DeKalb County School District/Elementary Schools

Rock Chapel Elementary

Final

School Assessment Report

May 20, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	73,844
Year Built:	1959
Last Renovation:	
Replacement Value:	$16,435,684
Repair Cost:	$9,475,033.81
Total FCI:	57.65 %
Total RSLI:	23.65 %
FCA Score:	42.35

Description:

The Rock Chapel Elementary School campus consists of two buildings located at 1130 Rock Chapel Road in Lithonia, Georgia. The original campus was constructed in 1969, classroom additions to the main school building were constructed in 1975, 1983 and 1998, and a gymnasium building constructed in 1998. In addition to these buildings, the campus contains a storage building, covered walkway, and hard surface play area. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 3	Board District:	District 6
DOE Facility:	3065	Geographic Region:	Region 3
HS Attendance Area:	Stephenson HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	9.5		

School Condition Summary

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

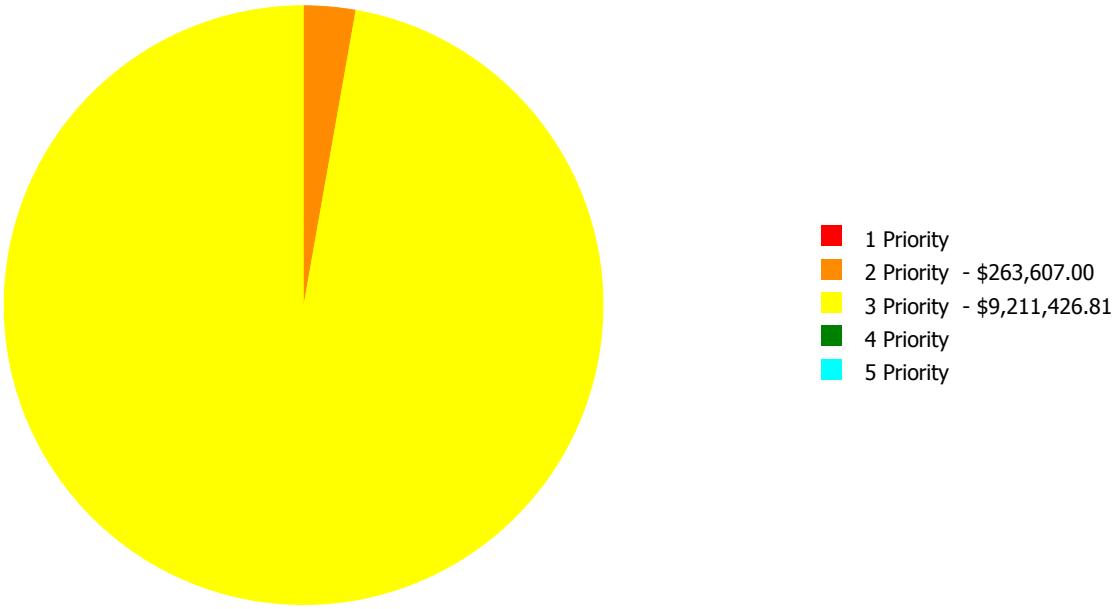
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	69.22 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	76.93 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.33 %	21.61 %	$376,762.81
B30 - Roofing	11.63 %	79.04 %	$937,245.00
C10 - Interior Construction	46.39 %	23.34 %	$220,414.00
C20 - Stairs	83.00 %	0.00 %	$0.00
C30 - Interior Finishes	10.84 %	57.25 %	$1,056,487.00
D10 - Conveying	43.33 %	0.00 %	$0.00
D20 - Plumbing	16.99 %	66.81 %	$1,253,846.00
D30 - HVAC	4.89 %	95.27 %	$2,586,098.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	12.78 %	74.82 %	$1,354,283.00
E10 - Equipment	1.22 %	105.78 %	$507,389.00
E20 - Furnishings	5.28 %	71.30 %	$261,391.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
G20 - Site Improvements	1.03 %	106.45 %	$738,354.00
G30 - Site Mechanical Utilities	7.51 %	6.80 %	$34,928.00
G40 - Site Electrical Utilities	4.04 %	54.40 %	$147,836.00
Totals:	**23.65 %**	**57.65 %**	**$9,475,033.81**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1969, 1975 Building	22,251	81.66	$0.00	$97,660.00	$3,891,994.00	$0.00	$0.00
1983 Addition	22,000	79.52	$0.00	$0.00	$3,433,203.00	$0.00	$0.00
1998 Addition	24,015	19.81	$0.00	$0.00	$967,379.03	$0.00	$0.00
1998 Gym	5,478	18.99	$0.00	$0.00	$163,538.00	$0.00	$0.00
1999 Storage Building	100	1.51	$0.00	$0.00	$141.78	$0.00	$0.00
Site	73,844	62.27	$0.00	$165,947.00	$755,171.00	$0.00	$0.00
Total:		**57.65**	**$0.00**	**$263,607.00**	**$9,211,426.81**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $9,475,033.81

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	22,251
Year Built:	1969
Last Renovation:	
Replacement Value:	$4,885,533
Repair Cost:	$3,989,654.00
Total FCI:	81.66 %
Total RSLI:	12.26 %
FCA Score:	18.34

Description:

The main building at Rock Chapel Elementary School is one-story building and is located at 1130 Rock Chapel Road in Lithonia, Georgia. Originally built in 1968, there have been additions in 1975, 1983, and 1998, 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:	2010, 2011	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	54.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	54.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	36.46 %	35.74 %	$188,711.00
B30 - Roofing	0.00 %	110.00 %	$421,059.00
C10 - Interior Construction	31.05 %	40.86 %	$110,832.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	7.69 %	74.46 %	$451,363.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$647,394.00
D30 - HVAC	4.71 %	98.04 %	$912,958.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	0.79 %	107.41 %	$618,511.00
E10 - Equipment	0.00 %	110.00 %	$507,389.00
E20 - Furnishings	0.00 %	110.00 %	$131,437.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**12.26 %**	**81.66 %**	**$3,989,654.00**

Photo Album

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

1). Southwest Elevation - Jul 29, 2015

2). Southeast Elevation - Jul 29, 2015

3). Southeast Elevation - Jul 29, 2015

4). Northeast Elevation - Jul 29, 2015

5). Southwest Elevation - Jul 29, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	22,251	100	1969	2069		54.00 %	0.00 %	54			$144,409
A1020	Special Foundations	$4.46	S.F.	0	100	1969	2069		54.00 %	0.00 %	54			$0
A1030	Slab on Grade	$7.09	S.F.	22,251	100	1969	2069		54.00 %	0.00 %	54			$157,760
A2010	Basement Excavation	$0.26	S.F.	0	100	1969	2069		54.00 %	0.00 %	54			$0
A2020	Basement Walls	$6.13	S.F.	0	100	1969	2069		54.00 %	0.00 %	54			$0
B1010	Floor Construction	$15.61	S.F.	0	100	1969	2069		54.00 %	0.00 %	54			$0
B1020	Roof Construction	$5.34	S.F.	22,251	100	1969	2069		54.00 %	0.00 %	54			$118,820
B2010	Exterior Walls	$16.02	S.F.	22,251	100	1969	2069		54.00 %	0.00 %	54			$356,461
B2020	Exterior Windows	$6.79	S.F.	22,251	30	1969	1999		0.00 %	110.00 %	-16		$166,193.00	$151,084
B2030	Exterior Doors	$0.92	S.F.	22,251	30	1969	1999		0.00 %	110.00 %	-16		$22,518.00	$20,471
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	6,435	10	1969	1979		0.00 %	110.00 %	-36		$30,579.00	$27,799
B3010	Roof Coverings - BUR	$20.70	S.F.	15,816	25	1969	1994		0.00 %	110.00 %	-21		$360,130.00	$327,391
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1969	1984		0.00 %	0.00 %	-31			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1969	1999		0.00 %	0.00 %	-16			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1969	2044		38.67 %	0.00 %	29			$0
B3020	Roof Openings	$1.24	S.F.	22,251	30	1969	1999		0.00 %	110.00 %	-16		$30,350.00	$27,591
C1010	Partitions	$7.01	S.F.	22,251	100	1969	2069		54.00 %	0.00 %	54			$155,980
C1020	Interior Doors	$2.39	S.F.	22,251	30	1969	1999		0.00 %	80.00 %	-16		$42,544.00	$53,180
C1030	Fittings	$2.79	S.F.	22,251	20	1969	1989		0.00 %	110.00 %	-26		$68,288.00	$62,080
C2010	Stair Construction	$0.00	S.F.		100				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	1969	1999		0.00 %	0.00 %	-16			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	22,251	10	2013	2023		80.00 %	0.00 %	8			$42,944
C3010	Wall Finishes - Wood Paneling	$7.74	S.F.		15				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	970	8	1969	1977		0.00 %	110.01 %	-38		$9,070.00	$8,245
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	2,411	50	1969	2019		8.00 %	0.00 %	4			$34,935
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	2,225	50	1969	2019		8.00 %	0.00 %	4			$117,947
C3020	Floor Finishes - VCT	$9.54	S.F.	18,870	20	1969	1989		0.00 %	110.00 %	-26		$198,022.00	$180,020
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1969	1989		0.00 %	0.00 %	-26			$0
C3030	Ceiling Finishes	$9.98	S.F.	22,251	20	1969	1989		0.00 %	110.00 %	-26		$244,271.00	$222,065
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	22,251	30	1969	1999		0.00 %	110.00 %	-16		$432,248.00	$392,953
D2020	Domestic Water Distribution	$3.99	S.F.	22,251	30	1969	1999		0.00 %	110.00 %	-16		$97,660.00	$88,781
D2030	Sanitary Waste	$3.41	S.F.	22,251	30	1969	1999		0.00 %	110.00 %	-16		$83,464.00	$75,876
D2040	Rain Water Drainage	$0.98	S.F.	22,251	30	1969	1999		0.00 %	110.00 %	-16		$23,987.00	$21,806

