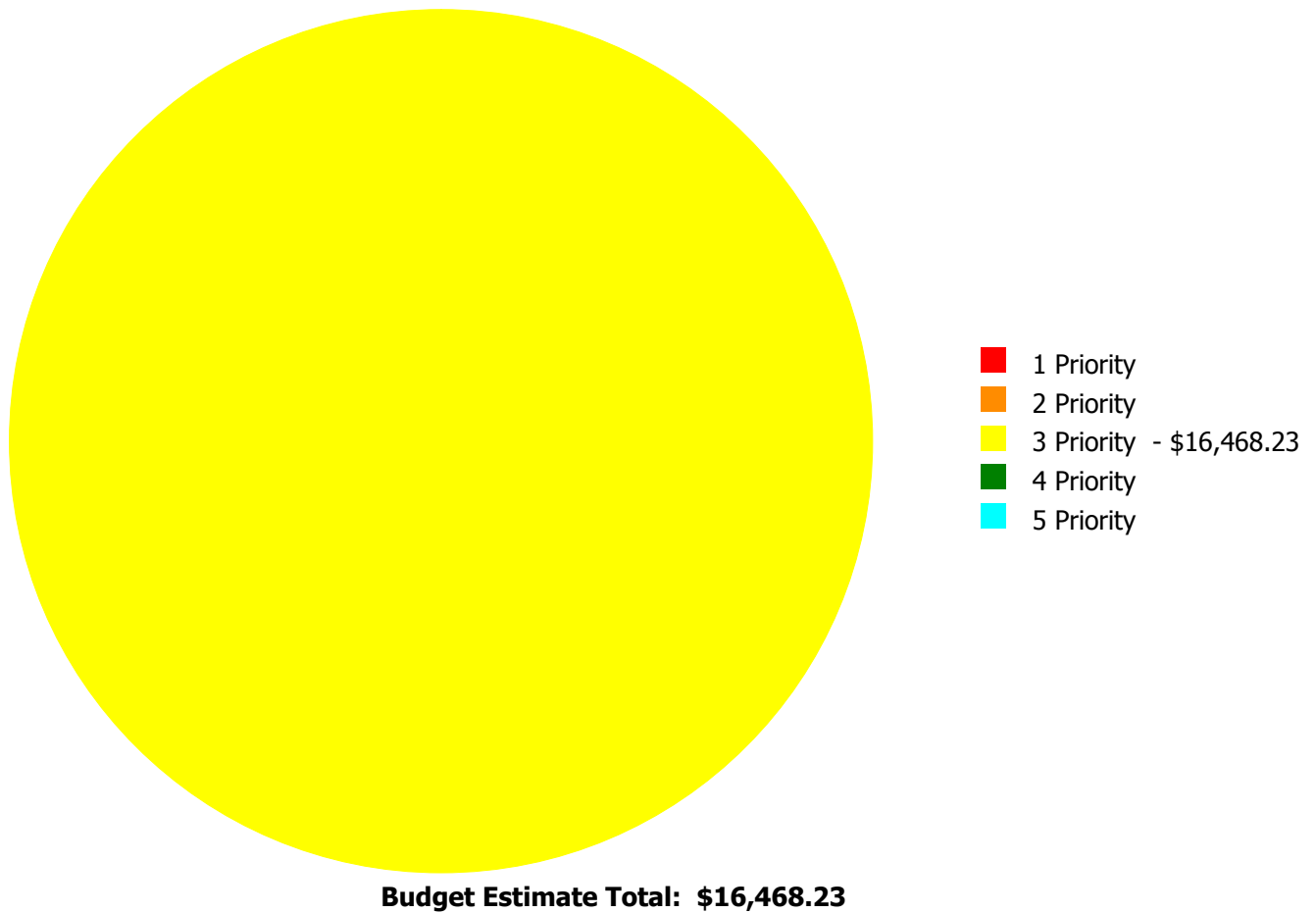
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



**Budget Estimate Total: \$16,468.23**

## Deficiency Summary by Priority

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



## Deficiency By Priority Investment Table

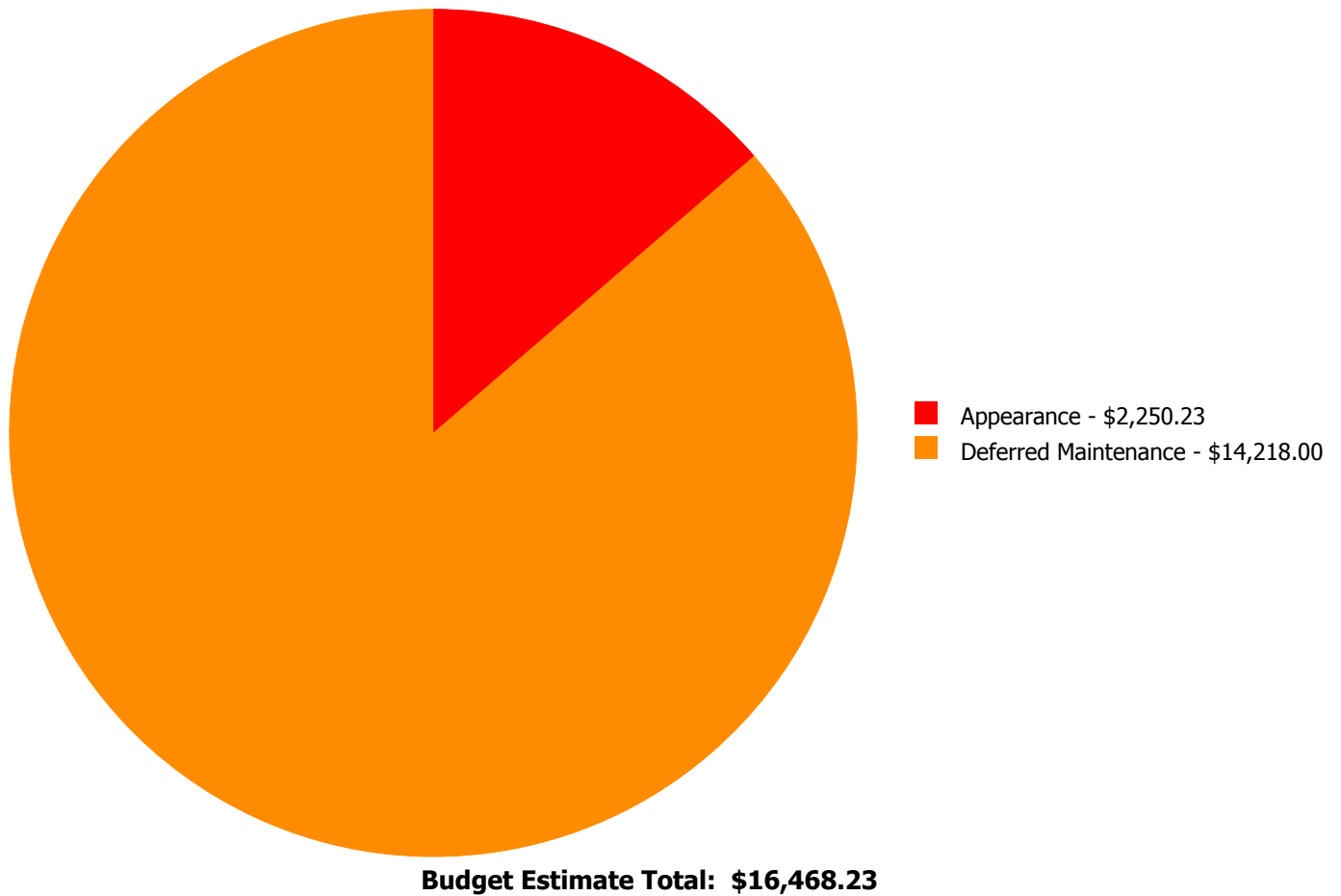
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$2,250.23	\$0.00	\$0.00	\$2,250.23
B2030	Exterior Doors	\$0.00	\$0.00	\$272.00	\$0.00	\$0.00	\$272.00
B3010	Roof Coverings	\$0.00	\$0.00	\$6,103.00	\$0.00	\$0.00	\$6,103.00
C3010	Wall Finishes	\$0.00	\$0.00	\$581.00	\$0.00	\$0.00	\$581.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$3,223.00	\$0.00	\$0.00	\$3,223.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$1,292.00	\$0.00	\$0.00	\$1,292.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$1,639.00	\$0.00	\$0.00	\$1,639.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$1,108.00	\$0.00	\$0.00	\$1,108.00
	<b>Total:</b>	\$0.00	\$0.00	\$16,468.23	\$0.00	\$0.00	\$16,468.23

## 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:



## 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:** Inadequate

**Category:** Appearance

**Priority:** 3 Priority

**Correction:** Repaint exterior wall

**Qty:** 620.00

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

**Estimate:** \$2,250.23

**Assessor Name:** Sam Mandola

**Date Created:** 09/02/2015

**Notes:** The painted exterior wall finish is aged and stained, and should be replaced.

---

#### System: B2030 - Exterior Doors



**Location:** Exterior Walls

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 380.00

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

**Estimate:** \$272.00

**Assessor Name:** Eduardo Lopez

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

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

---

**System: B3010 - Roof Coverings**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 380.00  
**Unit of Measure:** S.F.  
**Estimate:** \$6,103.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 09/02/2015

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

---

**System: C3010 - Wall Finishes**

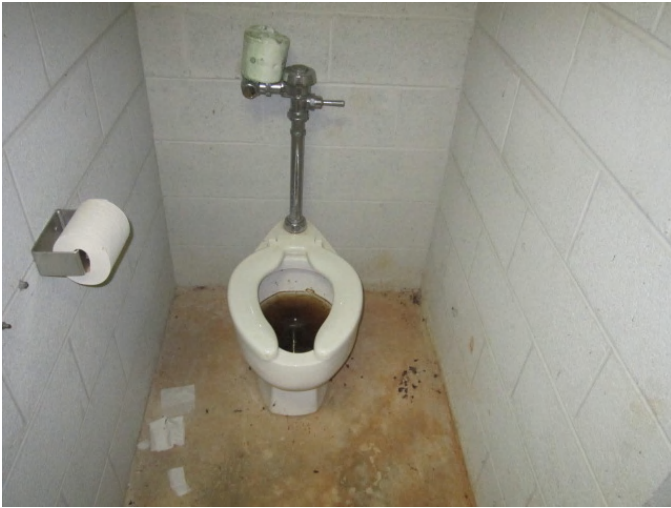


**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 380.00  
**Unit of Measure:** S.F.  
**Estimate:** \$581.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 09/02/2015

**Notes:** The painted wall finish is aged and stained, and should be replaced.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Restrooms  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 380.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,223.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 09/02/2015

**Notes:** The 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:** 380.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,292.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 09/03/2015

**Notes:** The domestic water distribution system 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:** 380.00

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

**Estimate:** \$1,639.00

**Assessor Name:** Eduardo Lopez

**Date Created:** 09/03/2015

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

---

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



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 380.00

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

**Estimate:** \$1,108.00

**Assessor Name:** Eduardo Lopez

**Date Created:** 09/03/2015

**Notes:** The terminal and package 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:	Education Other
Gross Area (SF):	225
Year Built:	1983
Last Renovation:	
Replacement Value:	\$17,618
Repair Cost:	\$2,908.00
Total FCI:	16.51 %
Total RSLI:	50.52 %
FCA Score:	83.49



### Description:

The 1955 football storage building at Avondale High/DeKalb School of the Arts is located at 1192 Clarendon Road in Avondale Estates, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

### Attributes:

#### General Attributes:

Building Codes:	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	68.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	68.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	45.73 %	2.22 %	\$161.00
B30 - Roofing	84.00 %	0.00 %	\$0.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D50 - Electrical	3.94 %	88.33 %	\$2,747.00
<b>Totals:</b>	<b>50.52 %</b>	<b>16.51 %</b>	<b>\$2,908.00</b>

### Photo Album

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

1). South Elevation - Sep 02, 2015



2). East Elevation - Sep 02, 2015



3). North Elevation - Sep 02, 2015



4). West Elevation - Sep 02, 2015



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$3.28	S.F.	225	100	1983	2083		68.00 %	0.00 %	68			\$738
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
B1020	Roof Construction	\$14.42	S.F.	225	100	1983	2083		68.00 %	0.00 %	68			\$3,245
B2010	Exterior Walls	\$31.53	S.F.	225	60	1983	2043		46.67 %	0.00 %	28			\$7,094
B2020	Exterior Windows	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$0.65	S.F.	225	30	1983	2013		0.00 %	110.27 %	-2		\$161.00	\$146
B3010	Roof Coverings	\$14.60	S.F.	225	25	2011	2036		84.00 %	0.00 %	21			\$3,285
C1010	Partitions	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1020	Interior Doors	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1030	Fittings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2040	Rain Water Drainage	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$2.72	S.F.	225	40	1983	2023		20.00 %	0.00 %	8			\$612
D5020	Lighting and Branch Wiring	\$11.10	S.F.	225	30	1983	2013		0.00 %	109.97 %	-2		\$2,747.00	\$2,498
<b>Total</b>									<b>50.52 %</b>	<b>16.51 %</b>			<b>\$2,908.00</b>	<b>\$17,618</b>

Renewal Schedule

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

*Inflation Rate: 3%*

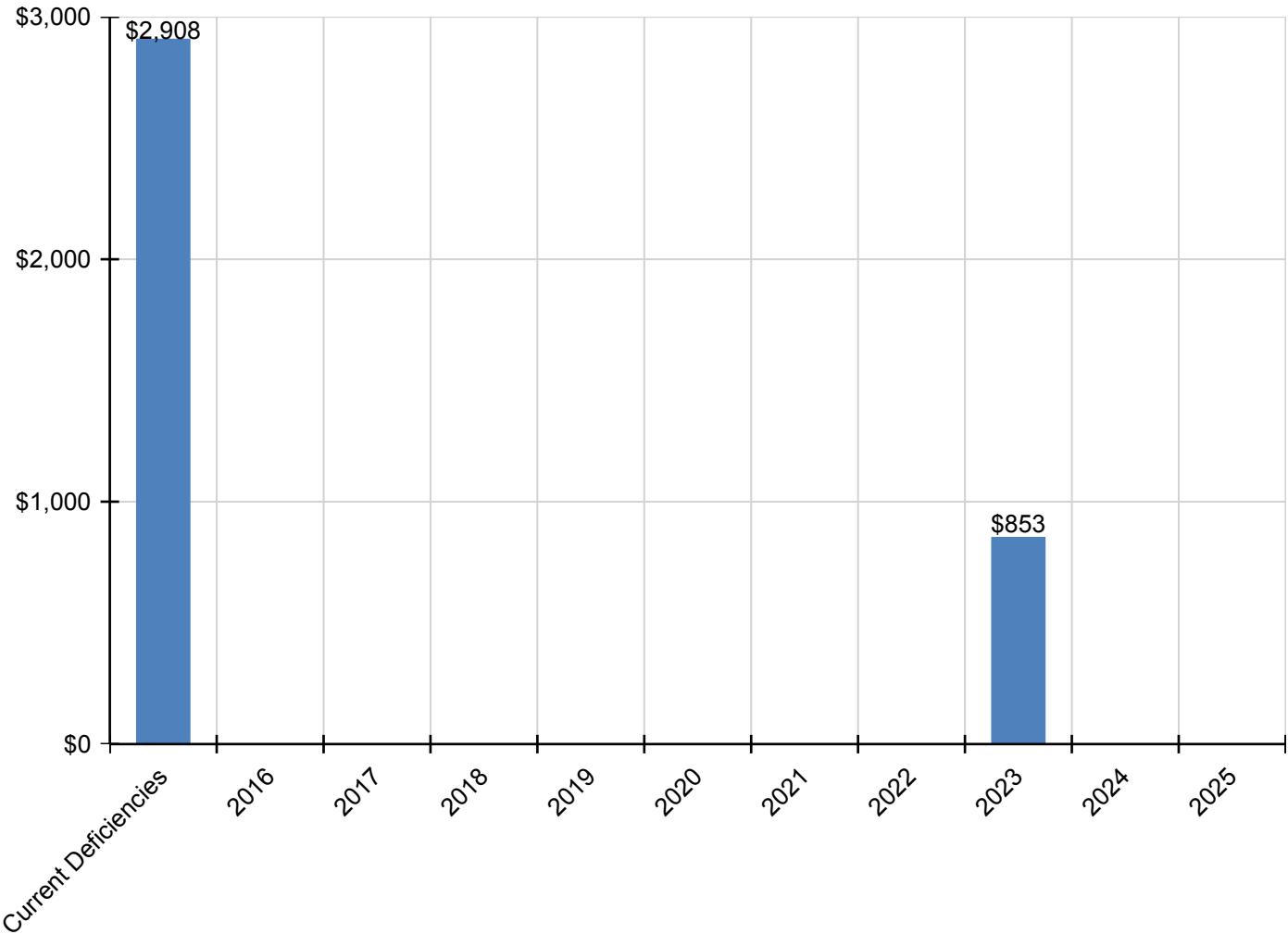
# School Assessment Report - 1955 Football Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$2,908</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$853</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,761</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2040 - Rain Water Drainage</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$853	\$0	\$0	\$853
<b>D5020 - Lighting and Branch Wiring</b>	\$2,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,747

*\* Indicates non-renewable system*

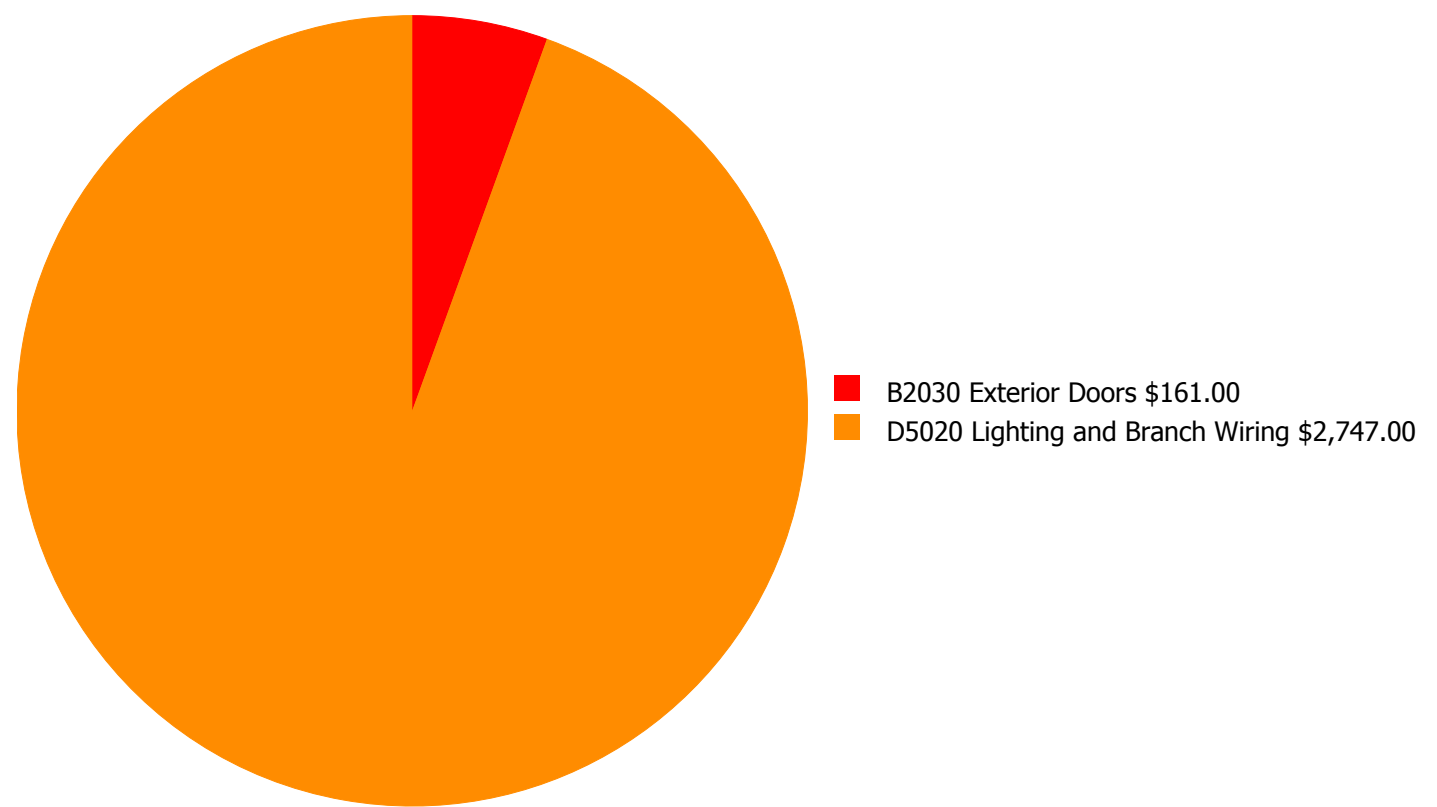
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

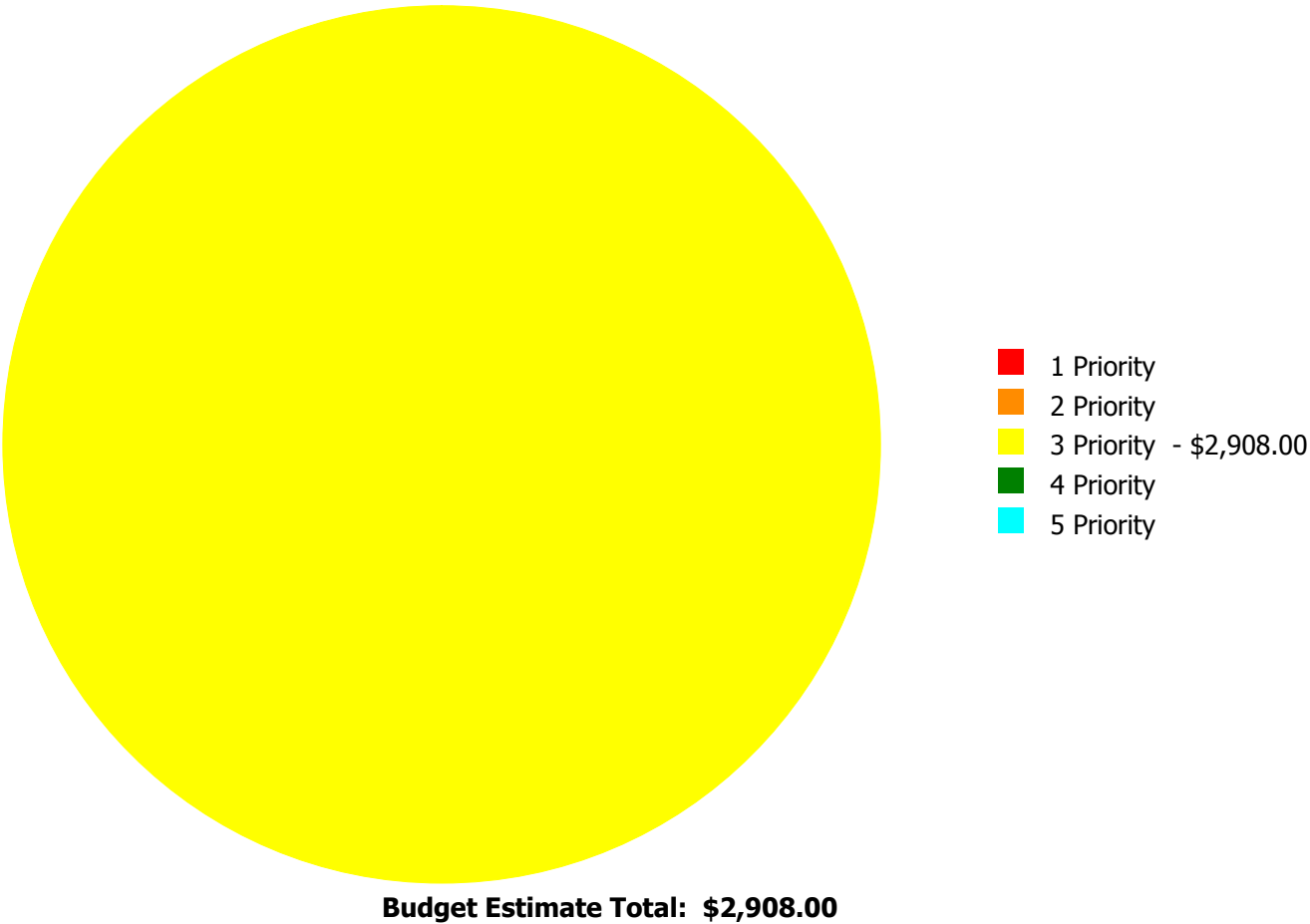
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$2,908.00

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:



## Deficiency By Priority Investment Table

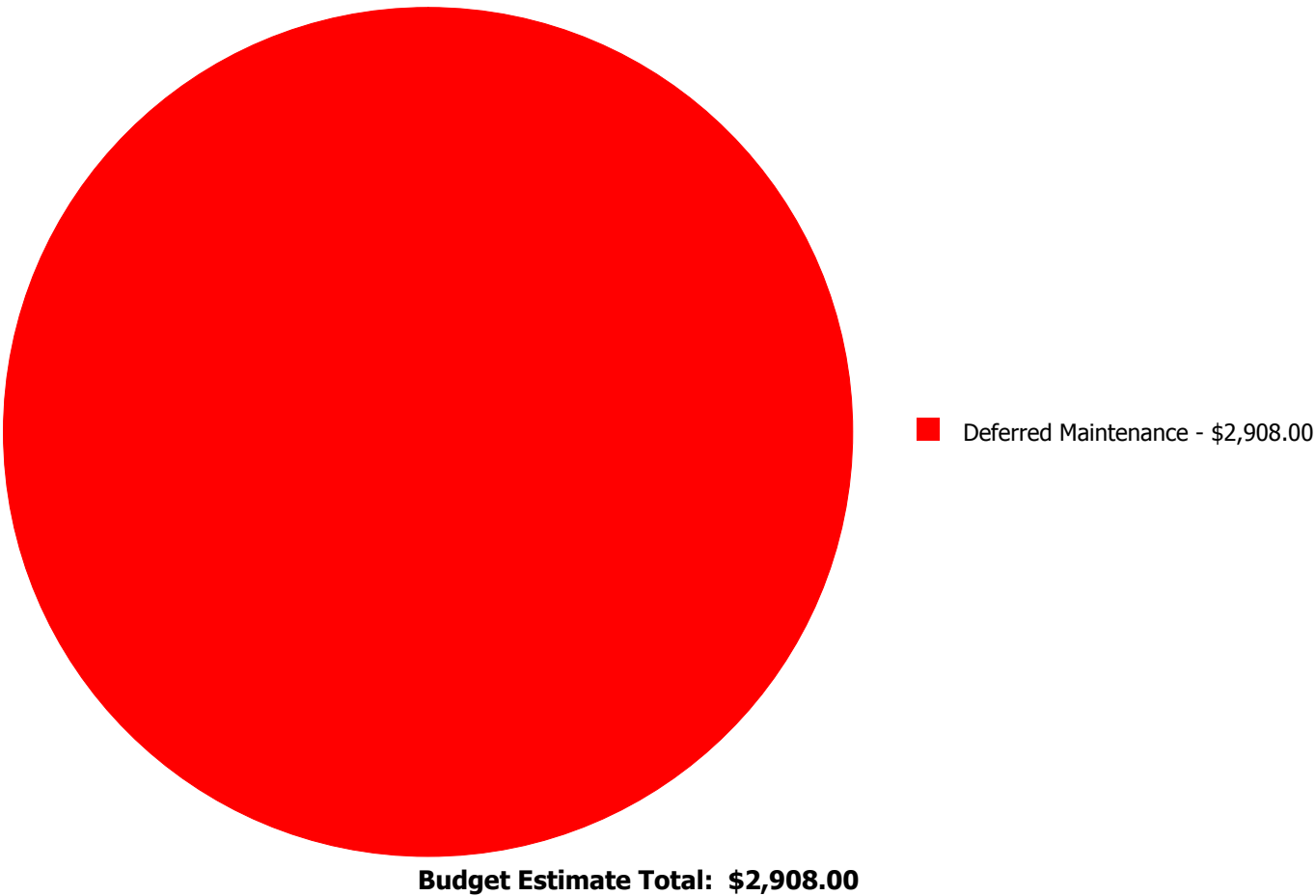
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$161.00	\$0.00	\$0.00	\$161.00
D5020	Lighting and Branch Wiring	\$0.00	\$0.00	\$2,747.00	\$0.00	\$0.00	\$2,747.00
	<b>Total:</b>	\$0.00	\$0.00	\$2,908.00	\$0.00	\$0.00	\$2,908.00

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:



## 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:** 225.00

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

**Estimate:** \$161.00

**Assessor Name:** Eduardo Lopez

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

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

---

#### System: D5020 - Lighting and Branch Wiring



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 225.00

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

**Estimate:** \$2,747.00

**Assessor Name:** Eduardo Lopez

**Date Created:** 09/03/2015

**Notes:** The original lighting and branch wiring system is aged, in poor condition, 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:	Education Other
Gross Area (SF):	100
Year Built:	1955
Last Renovation:	
Replacement Value:	\$16,042
Repair Cost:	\$12,231.00
Total FCI:	76.24 %
Total RSLI:	12.28 %
FCA Score:	23.76



### Description:

The sewage lift station at Avondale High School/DeKalb School of the Arts is a one-story building located at 1192 Clarendon Road in Avondale Estates, Georgia. Originally built in 1955, 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	40.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	40.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	35.26 %	13.03 %	\$466.00
B30 - Roofing	0.00 %	110.00 %	\$1,606.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Sewer - Lift Station (2)	0.00 %	110.00 %	\$6,687.00
D50 - Electrical	0.00 %	110.01 %	\$3,472.00
<b>Totals:</b>	<b>12.28 %</b>	<b>76.24 %</b>	<b>\$12,231.00</b>

### Photo Album

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

1). North Elevation - Sep 02, 2015



2). West Elevation - Sep 02, 2015



3). South Elevation - Sep 02, 2015



4). East Elevation - Sep 02, 2015



### Condition Detail

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

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

## School Assessment Report - 1955 Sewage Lift Station

### 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	\$3.28	S.F.	100	100	1955	2055		40.00 %	0.00 %	40			\$328
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
B1020	Roof Construction	\$14.42	S.F.	100	100	1955	2055		40.00 %	0.00 %	40			\$1,442
B2010	Exterior Walls	\$31.53	S.F.	100	100	1955	2055		40.00 %	0.00 %	40			\$3,153
B2020	Exterior Windows	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$4.24	S.F.	100	30	1955	1985		0.00 %	109.91 %	-30		\$466.00	\$424
B3010	Roof Coverings	\$14.60	S.F.	100	25	1955	1980		0.00 %	110.00 %	-35		\$1,606.00	\$1,460
C1010	Partitions	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1020	Interior Doors	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1030	Fittings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D20	Sewer - Lift Station (2)	\$60.79	S.F.	100	30	1955	1985		0.00 %	110.00 %	-30		\$6,687.00	\$6,079
D5010	Electrical Service/Distribution	\$7.01	S.F.	100	40	1955	1995		0.00 %	109.99 %	-20		\$771.00	\$701
D5020	Lighting and Branch Wiring	\$24.55	S.F.	100	30	1955	1985		0.00 %	110.02 %	-30		\$2,701.00	\$2,455
<b>Total</b>									<b>12.28 %</b>	<b>76.24 %</b>			<b>\$12,231.00</b>	<b>\$16,042</b>

**Renewal Schedule**

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

*Inflation Rate: 3%*

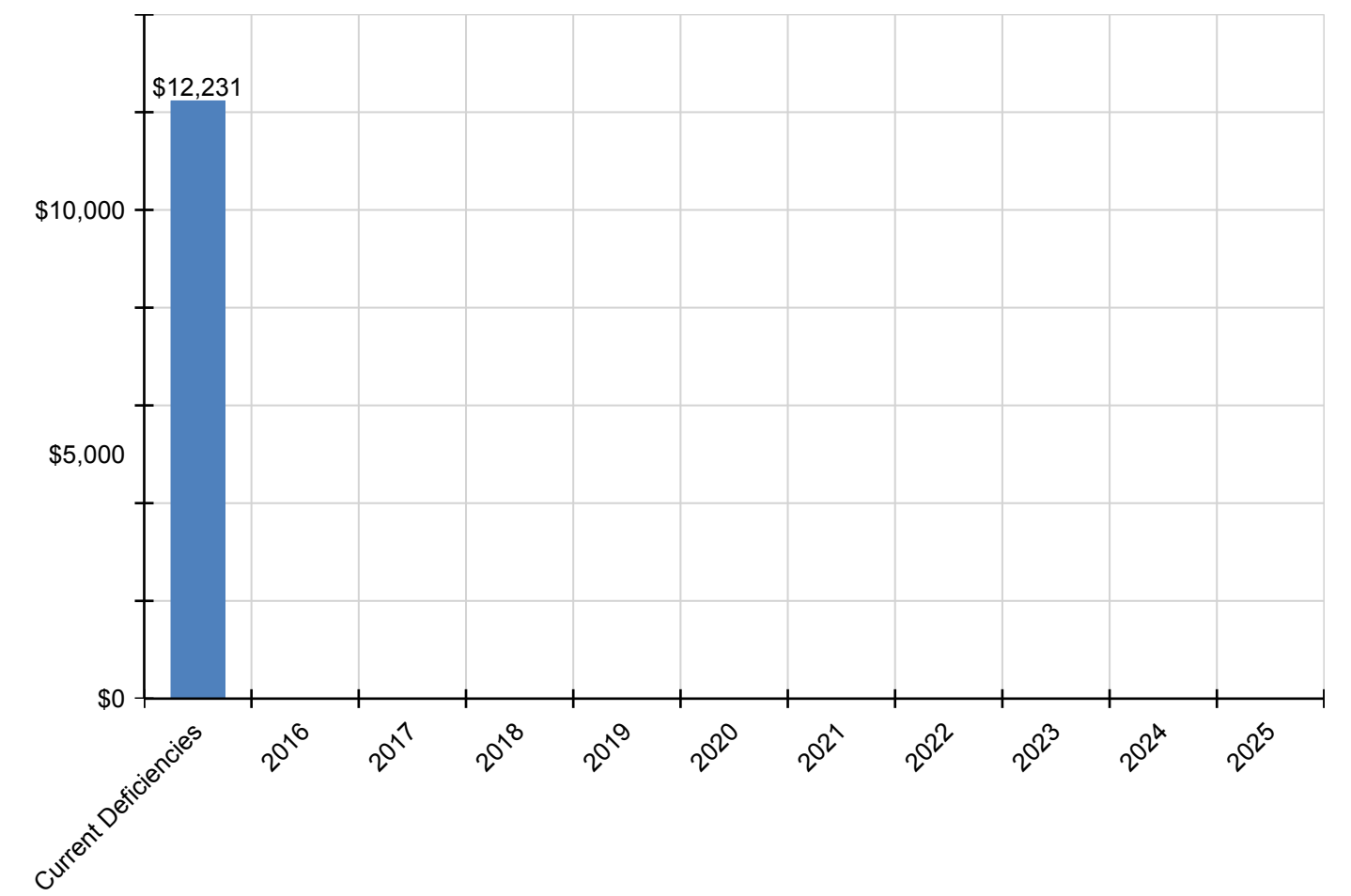
## School Assessment Report - 1955 Sewage Lift Station

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$12,231</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,231</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$466
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$1,606	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,606
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Sewer - Lift Station (2)</b>	\$6,687	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,687
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$771
<b>D5020 - Lighting and Branch Wiring</b>	\$2,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,701

*\* Indicates non-renewable system*

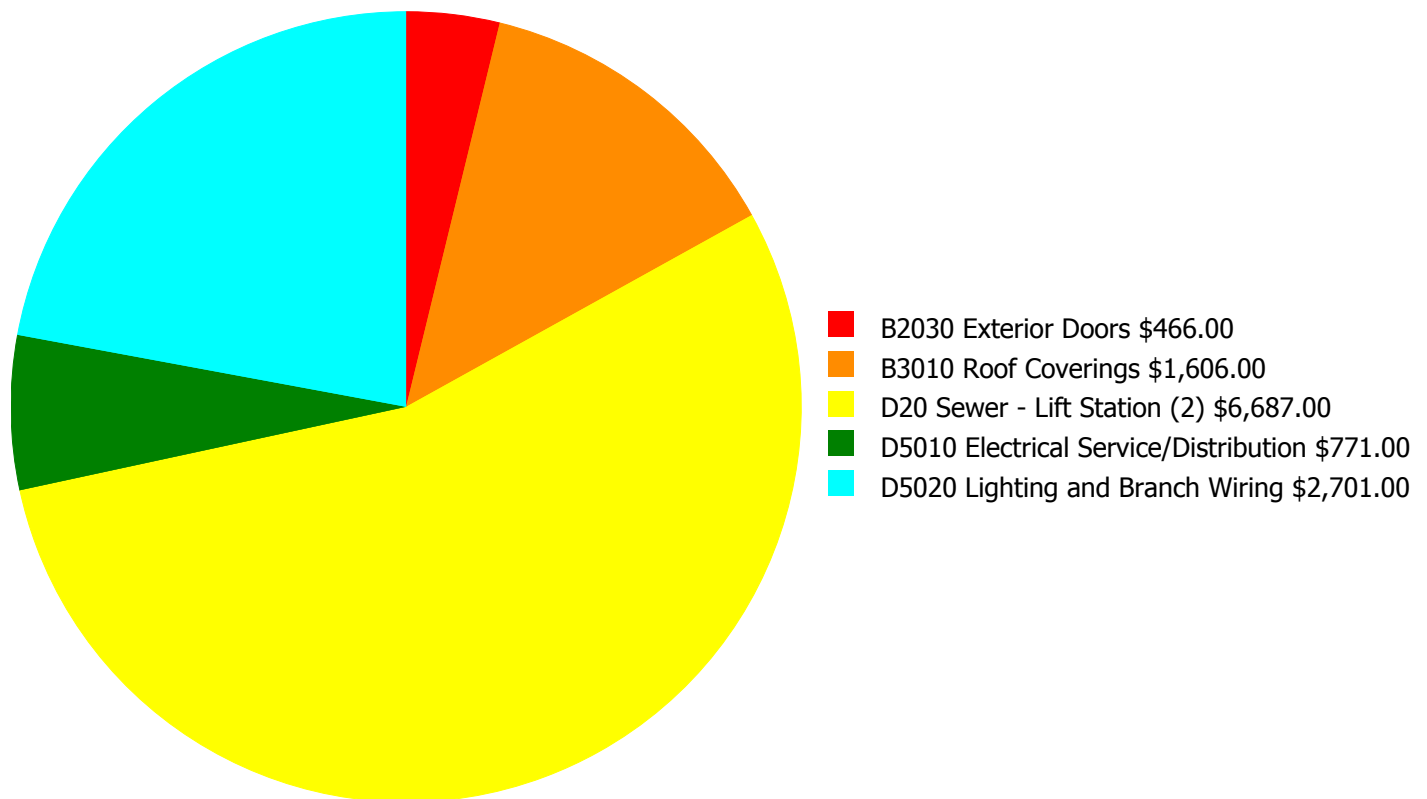
Forecasted Capital Renewal Requirement

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

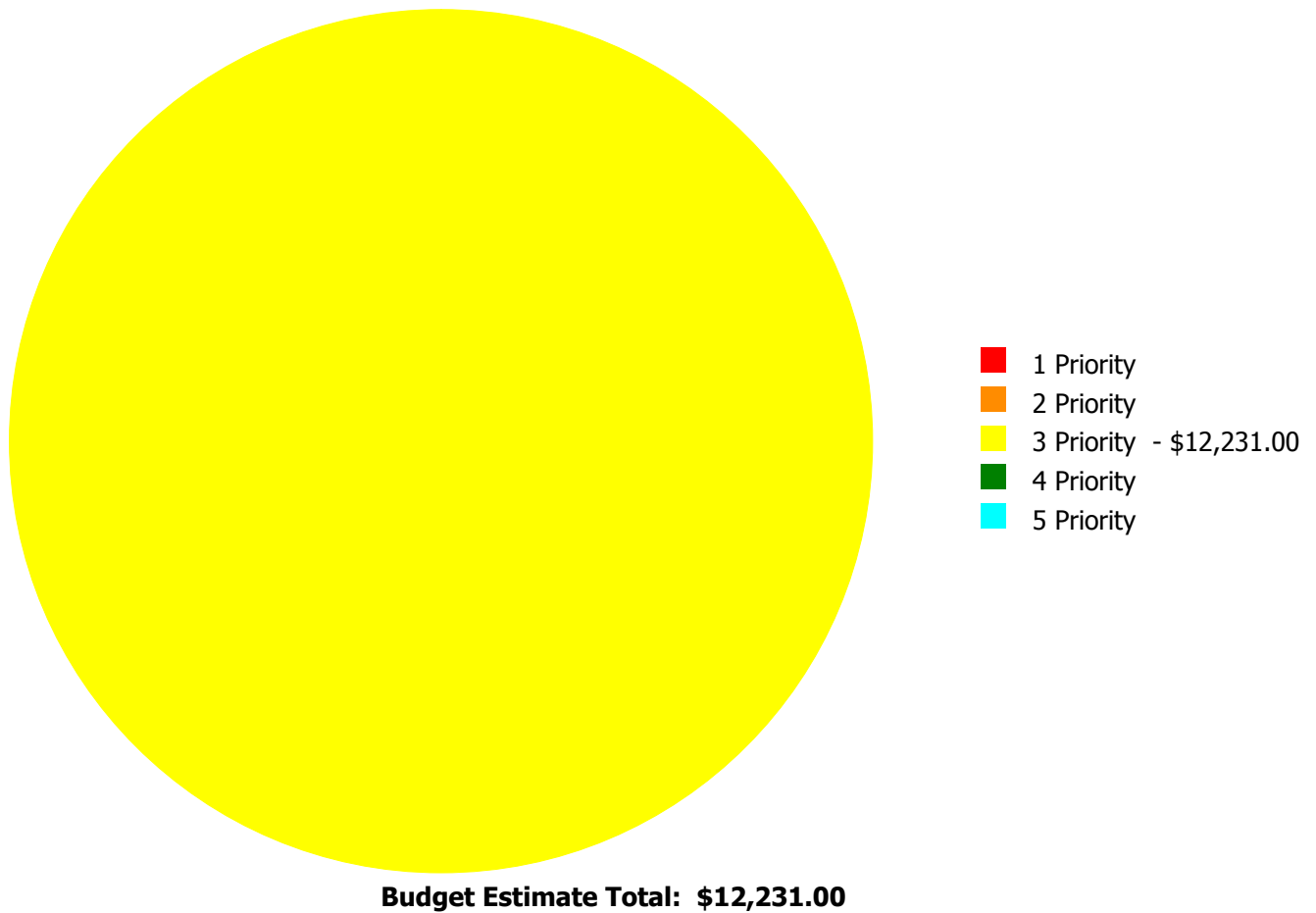
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



**Budget Estimate Total: \$12,231.00**

## 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:



## Deficiency By Priority Investment Table

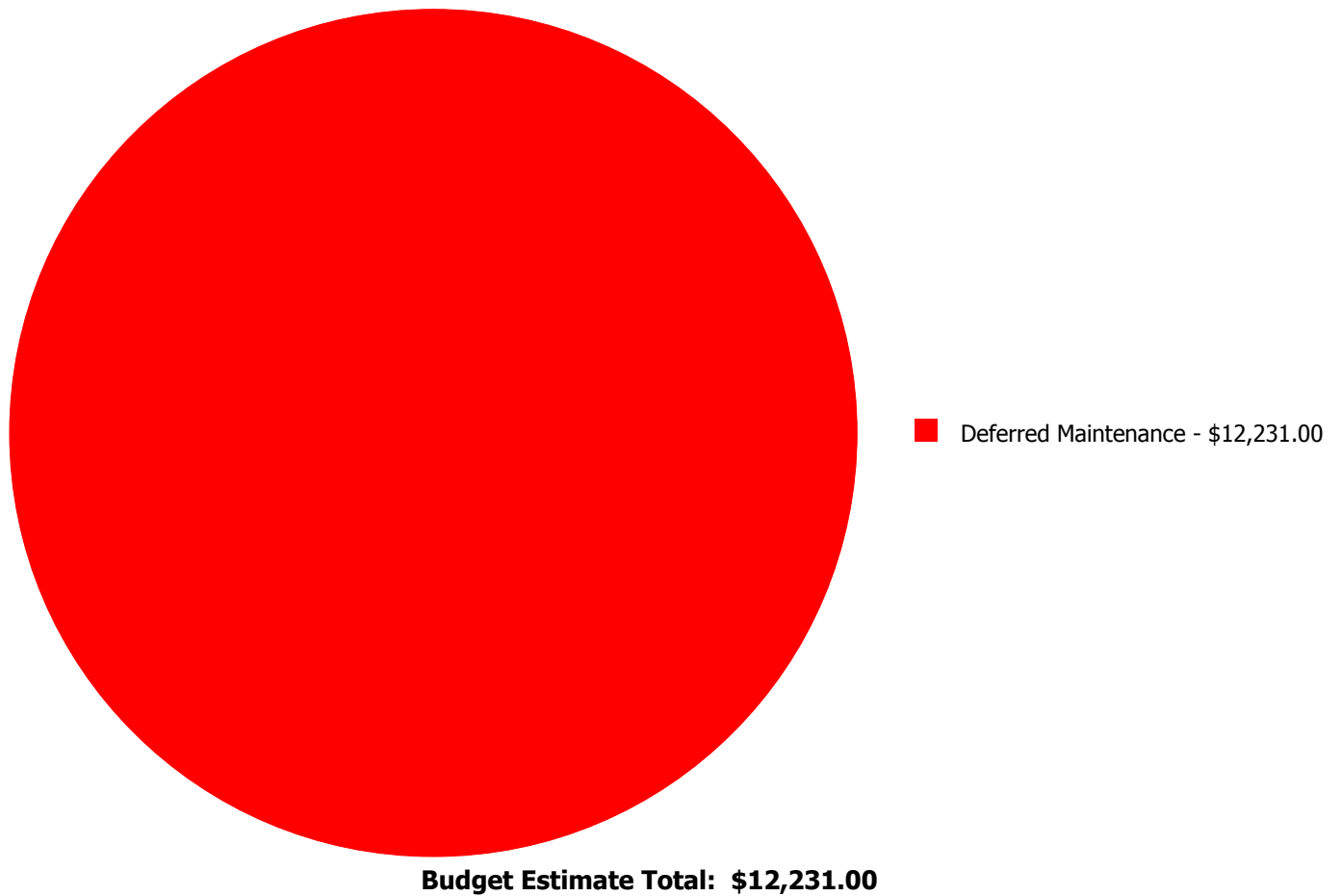
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$466.00	\$0.00	\$0.00	\$466.00
B3010	Roof Coverings	\$0.00	\$0.00	\$1,606.00	\$0.00	\$0.00	\$1,606.00
D20	Sewer - Lift Station (2)	\$0.00	\$0.00	\$6,687.00	\$0.00	\$0.00	\$6,687.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$771.00	\$0.00	\$0.00	\$771.00
D5020	Lighting and Branch Wiring	\$0.00	\$0.00	\$2,701.00	\$0.00	\$0.00	\$2,701.00
	<b>Total:</b>	\$0.00	\$0.00	\$12,231.00	\$0.00	\$0.00	\$12,231.00

## 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:



## 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:** 100.00

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

**Estimate:** \$466.00

**Assessor Name:** Eduardo Lopez

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

**Notes:** The original exterior door is 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:** 100.00

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

**Estimate:** \$1,606.00

**Assessor Name:** Eduardo Lopez

**Date Created:** 09/03/2015

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

---

## School Assessment Report - 1955 Sewage Lift Station

---

### **System: D20 - Sewer - Lift Station (2)**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 100.00

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

**Estimate:** \$6,687.00

**Assessor Name:** Eduardo Lopez

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

**Notes:** The lift station process equipment for site sanitary waste is beyond its expected service life, maintenance intensive, and should be scheduled for replacement. School staff reports that there are two lift station facilities.

---

### **System: D5010 - Electrical Service/Distribution**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 100.00

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

**Estimate:** \$771.00

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/28/2015

**Notes:** The electric 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:** 100.00

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

**Estimate:** \$2,701.00

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/28/2015

**Notes:** The lighting and branch wiring 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:	Education Other
Gross Area (SF):	106,700
Year Built:	1955
Last Renovation:	2009
Replacement Value:	\$22,260,396
Repair Cost:	\$10,515,715.00
Total FCI:	47.24 %
Total RSLI:	27.62 %
FCA Score:	52.76



### Description:

The original building at Avondale High/DeKalb School of the Arts is a one-story building located at 1192 Clarendon Road in Avondale Estates, Georgia. Originally built in 1955, there have been one addition in 1958 and a major renovation in 2009. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

### Attributes:

#### General Attributes:

Building Codes:	5010, 5011	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	40.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	40.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	0.00 %	47.35 %	\$1,136,142.00
B30 - Roofing	18.33 %	88.70 %	\$2,010,591.00
C10 - Interior Construction	24.50 %	36.82 %	\$1,080,018.00
C20 - Stairs	40.00 %	0.00 %	\$0.00
C30 - Interior Finishes	41.63 %	15.12 %	\$380,877.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	2.21 %	106.96 %	\$2,850,918.00
D30 - HVAC	54.33 %	18.23 %	\$691,309.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	48.21 %	35.36 %	\$752,342.00
E10 - Equipment	0.00 %	102.29 %	\$548,972.00
E20 - Furnishings	0.00 %	110.00 %	\$1,064,546.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>27.62 %</b>	<b>47.24 %</b>	<b>\$10,515,715.00</b>

### Photo Album

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

1). West Elevation - Main Entrance - Sep 03, 2015



2). South Elevation - Sep 03, 2015



3). South Elevation - Sep 03, 2015



4). East Elevation - Sep 03, 2015



5). North Elevation - Sep 03, 2015



### Condition Detail

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

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

## School Assessment Report - 1955, 1958 Building

### System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$3.19	S.F.	106,700	100	1955	2055		40.00 %	0.00 %	40			\$340,373
A1020	Special Foundations	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$3.24	S.F.	106,700	100	1955	2055		40.00 %	0.00 %	40			\$345,708
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	\$33.24	S.F.	1,600	100	1955	2055		40.00 %	0.00 %	40			\$53,184
B1020	Roof Construction	\$10.39	S.F.	106,700	100	1955	2055		40.00 %	0.00 %	40			\$1,108,613
B2010	Exterior Walls	\$12.81	S.F.	106,700	60	1955	2015		0.00 %	0.00 %	0			\$1,366,827
B2020	Exterior Windows	\$9.14	S.F.	106,700	30	1955	1985		0.00 %	110.00 %	-30		\$1,072,762.00	\$975,238
B2030	Exterior Doors	\$0.54	S.F.	106,700	30	1955	1985		0.00 %	110.00 %	-30		\$63,380.00	\$57,618
B3010	Roof Coverings - Asphalt Shingles	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	88,300	25	1975	2000		0.00 %	110.00 %	-15		\$2,010,591.00	\$1,827,810
B3010	Roof Coverings - EPDM	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$23.86	S.F.	18,400	75	2011	2086		94.67 %	0.00 %	71			\$439,024
B3020	Roof Openings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1010	Partitions	\$16.84	S.F.	106,700	100	1955	2055		40.00 %	0.00 %	40			\$1,796,828
C1020	Interior Doors	\$5.31	S.F.	106,700	30	1955	1985		0.00 %	80.00 %	-30		\$453,262.00	\$566,577
C1030	Fittings	\$5.34	S.F.	106,700	20	1955	1975		0.00 %	110.00 %	-40		\$626,756.00	\$569,778
C2010	Stair Construction	\$1.92	S.F.	106,700	100	1955	2055		40.00 %	0.00 %	40			\$204,864
C3010	Wall Finishes - Ceramic & Glazed	\$8.89	S.F.	53,350	30	1955	1985		0.00 %	0.00 %	-30			\$474,282
C3010	Wall Finishes - Paint	\$1.68	S.F.	53,350	10	2009	2019		40.00 %	0.00 %	4			\$89,628
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Carpet	\$7.40	S.F.	17,280	8	2009	2017		25.00 %	0.00 %	2			\$127,872
C3020	Floor Finishes - Ceramic & Quarry Tile	\$12.65	S.F.	14,805	50	1955	2005		0.00 %	110.00 %	-10		\$206,012.00	\$187,283
C3020	Floor Finishes - Epoxy	\$10.05	S.F.	12,400	15	2009	2024		60.00 %	0.00 %	9			\$124,620
C3020	Floor Finishes - Neoprene	\$17.86	S.F.	2,320	15	2009	2024		60.00 %	0.00 %	9			\$41,435
C3020	Floor Finishes - VCT	\$8.24	S.F.	47,495	15	2009	2024		60.00 %	0.00 %	9			\$391,359
C3020	Floor Finishes - Wood	\$12.82	S.F.	12,400	50	1955	2005		0.00 %	110.00 %	-10		\$174,865.00	\$158,968
C3030	Ceiling Finishes	\$8.65	S.F.	106,700	20	2009	2029		70.00 %	0.00 %	14			\$922,955
D1010	Elevators and Lifts	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$15.76	S.F.	106,700	30	1983	2013		0.00 %	110.00 %	-2		\$1,849,751.00	\$1,681,592
D2020	Domestic Water Distribution	\$3.41	S.F.	106,700	30	1955	1985		0.00 %	110.00 %	-30		\$400,232.00	\$363,847
D2030	Sanitary Waste	\$4.28	S.F.	106,700	30	1955	1985		0.00 %	110.00 %	-30		\$502,344.00	\$456,676

# School Assessment Report - 1955, 1958 Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2040	Rain Water Drainage	\$0.84	S.F.	106,700	30	1955	1985		0.00 %	110.00 %	-30		\$98,591.00	\$89,628
D2090	Other Plumbing Systems - Acid Waste	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.69	S.F.	106,700	30	2009	2039		80.00 %	0.00 %	24			\$73,623
D3020	Heat Generating Systems	\$4.07	S.F.	106,700	30	2009	2039		80.00 %	0.00 %	24			\$434,269
D3030	Cooling Generating Systems	\$4.22	S.F.	106,700	30	2006	2036		70.00 %	0.00 %	21			\$450,274
D3040	Distribution Systems & Exhaust Systems	\$5.23	S.F.	106,700	30	1955	1985		0.00 %	110.00 %	-30		\$613,845.00	\$558,041
D3050	Terminal & Package Units	\$18.52	S.F.	106,700	15	2009	2024		60.00 %	0.00 %	9			\$1,976,084
D3060	Controls & Instrumentation	\$2.84	S.F.	106,700	20	2009	2029		70.00 %	0.00 %	14			\$303,028
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.66	S.F.	106,700	30	1955	1985		0.00 %	110.00 %	-30		\$77,464.00	\$70,422
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	\$1.50	S.F.	106,700	40	1955	1995		0.00 %	110.00 %	-20		\$176,055.00	\$160,050
D5020	Branch Wiring	\$4.91	S.F.	106,700	30	1955	1985		0.00 %	110.00 %	-30		\$576,287.00	\$523,897
D5020	Lighting	\$7.37	S.F.	106,700	30	2009	2039		80.00 %	0.00 %	24			\$786,379
D5030	Communications and Security - Fire Alarm	\$0.68	S.F.	106,700	15	2009	2024		60.00 %	0.00 %	9			\$72,556
D5030	Communications and Security - PA & Clock Systems	\$4.24	S.F.	106,700	15	2009	2024		60.00 %	0.00 %	9			\$452,408
D5030	Communications and Security - Security & CCTV	\$1.02	S.F.	106,700	15	2009	2024		60.00 %	0.00 %	9			\$108,834
D5090	Other Electrical Systems - Emergency Generator	\$0.22	S.F.	106,700	20	2009	2029		70.00 %	0.00 %	14			\$23,474
E1010	Commercial Equipment	\$0.00	S.F.	0	20	1955	1975		0.00 %	0.00 %	-40			\$0
E1020	Institutional Equipment	\$1.15	S.F.	106,700	20	1983	2003		0.00 %	110.00 %	-12		\$134,976.00	\$122,705
E1090	Other Equipment - Kitchen Equipment	\$3.88	S.F.	106,700	15	1955	1970		0.00 %	100.00 %	-45		\$413,996.00	\$413,996
E2010	Fixed Furnishings	\$9.07	S.F.	106,700	20	1955	1975		0.00 %	110.00 %	-40		\$1,064,546.00	\$967,769
F1010	Special Structures - Canopies	\$2.62	S.F.	0	20	1955	1975		0.00 %	0.00 %	-40			\$0
<b>Total</b>									<b>27.62 %</b>	<b>47.24 %</b>			<b>\$10,515,715.00</b>	<b>\$22,260,396</b>

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$10,515,715</b>	<b>\$0</b>	<b>\$149,225</b>	<b>\$0</b>	<b>\$110,965</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,545,864</b>	<b>\$189,034</b>	<b>\$15,510,803</b>
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$1,072,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,072,762
B2030 - Exterior Doors	\$63,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,380
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	\$2,010,591	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,010,591
B3010 - Roof Coverings - EPDM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Preformed Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## School Assessment Report - 1955, 1958 Building

C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$453,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$453,262
C1030 - Fittings	\$626,756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$626,756
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	\$110,965	\$0	\$0	\$0	\$0	\$0	\$0	\$110,965
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$149,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,034	\$338,259
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$206,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,012
C3020 - Floor Finishes - Epoxy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,861	\$0	\$178,861
C3020 - Floor Finishes - Neoprene	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,470	\$0	\$59,470
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$561,698	\$0	\$561,698
C3020 - Floor Finishes - Wood	\$174,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,865
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	\$1,849,751	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,849,751
D2020 - Domestic Water Distribution	\$400,232	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,232
D2030 - Sanitary Waste	\$502,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$502,344
D2040 - Rain Water Drainage	\$98,591	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,591
D2090 - Other Plumbing Systems - Acid Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$613,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$613,845
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,836,175	\$0	\$2,836,175
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

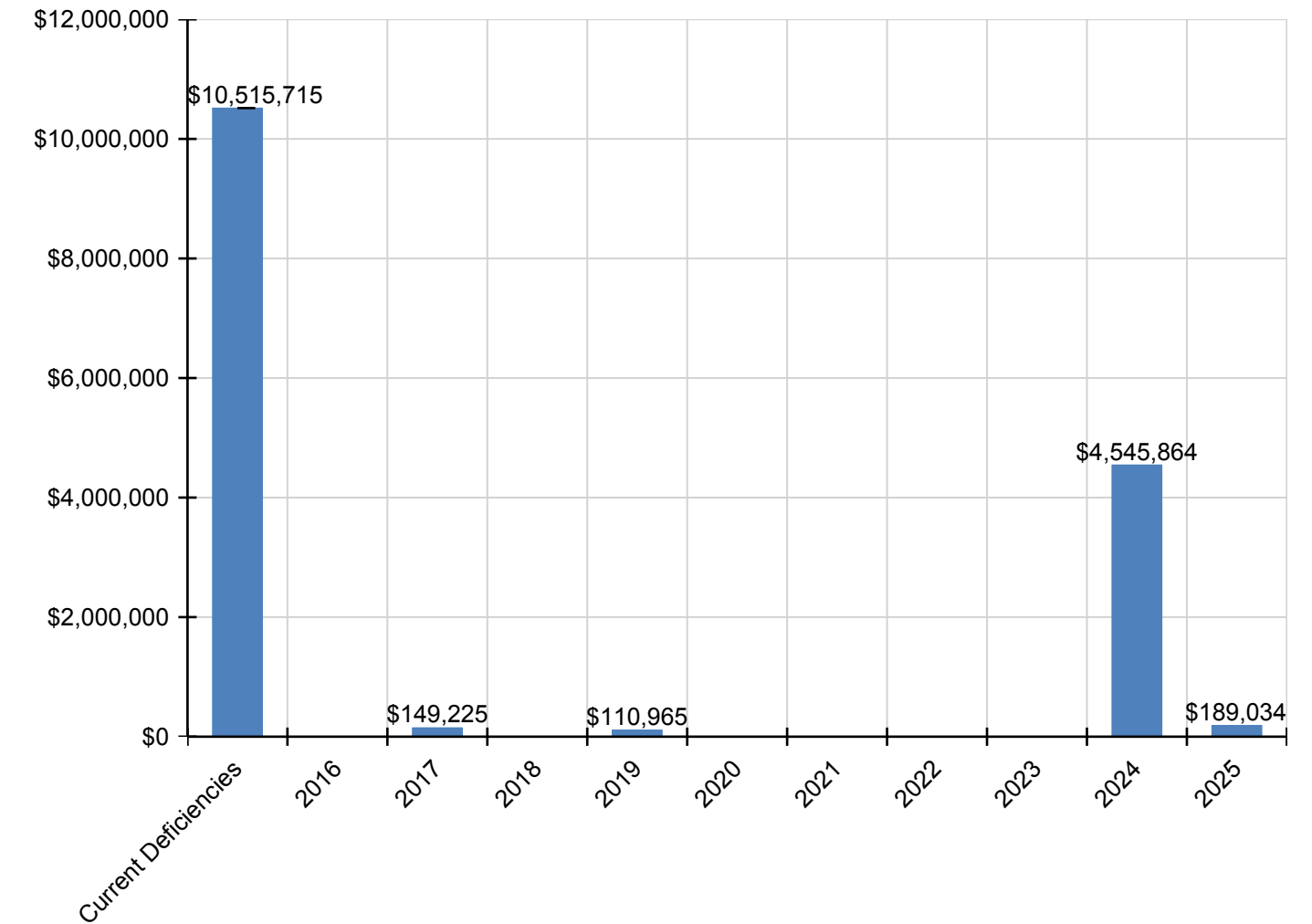
## School Assessment Report - 1955, 1958 Building

D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$77,464	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,464
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	\$176,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,055
D5020 - Branch Wiring	\$576,287	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$576,287
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	\$0	\$104,137	\$0	\$104,137
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$649,319	\$0	\$649,319
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,204	\$0	\$156,204
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$134,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,976
E1090 - Other Equipment - Kitchen Equipment	\$413,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$413,996
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$1,064,546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,064,546
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