School Assessment Report - 1969, 1975 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 - Natural Gas	$0.41	S.F.	22,251	40	1969	2009		0.00 %	110.00 %	-6		$10,035.00	$9,123
D3020	Heat Generating Systems	$4.55	S.F.	22,251	30	1998	2028		43.33 %	0.00 %	13			$101,242
D3030	Cooling Generating Systems	$4.73	S.F.	22,251	25	1969	1994		0.00 %	110.00 %	-21		$115,772.00	$105,247
D3040	Distribution & Exhaust Systems	$5.51	S.F.	22,251	30	1969	1999		0.00 %	110.00 %	-16		$134,863.00	$122,603
D3050	Terminal & Package Units	$18.52	S.F.	22,251	15	1969	1984		0.00 %	110.00 %	-31		$453,297.00	$412,089
D3060	Controls & Instrumentation	$3.60	S.F.	22,251	20	1969	1989		0.00 %	110.00 %	-26		$88,114.00	$80,104
D3090	Other HVAC Systems/Equip - Kitchen Hood	$4.94	S.F.	22,251	30	1969	1999		0.00 %	110.00 %	-16		$120,912.00	$109,920
D4010	Sprinklers	$4.75	S.F.	0	30				0.00 %	0.00 %				$0
D4020	Standpipes	$0.51	S.F.	0	30	1969	1999		0.00 %	0.00 %	-16			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	22,251	40	1969	2009		0.00 %	110.00 %	-6		$44,302.00	$40,274
D5020	Branch Wiring	$6.78	S.F.	22,251	30	1969	1999		0.00 %	110.00 %	-16		$165,948.00	$150,862
D5020	Lighting	$8.90	S.F.	22,251	30	1969	1999		0.00 %	110.00 %	-16		$217,837.00	$198,034
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	22,251	15	1969	1984		0.00 %	110.00 %	-31		$137,066.00	$124,606
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	22,251	15	1969	1984		0.00 %	110.00 %	-31		$30,106.00	$27,369
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	22,251	15	2005	2020		33.33 %	0.00 %	5			$13,573
D5090	Other Electrical Systems - Emergency Generator	$0.95	S.F.	22,251	20	1969	1989		0.00 %	110.00 %	-26		$23,252.00	$21,138
E1010	Commercial Equipment	$7.92	S.F.	0	20	1969	1989		0.00 %	0.00 %	-26			$0
E1020	Institutional Equipment	$0.40	S.F.	22,251	20	1969	1989		0.00 %	110.00 %	-26		$9,790.00	$8,900
E1090	Other Equipment - Kitchen Equipment	$20.33	S.F.	22,251	20	1969	1989		0.00 %	110.00 %	-26		$497,599.00	$452,363
E2010	Fixed Furnishings	$5.37	S.F.	22,251	20	1969	1989		0.00 %	110.00 %	-26		$131,437.00	$119,488
F1010	Special Structures - Canopies	$1.61	S.F.	0	25				0.00 %	0.00 %				$0
								Total	**12.26 %**	**81.66 %**			**$3,989,654.00**	**$4,885,533**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,989,654**	**$0**	**$0**	**$0**	**$189,278**	**$17,308**	**$0**	**$0**	**$71,331**	**$0**	**$41,096**	**$4,308,666**
*** 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	$166,193	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,193**
B2030 - Exterior Doors	$22,518	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,518**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$30,579	$0	$0	$0	$0	$0	$0	$0	$0	$0	$41,096	**$71,675**
B3010 - Roof Coverings - BUR	$360,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$360,130**
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	$30,350	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,350**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

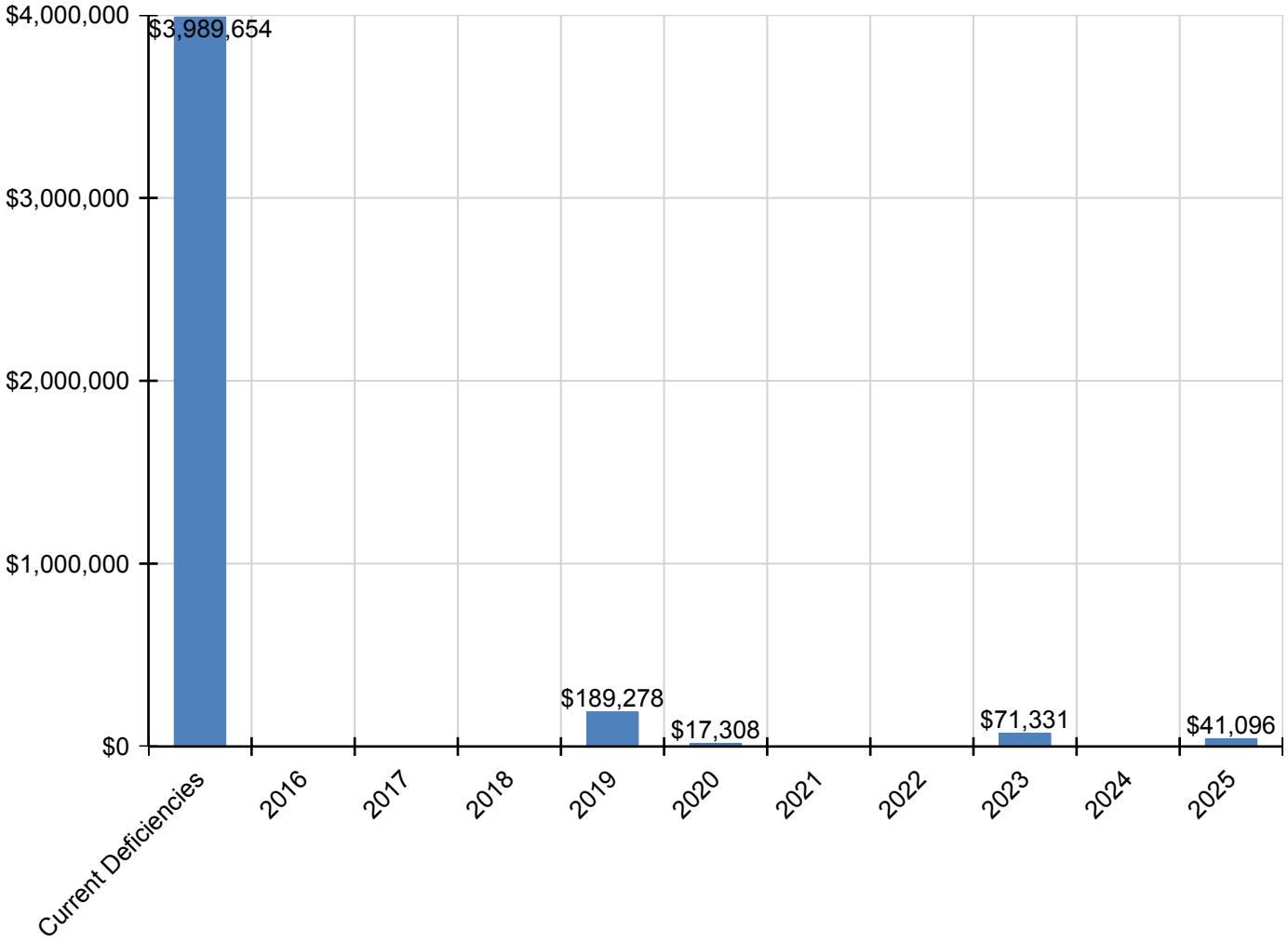
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$42,544	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,544**
C1030 - Fittings	$68,288	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,288**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$0	$0	$59,841	$0	$0	**$59,841**
C3010 - Wall Finishes - Wood Paneling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$9,070	$0	$0	$0	$0	$0	$0	$0	$11,490	$0	$0	**$20,560**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$43,252	$0	$0	$0	$0	$0	$0	**$43,252**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$146,026	$0	$0	$0	$0	$0	$0	**$146,026**
C3020 - Floor Finishes - VCT	$198,022	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$198,022**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$244,271	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$244,271**
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	$432,248	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$432,248**
D2020 - Domestic Water Distribution	$97,660	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$97,660**
D2030 - Sanitary Waste	$83,464	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$83,464**
D2040 - Rain Water Drainage	$23,987	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,987**
D2090 - Other Plumbing Systems - Natural Gas	$10,035	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,035**
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	$115,772	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$115,772**
D3040 - Distribution & Exhaust Systems	$134,863	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$134,863**
D3050 - Terminal & Package Units	$453,297	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$453,297**
D3060 - Controls & Instrumentation	$88,114	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$88,114**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$120,912	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$120,912**
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	$44,302	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,302**
D5020 - Branch Wiring	$165,948	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$165,948**
D5020 - Lighting	$217,837	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$217,837**
D5030 - Communications and Security - Clock & PA Systems	$137,066	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$137,066**
D5030 - Communications and Security - Fire Alarm	$30,106	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,106**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$17,308	$0	$0	$0	$0	$0	**$17,308**
D5090 - Other Electrical Systems - Emergency Generator	$23,252	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,252**
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	$9,790	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,790**
E1090 - Other Equipment - Kitchen Equipment	$497,599	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$497,599**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$131,437	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$131,437**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