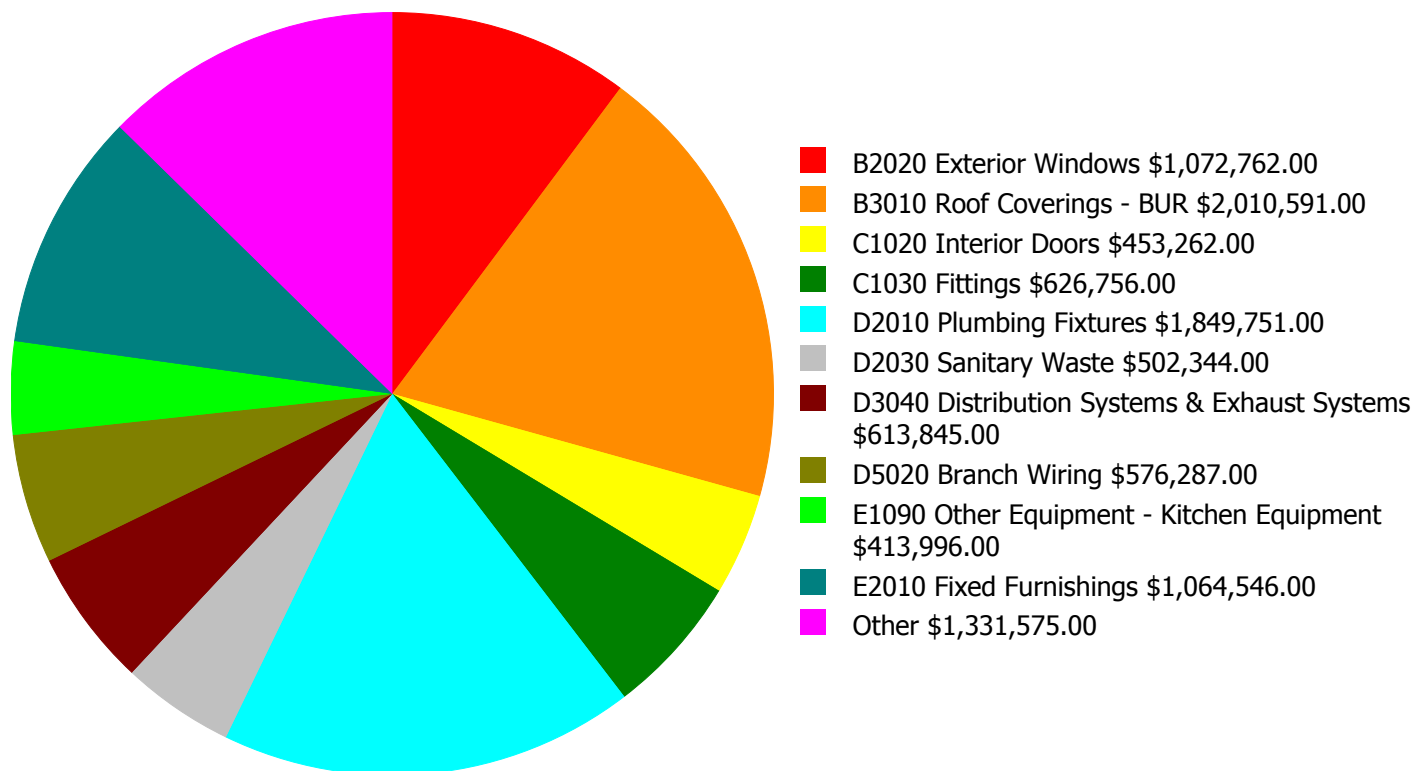
Forecasted Capital Renewal Requirement

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

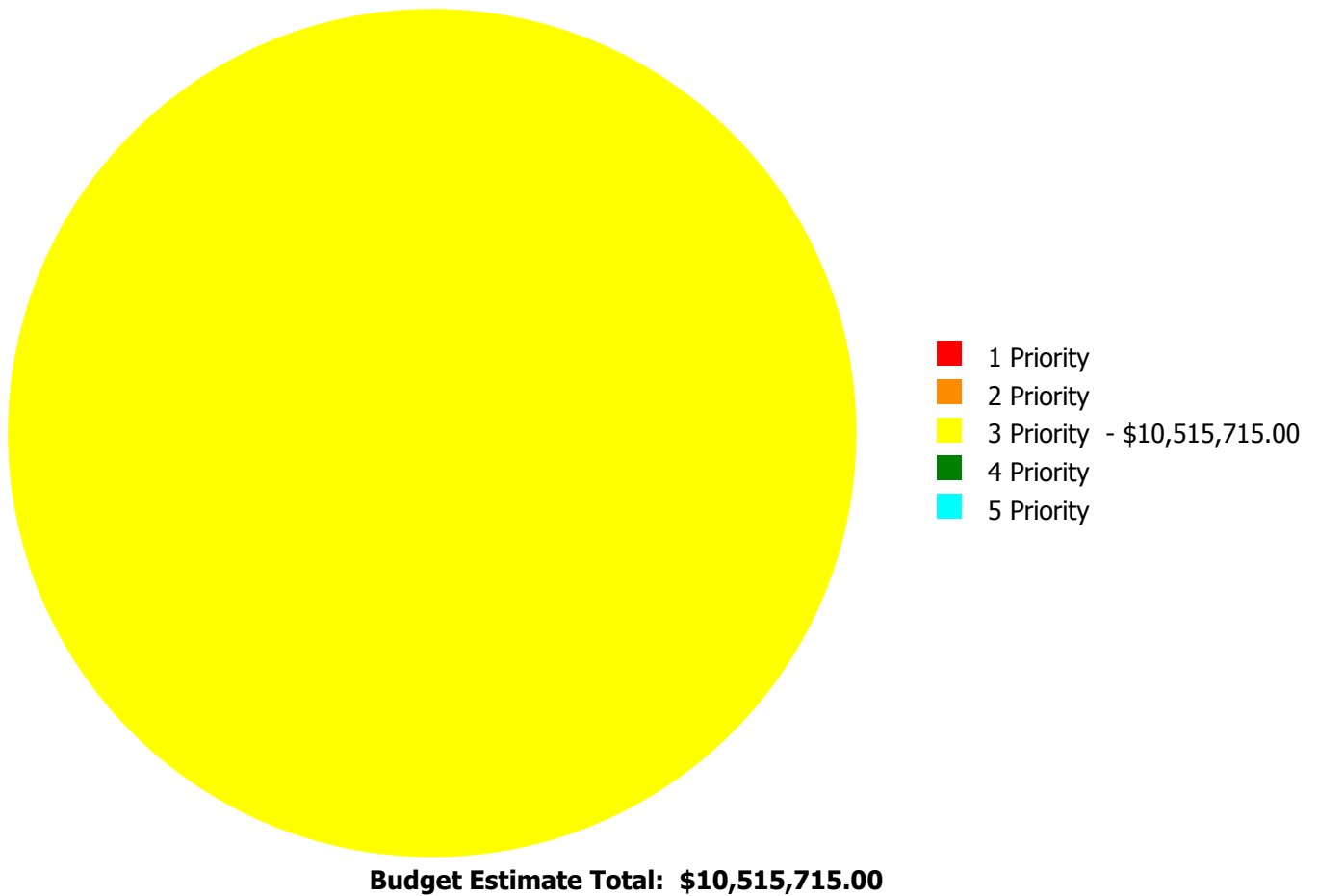
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



**Budget Estimate Total: \$10,515,715.00**

## 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:



## Deficiency By Priority Investment Table

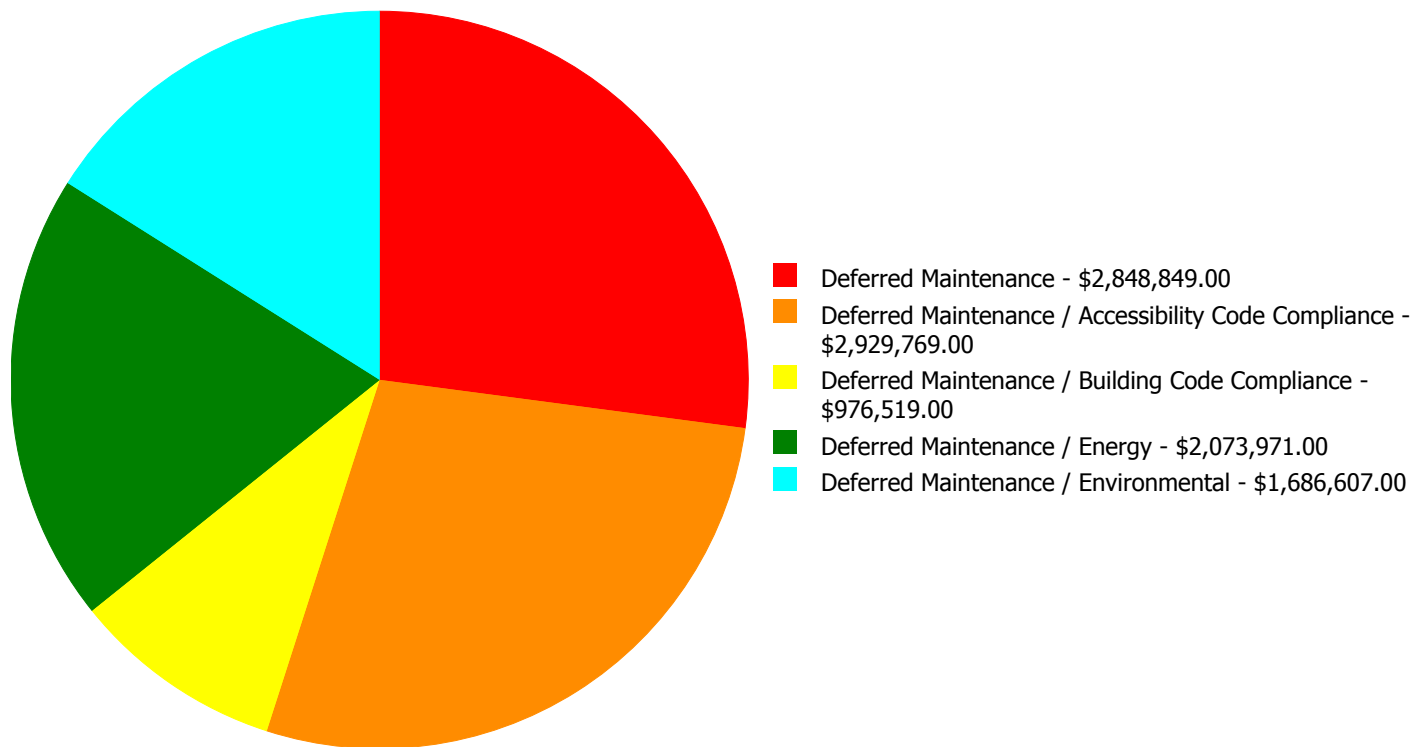
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$1,072,762.00	\$0.00	\$0.00	\$1,072,762.00
B2030	Exterior Doors	\$0.00	\$0.00	\$63,380.00	\$0.00	\$0.00	\$63,380.00
B3010	Roof Coverings - BUR	\$0.00	\$0.00	\$2,010,591.00	\$0.00	\$0.00	\$2,010,591.00
C1020	Interior Doors	\$0.00	\$0.00	\$453,262.00	\$0.00	\$0.00	\$453,262.00
C1030	Fittings	\$0.00	\$0.00	\$626,756.00	\$0.00	\$0.00	\$626,756.00
C3020	Floor Finishes - Ceramic & Quarry Tile	\$0.00	\$0.00	\$206,012.00	\$0.00	\$0.00	\$206,012.00
C3020	Floor Finishes - Wood	\$0.00	\$0.00	\$174,865.00	\$0.00	\$0.00	\$174,865.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$1,849,751.00	\$0.00	\$0.00	\$1,849,751.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$400,232.00	\$0.00	\$0.00	\$400,232.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$502,344.00	\$0.00	\$0.00	\$502,344.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$98,591.00	\$0.00	\$0.00	\$98,591.00
D3040	Distribution Systems & Exhaust Systems	\$0.00	\$0.00	\$613,845.00	\$0.00	\$0.00	\$613,845.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	\$0.00	\$77,464.00	\$0.00	\$0.00	\$77,464.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$176,055.00	\$0.00	\$0.00	\$176,055.00
D5020	Branch Wiring	\$0.00	\$0.00	\$576,287.00	\$0.00	\$0.00	\$576,287.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$134,976.00	\$0.00	\$0.00	\$134,976.00
E1090	Other Equipment - Kitchen Equipment	\$0.00	\$0.00	\$413,996.00	\$0.00	\$0.00	\$413,996.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$1,064,546.00	\$0.00	\$0.00	\$1,064,546.00
<b>Total:</b>		\$0.00	\$0.00	\$10,515,715.00	\$0.00	\$0.00	\$10,515,715.00

## Deficiency Summary by Category

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



**Budget Estimate Total: \$10,515,715.00**

## Deficiency Details by Priority

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

### Priority 3 Priority:

#### **System: B2020 - Exterior Windows**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Environmental

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 106,700.00

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

**Estimate:** \$1,072,762.00

**Assessor Name:** Ben Nixon

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

**Notes:** The aluminum frame, operable, single pane windows are aged, not energy efficient, and should be replaced. Window glazing and caulking was identified as ACM by others.

#### **System: B2030 - Exterior Doors**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Energy

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 106,700.00

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

**Estimate:** \$63,380.00

**Assessor Name:** Ben Nixon

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

**Notes:** The original exterior doors are aged, rusted and not energy efficient, and should be replaced. Exterior doors do not always close automatically and lock, and some are hard to lock.

**System: B3010 - Roof Coverings - BUR**



**Location:** Roof

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Energy

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 88,300.00

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

**Estimate:** \$2,010,591.00

**Assessor Name:** Ben Nixon

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

**Notes:** The built-up roof covering is in deteriorating condition with cracks, bubbling, loss of top surface or coating, patches and reported water leaks, and should be replaced.

---

**System: C1020 - Interior Doors**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Accessibility Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 106,700.00

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

**Estimate:** \$453,262.00

**Assessor Name:** Ben Nixon

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

**Notes:** The interior doors are aged, failing, (hardware is) not ADA compliant, and should be replaced.

---

**System: C1030 - Fittings**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Accessibility Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 106,700.00

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

**Estimate:** \$626,756.00

**Assessor Name:** Ben Nixon

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

**Notes:** Fittings, such as toilet partitions, lockers and signage, are aged, and in poor condition, room signage are not ADA compliant, and the entire system should be replaced.

---

**System: C3020 - Floor Finishes - Ceramic & Quarry Tile**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 14,805.00

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

**Estimate:** \$206,012.00

**Assessor Name:** Ben Nixon

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

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

---

**System: C3020 - Floor Finishes - Wood**



**Location:** Gym

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 12,400.00

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

**Estimate:** \$174,865.00

**Assessor Name:** Ben Nixon

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

**Notes:** The original wood flooring is in poor condition, with different areas patched and separating, and should be replaced.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Accessibility Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 106,700.00

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

**Estimate:** \$1,849,751.00

**Assessor Name:** Ben Nixon

**Date Created:** 06/28/2015

**Notes:** The plumbing fixtures are beyond its expected service life and should be scheduled for replacement. Building does not have any accessible-height drinking fountains and some protrude more than four inches beyond corridor walls, which is not in accordance with ADA standards.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Building Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 106,700.00

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

**Estimate:** \$400,232.00

**Assessor Name:** Ben Nixon

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

**Notes:** The domestic water distribution system is beyond its expected service life, not building code compliant, and should be scheduled for replacement. School staff reports that water is not clear after a long weekend or holiday.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 106,700.00

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

**Estimate:** \$502,344.00

**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: D2040 - Rain Water Drainage**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 106,700.00  
**Unit of Measure:** S.F.  
**Estimate:** \$98,591.00  
**Assessor Name:** Ben Nixon  
**Date Created:** 04/11/2015

**Notes:** The rainwater drainage system is beyond its expected service life and should be replaced in conjunction with the roof.

---

**System: D3040 - Distribution Systems & Exhaust Systems**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Environmental  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 106,700.00  
**Unit of Measure:** S.F.  
**Estimate:** \$613,845.00  
**Assessor Name:** Ben Nixon  
**Date Created:** 06/28/2015

**Notes:** The distribution and exhaust system is beyond its expected service life and should be scheduled for replacement. School staff reports indoor air quality problems.

---

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



**Location:** Kitchen

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 106,700.00

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

**Estimate:** \$77,464.00

**Assessor Name:** Ben Nixon

**Date Created:** 06/28/2015

**Notes:** The original kitchen hood and exhaust system is operational, but is aged, becoming logistically un-supportable, 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:** 106,700.00

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

**Estimate:** \$176,055.00

**Assessor Name:** Ben Nixon

**Date Created:** 06/28/2015

**Notes:** The electric service and distribution 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:** 3 Priority

**Correction:** Renew System

**Qty:** 106,700.00

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

**Estimate:** \$576,287.00

**Assessor Name:** Ben Nixon

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

**Notes:** Branch wiring is beyond its expected service life and should be scheduled for replacement. GFI outlets are missing in wet areas.

---

**System: E1020 - Institutional Equipment**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 106,700.00

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

**Estimate:** \$134,976.00

**Assessor Name:** Ben Nixon

**Date Created:** 09/03/2015

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

---

**System: E1090 - Other Equipment - Kitchen Equipment**



**Location:** Kitchen  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 106,700.00  
**Unit of Measure:** S.F.  
**Estimate:** \$413,996.00  
**Assessor Name:** Ben Nixon  
**Date Created:** 04/11/2015

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

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 106,700.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,064,546.00  
**Assessor Name:** Ben Nixon  
**Date Created:** 09/03/2015

**Notes:** The fixed furnishings, such as fixed casework and multiple seating, are aged, in marginal condition, and should be replaced.

---

## Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	400
Year Built:	1958
Last Renovation:	
Replacement Value:	\$30,468
Repair Cost:	\$7,740.00
Total FCI:	25.40 %
Total RSLI:	13.79 %
FCA Score:	74.60



### Description:

The softball storage building at Avondale High\DeKalb School of the Arts is located at 1192 Clarendon Road in Avondale Estates, Georgia. Originally built in 1958, there have been no additions or major renovations. The storage building is abandoned and is recommended for demolition. 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	43.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	43.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	4.90 %	2.23 %	\$352.00
B30 - Roofing	0.00 %	110.01 %	\$7,388.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>13.79 %</b>	<b>25.40 %</b>	<b>\$7,740.00</b>

## Photo Album

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

1). East Elevation - Sep 02, 2015



2). North Elevation - Sep 02, 2015



3). West Elevation - Sep 02, 2015



4). South Elevation - Sep 02, 2015



### Condition Detail

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

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

## School Assessment Report - 1958 Softball Storage

### 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	\$3.60	S.F.	400	100	1958	2058		43.00 %	0.00 %	43			\$1,440
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
B1020	Roof Construction	\$16.33	S.F.	400	100	1958	2058		43.00 %	0.00 %	43			\$6,532
B2010	Exterior Walls	\$38.65	S.F.	400	60	1958	2018		5.00 %	0.00 %	3			\$15,460
B2020	Exterior Windows	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$0.80	S.F.	400	30	1958	1988		0.00 %	110.00 %	-27		\$352.00	\$320
B3010	Roof Coverings	\$16.79	S.F.	400	25	1958	1983		0.00 %	110.01 %	-32		\$7,388.00	\$6,716
C1010	Partitions	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1020	Interior Doors	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1030	Fittings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2040	Rain Water Drainage	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
<b>Total</b>									<b>13.79 %</b>	<b>25.40 %</b>			<b>\$7,740.00</b>	<b>\$30,468</b>

**Renewal Schedule**

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

*Inflation Rate: 3%*

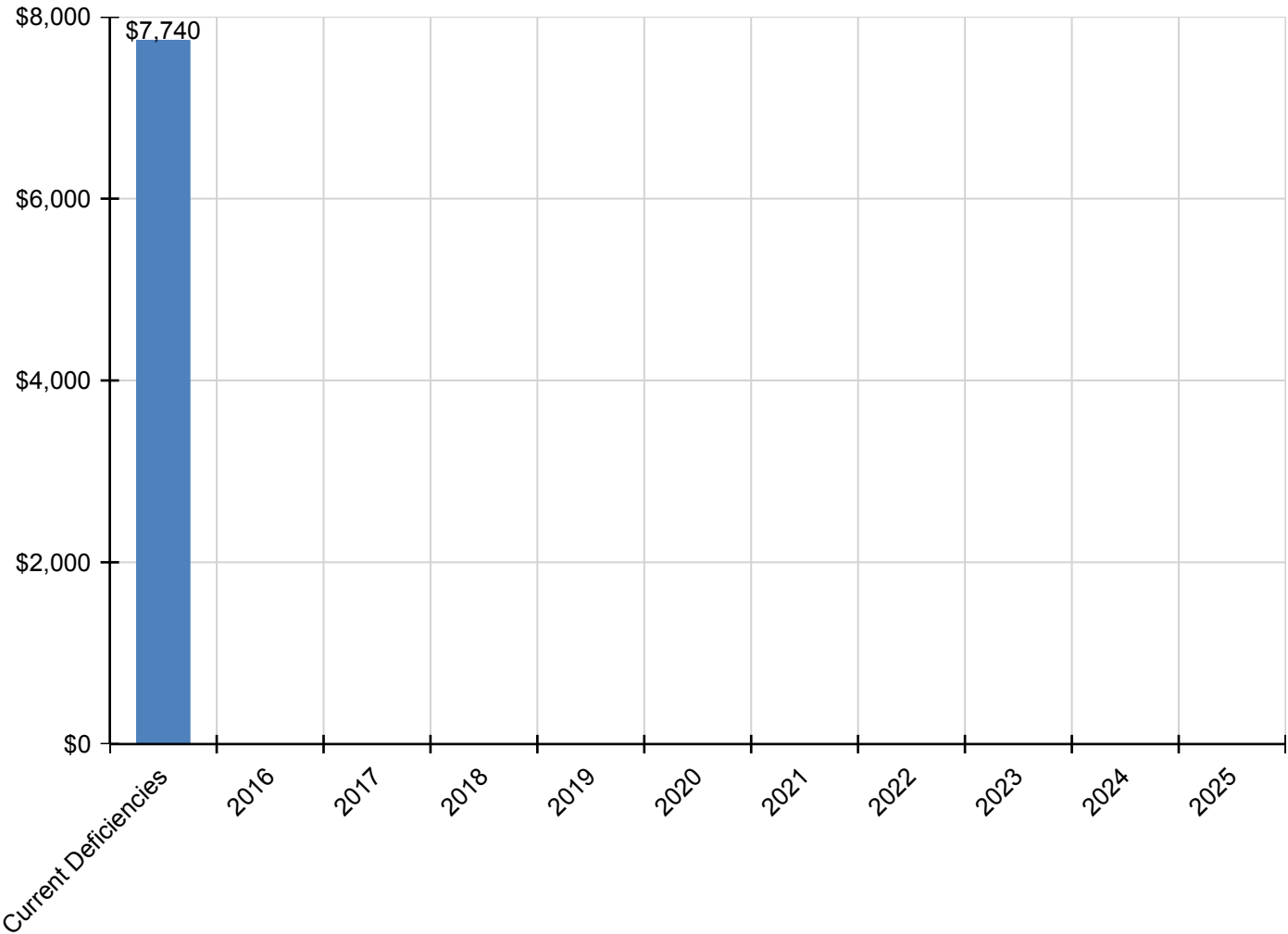
# School Assessment Report - 1958 Softball Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$7,740</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,740</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$7,388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,388
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2040 - Rain Water Drainage</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Lighting and Branch Wiring</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*

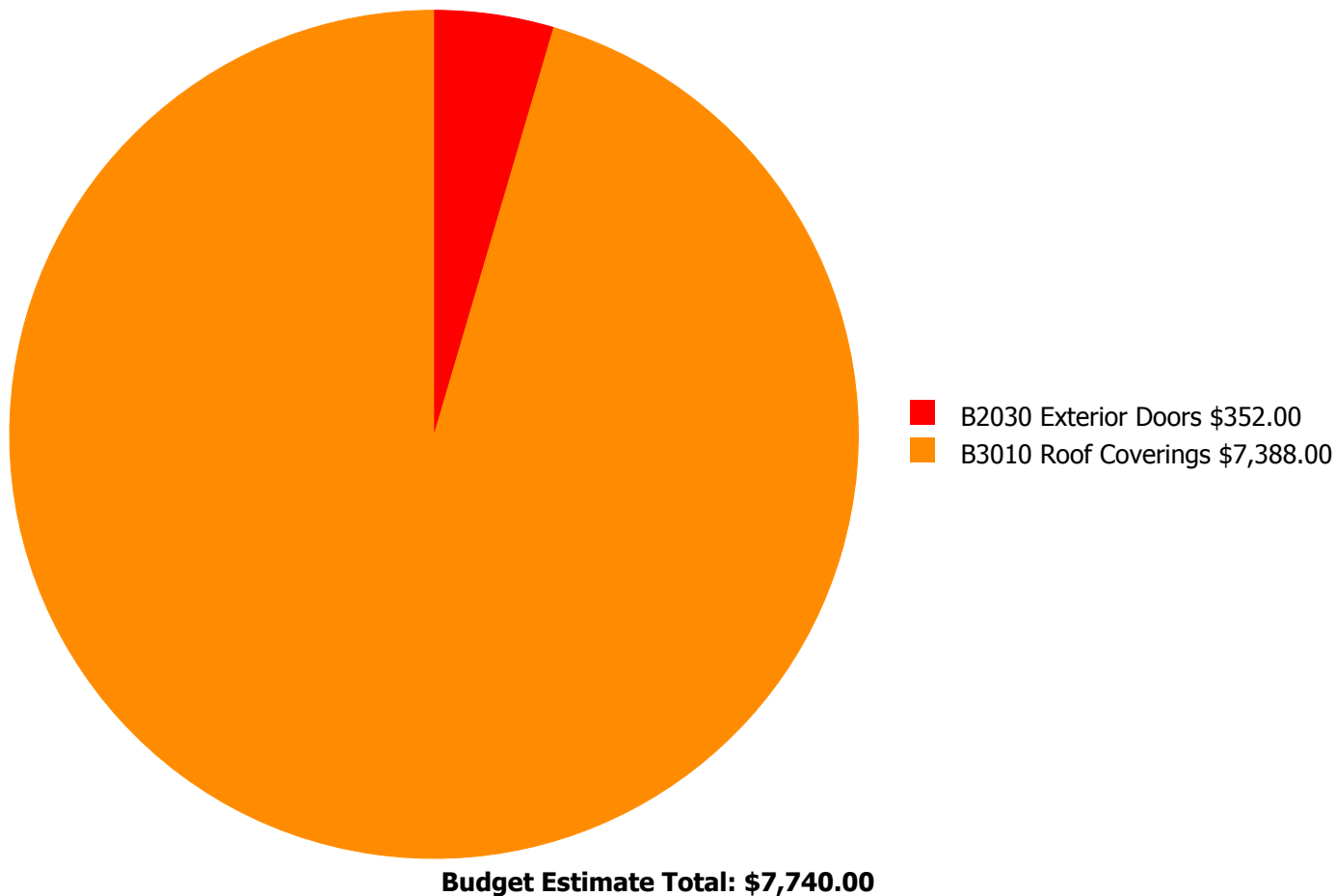
Forecasted Capital Renewal Requirement

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



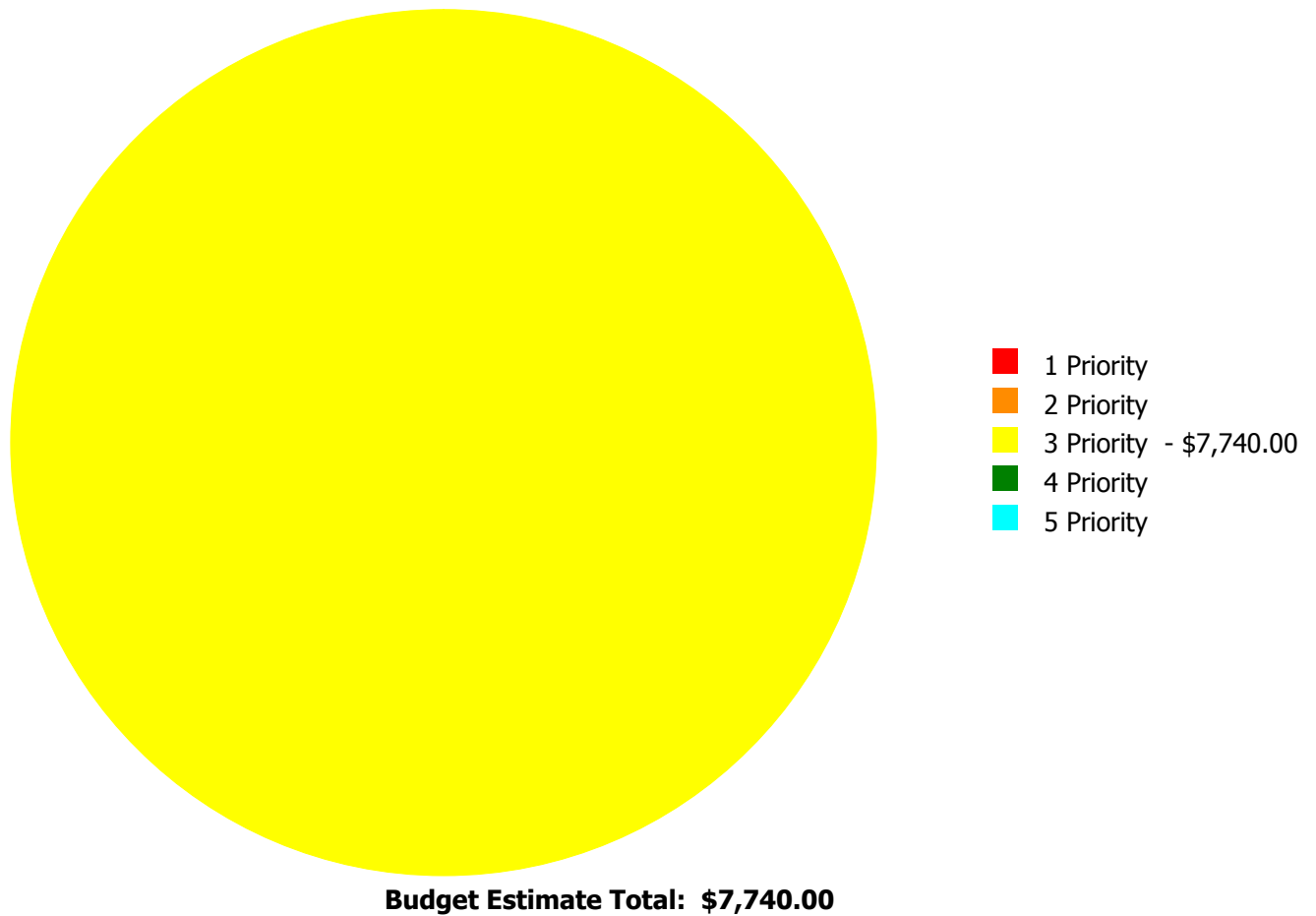
## Deficiency Summary by System

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.



## Deficiency Summary by Priority

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



## Deficiency By Priority Investment Table

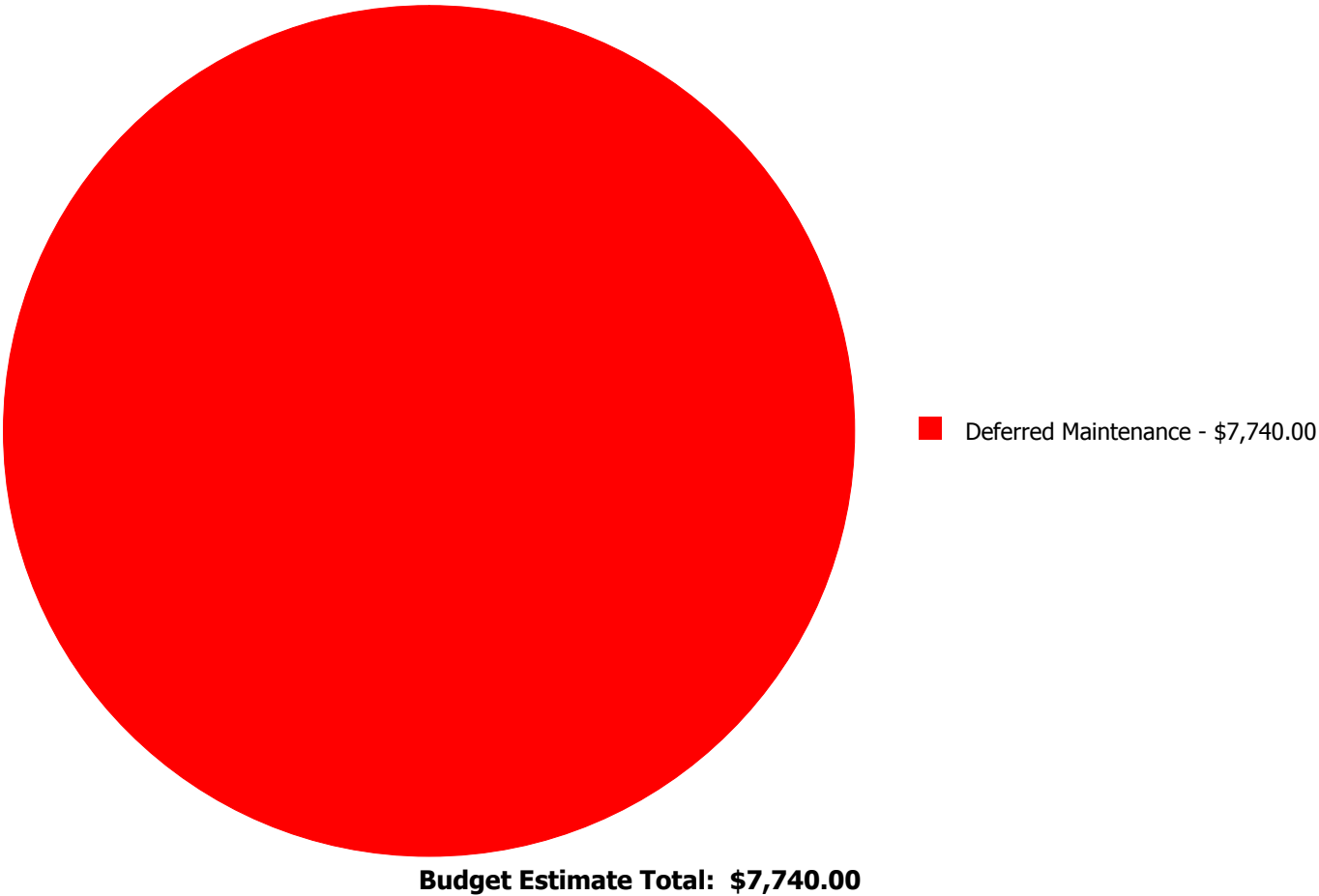
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$352.00	\$0.00	\$0.00	\$352.00
B3010	Roof Coverings	\$0.00	\$0.00	\$7,388.00	\$0.00	\$0.00	\$7,388.00
	<b>Total:</b>	\$0.00	\$0.00	\$7,740.00	\$0.00	\$0.00	\$7,740.00

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:



## 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:** 400.00

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

**Estimate:** \$352.00

**Assessor Name:** Eduardo Lopez

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

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

---

#### **System: B3010 - Roof Coverings**



**Location:** Roof

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 400.00

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

**Estimate:** \$7,388.00

**Assessor Name:** Eduardo Lopez

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

**Notes:** The built-up roof covering is beyond its expected service life, deteriorating, and should be replaced.

---

## Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	100
Year Built:	1958
Last Renovation:	
Replacement Value:	\$6,857
Repair Cost:	\$2,045.00
Total FCI:	29.82 %
Total RSLI:	31.34 %
FCA Score:	70.18



### Description:

The storage building at Avondale Stadium is located at 1192 Clarendon Road in Avondale Estates, Georgia. Originally built in 1958, there have been no additions or major renovations. The storage building is abandoned and is recommended for demolition. 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	43.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	43.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	38.02 %	12.72 %	\$466.00
B30 - Roofing	0.00 %	110.03 %	\$1,579.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>31.34 %</b>	<b>29.82 %</b>	<b>\$2,045.00</b>

### Photo Album

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

1). East Elevation - Sep 03, 2015



2). North Elevation - Sep 03, 2015



3). West Elevation - Sep 03, 2015



4). South Elevation - Sep 03, 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.	100	100	1958	2058		43.00 %	0.00 %	43			\$327
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
B1020	Roof Construction	\$14.31	S.F.	100	100	1958	2058		43.00 %	0.00 %	43			\$1,431
B2010	Exterior Walls	\$32.40	S.F.	100	100	1958	2058		43.00 %	0.00 %	43			\$3,240
B2020	Exterior Windows	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$4.24	S.F.	100	30	1958	1988		0.00 %	109.91 %	-27		\$466.00	\$424
B3010	Roof Coverings	\$14.35	S.F.	100	25	1958	1983		0.00 %	110.03 %	-32		\$1,579.00	\$1,435
C1010	Partitions	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1020	Interior Doors	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1030	Fittings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2040	Rain Water Drainage	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
<b>Total</b>									<b>31.34 %</b>	<b>29.82 %</b>			<b>\$2,045.00</b>	<b>\$6,857</b>

**Renewal Schedule**

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

*Inflation Rate: 3%*

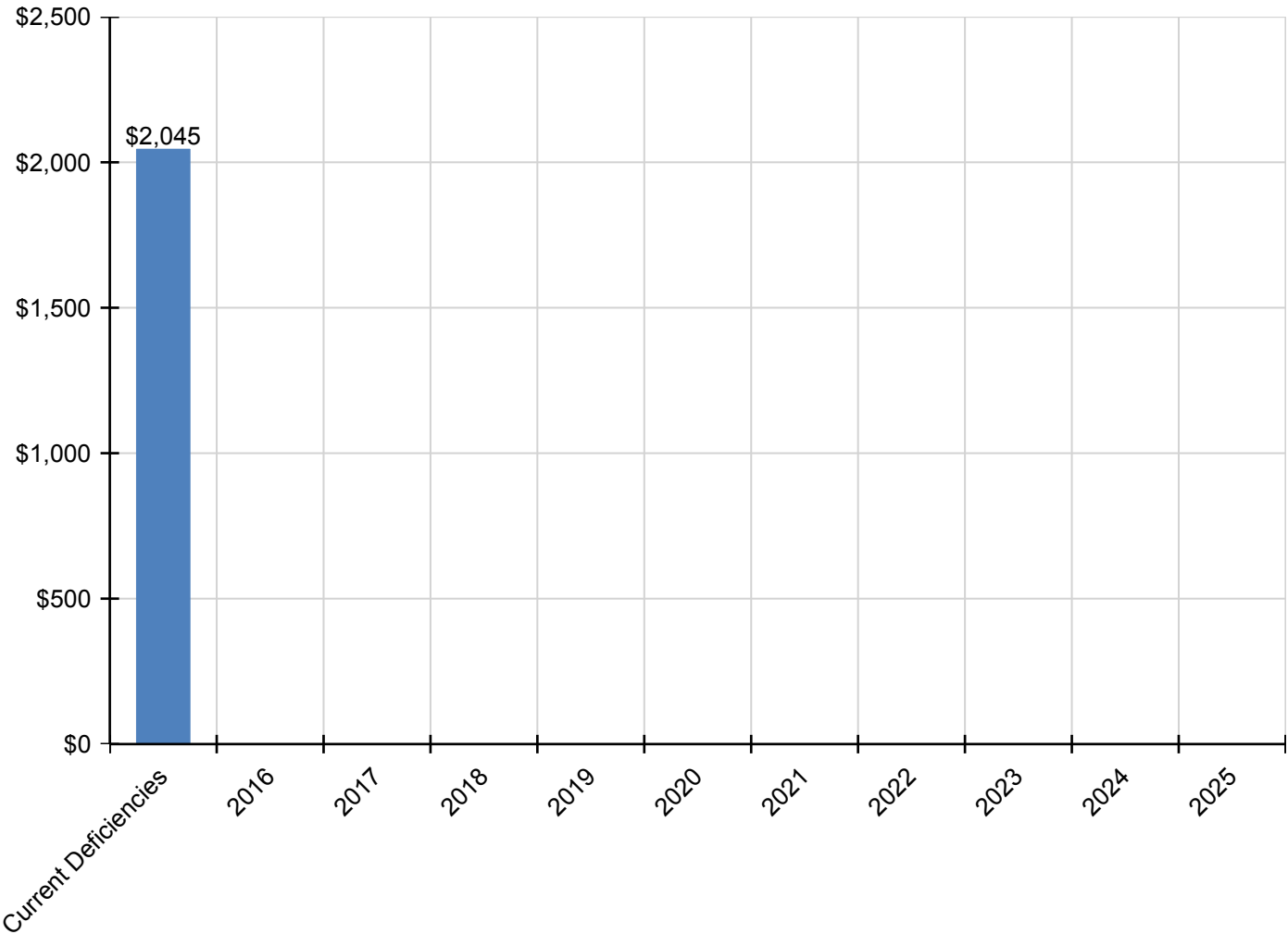
# School Assessment Report - 1958 Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$2,045</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,045</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$466
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$1,579	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,579
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2040 - Rain Water Drainage</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Lighting and Branch Wiring</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*

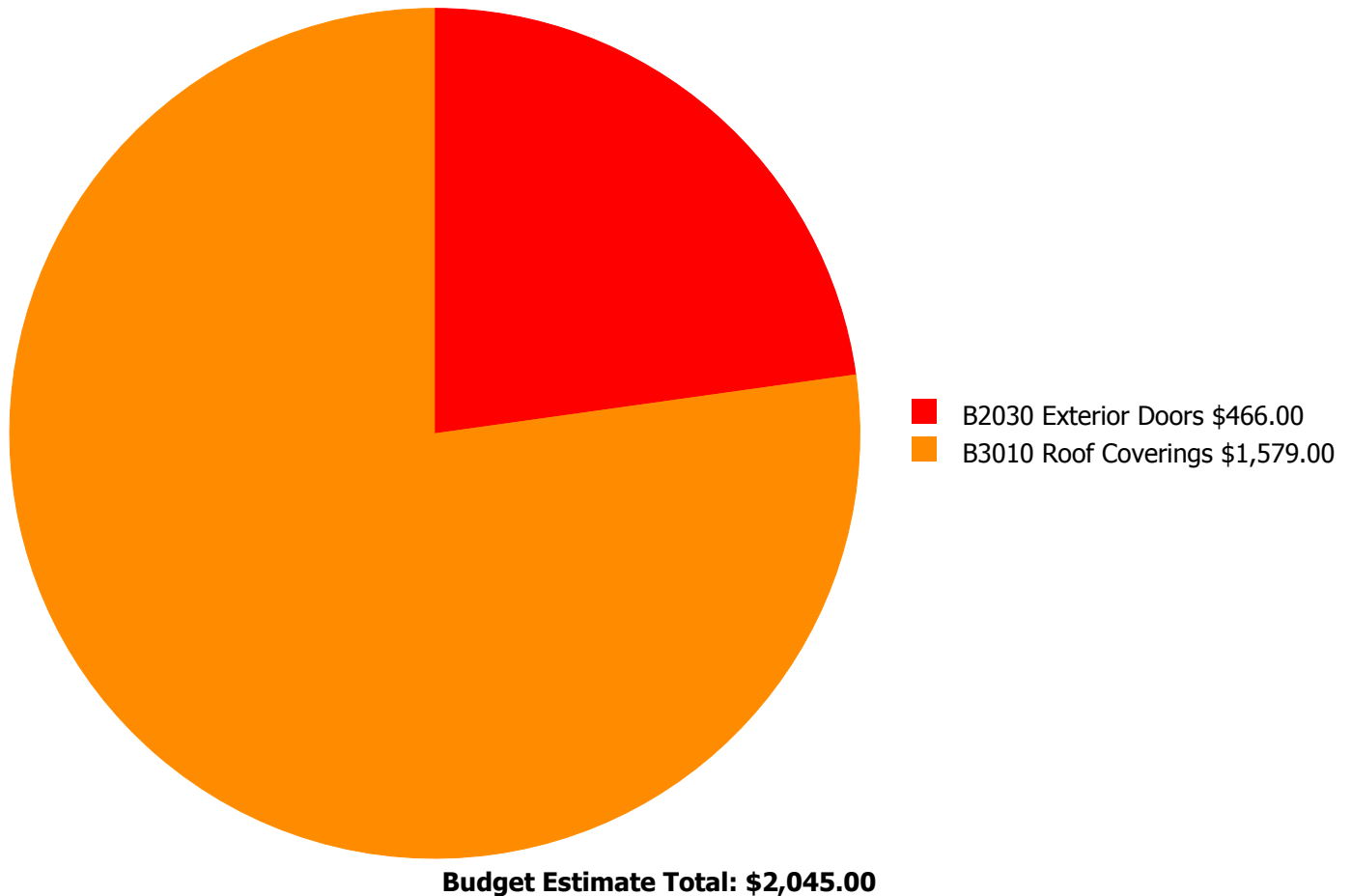
Forecasted Capital Renewal Requirement

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



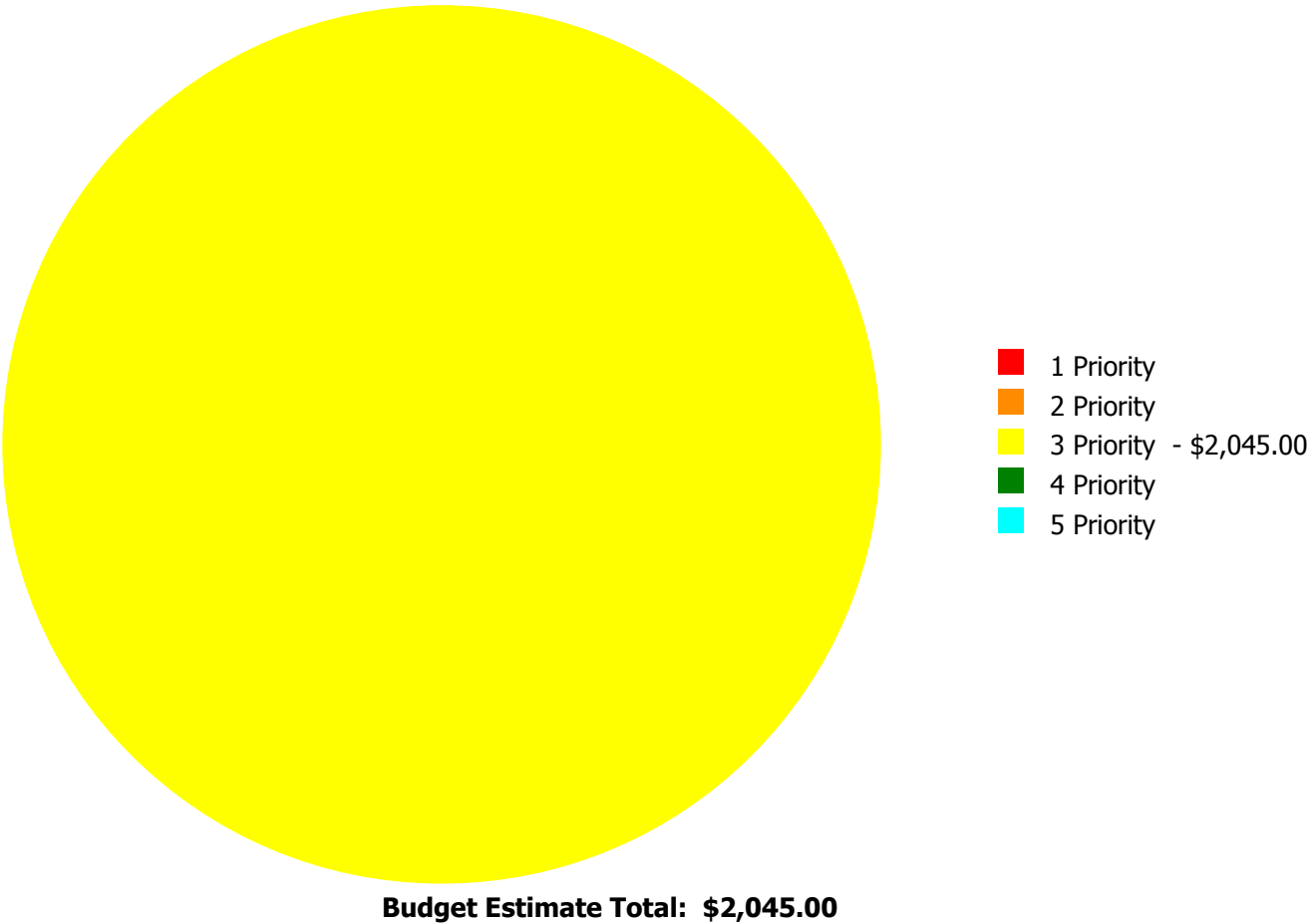
## Deficiency Summary by System

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.



Deficiency Summary by Priority

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



## Deficiency By Priority Investment Table

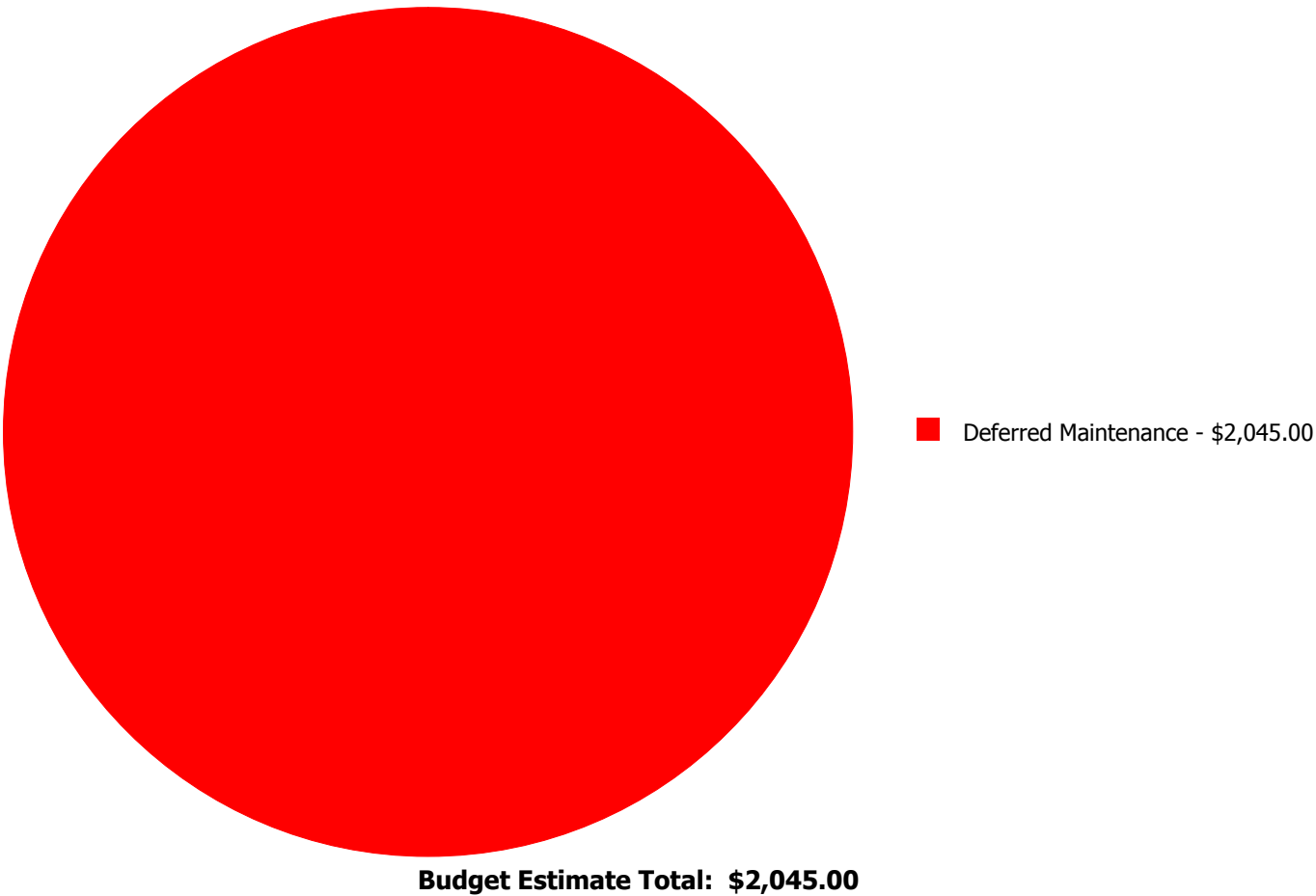
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$466.00	\$0.00	\$0.00	\$466.00
B3010	Roof Coverings	\$0.00	\$0.00	\$1,579.00	\$0.00	\$0.00	\$1,579.00
	<b>Total:</b>	\$0.00	\$0.00	\$2,045.00	\$0.00	\$0.00	\$2,045.00

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:



## 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:** 100.00

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

**Estimate:** \$466.00

**Assessor Name:** Ben Nixon

**Date Created:** 09/03/2015

**Notes:** The wooden exterior door is aged, in poor condition, and should be replaced.

#### **System: B3010 - Roof Coverings**



**Location:** Roof

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 100.00

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

**Estimate:** \$1,579.00

**Assessor Name:** Ben Nixon

**Date Created:** 09/03/2015

**Notes:** The roof covering is beyond its expected service life and should be replaced.

## Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	700
Year Built:	1958
Last Renovation:	
Replacement Value:	\$61,810
Repair Cost:	\$33,762.31
Total FCI:	54.62 %
Total RSLI:	7.73 %
FCA Score:	45.38



### Description:

The track storage building at Avondale Stadium is located at 1192 Clarendon Road in Avondale Estates, Georgia. Originally built in 1958, there have been no additions or major renovations. The storage building is abandoned and is recommended for demolition. 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	43.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	0.00 %	99.97 %	\$11,427.78
B20 - Exterior Enclosure	4.41 %	30.67 %	\$9,406.53
B30 - Roofing	0.00 %	110.00 %	\$12,928.00
C10 - Interior Construction	43.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>7.73 %</b>	<b>54.62 %</b>	<b>\$33,762.31</b>

### Photo Album

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

1). East Elevation - Sep 02, 2015



2). North Elevation - Sep 02, 2015



3). West Elevation - Sep 02, 2015



4). South Elevation - Sep 02, 2015



### Condition Detail

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

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

## School Assessment Report - 1958 Track Storage

### 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	\$3.60	S.F.	700	100	1958	2058		43.00 %	0.00 %	43			\$2,520
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
B1020	Roof Construction	\$16.33	S.F.	700	100	1958	2058	2015	0.00 %	99.97 %	0		\$11,427.78	\$11,431
B2010	Exterior Walls	\$38.65	S.F.	700	60	1958	2018		5.00 %	20.08 %	3		\$5,433.53	\$27,055
B2020	Exterior Windows	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$5.16	S.F.	700	30	1958	1988		0.00 %	109.99 %	-27		\$3,973.00	\$3,612
B3010	Roof Coverings	\$16.79	S.F.	700	25	1958	1983		0.00 %	110.00 %	-32		\$12,928.00	\$11,753
C1010	Partitions	\$7.77	S.F.	700	100	1958	2058		43.00 %	0.00 %	43			\$5,439
C1020	Interior Doors	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1030	Fittings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2040	Rain Water Drainage	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
<b>Total</b>									<b>7.73 %</b>	<b>54.62 %</b>			<b>\$33,762.31</b>	<b>\$61,810</b>

**Renewal Schedule**

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

*Inflation Rate: 3%*

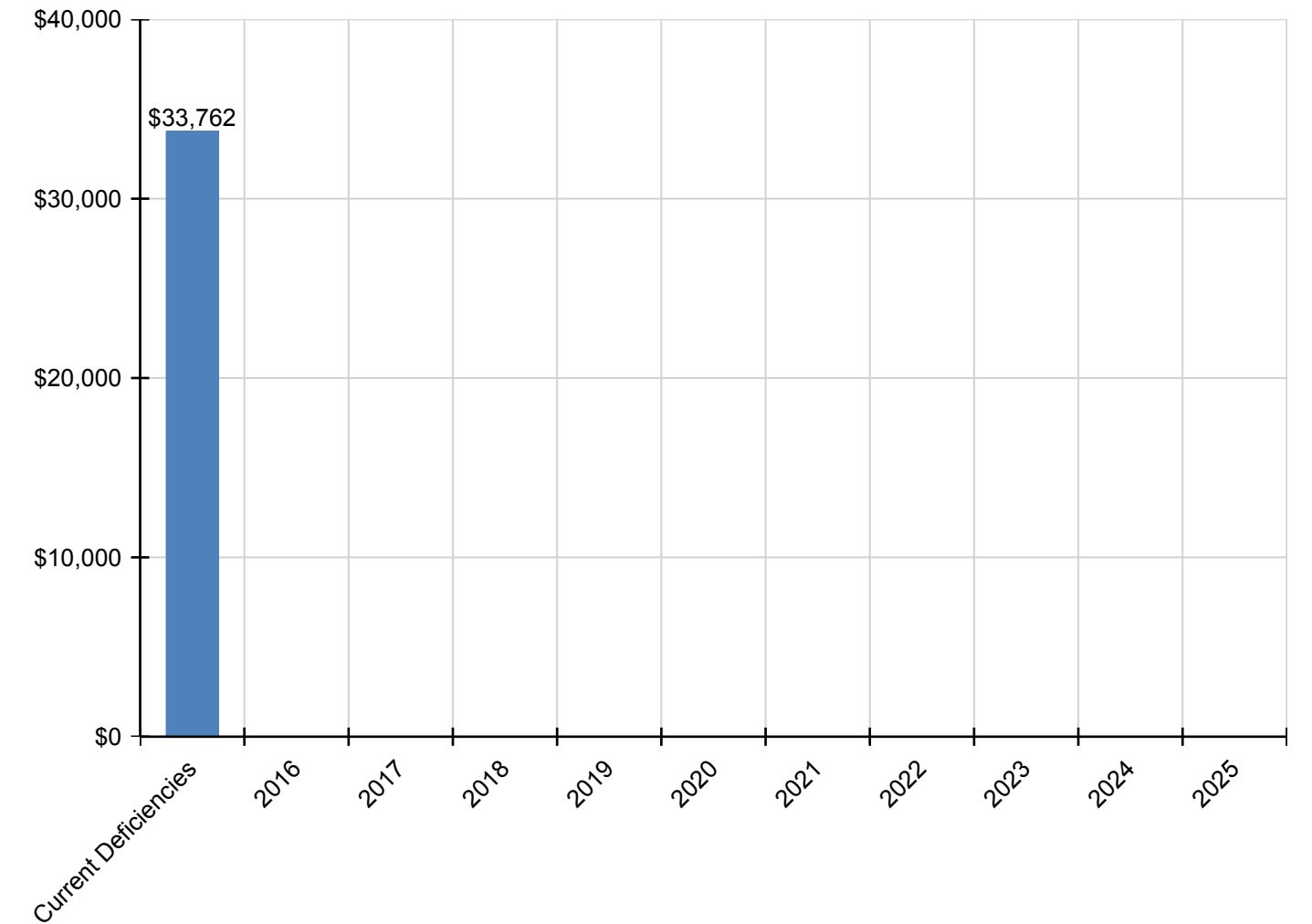
# School Assessment Report - 1958 Track Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$33,762</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,762</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$11,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,428
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$5,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,434
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$3,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,973
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$12,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,928
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2040 - Rain Water Drainage</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Lighting and Branch Wiring</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*

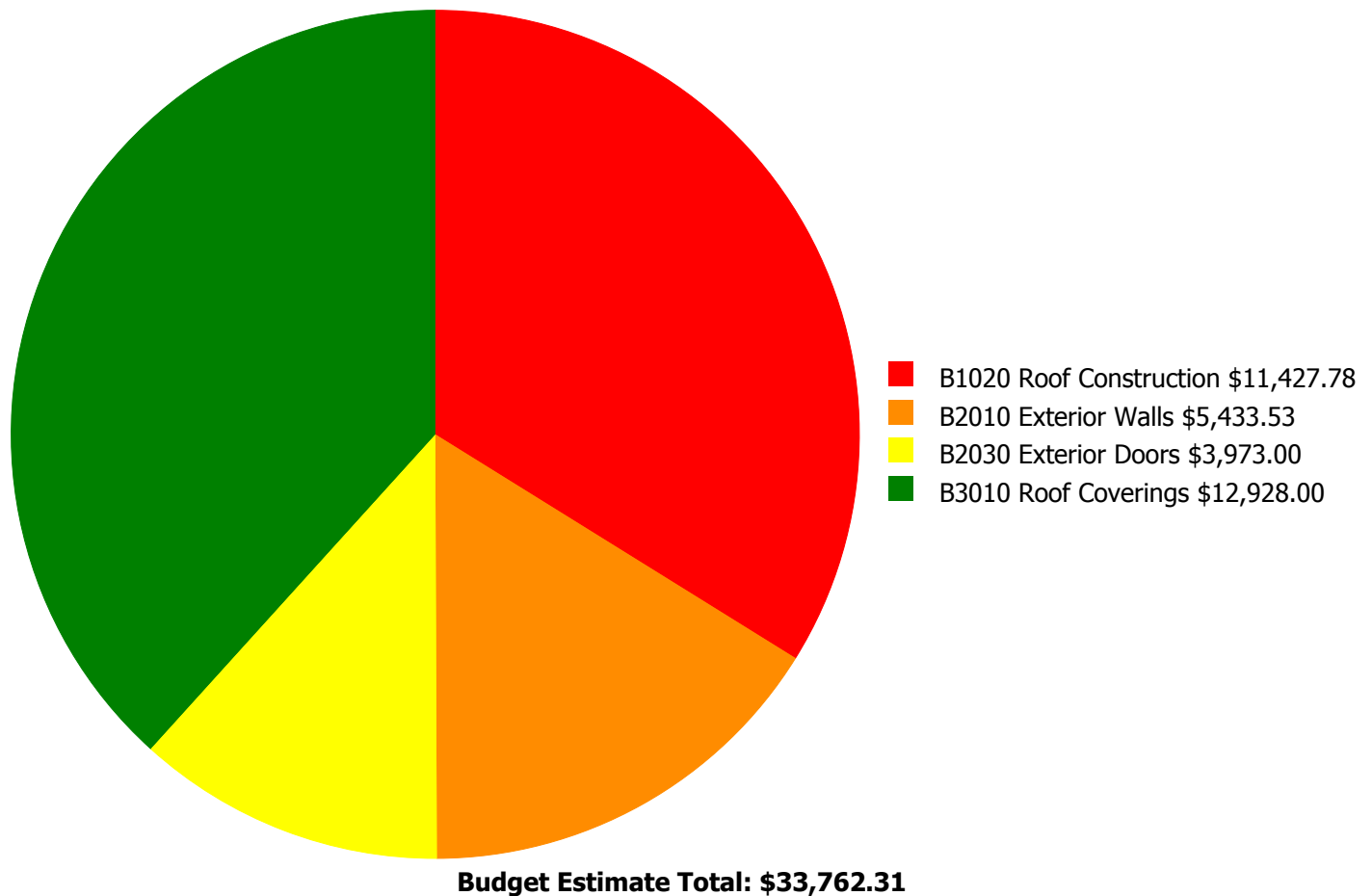
Forecasted Capital Renewal Requirement

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



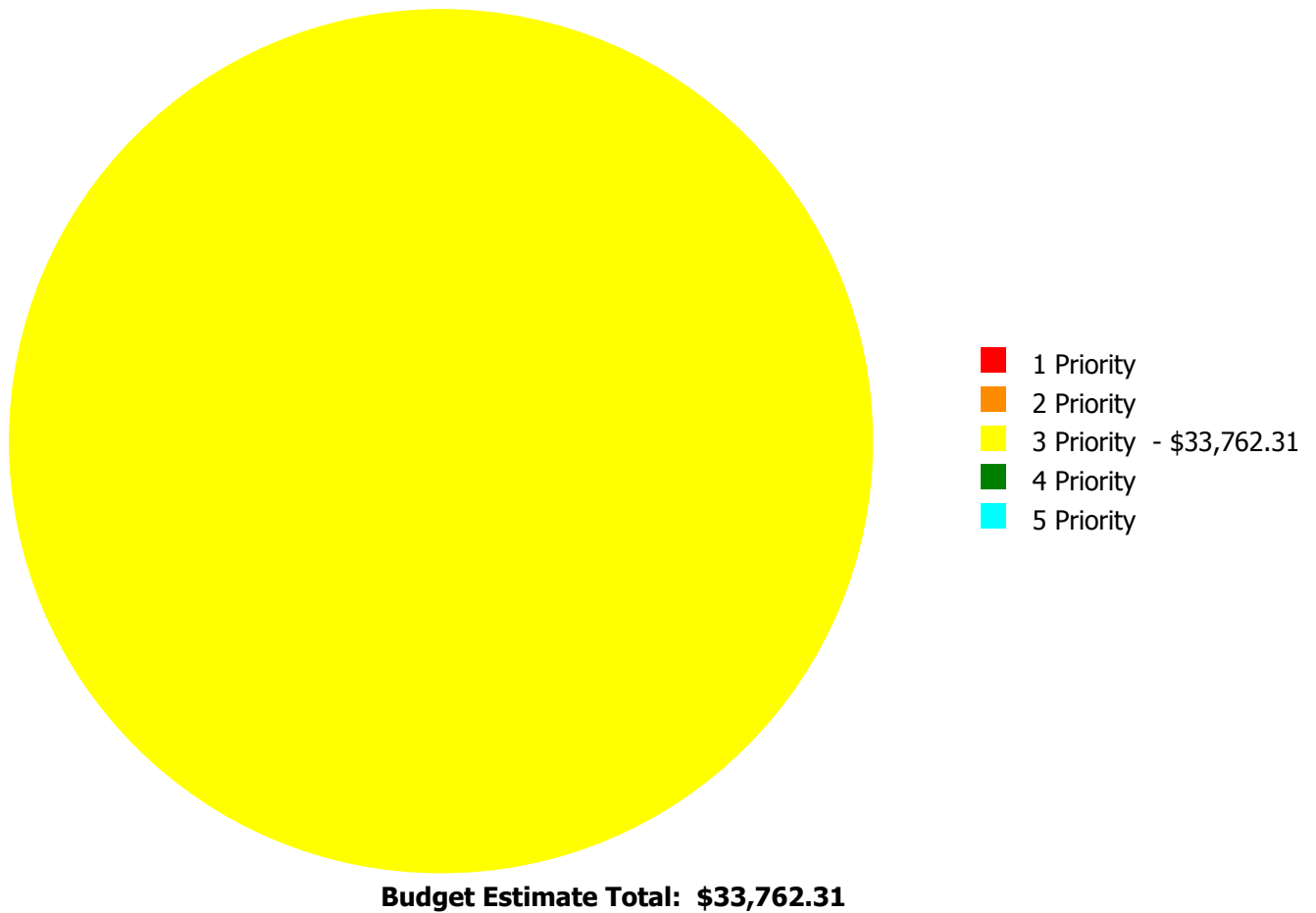
## Deficiency Summary by System

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.