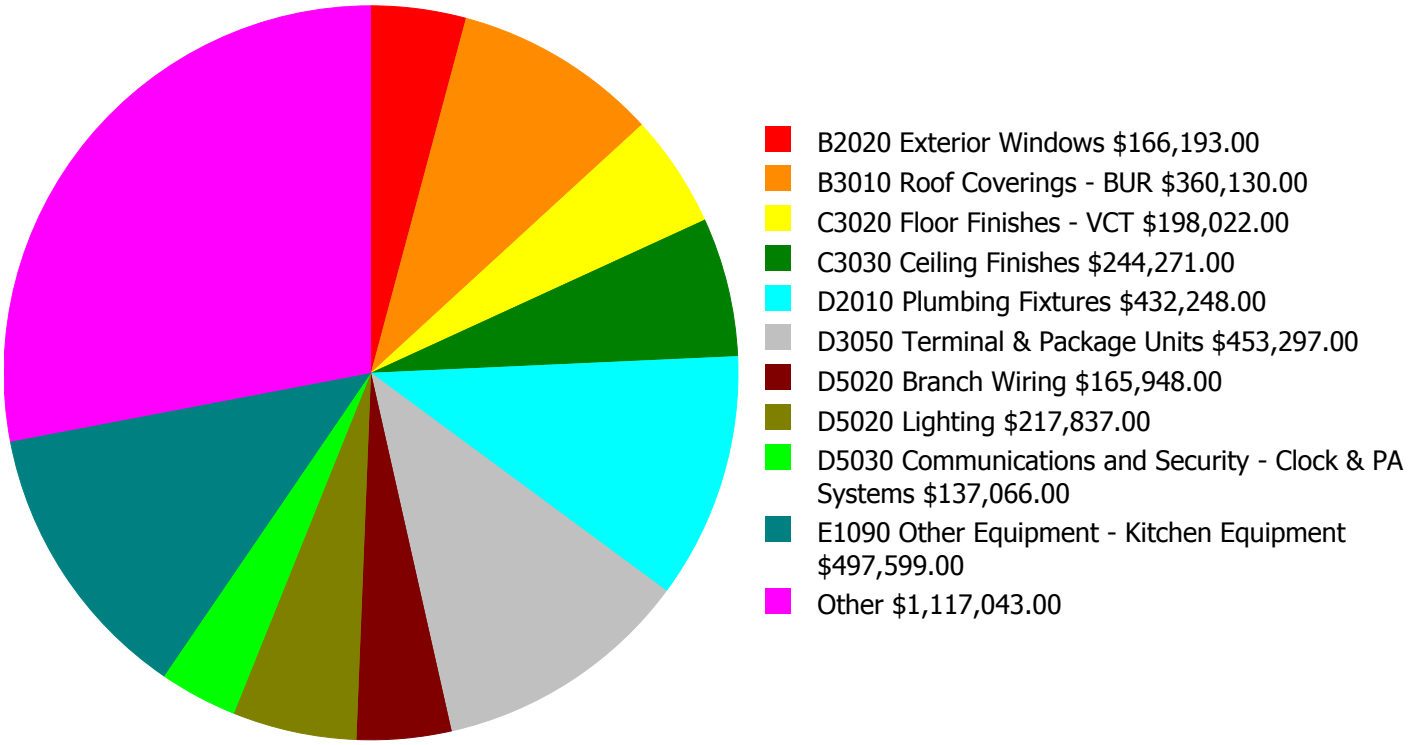
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

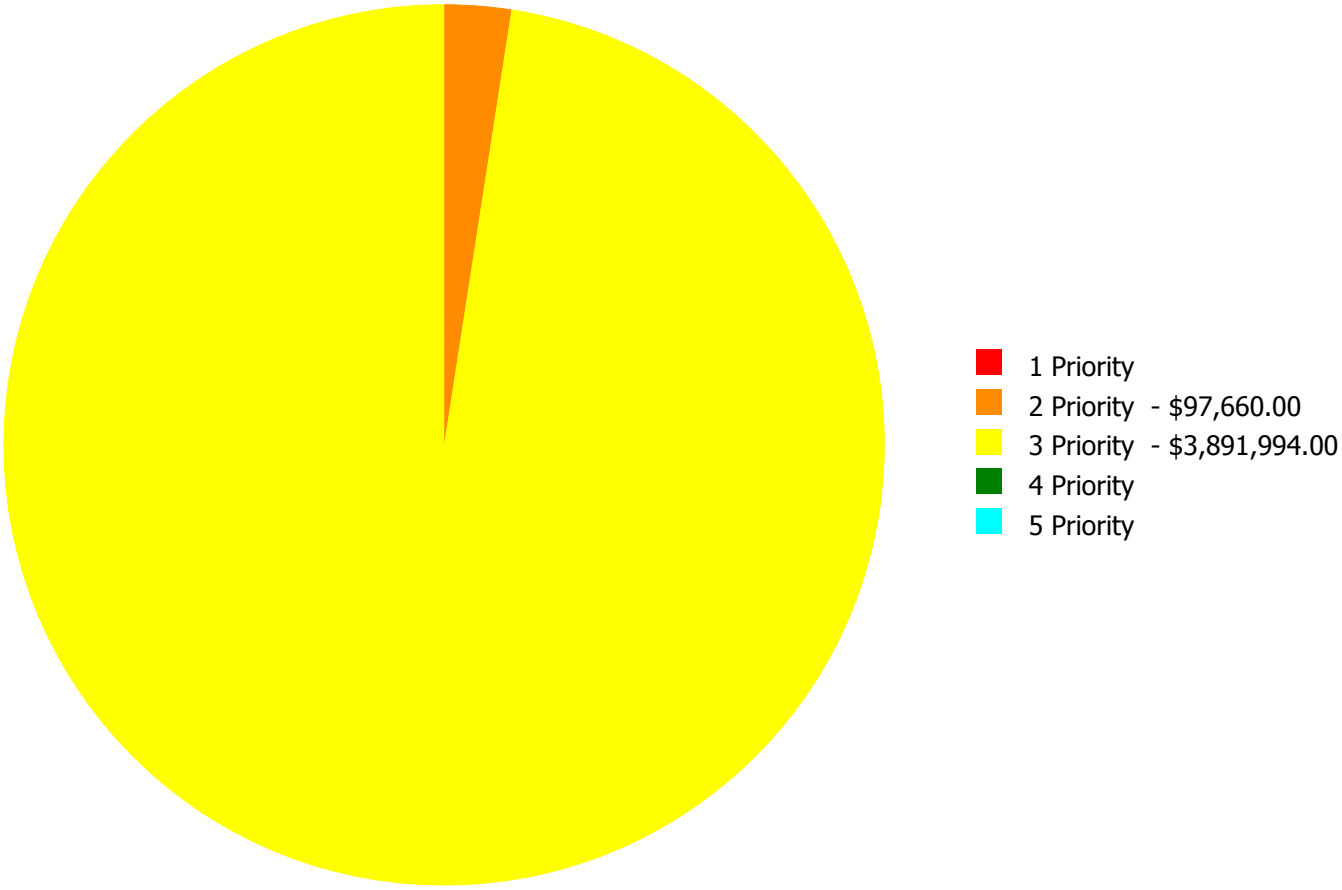
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,989,654.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,989,654.00