## Deficiency Summary by Priority

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



## Deficiency By Priority Investment Table

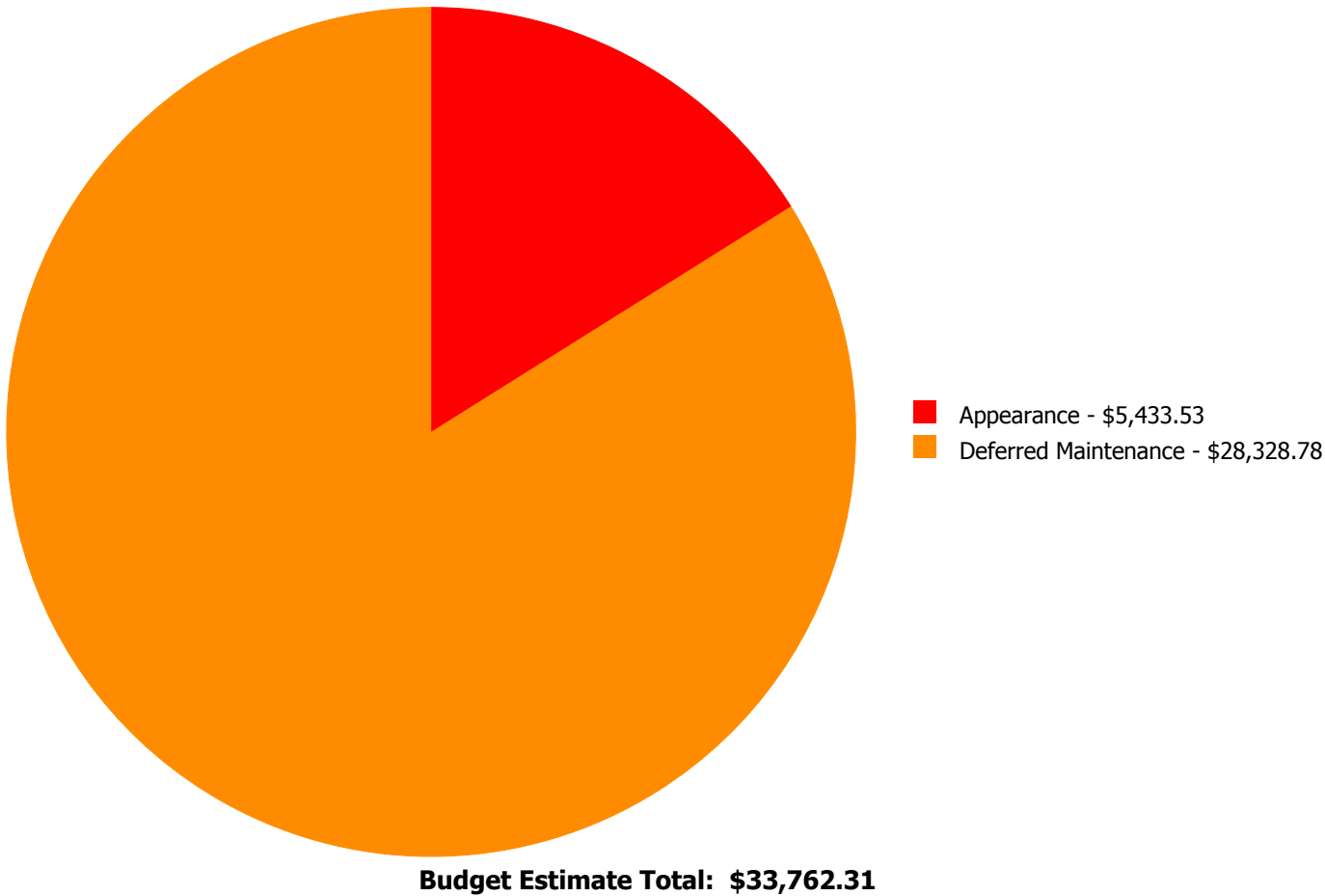
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B1020	Roof Construction	\$0.00	\$0.00	\$11,427.78	\$0.00	\$0.00	\$11,427.78
B2010	Exterior Walls	\$0.00	\$0.00	\$5,433.53	\$0.00	\$0.00	\$5,433.53
B2030	Exterior Doors	\$0.00	\$0.00	\$3,973.00	\$0.00	\$0.00	\$3,973.00
B3010	Roof Coverings	\$0.00	\$0.00	\$12,928.00	\$0.00	\$0.00	\$12,928.00
	<b>Total:</b>	\$0.00	\$0.00	\$33,762.31	\$0.00	\$0.00	\$33,762.31

Deficiency Summary by Category

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



## 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 (\$13.54/sf)

**Qty:** 700.00

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

**Estimate:** \$11,427.78

**Assessor Name:** Sam Mandola

**Date Created:** 09/03/2015

**Notes:** The original metal roof is aged, rusted, and should be replaced.

---

#### System: B2010 - Exterior Walls



**Location:** Exterior Walls

**Distress:** Inadequate

**Category:** Appearance

**Priority:** 3 Priority

**Correction:** Repaint exterior wall

**Qty:** 1,100.00

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

**Estimate:** \$5,433.53

**Assessor Name:** Sam Mandola

**Date Created:** 09/03/2015

**Notes:** The painted exterior wall finish is aged, stained and peeling, 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:** 700.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,973.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 04/11/2015

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

---

**System: B3010 - Roof Coverings**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 700.00  
**Unit of Measure:** S.F.  
**Estimate:** \$12,928.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 04/11/2015

**Notes:** The built-up roof covering is beyond its expected service life, deteriorating with signs of water filtration, and it should be replaced.

---

## Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	45,260
Year Built:	1958
Last Renovation:	2009
Replacement Value:	\$9,053,198
Repair Cost:	\$2,239,871.76
Total FCI:	24.74 %
Total RSLI:	47.32 %
FCA Score:	75.26



### Description:

The 1958, 1960 and 1983 building at Avondale High/DeKalb School of the Arts is a two-story building located at 1192 Clarendon Road in Avondale Estates, Georgia. There was an addition and major renovation in 2009. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

### Attributes:

#### General Attributes:

Building Codes:	5020, 5021, 5022	Fire Sprinkler System:	Yes
-----------------	------------------	------------------------	-----

## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	68.00 %	0.00 %	\$0.00
A20 - Basement Construction	68.00 %	0.00 %	\$0.00
B10 - Superstructure	68.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	26.30 %	48.01 %	\$493,877.00
B30 - Roofing	75.74 %	0.37 %	\$2,987.00
C10 - Interior Construction	54.66 %	5.96 %	\$59,750.76
C20 - Stairs	68.00 %	0.00 %	\$0.00
C30 - Interior Finishes	61.53 %	2.94 %	\$25,882.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	106.30 %	\$1,201,833.00
D30 - HVAC	63.71 %	0.00 %	\$0.00
D40 - Fire Protection	80.00 %	0.00 %	\$0.00
D50 - Electrical	36.96 %	50.48 %	\$455,542.00
E10 - Equipment	70.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>47.32 %</b>	<b>24.74 %</b>	<b>\$2,239,871.76</b>

## Photo Album

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

1). South Elevation - Sep 03, 2015



2). East Elevation - Sep 03, 2015



3). North Elevation - Sep 03, 2015



4). West Elevation - Sep 03, 2015



### Condition Detail

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

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

## School Assessment Report - 1958, 1960, 1983 Building

### System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$3.19	S.F.	45,260	100	1983	2083		68.00 %	0.00 %	68			\$144,379
A1020	Special Foundations	\$0.00	S.F.	0	100	1983	2083		68.00 %	0.00 %	68			\$0
A1030	Slab on Grade	\$3.24	S.F.	45,260	100	1983	2083		68.00 %	0.00 %	68			\$146,642
A2010	Basement Excavation	\$0.12	S.F.	19,365	100	1983	2083		68.00 %	0.00 %	68			\$2,324
A2020	Basement Walls	\$1.48	S.F.	19,365	100	1983	2083		68.00 %	0.00 %	68			\$28,660
B1010	Floor Construction	\$13.66	S.F.	10,000	100	1983	2083		68.00 %	0.00 %	68			\$136,600
B1020	Roof Construction	\$10.39	S.F.	45,260	100	1983	2083		68.00 %	0.00 %	68			\$470,251
B2010	Exterior Walls	\$12.81	S.F.	45,260	60	1983	2043		46.67 %	0.00 %	28			\$579,781
B2020	Exterior Windows	\$9.38	S.F.	45,260	30	1983	2013		0.00 %	110.00 %	-2		\$466,993.00	\$424,539
B2030	Exterior Doors	\$0.54	S.F.	45,260	30	1983	2013		0.00 %	110.00 %	-2		\$26,884.00	\$24,440
B3010	Roof Coverings - Asphalt Shingles	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	38,425	25	2009	2034		76.00 %	0.00 %	19			\$795,398
B3010	Roof Coverings - EPDM	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3020	Roof Openings	\$0.06	S.F.	45,260	30	1983	2013		0.00 %	109.98 %	-2		\$2,987.00	\$2,716
C1010	Partitions	\$16.84	S.F.	45,260	60	1983	2043		46.67 %	0.00 %	28			\$762,178
C1020	Interior Doors	\$5.31	S.F.	45,260	30	2009	2039		80.00 %	13.84 %	24		\$33,269.04	\$240,331
C1030	Fittings	\$0.00	S.F.	45,260	20	2009	2029		70.00 %	0.00 %	14		\$26,481.72	\$0
C2010	Stair Construction	\$1.85	S.F.	45,260	100	1983	2083		68.00 %	0.00 %	68			\$83,731
C3010	Wall Finishes - Ceramic & Glazed	\$8.89	S.F.	450	30	1983	2013		0.00 %	0.00 %	-2			\$4,001
C3010	Wall Finishes - Paint	\$1.68	S.F.	44,810	10	2009	2019		40.00 %	0.00 %	4			\$75,281
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Carpet	\$7.40	S.F.	4,810	8	2009	2017		25.00 %	0.00 %	2			\$35,594
C3020	Floor Finishes - Ceramic & Quarry Tile	\$12.65	S.F.	1,860	50	1960	2010		0.00 %	110.00 %	-5		\$25,882.00	\$23,529
C3020	Floor Finishes - Epoxy	\$10.05	S.F.	1,510	15	2009	2024		60.00 %	0.00 %	9			\$15,176
C3020	Floor Finishes - Neoprene	\$17.86	S.F.	2,408	50	2009	2059		88.00 %	0.00 %	44			\$43,007
C3020	Floor Finishes - VCT	\$8.24	S.F.	32,685	15	2009	2024		60.00 %	0.00 %	9			\$269,324
C3020	Floor Finishes - Wood	\$12.82	S.F.	1,750	50	2009	2059		88.00 %	0.00 %	44			\$22,435
C3030	Ceiling Finishes	\$8.65	S.F.	45,260	20	2009	2029		70.00 %	0.00 %	14			\$391,499
D1010	Elevators and Lifts	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$15.76	S.F.	45,260	20	1983	2003		0.00 %	110.00 %	-12		\$784,627.00	\$713,298
D2020	Domestic Water Distribution	\$3.41	S.F.	45,260	30	1983	2013		0.00 %	110.00 %	-2		\$169,770.00	\$154,337
D2030	Sanitary Waste	\$4.28	S.F.	45,260	30	1983	2013		0.00 %	110.00 %	-2		\$213,084.00	\$193,713

# School Assessment Report - 1958, 1960, 1983 Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2040	Rain Water Drainage	\$0.84	S.F.	45,260	30				0.00 %	0.00 %				\$38,018
D2090	Other Plumbing Systems - Acid Waste	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.69	S.F.	45,260	30	1983	2013		0.00 %	110.00 %	-2		\$34,352.00	\$31,229
D3020	Heat Generating Systems	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3040	Distribution Systems & Exhaust Systems	\$5.23	S.F.	45,260	30	2009	2039		80.00 %	0.00 %	24			\$236,710
D3050	Terminal & Package Units	\$27.81	S.F.	45,260	15	2009	2024		60.00 %	0.00 %	9			\$1,258,681
D3060	Controls & Instrumentation	\$2.84	S.F.	45,260	20	2009	2029		70.00 %	0.00 %	14			\$128,538
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D4010	Sprinklers	\$3.68	S.F.	45,260	30	2009	2039		80.00 %	0.00 %	24			\$166,557
D4020	Standpipes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.50	S.F.	45,260	40	1983	2023		20.00 %	0.00 %	8			\$67,890
D5020	Branch Wiring	\$4.91	S.F.	45,260	30	1983	2013		0.00 %	110.00 %	-2		\$244,449.00	\$222,227
D5020	Lighting	\$7.37	S.F.	45,260	30	2009	2039		80.00 %	0.00 %	24			\$333,566
D5030	Communications and Security - Fire Alarm	\$0.68	S.F.	45,260	15	2009	2024		60.00 %	0.00 %	9			\$30,777
D5030	Communications and Security - PA & Clock Systems	\$4.24	S.F.	45,260	15	1983	1998		0.00 %	110.00 %	-17		\$211,093.00	\$191,902
D5030	Communications and Security - Security & CCTV	\$1.02	S.F.	45,260	15	2009	2024		60.00 %	0.00 %	9			\$46,165
D5090	Other Electrical Systems - Emergency Generator	\$0.22	S.F.	45,260	20	2009	2029		70.00 %	0.00 %	14			\$9,957
E1010	Commercial Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$2.15	S.F.	45,260	20	2009	2029		70.00 %	0.00 %	14			\$97,309
E1090	Other Equipment (Sports Equipment)	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$9.07	S.F.	45,260	20	1983	2003	2018	15.00 %	0.00 %	3			\$410,508
F1010	Special Structures - Canopies	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
<b>Total</b>									<b>47.32 %</b>	<b>24.74 %</b>			<b>\$2,239,871.76</b>	<b>\$9,053,198</b>

## School Assessment Report - 1958, 1960, 1983 Building

### Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$2,239,872</b>	<b>\$0</b>	<b>\$41,537</b>	<b>\$493,431</b>	<b>\$93,202</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$94,601</b>	<b>\$2,325,282</b>	<b>\$52,618</b>	<b>\$5,340,544</b>
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$466,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$466,993
B2030 - Exterior Doors	\$26,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,884
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Preformed Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$2,987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,987
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# School Assessment Report - 1958, 1960, 1983 Building

C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$33,269	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,269
C1030 - Fittings	\$26,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,482
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	\$93,202	\$0	\$0	\$0	\$0	\$0	\$0	\$93,202
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$41,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,618	\$94,156
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$25,882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,882
C3020 - Floor Finishes - Epoxy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,781	\$0	\$21,781
C3020 - Floor Finishes - Neoprene	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$386,548	\$0	\$386,548
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$784,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$784,627
D2020 - Domestic Water Distribution	\$169,770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$169,770
D2030 - Sanitary Waste	\$213,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,084
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Acid Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$34,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,352
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,806,522	\$0	\$1,806,522
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

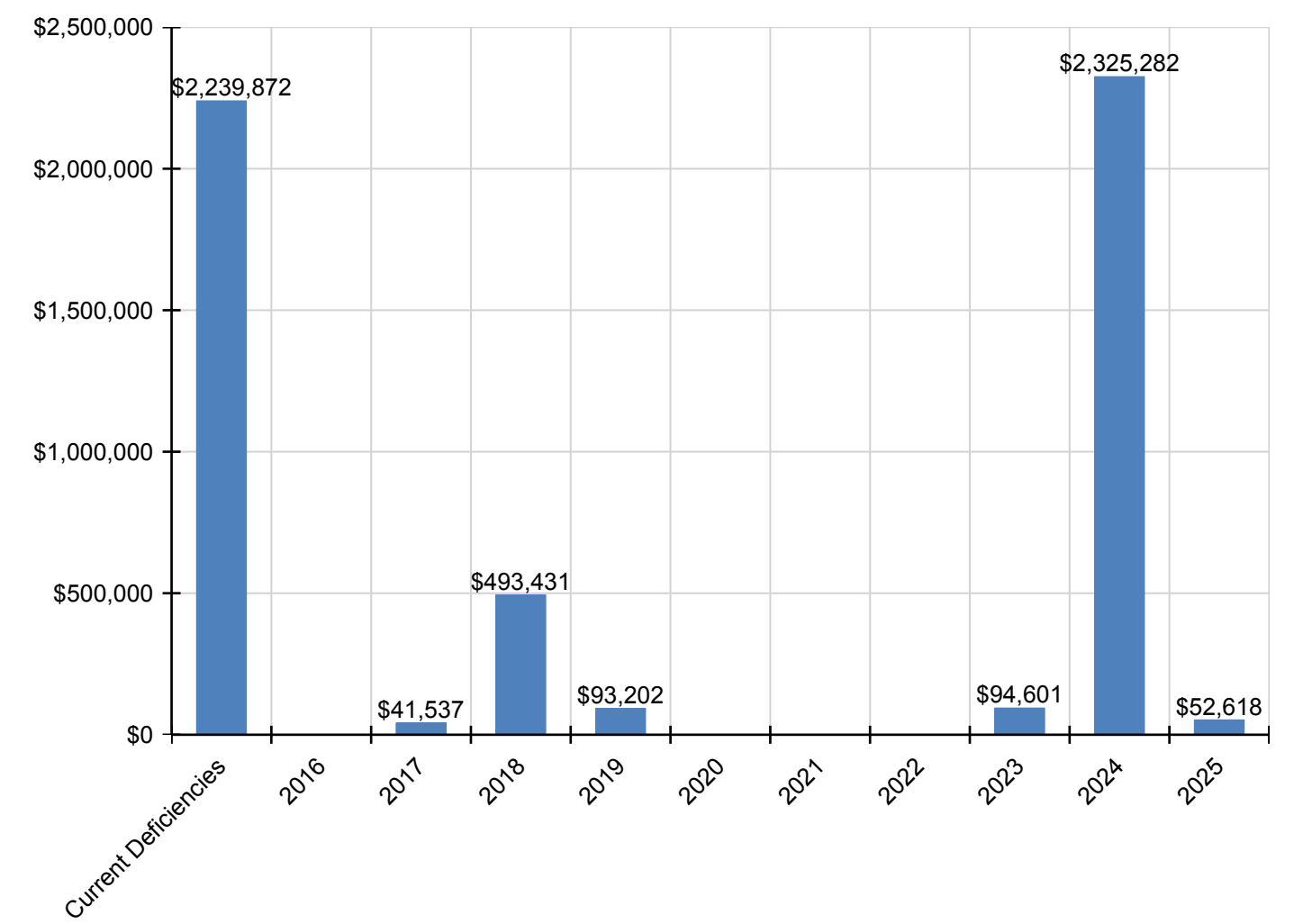
## School Assessment Report - 1958, 1960, 1983 Building

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	\$94,601	\$0	\$0	\$94,601
D5020 - Branch Wiring	\$244,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$244,449
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	\$0	\$44,172	\$0	\$44,172
D5030 - Communications and Security - PA & Clock Systems	\$211,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211,093
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,259	\$0	\$66,259
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment (Sports Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$493,431	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493,431
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* Indicates non-renewable system

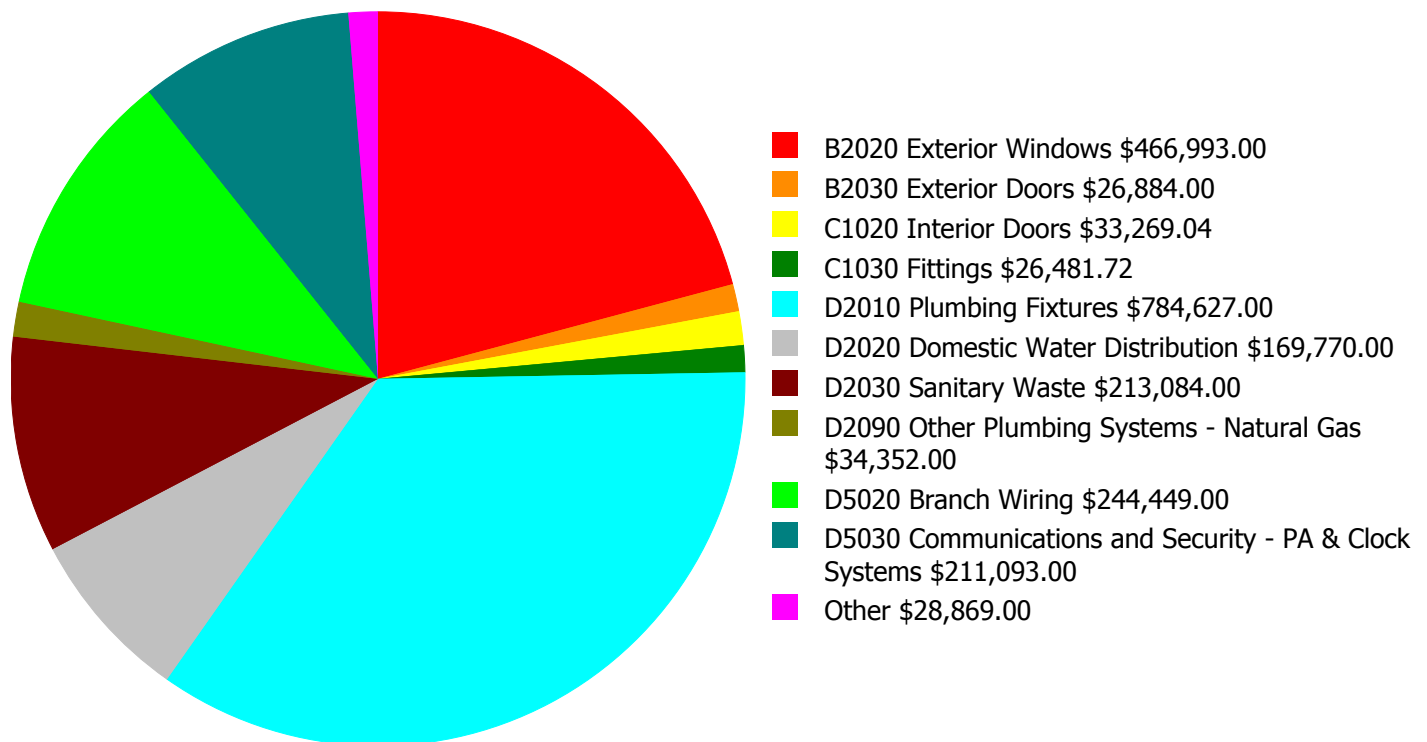
Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

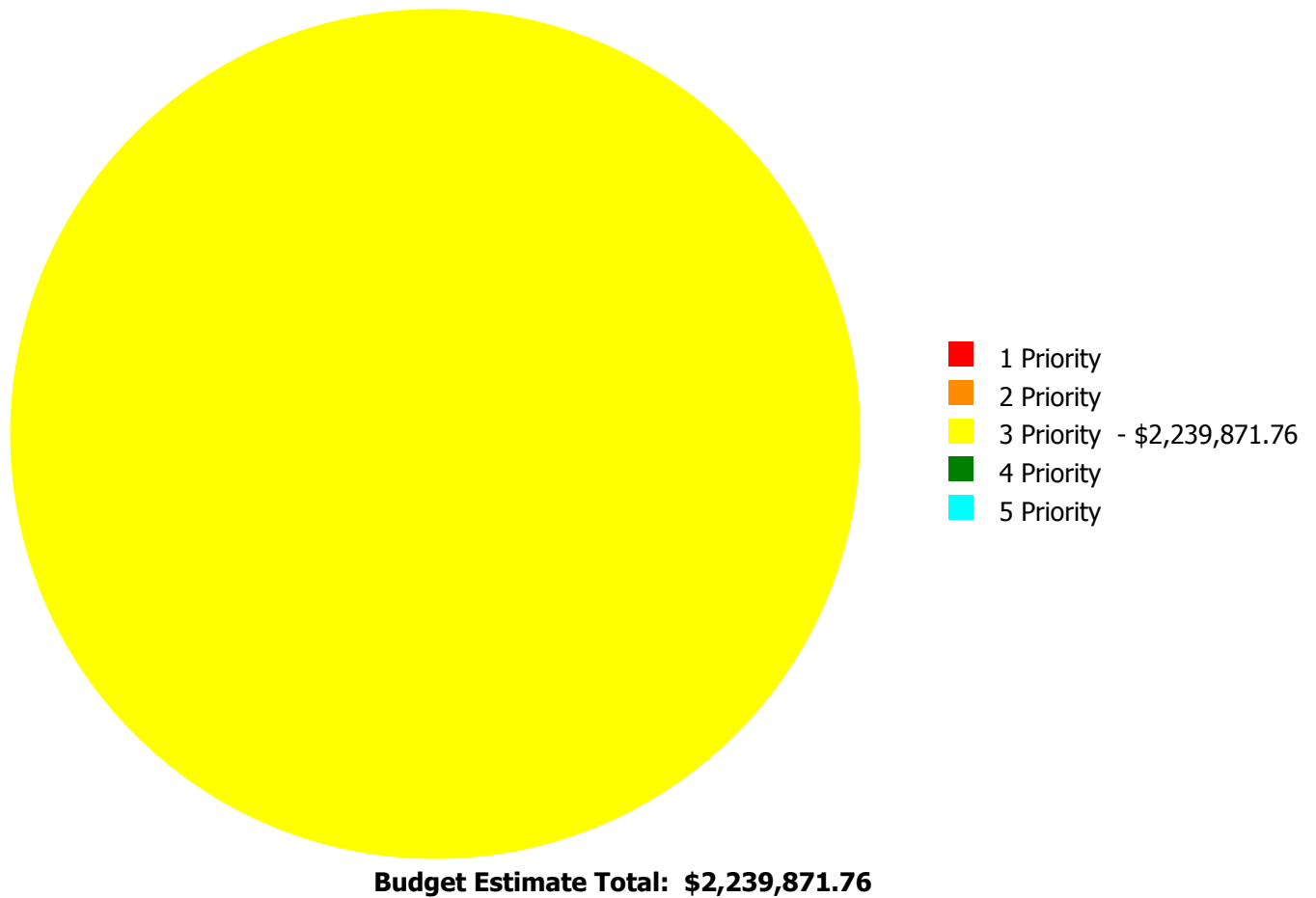
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