Deficiency By Priority Investment Table

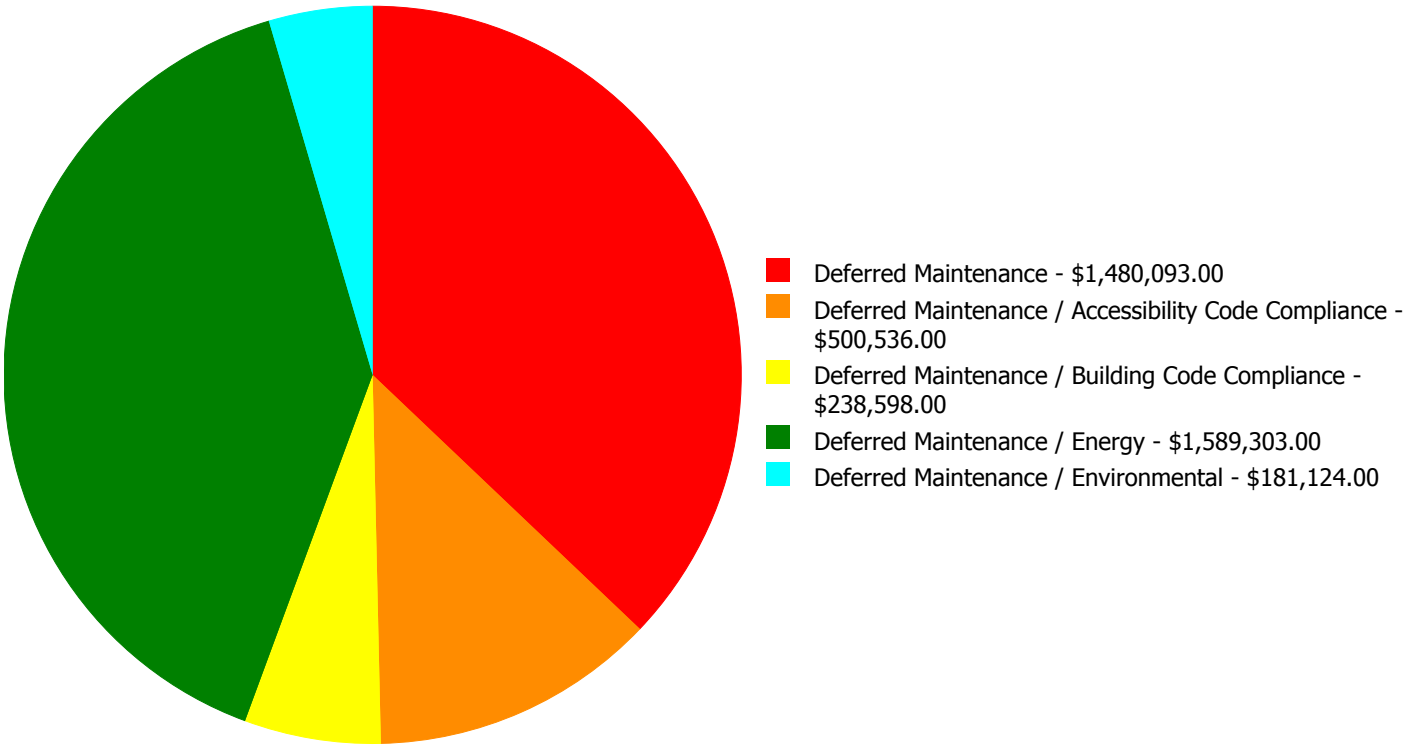
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$166,193.00	$0.00	$0.00	$166,193.00
B2030	Exterior Doors	$0.00	$0.00	$22,518.00	$0.00	$0.00	$22,518.00
B3010	Roof Coverings - Asphalt Shingles	$0.00	$0.00	$30,579.00	$0.00	$0.00	$30,579.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$360,130.00	$0.00	$0.00	$360,130.00
B3020	Roof Openings	$0.00	$0.00	$30,350.00	$0.00	$0.00	$30,350.00
C1020	Interior Doors	$0.00	$0.00	$42,544.00	$0.00	$0.00	$42,544.00
C1030	Fittings	$0.00	$0.00	$68,288.00	$0.00	$0.00	$68,288.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$9,070.00	$0.00	$0.00	$9,070.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$198,022.00	$0.00	$0.00	$198,022.00
C3030	Ceiling Finishes	$0.00	$0.00	$244,271.00	$0.00	$0.00	$244,271.00
D2010	Plumbing Fixtures	$0.00	$0.00	$432,248.00	$0.00	$0.00	$432,248.00
D2020	Domestic Water Distribution	$0.00	$97,660.00	$0.00	$0.00	$0.00	$97,660.00
D2030	Sanitary Waste	$0.00	$0.00	$83,464.00	$0.00	$0.00	$83,464.00
D2040	Rain Water Drainage	$0.00	$0.00	$23,987.00	$0.00	$0.00	$23,987.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$10,035.00	$0.00	$0.00	$10,035.00
D3030	Cooling Generating Systems	$0.00	$0.00	$115,772.00	$0.00	$0.00	$115,772.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$134,863.00	$0.00	$0.00	$134,863.00
D3050	Terminal & Package Units	$0.00	$0.00	$453,297.00	$0.00	$0.00	$453,297.00
D3060	Controls & Instrumentation	$0.00	$0.00	$88,114.00	$0.00	$0.00	$88,114.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	$0.00	$120,912.00	$0.00	$0.00	$120,912.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$44,302.00	$0.00	$0.00	$44,302.00
D5020	Branch Wiring	$0.00	$0.00	$165,948.00	$0.00	$0.00	$165,948.00
D5020	Lighting	$0.00	$0.00	$217,837.00	$0.00	$0.00	$217,837.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$137,066.00	$0.00	$0.00	$137,066.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$30,106.00	$0.00	$0.00	$30,106.00
D5090	Other Electrical Systems - Emergency Generator	$0.00	$0.00	$23,252.00	$0.00	$0.00	$23,252.00
E1020	Institutional Equipment	$0.00	$0.00	$9,790.00	$0.00	$0.00	$9,790.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$497,599.00	$0.00	$0.00	$497,599.00
E2010	Fixed Furnishings	$0.00	$0.00	$131,437.00	$0.00	$0.00	$131,437.00
	Total:	$0.00	$97,660.00	$3,891,994.00	$0.00	$0.00	$3,989,654.00

Deficiency Summary by Category

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



Budget Estimate Total: $3,989,654.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 2 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $97,660.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $166,193.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: B2030 - Exterior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $22,518.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: B3010 - Roof Coverings - Asphalt Shingles

Location: Pitch Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 6,435.00

Unit of Measure: S.F.

Estimate: $30,579.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The asphalt shingle roofing is aged, has some damage, and should be replaced. SPLOST project 323-422 to replace (or recommend other alternative) the asphalt roof shingles on the 1969 and 1975 buildings.

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 15,816.00

Unit of Measure: S.F.

Estimate: $360,130.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced. SPLOST project 323-422 to replace the BUR roof on the 1969 and 1975 buildings.

System: B3020 - Roof Openings

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $30,350.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original metal roof openings are rusted, damaged, and should be replaced. SPLOST project 323-422 to replace the roof openings and add ladders and roof hatches on all buildings.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $42,544.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, not ADA or building code compliant, and should be repaired or replaced. SPLOST project 323-422 to replace all interior doors and hardware.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $68,288.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, not ADA complaint, and should be replaced.

System: C3020 - Floor Finishes - Carpet

Location: Offices

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 970.00

Unit of Measure: S.F.

Estimate: $9,070.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The carpet in the meeting room is stained, showing signs of failure, and should be replaced. SPLOST project 323-422 to replace carpet throughout all buildings, as needed.

System: C3020 - Floor Finishes - VCT

Location: Cafeteria and Classrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 18,870.00

Unit of Measure: S.F.

Estimate: $198,022.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3030 - Ceiling Finishes

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $244,271.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The acoustical ceiling system is beyond its expected service life, damaged, 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: 22,251.00

Unit of Measure: S.F.

Estimate: $432,248.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The plumbing fixtures are beyond their expected service life, damaged, not ADA compliant, and should be replaced. Some water fountains protrude more than 4" into hallway which is not ADA compliant.

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Environmental

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $83,464.00

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. School staff reports sewer smells in building.

System: D2040 - Rain Water Drainage

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $23,987.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The rainwater drainage system is beyond its expected service life and should be scheduled for replacement. School staff reports that the rain water collection system runs over and floods the building.

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Southwest Side of Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $10,035.00

Assessor Name: Ben Nixon

Date Created: 07/24/2015

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

System: D3030 - Cooling Generating Systems

Location: Outside Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $115,772.00

Assessor Name: Ben Nixon

Date Created: 02/05/2016

Notes: The cooling generating system is beyond its expected service life, inadequate, and should be scheduled for replacement.

System: D3040 - Distribution & Exhaust Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $134,863.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $453,297.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $88,114.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The controls and instrumentation system is beyond its expected service life, reportedly do no function properly, and should be scheduled for replacement.

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

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $120,912.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5010 - Electrical Service/Distribution

Location: Main Switch Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $44,302.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The electrical service and distribution system is beyond its expected service life, no longer supports modern load requirements, 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: 22,251.00

Unit of Measure: S.F.

Estimate: $165,948.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The branch wiring system is beyond its expected service life, not building code compliant, and should be scheduled for replacement. Electrical outlets in wet areas are not GFI. There are exposed wires in the mechanical room.

System: D5020 - Lighting

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $217,837.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The lighting system is beyond its expected service life, inefficient, and should be scheduled for replacement.

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $137,066.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $30,106.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement. Restrooms are not code compliant.

System: D5090 - Other Electrical Systems - Emergency Generator

Location: Northwest Side of Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $23,252.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The generator is beyond its expected service life and should be replaced. SPLOST project 323-422 to replace the emergency generator.

System: E1020 - Institutional Equipment

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $9,790.00

Assessor Name: Ben Nixon

Date Created: 07/24/2015

Notes: Institutional equipment, such as theater and stage equipment, is beyond its expected service life and should be scheduled for replacement. An independent report identified suspected hazardous materials in the stage curtains.

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,251.00

Unit of Measure: S.F.

Estimate: $497,599.00

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: 22,251.00

Unit of Measure: S.F.

Estimate: $131,437.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fixed furnishings 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:	Elementary School
Gross Area (SF):	22,000
Year Built:	1983
Last Renovation:	
Replacement Value:	$4,317,223
Repair Cost:	$3,433,203.00
Total FCI:	79.52 %
Total RSLI:	16.53 %
FCA Score:	20.48

Description:

The 1983 classroom addition at Rock Chapel Elementary School is one-story building located at 1130 Rock Chapel Road in Lithonia, Georgia. There have been no major renovations to this addition. 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:	2012	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	45.91 %	35.74 %	$186,582.00
B30 - Roofing	0.00 %	110.00 %	$516,186.00
C10 - Interior Construction	39.10 %	40.86 %	$109,582.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	10.97 %	76.48 %	$471,409.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.32 %	108.23 %	$606,452.00
D30 - HVAC	0.00 %	110.00 %	$868,296.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	2.27 %	99.32 %	$544,742.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$129,954.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**16.53 %**	**79.52 %**	**$3,433,203.00**

Photo Album

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

1). Northwest Elevation - Jul 29, 2015

2). Northeast Elevation - Jul 29, 2015

3). Southeast Elevation - Jul 29, 2015

4). Southwest Elevation - Jul 29, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	22,000	100	1983	2083		68.00 %	0.00 %	68			$142,780
A1020	Special Foundations	$4.46	S.F.	0	100	1983	2083		68.00 %	0.00 %	68			$0
A1030	Slab on Grade	$7.09	S.F.	22,000	100	1983	2083		68.00 %	0.00 %	68			$155,980
A2010	Basement Excavation	$0.26	S.F.	0	100	1983	2083		68.00 %	0.00 %	68			$0
A2020	Basement Walls	$6.13	S.F.	0	100	1983	2083		68.00 %	0.00 %	68			$0
B1010	Floor Construction	$15.61	S.F.	0	100	1983	2083		68.00 %	0.00 %	68			$0
B1020	Roof Construction	$5.34	S.F.	22,000	100	1983	2083		68.00 %	0.00 %	68			$117,480
B2010	Exterior Walls	$16.02	S.F.	22,000	100	1983	2083		68.00 %	0.00 %	68			$352,440
B2020	Exterior Windows	$6.79	S.F.	22,000	30	1983	2013		0.00 %	110.00 %	-2		$164,318.00	$149,380
B2030	Exterior Doors	$0.92	S.F.	22,000	30	1983	2013		0.00 %	110.00 %	-2		$22,264.00	$20,240
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	1983	1993		0.00 %	0.00 %	-22			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	22,000	25	1983	2008		0.00 %	110.00 %	-7		$500,940.00	$455,400
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1983	1998		0.00 %	0.00 %	-17			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1983	2013		0.00 %	0.00 %	-2			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1983	2058		57.33 %	0.00 %	43			$0
B3020	Roof Openings	$0.63	S.F.	22,000	30	1983	2013		0.00 %	110.00 %	-2		$15,246.00	$13,860
C1010	Partitions	$7.01	S.F.	22,000	100	1983	2083		68.00 %	0.00 %	68			$154,220
C1020	Interior Doors	$2.39	S.F.	22,000	30	1983	2013		0.00 %	80.00 %	-2		$42,064.00	$52,580
C1030	Fittings	$2.79	S.F.	22,000	20	1983	2003		0.00 %	110.00 %	-12		$67,518.00	$61,380
C2010	Stair Construction	$0.00	S.F.	22,000	100	1983	2083		68.00 %	0.00 %	68			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	1983	2013		0.00 %	0.00 %	-2			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	22,000	10	1983	1993		0.00 %	110.00 %	-22		$46,706.00	$42,460
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1983	1993		0.00 %	0.00 %	-22			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	3,244	8	1983	1991		0.00 %	110.00 %	-24		$30,331.00	$27,574
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	890	50	1983	2033		36.00 %	0.00 %	18			$12,896
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	3,300	50	1983	2033		36.00 %	0.00 %	18			$174,933
C3020	Floor Finishes - VCT	$9.54	S.F.	14,566	20	1983	2003		0.00 %	110.00 %	-12		$152,856.00	$138,960
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1983	2003		0.00 %	0.00 %	-12			$0
C3030	Ceiling Finishes	$9.98	S.F.	22,000	20	1983	2003		0.00 %	110.00 %	-12		$241,516.00	$219,560
D1010	Elevators and Lifts	$0.00	S.F.	0	30	1983	2013		0.00 %	0.00 %	-2			$0
D2010	Plumbing Fixtures	$17.66	S.F.	22,000	30	1983	2013		0.00 %	110.00 %	-2		$427,372.00	$388,520
D2020	Domestic Water Distribution	$3.99	S.F.	22,000	30	1983	2013		0.00 %	110.00 %	-2		$96,558.00	$87,780
D2030	Sanitary Waste	$3.41	S.F.	22,000	30	1983	2013		0.00 %	110.00 %	-2		$82,522.00	$75,020
D2040	Rain Water Drainage	$0.98	S.F.		30				0.00 %	0.00 %				$0