**Budget Estimate Total: \$2,239,871.76**

## Deficiency Summary by Priority

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



## Deficiency By Priority Investment Table

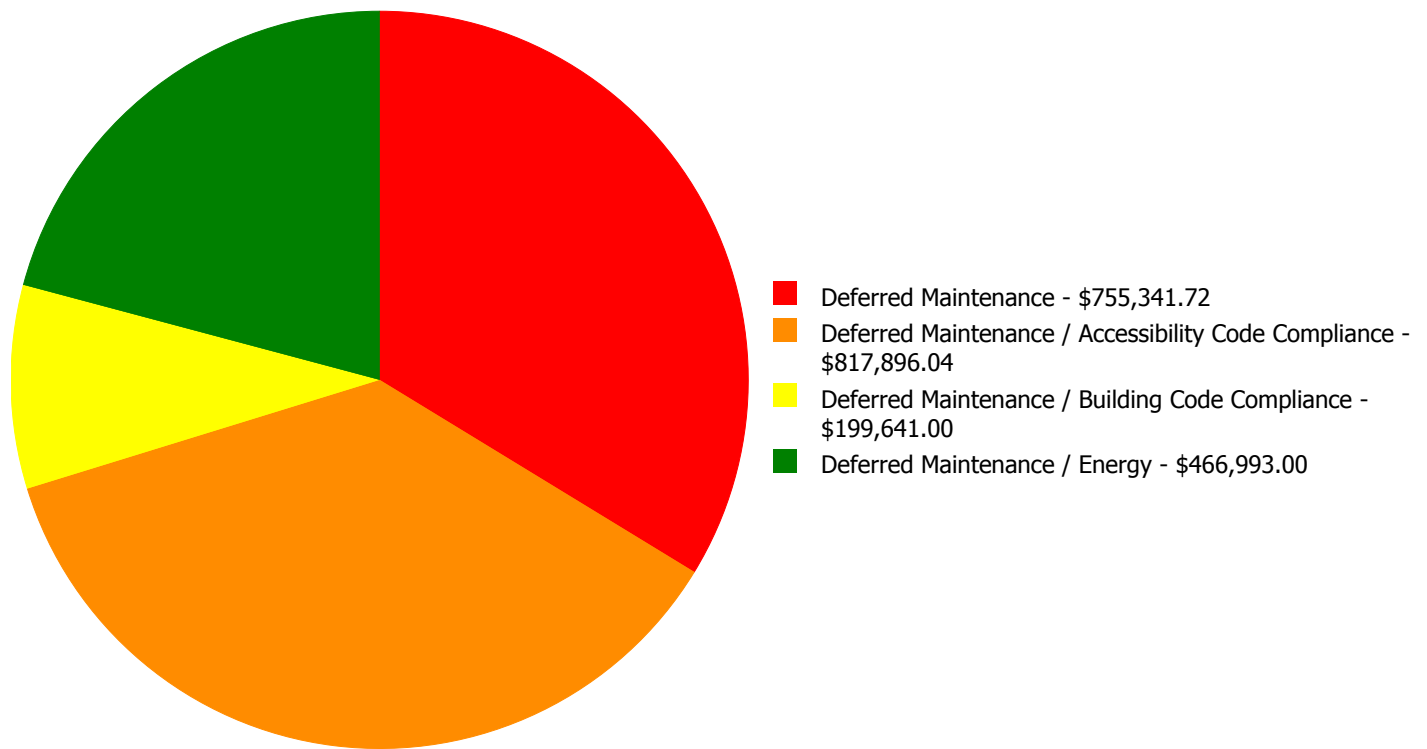
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$466,993.00	\$0.00	\$0.00	\$466,993.00
B2030	Exterior Doors	\$0.00	\$0.00	\$26,884.00	\$0.00	\$0.00	\$26,884.00
B3020	Roof Openings	\$0.00	\$0.00	\$2,987.00	\$0.00	\$0.00	\$2,987.00
C1020	Interior Doors	\$0.00	\$0.00	\$33,269.04	\$0.00	\$0.00	\$33,269.04
C1030	Fittings	\$0.00	\$0.00	\$26,481.72	\$0.00	\$0.00	\$26,481.72
C3020	Floor Finishes - Ceramic & Quarry Tile	\$0.00	\$0.00	\$25,882.00	\$0.00	\$0.00	\$25,882.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$784,627.00	\$0.00	\$0.00	\$784,627.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$169,770.00	\$0.00	\$0.00	\$169,770.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$213,084.00	\$0.00	\$0.00	\$213,084.00
D2090	Other Plumbing Systems - Natural Gas	\$0.00	\$0.00	\$34,352.00	\$0.00	\$0.00	\$34,352.00
D5020	Branch Wiring	\$0.00	\$0.00	\$244,449.00	\$0.00	\$0.00	\$244,449.00
D5030	Communications and Security - PA & Clock Systems	\$0.00	\$0.00	\$211,093.00	\$0.00	\$0.00	\$211,093.00
	<b>Total:</b>	\$0.00	\$0.00	\$2,239,871.76	\$0.00	\$0.00	\$2,239,871.76

## Deficiency Summary by Category

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



**Budget Estimate Total: \$2,239,871.76**

## Deficiency Details by Priority

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

### Priority 3 Priority:

#### **System: B2020 - Exterior Windows**



**Location:** Exterior Walls

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Energy

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 45,260.00

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

**Estimate:** \$466,993.00

**Assessor Name:** Eduardo Lopez

**Date Created:** 09/03/2015

**Notes:** The aluminum frame, operable, single pane windows are aged, rusted and not energy efficient, and should be replaced. Window glazing and caulking was identified as ACM by others.

#### **System: B2030 - Exterior Doors**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Building Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 45,260.00

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

**Estimate:** \$26,884.00

**Assessor Name:** Sam Mandola

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

**Notes:** The original exterior doors are aged, rusted, do not always operate properly, and should be replaced. The building emergency exit door in room 321 doesn't have a panic hardware device and opens in the opposite direction of egress and should be replaced per building code.

**System: B3020 - Roof Openings**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Building Code Compliance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 45,260.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,987.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 04/11/2015

**Notes:** The roof hatch does not comply with OSHA standards; roof opening protection and proper extension of fixed ladder to platform are not provided.

---

**System: C1020 - Interior Doors**



**Location:** First Floor Corridor  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 Priority  
**Correction:** Remove/replace wood door/frame w/fire rated ADA compliant wood door w/metal frame  
**Qty:** 25.00  
**Unit of Measure:** Ea.  
**Estimate:** \$33,269.04  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 09/03/2015

**Notes:** Most of the interior doors were replaced; however, some are original to the building age, failing, (hardware is) not ADA compliant and should be replaced.

---

**System: C1030 - Fittings**



**Location:** First Floor Restrooms

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

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

**Qty:** 15.00

**Unit of Measure:** Ea.

**Estimate:** \$26,481.72

**Assessor Name:** Eduardo Lopez

**Date Created:** 09/03/2015

**Notes:** The restrooms on the ground level were renovated, including toilet partitions. However, the toilet partitions on the first floor are original, in poor condition, and should be replaced.

---

**System: C3020 - Floor Finishes - Ceramic & Quarry Tile**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 1,860.00

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

**Estimate:** \$25,882.00

**Assessor Name:** Eduardo Lopez

**Date Created:** 09/03/2015

**Notes:** The original quarry tile is aged, cracked and worn, and should be replaced.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Accessibility Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 45,260.00

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

**Estimate:** \$784,627.00

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/28/2015

**Notes:** The plumbing fixtures are beyond their expected service life and should be scheduled for replacement. Building does not have any accessible height drinking fountains.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Building Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 45,260.00

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

**Estimate:** \$169,770.00

**Assessor Name:** Sam Mandola

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

**Notes:** The domestic water distribution system is beyond its expected service life, not building code compliant, has water quality issues, 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:** 45,260.00  
**Unit of Measure:** S.F.  
**Estimate:** \$213,084.00  
**Assessor Name:** Eduardo Lopez  
**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:** 45,260.00  
**Unit of Measure:** S.F.  
**Estimate:** \$34,352.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 04/11/2015

**Notes:** The natural gas distribution 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

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 45,260.00

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

**Estimate:** \$244,449.00

**Assessor Name:** Eduardo Lopez

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

**Notes:** Branch wiring is beyond its expected service life, inadequate, and should be scheduled for replacement.

---

**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:** 45,260.00

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

**Estimate:** \$211,093.00

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/25/2015

**Notes:** The public address and clock systems 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:	Education Other
Gross Area (SF):	200
Year Built:	1983
Last Renovation:	
Replacement Value:	\$16,106
Repair Cost:	\$10,465.07
Total FCI:	64.98 %
Total RSLI:	24.32 %
FCA Score:	35.02



### Description:

The 1983 football storage building at Avondale High/DeKalb School of the Arts is located at 1192 Clarendon Road in Avondale Estates, Georgia. 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	43.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	0.00 %	99.97 %	\$3,265.08
B20 - Exterior Enclosure	41.17 %	40.01 %	\$3,505.99
B30 - Roofing	0.00 %	110.01 %	\$3,694.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>24.32 %</b>	<b>64.98 %</b>	<b>\$10,465.07</b>

## Photo Album

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

1). East Elevation - Sep 02, 2015



2). North Elevation - Sep 02, 2015



3). South Elevation - Sep 02, 2015



### Condition Detail

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

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

## School Assessment Report - 1983 Football Storage

### 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	\$3.60	S.F.	200	100	1958	2058		43.00 %	0.00 %	43			\$720
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
B1020	Roof Construction	\$16.33	S.F.	200	100	1958	2058	2015	0.00 %	99.97 %	0		\$3,265.08	\$3,266
B2010	Exterior Walls	\$38.65	S.F.	200	60	1983	2043		46.67 %	30.67 %	28		\$2,370.99	\$7,730
B2020	Exterior Windows	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$5.16	S.F.	200	30	1958	1988		0.00 %	109.98 %	-27		\$1,135.00	\$1,032
B3010	Roof Coverings	\$16.79	S.F.	200	25	1958	1983		0.00 %	110.01 %	-32		\$3,694.00	\$3,358
C1010	Partitions	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1020	Interior Doors	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1030	Fittings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2040	Rain Water Drainage	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
<b>Total</b>									<b>24.32 %</b>	<b>64.98 %</b>			<b>\$10,465.07</b>	<b>\$16,106</b>

**Renewal Schedule**

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

*Inflation Rate: 3%*

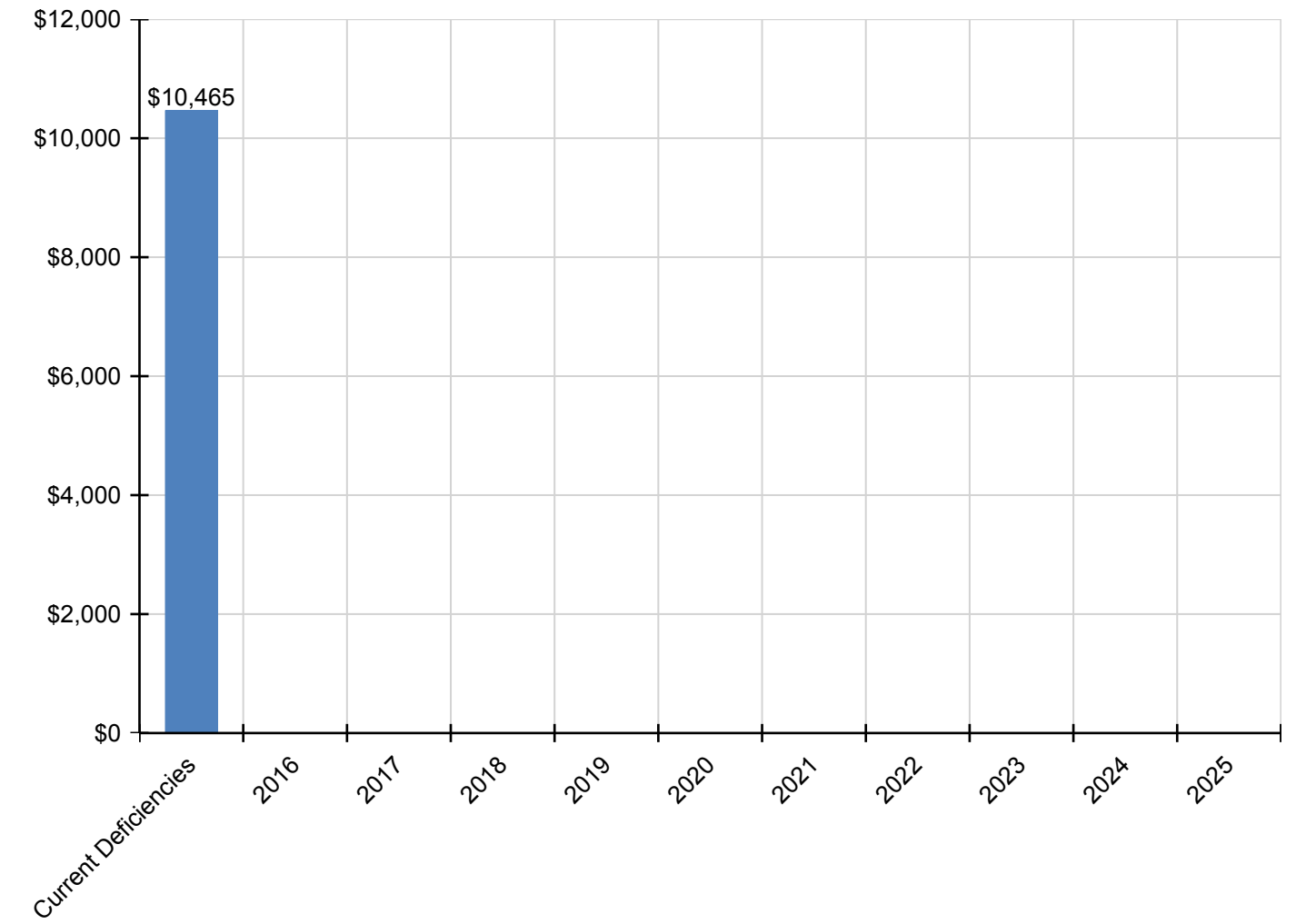
## School Assessment Report - 1983 Football Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$10,465</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,465</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$3,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,265
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$2,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,371
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$1,135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,135
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$3,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,694
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2040 - Rain Water Drainage</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Lighting and Branch Wiring</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*

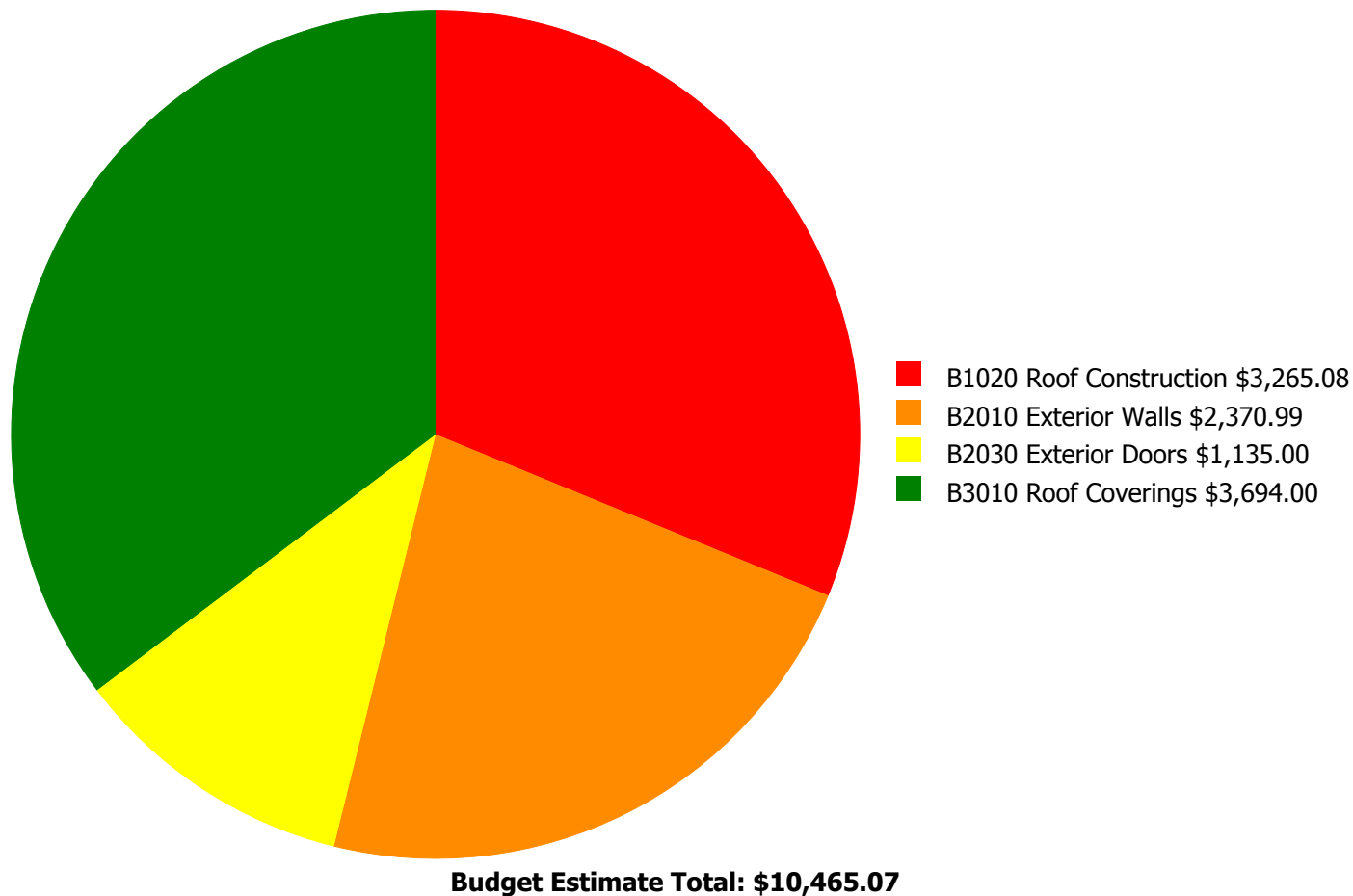
Forecasted Capital Renewal Requirement

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



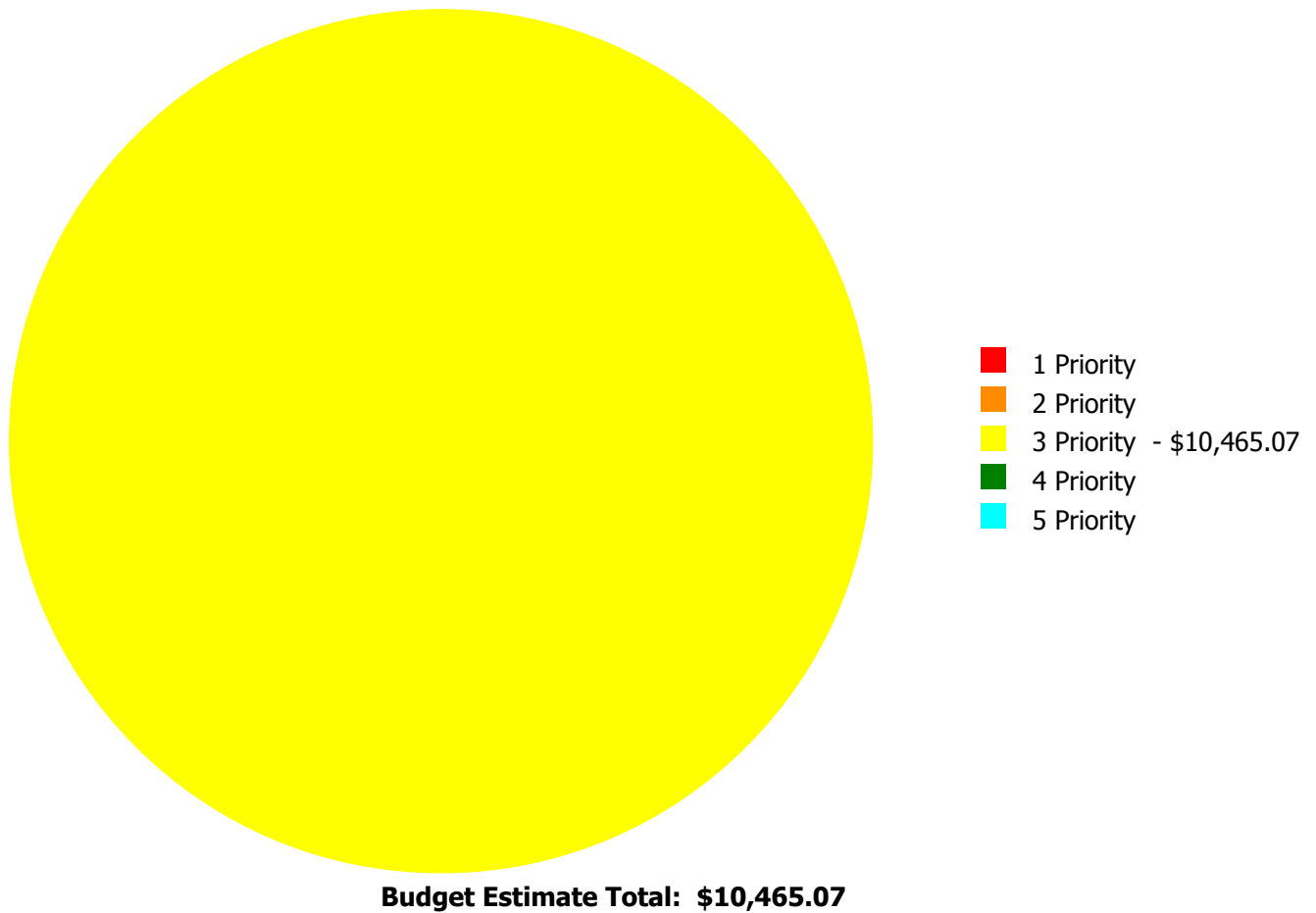
## Deficiency Summary by System

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.



## Deficiency Summary by Priority

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



## Deficiency By Priority Investment Table

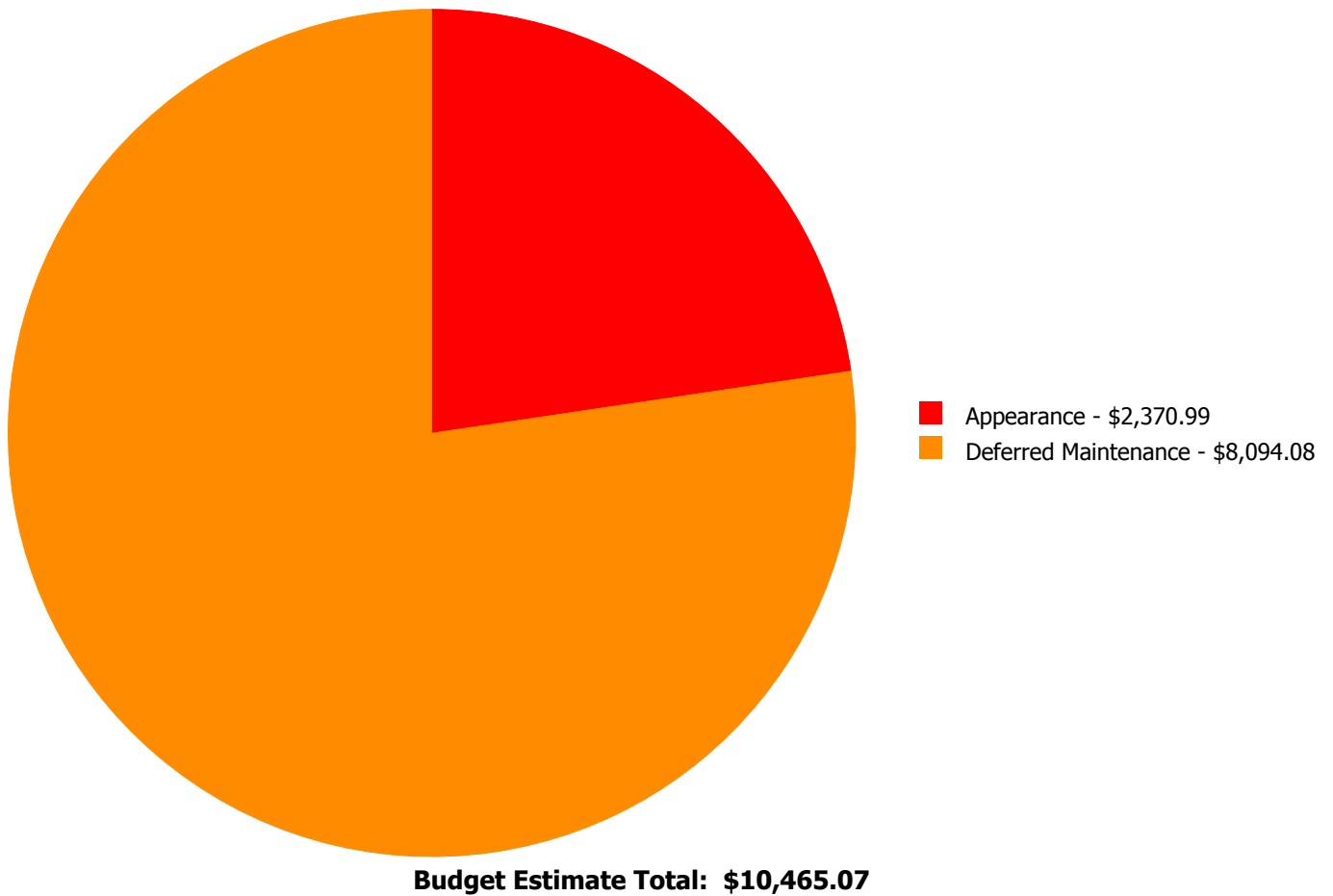
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B1020	Roof Construction	\$0.00	\$0.00	\$3,265.08	\$0.00	\$0.00	\$3,265.08
B2010	Exterior Walls	\$0.00	\$0.00	\$2,370.99	\$0.00	\$0.00	\$2,370.99
B2030	Exterior Doors	\$0.00	\$0.00	\$1,135.00	\$0.00	\$0.00	\$1,135.00
B3010	Roof Coverings	\$0.00	\$0.00	\$3,694.00	\$0.00	\$0.00	\$3,694.00
	<b>Total:</b>	\$0.00	\$0.00	\$10,465.07	\$0.00	\$0.00	\$10,465.07

## 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:



## 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 (\$13.54/sf)

**Qty:** 200.00

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

**Estimate:** \$3,265.08

**Assessor Name:** Sam Mandola

**Date Created:** 09/03/2015

**Notes:** The original metal roof is aged, rusted, and should be replaced.

---

#### System: B2010 - Exterior Walls



**Location:** Exterior Walls

**Distress:** Inadequate

**Category:** Appearance

**Priority:** 3 Priority

**Correction:** Repaint exterior wall

**Qty:** 480.00

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

**Estimate:** \$2,370.99

**Assessor Name:** Sam Mandola

**Date Created:** 09/03/2015

**Notes:** The painted exterior wall finish is aged, stained and peeling, 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:** 200.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,135.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 04/11/2015

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

---

**System: B3010 - Roof Coverings**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 200.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,694.00  
**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.

---

## 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  $100 - \text{Total FCI}$  (without the %) where 100 is best and 0 is worst condition.