School Assessment Report - 1983 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	22,000	40	1983	2023		20.00 %	0.00 %	8			$9,020
D3020	Heat Generating Systems	$4.55	S.F.	0	30	1983	2013		0.00 %	0.00 %	-2			$0
D3030	Cooling Generating Systems	$4.73	S.F.	0	30	1983	2013		0.00 %	0.00 %	-2			$0
D3040	Distribution & Exhaust Systems	$4.47	S.F.	22,000	30	1983	2013		0.00 %	110.00 %	-2		$108,174.00	$98,340
D3050	Terminal & Package Units	$27.81	S.F.	22,000	15	1983	1998		0.00 %	110.00 %	-17		$673,002.00	$611,820
D3060	Controls & Instrumentation	$3.60	S.F.	22,000	20	1983	2003		0.00 %	110.00 %	-12		$87,120.00	$79,200
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	30	1983	2013		0.00 %	0.00 %	-2			$0
D4010	Sprinklers	$4.75	S.F.	0	30				0.00 %	0.00 %				$0
D4020	Standpipes	$0.51	S.F.	0	30				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.81	S.F.	22,000	40	1983	2023		20.00 %	0.00 %	8			$39,820
D5020	Branch Wiring	$6.78	S.F.	22,000	30	1983	2013		0.00 %	110.00 %	-2		$164,076.00	$149,160
D5020	Lighting	$8.90	S.F.	22,000	30	1983	2013		0.00 %	110.00 %	-2		$215,380.00	$195,800
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	22,000	15	1983	1998		0.00 %	110.00 %	-17		$135,520.00	$123,200
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	22,000	15	1983	1998		0.00 %	110.00 %	-17		$29,766.00	$27,060
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	22,000	15	2005	2020		33.33 %	0.00 %	5			$13,420
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	0	20	1983	2003		0.00 %	0.00 %	-12			$0
E1010	Commercial Equipment	$0.00	S.F.	0	20	1983	2003		0.00 %	0.00 %	-12			$0
E1020	Institutional Equipment	$0.40	S.F.	22,000	20	2005	2025		50.00 %	0.00 %	10			$8,800
E1090	Other Equipment	$0.00	S.F.	0	20	1983	2003		0.00 %	0.00 %	-12			$0
E2010	Fixed Furnishings	$5.37	S.F.	22,000	20	1983	2003		0.00 %	110.00 %	-12		$129,954.00	$118,140
F1010	Special Structures - Canopies	$1.61	S.F.	0	25				0.00 %	0.00 %				$0
								Total	**16.53 %**	**79.52 %**			**$3,433,203.00**	**$4,317,223**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,433,203**	**$0**	**$0**	**$0**	**$0**	**$17,113**	**$0**	**$0**	**$106,478**	**$0**	**$75,778**	**$3,632,573**
*** 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	$164,318	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$164,318**
B2030 - Exterior Doors	$22,264	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,264**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$500,940	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$500,940**
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	$15,246	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,246**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

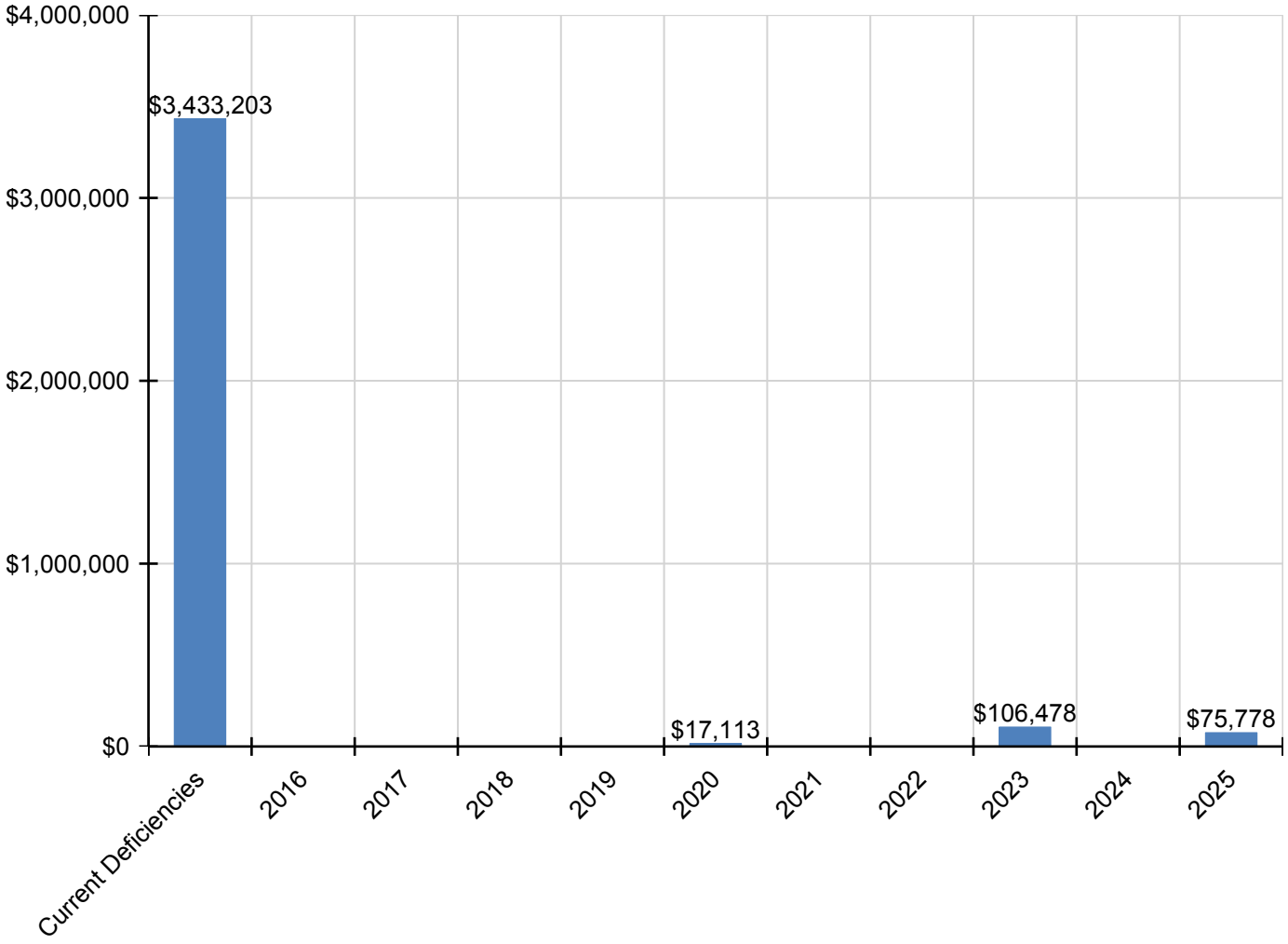
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$42,064	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,064**
C1030 - Fittings	$67,518	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$67,518**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$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	$46,706	$0	$0	$0	$0	$0	$0	$0	$0	$0	$62,769	**$109,475**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$30,331	$0	$0	$0	$0	$0	$0	$0	$38,422	$0	$0	**$68,753**
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	$152,856	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$152,856**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$241,516	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$241,516**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$427,372	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$427,372**
D2020 - Domestic Water Distribution	$96,558	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,558**
D2030 - Sanitary Waste	$82,522	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$82,522**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$12,569	$0	$0	**$12,569**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$108,174	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,174**
D3050 - Terminal & Package Units	$673,002	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$673,002**
D3060 - Controls & Instrumentation	$87,120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$87,120**
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	$55,487	$0	$0	**$55,487**
D5020 - Branch Wiring	$164,076	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$164,076**
D5020 - Lighting	$215,380	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$215,380**
D5030 - Communications and Security - Clock & PA Systems	$135,520	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$135,520**
D5030 - Communications and Security - Fire Alarm	$29,766	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,766**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$17,113	$0	$0	$0	$0	$0	**$17,113**
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	$13,009	**$13,009**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$129,954	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$129,954**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

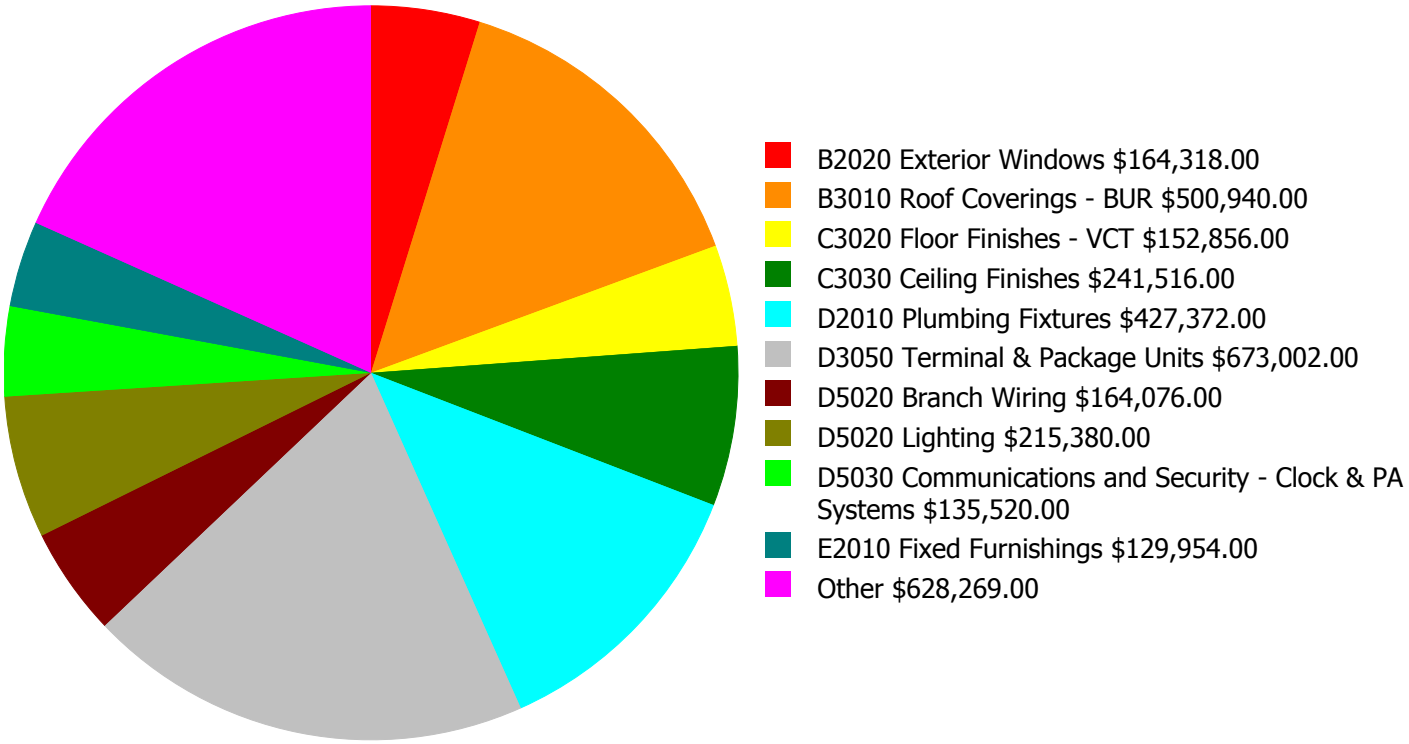
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

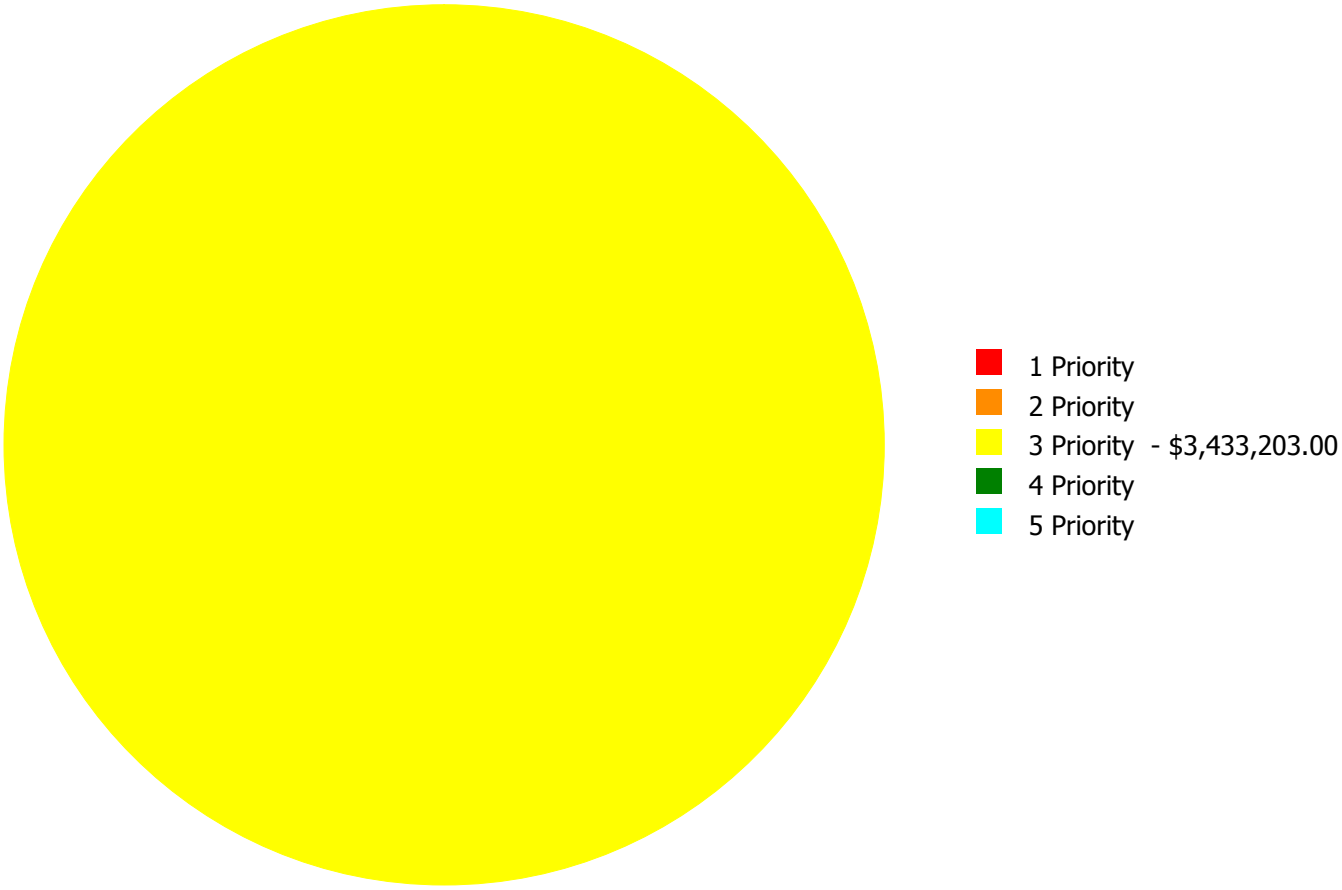
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,433,203.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,433,203.00