Function:	Education Other
Gross Area (SF):	225
Year Built:	1983
Last Renovation:	
Replacement Value:	\$28,510
Repair Cost:	\$8,059.00
Total FCI:	28.27 %
Total RSLI:	28.20 %
FCA Score:	71.73



### Description:

The storage building at Avondale High/DeKalb School of the Arts is located at 1192 Clarendon Road in Avondale Estates, Georgia. Originally built in 1983, 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	68.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	68.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	45.73 %	2.22 %	\$161.00
B30 - Roofing	0.00 %	110.02 %	\$3,614.00
C10 - Interior Construction	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	109.95 %	\$1,403.00
D30 - HVAC	0.00 %	110.01 %	\$978.00
D50 - Electrical	17.08 %	16.08 %	\$1,903.00
<b>Totals:</b>	<b>28.20 %</b>	<b>28.27 %</b>	<b>\$8,059.00</b>

### Photo Album

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

1). South Elevation - Sep 02, 2015



2). East Elevation - Sep 02, 2015



3). North Elevation - Sep 02, 2015



4). West Elevation - Sep 02, 2015



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$3.28	S.F.	225	100	1983	2083		68.00 %	0.00 %	68			\$738
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
B1020	Roof Construction	\$14.42	S.F.	225	100	1983	2083		68.00 %	0.00 %	68			\$3,245
B2010	Exterior Walls	\$31.53	S.F.	225	60	1983	2043		46.67 %	0.00 %	28			\$7,094
B2020	Exterior Windows	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$0.65	S.F.	225	30	1983	2013		0.00 %	110.27 %	-2		\$161.00	\$146
B3010	Roof Coverings	\$14.60	S.F.	225	20	1983	2003		0.00 %	110.02 %	-12		\$3,614.00	\$3,285
C1010	Partitions	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1020	Interior Doors	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1030	Fittings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2040	Rain Water Drainage	\$5.67	S.F.	225	30	1983	2013		0.00 %	109.95 %	-2		\$1,403.00	\$1,276
D3040	Distribution Systems	\$3.95	S.F.	225	15	1983	1998		0.00 %	110.01 %	-17		\$978.00	\$889
D5010	Electrical Service/Distribution	\$44.92	S.F.	225	40	1983	2023		20.00 %	0.00 %	8			\$10,107
D5020	Lighting and Branch Wiring	\$7.69	S.F.	225	30	1983	2013		0.00 %	110.00 %	-2		\$1,903.00	\$1,730
<b>Total</b>									<b>28.20 %</b>	<b>28.27 %</b>			<b>\$8,059.00</b>	<b>\$28,510</b>

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$8,059</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,084</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,143</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$3,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,614
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

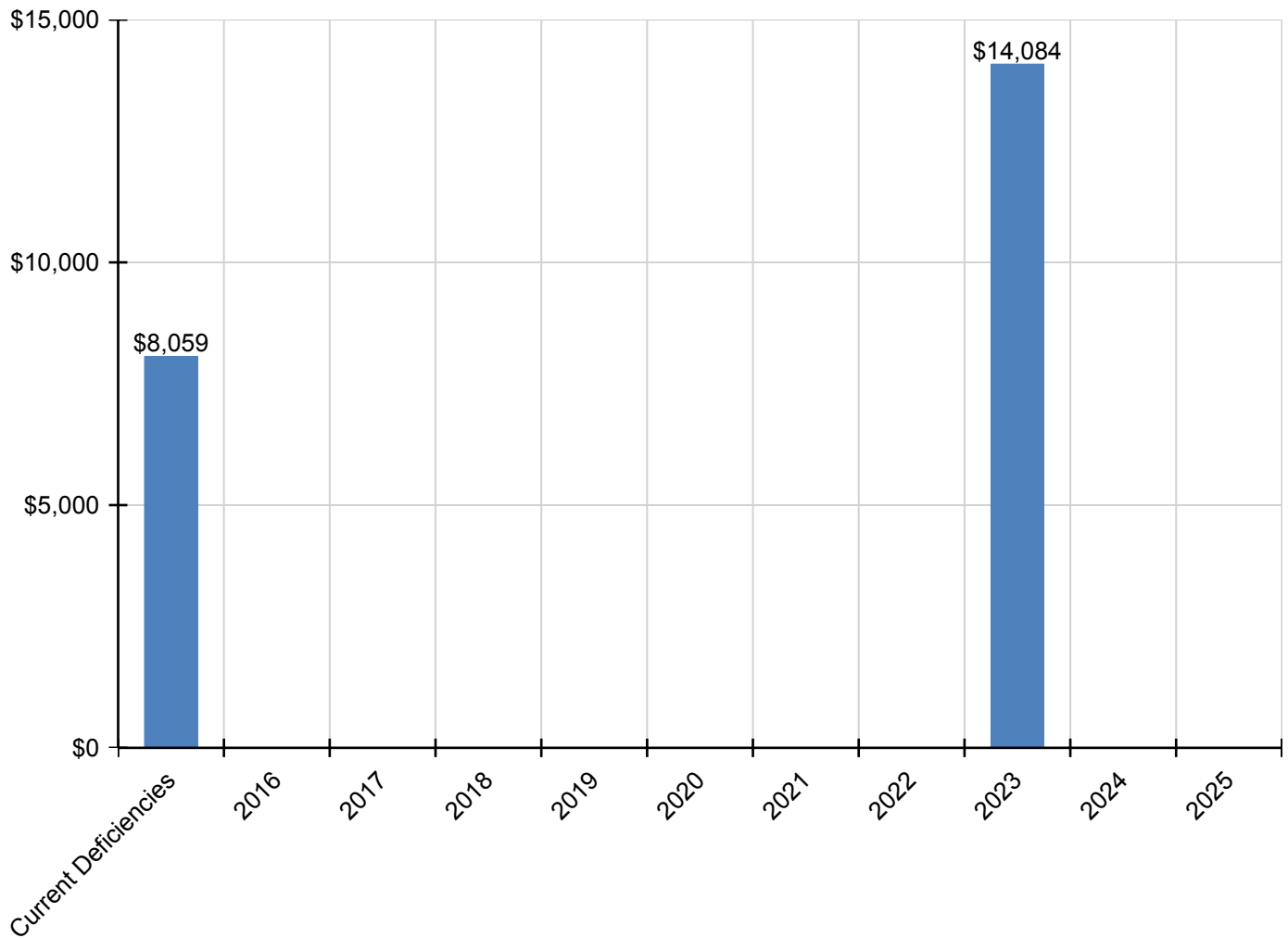
## School Assessment Report - 1983 Storage

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	\$1,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,403
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$978	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$978
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	\$14,084	\$0	\$0	\$14,084
D5020 - Lighting and Branch Wiring	\$1,903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,903

\* Indicates non-renewable system

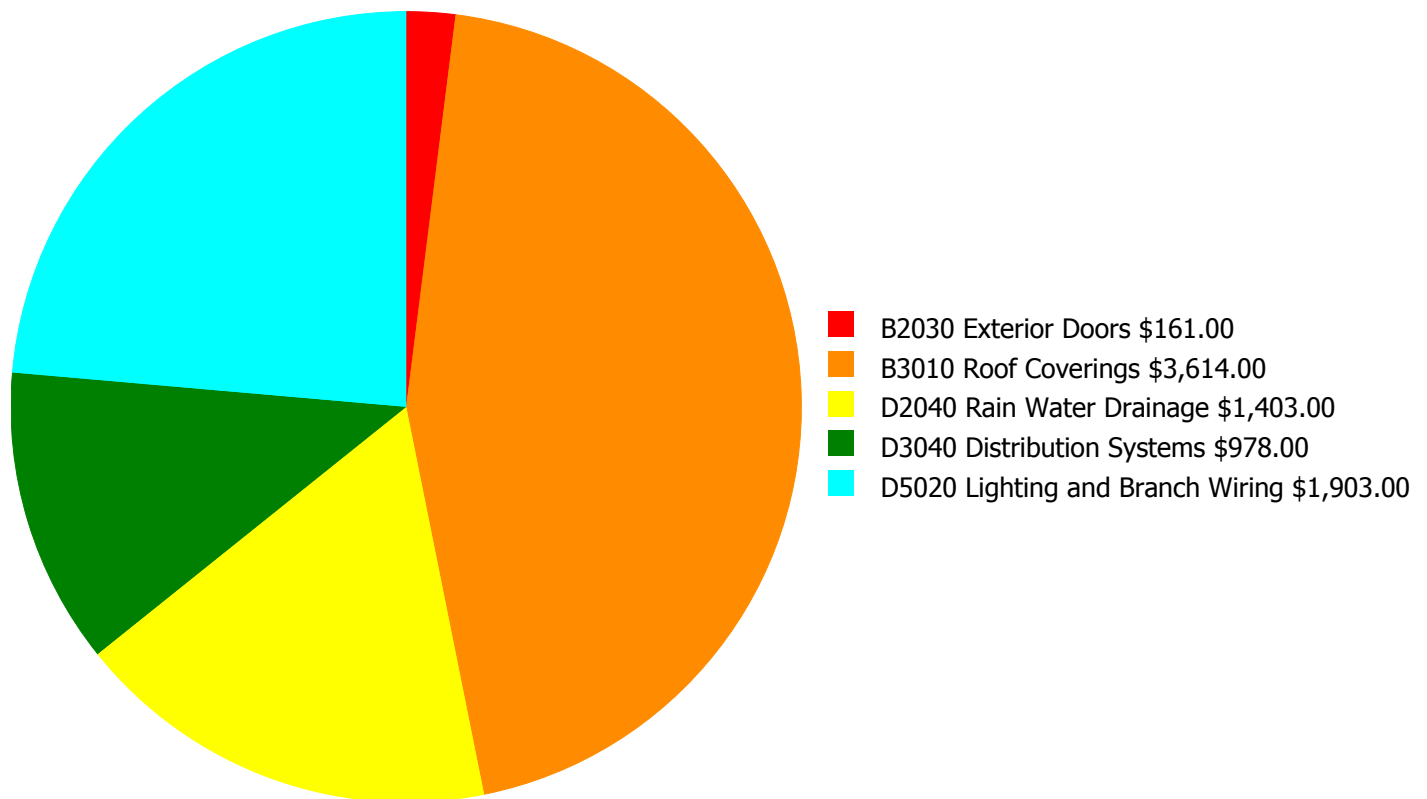
## Forecasted Capital Renewal Requirement

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

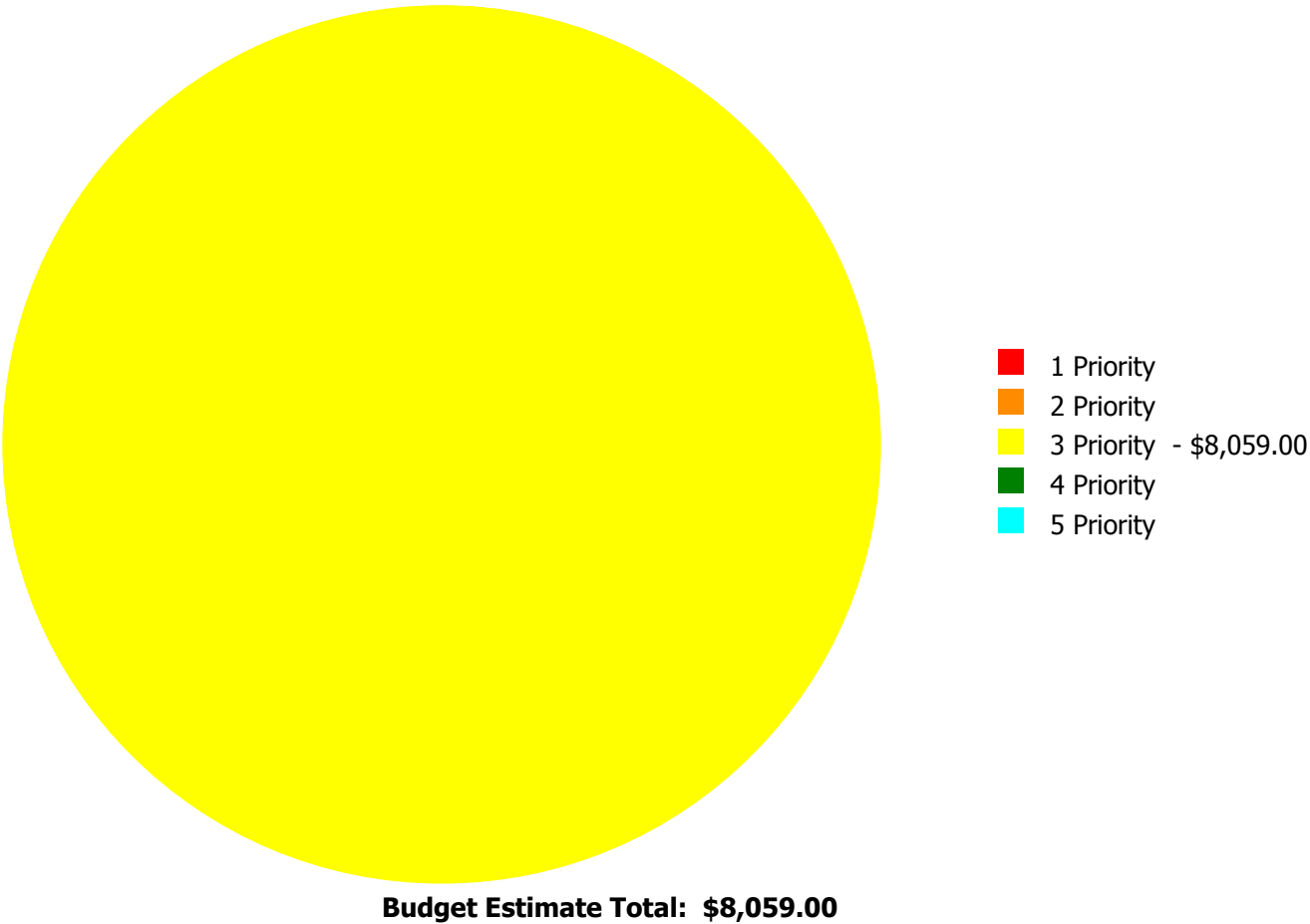
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



**Budget Estimate Total: \$8,059.00**

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:



## Deficiency By Priority Investment Table

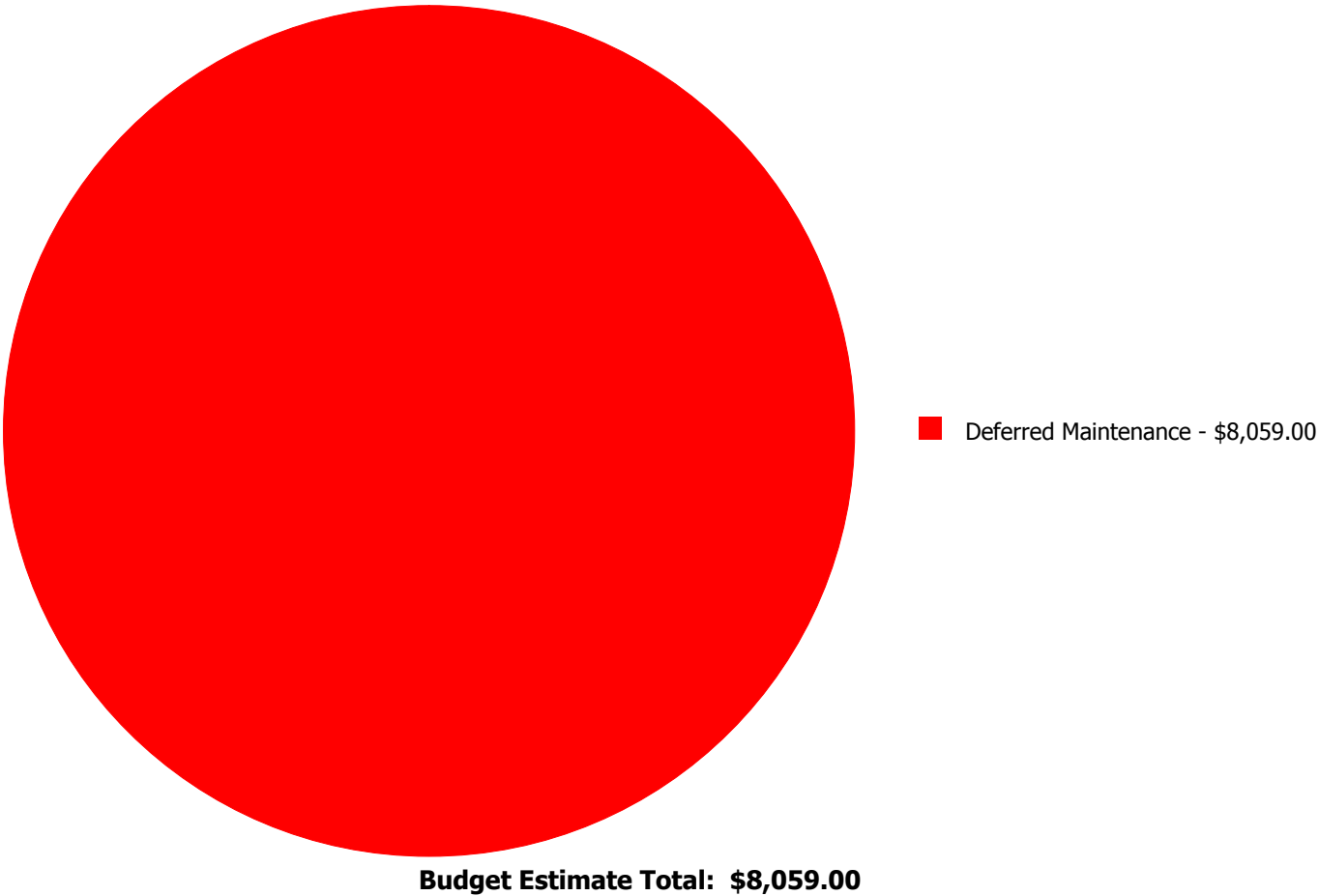
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$161.00	\$0.00	\$0.00	\$161.00
B3010	Roof Coverings	\$0.00	\$0.00	\$3,614.00	\$0.00	\$0.00	\$3,614.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$1,403.00	\$0.00	\$0.00	\$1,403.00
D3040	Distribution Systems	\$0.00	\$0.00	\$978.00	\$0.00	\$0.00	\$978.00
D5020	Lighting and Branch Wiring	\$0.00	\$0.00	\$1,903.00	\$0.00	\$0.00	\$1,903.00
	<b>Total:</b>	\$0.00	\$0.00	\$8,059.00	\$0.00	\$0.00	\$8,059.00

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:



## 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:** 225.00

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

**Estimate:** \$161.00

**Assessor Name:** Eduardo Lopez

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

**Notes:** The original exterior door is 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:** 225.00

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

**Estimate:** \$3,614.00

**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: D2040 - Rain Water Drainage**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 225.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,403.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 09/03/2015

**Notes:** The rain water drainage system is aged, in marginal condition, and should be replaced.

---

**System: D3040 - Distribution Systems**



**Location:** Exterior Wall  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 225.00  
**Unit of Measure:** S.F.  
**Estimate:** \$978.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 09/03/2015

**Notes:** The distribution system is aged and should be replaced.

---

**System: D5020 - Lighting and Branch Wiring**



**Location:** Throughout Building

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 225.00

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

**Estimate:** \$1,903.00

**Assessor Name:** Eduardo Lopez

**Date Created:** 09/03/2015

**Notes:** The original lighting and branch wiring system is operational, but is aged, in poor condition, 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:	Education Other
Gross Area (SF):	6,545
Year Built:	2009
Last Renovation:	
Replacement Value:	\$1,378,059
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	77.95 %
FCA Score:	100.00



### Description:

The 2009 classroom and lobby addition at Avondale High/DeKalb School of the Arts is a one-story addition on the east side and two-story addition on the west side, and is located at 1192 Clarendon Road, Avondale Estates, Georgia. There have been no further additions and 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:	5023	Fire Sprinkler System:	Yes
-----------------	------	------------------------	-----

## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	94.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	94.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	87.98 %	0.00 %	\$0.00
B30 - Roofing	76.00 %	0.00 %	\$0.00
C10 - Interior Construction	86.62 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	64.38 %	0.00 %	\$0.00
D10 - Conveying	80.00 %	0.00 %	\$0.00
D20 - Plumbing	80.00 %	0.00 %	\$0.00
D30 - HVAC	63.71 %	0.00 %	\$0.00
D40 - Fire Protection	80.00 %	0.00 %	\$0.00
D50 - Electrical	74.36 %	0.00 %	\$0.00
E10 - Equipment	0.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>77.95 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). West Elevation - Sep 02, 2015



2). South Elevation - Sep 02, 2015



3). East Elevation - Sep 02, 2015



4). North Elevation - Sep 02, 2015



### Condition Detail

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

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

## School Assessment Report - 2009 Addition

### System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$3.16	S.F.	6,545	100	2009	2109		94.00 %	0.00 %	94			\$20,682
A1020	Special Foundations	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$3.23	S.F.	6,545	100	2009	2109		94.00 %	0.00 %	94			\$21,140
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	\$13.66	S.F.	1,600	100	2009	2109		94.00 %	0.00 %	94			\$21,856
B1020	Roof Construction	\$10.32	S.F.	6,545	100	2009	2109		94.00 %	0.00 %	94			\$67,544
B2010	Exterior Walls	\$13.15	S.F.	6,545	100	2009	2109		94.00 %	0.00 %	94			\$86,067
B2020	Exterior Windows	\$9.38	S.F.	6,545	30	2009	2039		80.00 %	0.00 %	24			\$61,392
B2030	Exterior Doors	\$0.55	S.F.	6,545	30	2009	2039		80.00 %	0.00 %	24			\$3,600
B3010	Roof Coverings - Asphal Shingles	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	4,740	25	2009	2034		76.00 %	0.00 %	19			\$98,118
B3010	Roof Coverings - EPDM	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3020	Roof Openings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1010	Partitions	\$16.96	S.F.	6,545	100	2009	2109		94.00 %	0.00 %	94			\$111,003
C1020	Interior Doors	\$5.34	S.F.	6,545	30	2009	2039		80.00 %	0.00 %	24			\$34,950
C1030	Fittings	\$5.40	S.F.	6,545	20	2009	2029		70.00 %	0.00 %	14			\$35,343
C2010	Stair Construction	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Ceramic & Glazed	\$8.97	S.F.	587	30	2009	2039		80.00 %	0.00 %	24			\$5,265
C3010	Wall Finishes - Paint	\$1.70	S.F.	5,958	10	2009	2019		40.00 %	0.00 %	4			\$10,129
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Carpet	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Ceramic & Quarry Tile	\$12.65	S.F.	587	50	2009	2059		88.00 %	0.00 %	44			\$7,426
C3020	Floor Finishes - Neoprene	\$17.86	S.F.	652	15	2009	2024		60.00 %	0.00 %	9			\$11,645
C3020	Floor Finishes - Sealed Concrete	\$10.45	S.F.	400	10	2009	2019		40.00 %	0.00 %	4			\$4,180
C3020	Floor Finishes - VCT	\$8.28	S.F.	4,906	15	2009	2024		60.00 %	0.00 %	9			\$40,622
C3030	Ceiling Finishes	\$8.72	S.F.	6,545	20	2009	2029		70.00 %	0.00 %	14			\$57,072
D1010	Elevators and Lifts	\$20.58	S.F.	6,545	30	2009	2039		80.00 %	0.00 %	24			\$134,696
D2010	Plumbing Fixtures	\$15.77	S.F.	6,545	30	2009	2039		80.00 %	0.00 %	24			\$103,215
D2020	Domestic Water Distribution	\$3.41	S.F.	6,545	30	2009	2039		80.00 %	0.00 %	24			\$22,318
D2030	Sanitary Waste	\$4.28	S.F.	6,545	30	2009	2039		80.00 %	0.00 %	24			\$28,013
D2040	Rain Water Drainage	\$0.84	S.F.	6,545	30	2009	2039		80.00 %	0.00 %	24			\$5,498

# School Assessment Report - 2009 Addition

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Acid Waste	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3020	Heat Generating Systems	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3040	Distribution Systems & Exhaust Systems	\$5.23	S.F.	6,545	30	2009	2039		80.00 %	0.00 %	24			\$34,230
D3050	Terminal & Package Units	\$27.81	S.F.	6,545	15	2009	2024		60.00 %	0.00 %	9			\$182,016
D3060	Controls & Instrumentation	\$2.84	S.F.	6,545	20	2009	2029		70.00 %	0.00 %	14			\$18,588
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D4010	Sprinklers	\$3.70	S.F.	6,545	30	2009	2039		80.00 %	0.00 %	24			\$24,217
D4020	Standpipes	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.49	S.F.	6,545	40	2009	2049		85.00 %	0.00 %	34			\$9,752
D5020	Branch Wiring	\$4.83	S.F.	6,545	30	2009	2039		80.00 %	0.00 %	24			\$31,612
D5020	Lighting	\$7.27	S.F.	6,545	30	2009	2039		80.00 %	0.00 %	24			\$47,582
D5030	Communications and Security - Fire Alarm	\$0.66	S.F.	6,545	15	2009	2024		60.00 %	0.00 %	9			\$4,320
D5030	Communications and Security - PA & Clock Systems	\$4.18	S.F.	6,545	15	2009	2024		60.00 %	0.00 %	9			\$27,358
D5030	Communications and Security - Security & CCTV	\$1.01	S.F.	6,545	15	2009	2024		60.00 %	0.00 %	9			\$6,610
D5090	Other Electrical Systems - Emergency Generator	\$0.22	S.F.		0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
E1090	Other Equipment (Kitchen Equipment)	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
E1090	Other Equipment (Sports Equipment)	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
F1010	Special Structures - Canopies	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
<b>Total</b>									<b>77.95 %</b>					<b>\$1,378,059</b>

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,714</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$391,208</b>	<b>\$0</b>	<b>\$408,922</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1020 - Special Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings - Asphal Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings - BUR</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings - EPDM</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings - Preformed Metal</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings - Standing Seam Metal</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3020 - Roof Openings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## School Assessment Report - 2009 Addition

* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$0	\$0	\$0	\$0	\$12,539	\$0	\$0	\$0	\$0	\$0	\$0	\$12,539
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Neoprene	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,713	\$0	\$16,713
C3020 - Floor Finishes - Sealed Concrete	\$0	\$0	\$0	\$0	\$5,175	\$0	\$0	\$0	\$0	\$0	\$0	\$5,175
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,302	\$0	\$58,302
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Acid Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$261,239	\$0	\$261,239
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

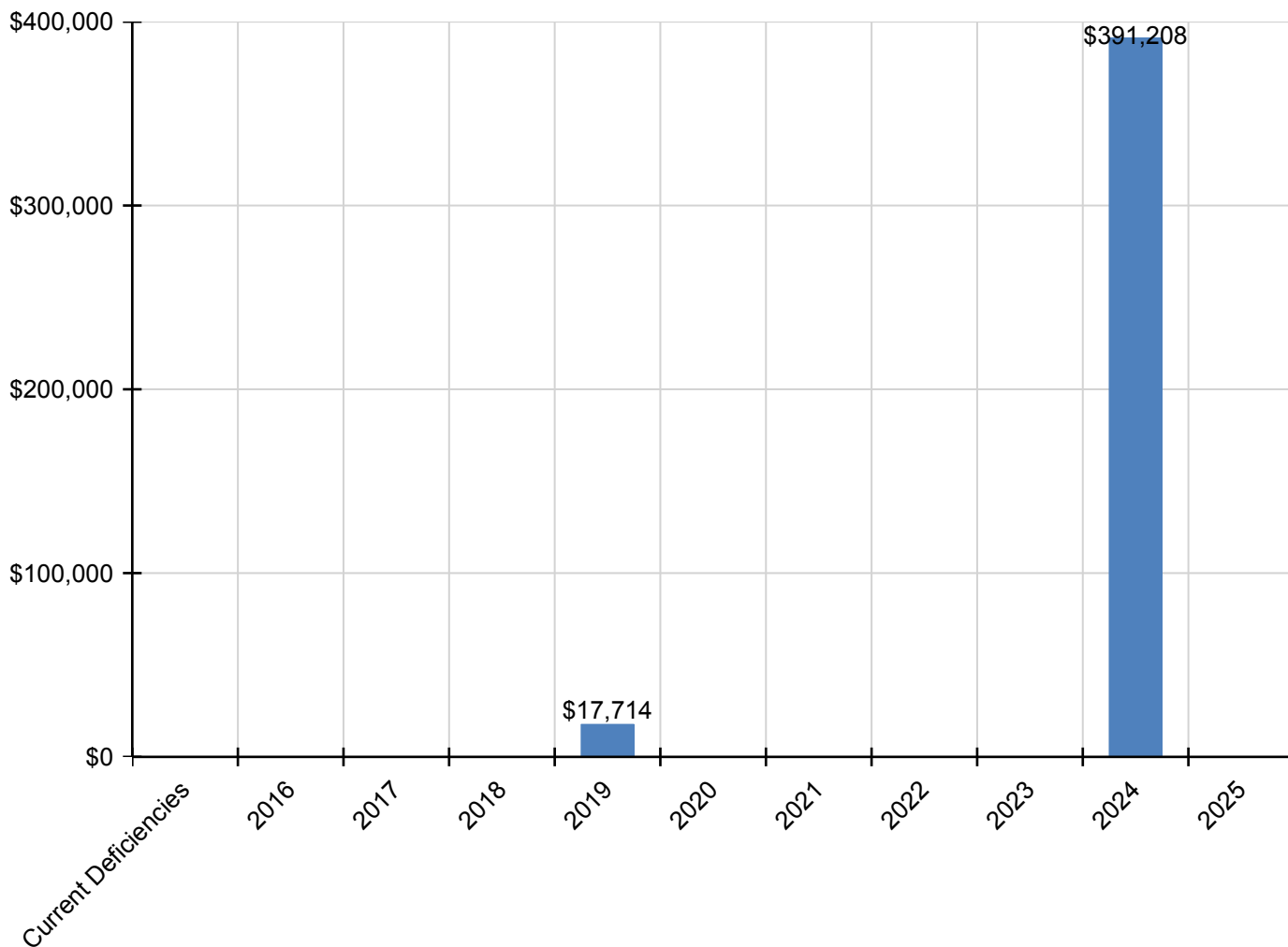
## School Assessment Report - 2009 Addition

D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,200	\$0	\$6,200
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,266	\$0	\$39,266
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,487	\$0	\$9,487
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment (Kitchen Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment (Sports Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

## Executive Summary

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

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present 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:	Education Other
Gross Area (SF):	3,530
Year Built:	2009
Last Renovation:	
Replacement Value:	\$640,269
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	76.80 %
FCA Score:	100.00



### Description:

The 2009 building at Avondale High/DeKalb School of the Arts is a one-story building located at 1192 Clarendon Road in Avondale Estates, Georgia. There have been no additions and no 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:	5030	Fire Sprinkler System:	No
-----------------	------	------------------------	----

## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	94.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	94.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	89.60 %	0.00 %	\$0.00
B30 - Roofing	76.00 %	0.00 %	\$0.00
C10 - Interior Construction	86.63 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	62.85 %	0.00 %	\$0.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	80.00 %	0.00 %	\$0.00
D30 - HVAC	63.33 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	0.00 %	\$0.00
D50 - Electrical	74.36 %	0.00 %	\$0.00
E10 - Equipment	0.00 %	0.00 %	\$0.00
E20 - Furnishings	70.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>76.80 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

### Photo Album

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

1). East Elevation - Sep 02, 2015



2). North Elevation - Sep 02, 2015



3). West Elevation - Sep 02, 2015



4). South Elevation - Sep 02, 2015



### Condition Detail

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

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

## School Assessment Report - 2009 Building

### System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$3.19	S.F.	3,530	100	2009	2109		94.00 %	0.00 %	94			\$11,261
A1020	Special Foundations	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$3.24	S.F.	3,530	100	2009	2109		94.00 %	0.00 %	94			\$11,437
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	\$10.39	S.F.	3,530	100	2009	2109		94.00 %	0.00 %	94			\$36,677
B2010	Exterior Walls	\$12.81	S.F.	3,530	60	2009	2069		90.00 %	0.00 %	54			\$45,219
B2020	Exterior Windows	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$0.54	S.F.	3,530	30	2009	2039		80.00 %	0.00 %	24			\$1,906
B3010	Roof Coverings - Asphalt Shingles	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	3,530	25	2009	2034		76.00 %	0.00 %	19			\$73,071
B3010	Roof Coverings - EPDM	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3020	Roof Openings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1010	Partitions	\$16.84	S.F.	3,530	100	2009	2109		94.00 %	0.00 %	94			\$59,445
C1020	Interior Doors	\$5.31	S.F.	3,530	30	2009	2039		80.00 %	0.00 %	24			\$18,744
C1030	Fittings	\$5.34	S.F.	3,530	20	2009	2029		70.00 %	0.00 %	14			\$18,850
C2010	Stair Construction	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Ceramic & Glazed	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Paint	\$1.68	S.F.	3,530	10	2009	2019		40.00 %	0.00 %	4			\$5,930
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Carpet	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Ceramic & Quarry Tile	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Terrazzo	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - VCT	\$8.24	S.F.	3,530	15	2009	2024		60.00 %	0.00 %	9			\$29,087
C3020	Floor Finishes - Wood	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$8.65	S.F.	3,530	20	2009	2029		70.00 %	0.00 %	14			\$30,535
D1010	Elevators and Lifts	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$15.76	S.F.	3,530	30	2009	2039		80.00 %	0.00 %	24			\$55,633
D2020	Domestic Water Distribution	\$3.41	S.F.	3,530	30	2009	2039		80.00 %	0.00 %	24			\$12,037
D2030	Sanitary Waste	\$4.28	S.F.	3,530	30	2009	2039		80.00 %	0.00 %	24			\$15,108
D2040	Rain Water Drainage	\$0.84	S.F.	3,530	30	2009	2039		80.00 %	0.00 %	24			\$2,965

# School Assessment Report - 2009 Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Acid Waste	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3020	Heat Generating Systems	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3040	Distribution Systems & Exhaust Systems	\$3.80	S.F.	3,530	30	2009	2039		80.00 %	0.00 %	24			\$13,414
D3050	Terminal & Package Units	\$24.73	S.F.	3,530	15	2009	2024		60.00 %	0.00 %	9			\$87,297
D3060	Controls & Instrumentation	\$2.84	S.F.	3,530	20	2009	2029		70.00 %	0.00 %	14			\$10,025
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
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	\$1.50	S.F.	3,530	40	2009	2049		85.00 %	0.00 %	34			\$5,295
D5020	Branch Wiring	\$4.91	S.F.	3,530	30	2009	2039		80.00 %	0.00 %	24			\$17,332
D5020	Lighting	\$7.37	S.F.	3,530	30	2009	2039		80.00 %	0.00 %	24			\$26,016
D5030	Communications and Security - Fire Alarm	\$0.68	S.F.	3,530	15	2009	2024		60.00 %	0.00 %	9			\$2,400
D5030	Communications and Security - PA & Clock Systems	\$4.24	S.F.	3,530	15	2009	2024		60.00 %	0.00 %	9			\$14,967
D5030	Communications and Security - Security & CCTV	\$1.02	S.F.	3,530	15	2009	2024		60.00 %	0.00 %	9			\$3,601
D5090	Other Electrical Systems - Emergency Generator	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
E1010	Commercial Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1090	Other Equipment - Kitchen Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$9.07	S.F.	3,530	20	2009	2029		70.00 %	0.00 %	14			\$32,017
F1010	Special Structures - Canopies	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
<b>Total</b>									<b>76.80 %</b>					<b>\$640,269</b>

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,342</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$197,136</b>	<b>\$0</b>	<b>\$204,477</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1020 - Special Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings - BUR</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings - EPDM</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings - Preformed Metal</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings - Standing Seam Metal</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3020 - Roof Openings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## School Assessment Report - 2009 Building

C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$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	\$7,342	\$0	\$0	\$0	\$0	\$0	\$0	\$7,342
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,748	\$0	\$41,748
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Acid Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,293	\$0	\$125,293
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

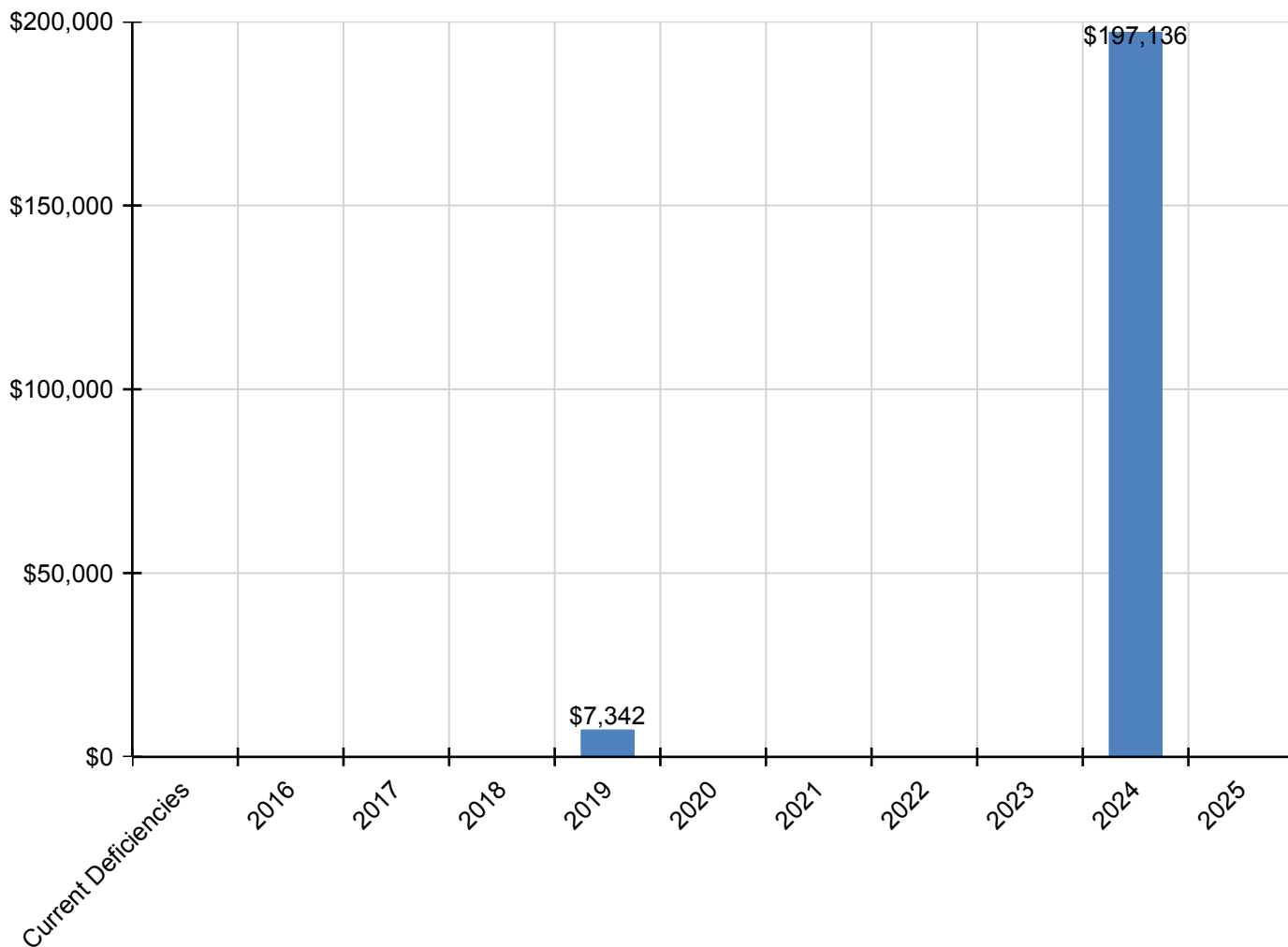
## School Assessment Report - 2009 Building

D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,445	\$3,445
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,482	\$21,482
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,168	\$5,168
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment - 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.

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

## Executive Summary

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

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

Function:	Education Other
Gross Area (SF):	164,365
Year Built:	1955
Last Renovation:	
Replacement Value:	\$5,352,166
Repair Cost:	\$4,720,393.30
Total FCI:	88.20 %
Total RSLI:	7.52 %
FCA Score:	11.80



### Description:

The Avondale High\DeKalb School of the Arts site was originally constructed in 1955, has a total area of 24.2 acres, and is occupied by approximately 164,365 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: 1045

## 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	8.28 %	81.07 %	\$2,874,409.96
G30 - Site Mechanical Utilities	9.07 %	98.26 %	\$1,180,633.81
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$665,349.53
<b>Totals:</b>	<b>7.52 %</b>	<b>88.20 %</b>	<b>\$4,720,393.30</b>

## Photo Album

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

1). Aerial Image of Avondale High/DeKalb School of the Arts - Sep 03, 2015



2). Covered Walkway - Sep 03, 2015



3). Tennis Courts - Sep 03, 2015



4). Softball Field - Sep 03, 2015



5). Baseball Field - Sep 03, 2015



6). Playing Field - Sep 03, 2015



7). Emergency Generator - Sep 03, 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.	56,675	25	1955	1980		0.00 %	110.00 %	-35		\$322,310.73	\$293,010
G2020	Parking Lots	\$4.56	S.F.	40,146	25	1983	2008		0.00 %	110.00 %	-7		\$201,372.34	\$183,066
G2030	Pedestrian Paving	\$1.50	S.F.	164,365	30	1983	2013		0.00 %	110.00 %	-2		\$271,202.25	\$246,548
G2040	Baseball Field	\$8.35	S.F.	111,822	20	1955	1975		0.00 %	110.00 %	-40		\$1,027,085.07	\$933,714
G2040	Canopies	\$0.29	S.F.		0				0.00 %	0.00 %				\$0
G2040	Covered Walkways	\$48.72	S.F.	8,280	100	1955	2055		40.00 %	0.00 %	40			\$403,402
G2040	Fencing & Guardrails	\$0.91	S.F.	164,365	30	1955	1985		0.00 %	110.00 %	-30		\$164,529.37	\$149,572
G2040	Football Field	\$5.85	S.F.		0				0.00 %	0.00 %				\$0
G2040	Hard Surface Play Area	\$6.26	S.F.		0				0.00 %	0.00 %				\$0
G2040	Playing Field	\$3.92	S.F.	135,023	20	1955	1975	2020	25.00 %	0.00 %	5			\$529,290
G2040	Soccer/Lacross Field	\$5.00	S.F.		0				0.00 %	0.00 %				\$0
G2040	Softball Field	\$8.86	S.F.	36,830	20	1983	2003		0.00 %	110.00 %	-12		\$358,945.18	\$326,314
G2040	Tennis Courts	\$18.47	S.F.	13,132	20	1983	2003		0.00 %	110.00 %	-12		\$266,802.84	\$242,548
G2040	Track	\$7.04	S.F.		0				0.00 %	0.00 %				\$0
G2050	Landscaping	\$1.45	S.F.	164,365	15	1955	1970		0.00 %	110.00 %	-45		\$262,162.18	\$238,329
G3010	Water Supply	\$1.83	S.F.	164,365	50	1955	2005		0.00 %	110.00 %	-10		\$330,866.75	\$300,788
G3020	Sanitary Sewer	\$1.15	S.F.	164,365	50	1955	2005		0.00 %	110.00 %	-10		\$207,921.73	\$189,020
G3030	Storm Sewer	\$3.55	S.F.	164,365	50	1955	2005		0.00 %	110.00 %	-10		\$641,845.33	\$583,496
G3060	Fuel Distribution	\$0.78	S.F.	164,365	40	2009	2049		85.00 %	0.00 %	34			\$128,205
G4010	Electrical Distribution	\$1.86	S.F.	164,365	50	1955	2005		0.00 %	110.00 %	-10		\$336,290.79	\$305,719
G4020	Site Lighting	\$1.15	S.F.	164,365	30	1983	2013		0.00 %	110.00 %	-2		\$207,921.73	\$189,020
G4030	Site Communications & Security	\$0.67	S.F.	164,365	10	1983	1993		0.00 %	110.00 %	-22		\$121,137.01	\$110,125
<b>Total</b>									<b>7.52 %</b>	<b>88.20 %</b>			<b>\$4,720,393.30</b>	<b>\$5,352,166</b>

**Renewal Schedule**

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

## School Assessment Report - Site

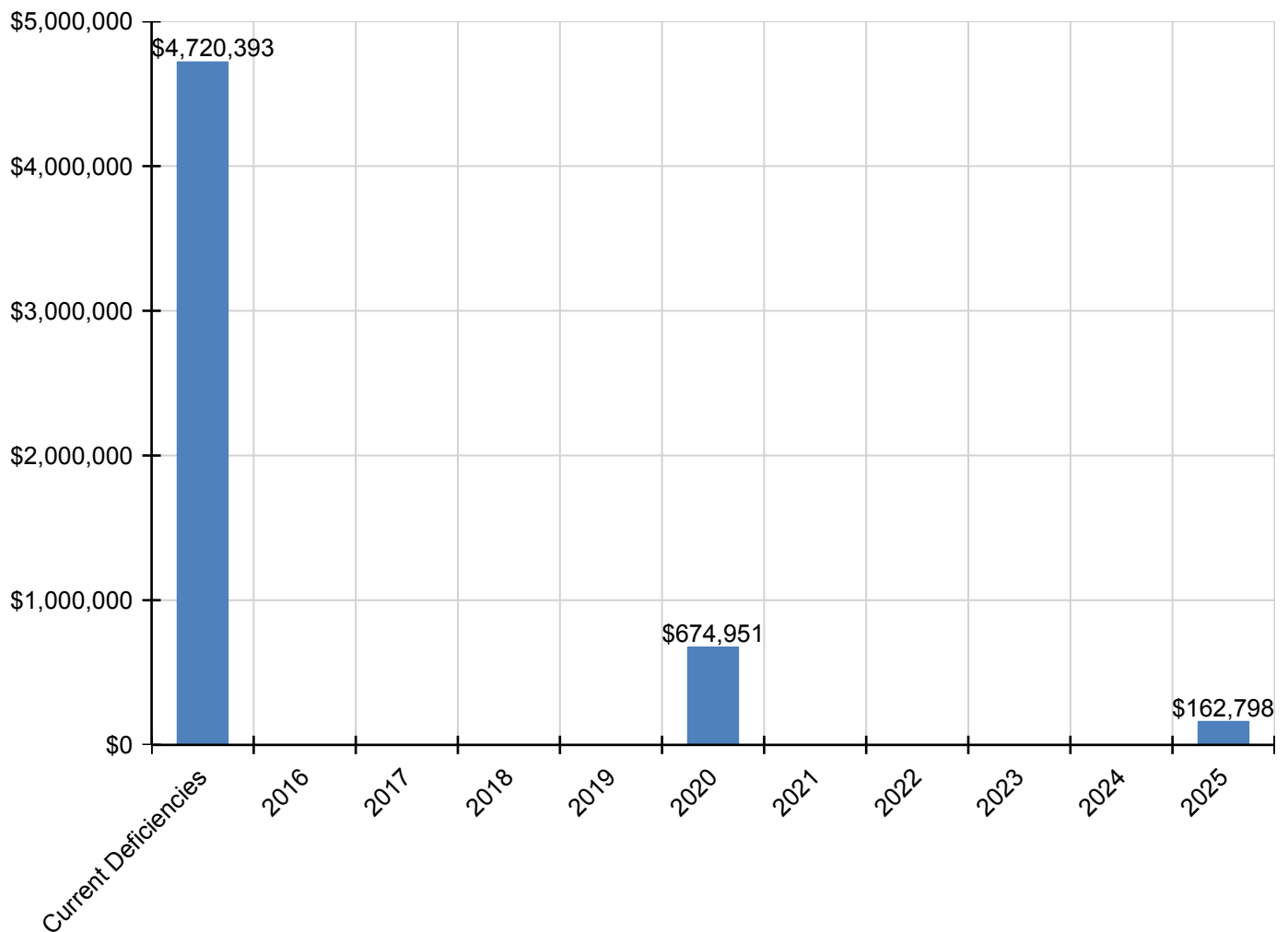
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$4,720,393</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$674,951</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$162,798</b>	<b>\$5,558,143</b>
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$322,311	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$322,311
G2020 - Parking Lots	\$201,372	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,372
G2030 - Pedestrian Paving	\$271,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$271,202
G2040 - Baseball Field	\$1,027,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,027,085
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	\$164,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164,529
G2040 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Playing Field	\$0	\$0	\$0	\$0	\$0	\$674,951	\$0	\$0	\$0	\$0	\$0	\$674,951
G2040 - Soccer/Lacross Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Softball Field	\$358,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$358,945
G2040 - Tennis Courts	\$266,803	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$266,803
G2040 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2050 - Landscaping	\$262,162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,162
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$330,867	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$330,867
G3020 - Sanitary Sewer	\$207,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,922
G3030 - Storm Sewer	\$641,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$641,845
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$336,291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$336,291
G4020 - Site Lighting	\$207,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,922
G4030 - Site Communications & Security	\$121,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,798	\$283,935

\* Indicates non-renewable system

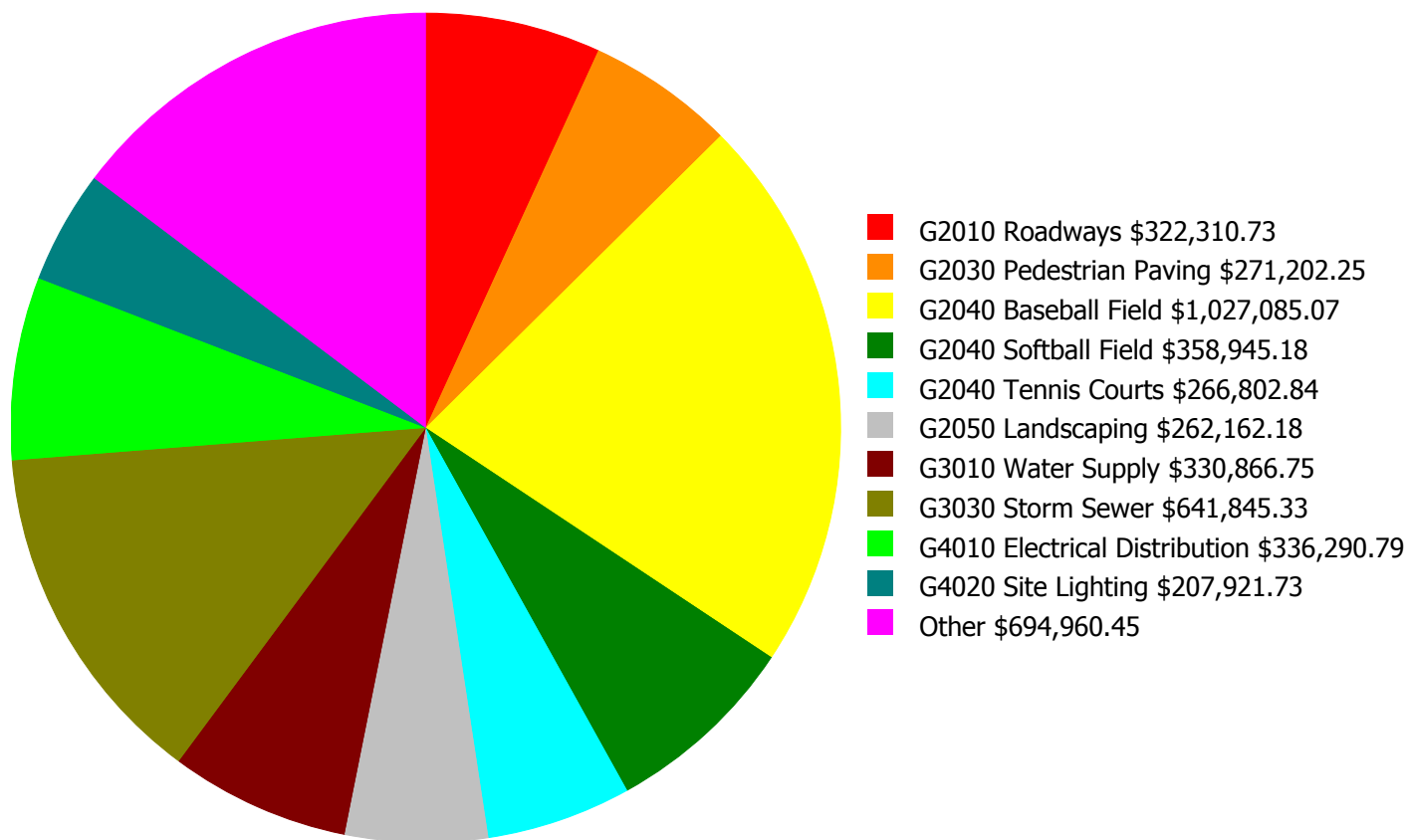
## Forecasted Capital Renewal Requirement

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

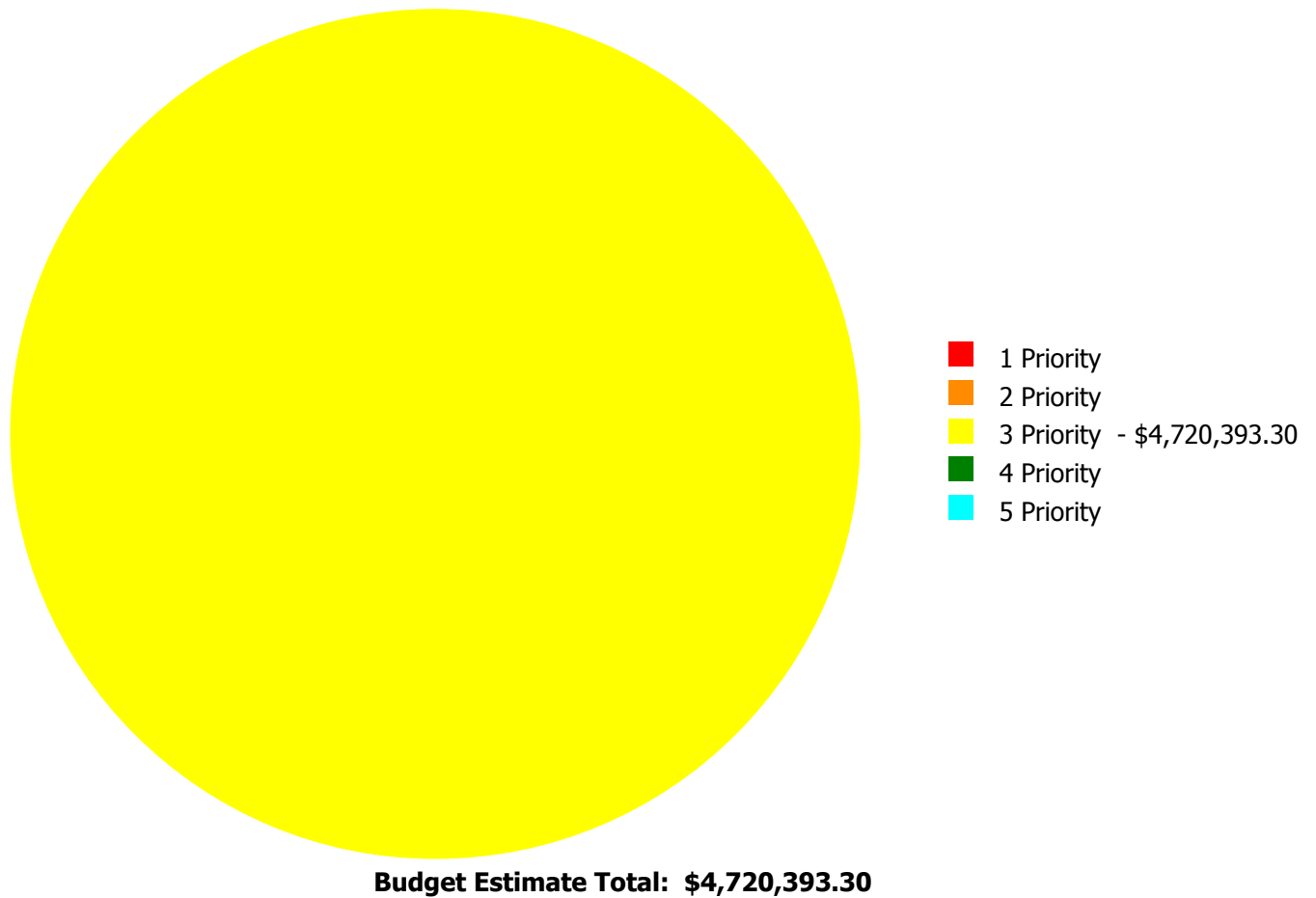
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



**Budget Estimate Total: \$4,720,393.30**

## Deficiency Summary by Priority

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



## Deficiency By Priority Investment Table

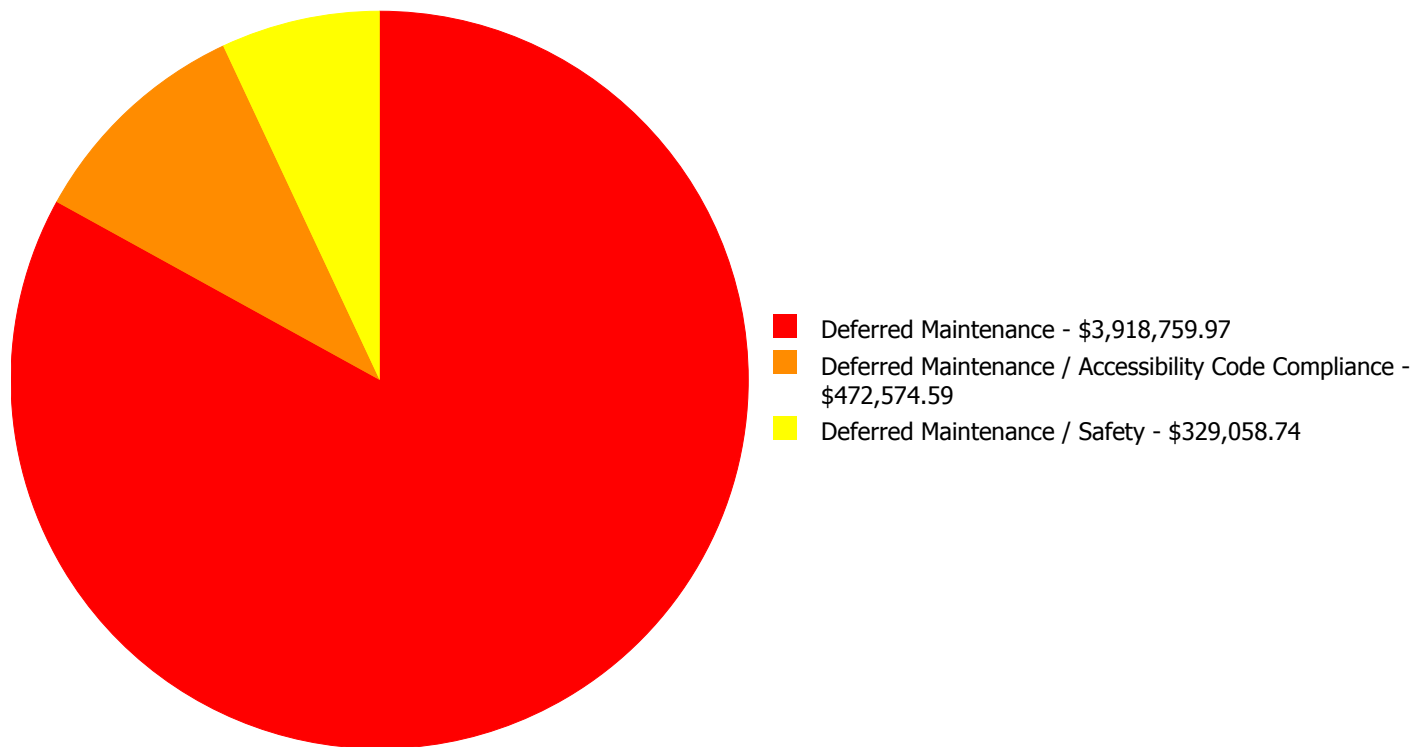
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	\$0.00	\$0.00	\$322,310.73	\$0.00	\$0.00	\$322,310.73
G2020	Parking Lots	\$0.00	\$0.00	\$201,372.34	\$0.00	\$0.00	\$201,372.34
G2030	Pedestrian Paving	\$0.00	\$0.00	\$271,202.25	\$0.00	\$0.00	\$271,202.25
G2040	Baseball Field	\$0.00	\$0.00	\$1,027,085.07	\$0.00	\$0.00	\$1,027,085.07
G2040	Fencing & Guardrails	\$0.00	\$0.00	\$164,529.37	\$0.00	\$0.00	\$164,529.37
G2040	Softball Field	\$0.00	\$0.00	\$358,945.18	\$0.00	\$0.00	\$358,945.18
G2040	Tennis Courts	\$0.00	\$0.00	\$266,802.84	\$0.00	\$0.00	\$266,802.84
G2050	Landscaping	\$0.00	\$0.00	\$262,162.18	\$0.00	\$0.00	\$262,162.18
G3010	Water Supply	\$0.00	\$0.00	\$330,866.75	\$0.00	\$0.00	\$330,866.75
G3020	Sanitary Sewer	\$0.00	\$0.00	\$207,921.73	\$0.00	\$0.00	\$207,921.73
G3030	Storm Sewer	\$0.00	\$0.00	\$641,845.33	\$0.00	\$0.00	\$641,845.33
G4010	Electrical Distribution	\$0.00	\$0.00	\$336,290.79	\$0.00	\$0.00	\$336,290.79
G4020	Site Lighting	\$0.00	\$0.00	\$207,921.73	\$0.00	\$0.00	\$207,921.73
G4030	Site Communications & Security	\$0.00	\$0.00	\$121,137.01	\$0.00	\$0.00	\$121,137.01
	<b>Total:</b>	\$0.00	\$0.00	\$4,720,393.30	\$0.00	\$0.00	\$4,720,393.30

## 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: \$4,720,393.30**

## 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:** 56,675.00

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

**Estimate:** \$322,310.73

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/25/2015

**Notes:** Roadways are aged, have many road cuts, cracks and potholes, and should be replaced.

---

#### System: G2020 - Parking Lots



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Accessibility Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 40,146.00

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

**Estimate:** \$201,372.34

**Assessor Name:** Eduardo Lopez

**Date Created:** 09/03/2015

**Notes:** The parking lot is beyond its expected service life, has many cracks and potholes, is inadequate, and should be repaved and re-stripped. There are insufficient van-accessible parking spaces and signage needs to be provided and/or heights adjusted per minimum ADA standards.

---

**System: G2030 - Pedestrian Paving**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance / Accessibility Code Compliance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 164,365.00

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

**Estimate:** \$271,202.25

**Assessor Name:** Eduardo Lopez

**Date Created:** 09/03/2015

**Notes:** Pedestrian paving is beyond its expected service life, damaged with cracks, and should be replaced to include missing ramps per ADA standards.

---

**System: G2040 - Baseball Field**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 111,822.00

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

**Estimate:** \$1,027,085.07

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/25/2015

**Notes:** The baseball field is beyond its expected service life and should be scheduled for replacement.

---

**System: G2040 - Fencing & Guardrails**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 164,365.00  
**Unit of Measure:** S.F.  
**Estimate:** \$164,529.37  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 06/25/2015

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

---

**System: G2040 - Softball Field**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 36,830.00  
**Unit of Measure:** S.F.  
**Estimate:** \$358,945.18  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 09/03/2015

**Notes:** The softball field is beyond its expected service life, abandoned, and should be scheduled for removal or replacement.

---

**System: G2040 - Tennis Courts**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 13,132.00  
**Unit of Measure:** S.F.  
**Estimate:** \$266,802.84  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 09/03/2015

**Notes:** The tennis courts are beyond their expected service life and should be scheduled for replacement.

---

**System: G2050 - Landscaping**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 164,365.00  
**Unit of Measure:** S.F.  
**Estimate:** \$262,162.18  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 06/25/2015

**Notes:** Landscaping is in poor condition, with missing and eroded areas, and should be replaced.

---

## School Assessment Report - Site

---

### **System: G3010 - Water Supply**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 164,365.00

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

**Estimate:** \$330,866.75

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/25/2015

**Notes:** The water supply system is beyond its expected service life and should be scheduled for replacement.

---

### **System: G3020 - Sanitary Sewer**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 164,365.00

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

**Estimate:** \$207,921.73

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/25/2015

**Notes:** The sanitary sewer system is beyond its expected service life and should be scheduled for replacement. School staff reports that there are two sanitary sewer lift stations onsite and the operation of these facilities may be causing problems. Staff reports that the sanitary sewer system backs up into restrooms located at lower elevation at rear of the site during heavy rains.

---

**System: G3030 - Storm Sewer**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 164,365.00

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

**Estimate:** \$641,845.33

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/25/2015

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

---

**System: G4010 - Electrical Distribution**



**Location:** Site

**Distress:** Beyond Service Life

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Renew System

**Qty:** 164,365.00

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

**Estimate:** \$336,290.79

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/25/2015

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

---

**System: G4020 - Site Lighting**

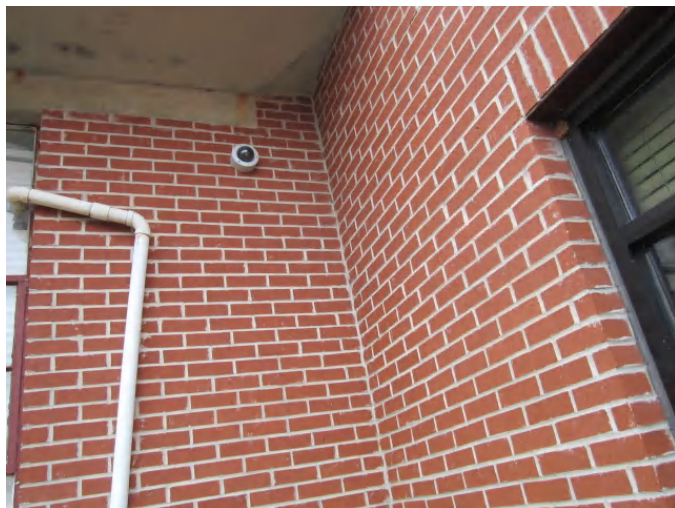


**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 164,365.00  
**Unit of Measure:** S.F.  
**Estimate:** \$207,921.73  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 06/25/2015

**Notes:** Site lighting is beyond its expected service life, inadequate, and should be scheduled for replacement.

---

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



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 Priority  
**Correction:** Renew System  
**Qty:** 164,365.00  
**Unit of Measure:** S.F.  
**Estimate:** \$121,137.01  
**Assessor Name:** Sam Mandola  
**Date Created:** 06/25/2015

**Notes:** The site communications and security system is beyond its expected service life, inadequate, and should be scheduled for replacement and upgrading to provide increased coverage.

---

## 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.

## School Assessment Report - Avondale High/DeKalb School of the Arts

---

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.

## School Assessment Report - Avondale High/DeKalb School of the Arts

---

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.

## School Assessment Report - Avondale High/DeKalb School of the Arts

---

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.