Deficiency By Priority Investment Table

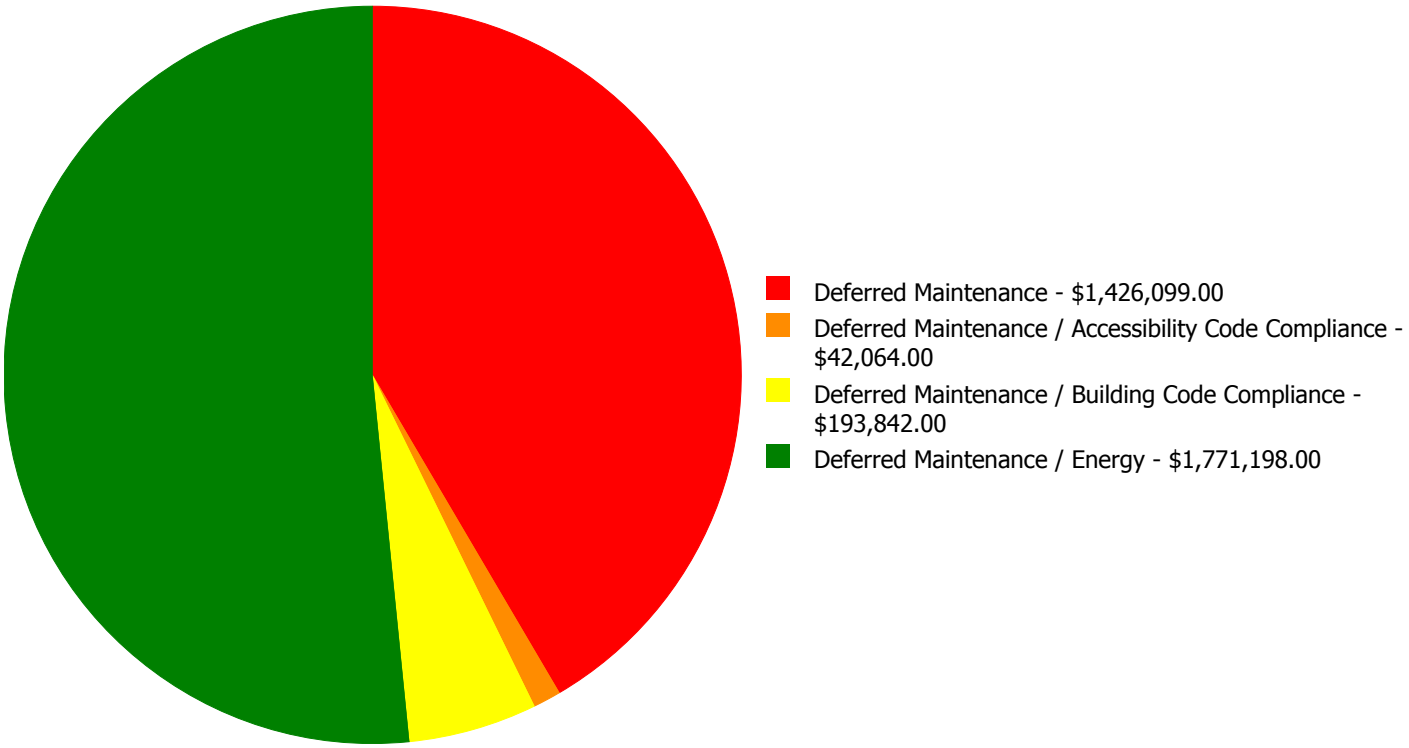
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	$0.00	$0.00	$164,318.00	$0.00	$0.00	$164,318.00
B2030	Exterior Doors	$0.00	$0.00	$22,264.00	$0.00	$0.00	$22,264.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$500,940.00	$0.00	$0.00	$500,940.00
B3020	Roof Openings	$0.00	$0.00	$15,246.00	$0.00	$0.00	$15,246.00
C1020	Interior Doors	$0.00	$0.00	$42,064.00	$0.00	$0.00	$42,064.00
C1030	Fittings	$0.00	$0.00	$67,518.00	$0.00	$0.00	$67,518.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$46,706.00	$0.00	$0.00	$46,706.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$30,331.00	$0.00	$0.00	$30,331.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$152,856.00	$0.00	$0.00	$152,856.00
C3030	Ceiling Finishes	$0.00	$0.00	$241,516.00	$0.00	$0.00	$241,516.00
D2010	Plumbing Fixtures	$0.00	$0.00	$427,372.00	$0.00	$0.00	$427,372.00
D2020	Domestic Water Distribution	$0.00	$0.00	$96,558.00	$0.00	$0.00	$96,558.00
D2030	Sanitary Waste	$0.00	$0.00	$82,522.00	$0.00	$0.00	$82,522.00
D3040	Distribution & Exhaust Systems	$0.00	$0.00	$108,174.00	$0.00	$0.00	$108,174.00
D3050	Terminal & Package Units	$0.00	$0.00	$673,002.00	$0.00	$0.00	$673,002.00
D3060	Controls & Instrumentation	$0.00	$0.00	$87,120.00	$0.00	$0.00	$87,120.00
D5020	Branch Wiring	$0.00	$0.00	$164,076.00	$0.00	$0.00	$164,076.00
D5020	Lighting	$0.00	$0.00	$215,380.00	$0.00	$0.00	$215,380.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$135,520.00	$0.00	$0.00	$135,520.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$29,766.00	$0.00	$0.00	$29,766.00
E2010	Fixed Furnishings	$0.00	$0.00	$129,954.00	$0.00	$0.00	$129,954.00
	Total:	$0.00	$0.00	$3,433,203.00	$0.00	$0.00	$3,433,203.00

Deficiency Summary by Category

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



Budget Estimate Total: $3,433,203.00

Deficiency Details by Priority

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

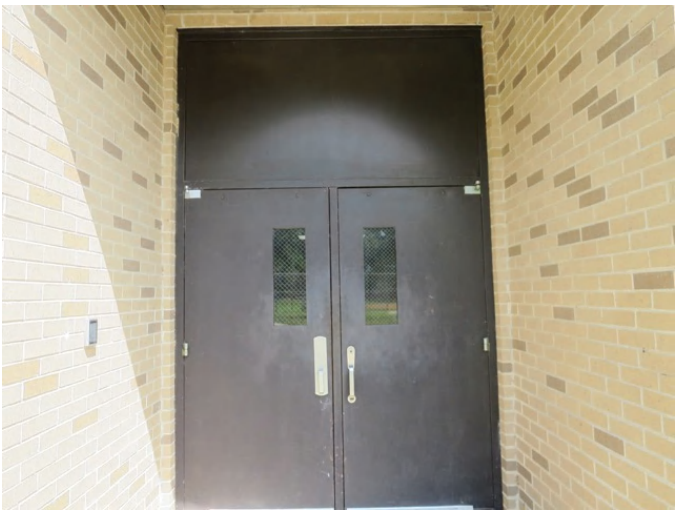
Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 22,000.00
Unit of Measure: S.F.
Estimate: $164,318.00
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.

System: B2030 - Exterior Doors



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 22,000.00
Unit of Measure: S.F.
Estimate: $22,264.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $500,940.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced. SPLOST project 323-422 to replace the roof on the 1983 addition and 1969 and 1975 buildings.

System: B3020 - Roof Openings

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $15,246.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original metal roof openings are rusted, damaged, and should be replaced. SPLOST project 323-422 to replace the roof openings and add ladders and roof hatches on all buildings.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $42,064.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, not ADA compliant, and should be replaced. SPLOST project 323-422 to replace all interior doors and hardware.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $67,518.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life and should be replaced.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

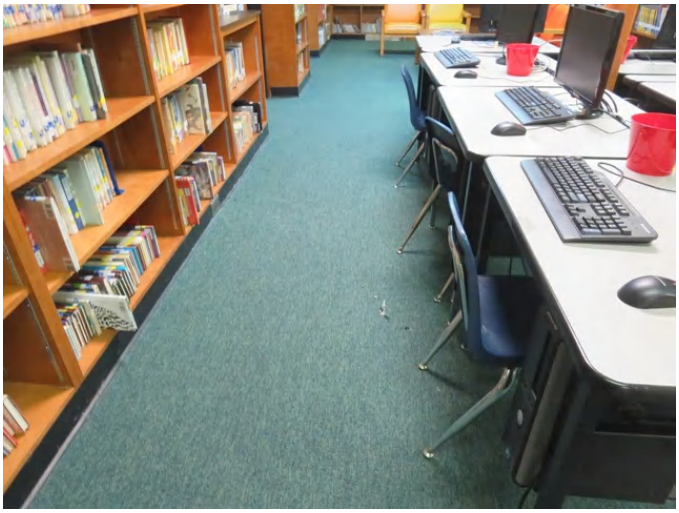
Estimate: $46,706.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The painted wall finishes are beyond their expected service life and should be replaced. SPLOST project 323-422 to paint interior walls and door frames.

System: C3020 - Floor Finishes - Carpet



Location: Media Center

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 3,244.00

Unit of Measure: S.F.

Estimate: $30,331.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The carpet is stained, showing signs of failure, and should be replaced. SPLOST project 323-422 to replace carpet throughout all buildings, as needed.

System: C3020 - Floor Finishes - VCT

Location: Classrooms

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 14,566.00

Unit of Measure: S.F.

Estimate: $152,856.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3030 - Ceiling Finishes

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $241,516.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $427,372.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D2020 - Domestic Water Distribution

Location: Custodial Closet

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $96,558.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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: 22,000.00

Unit of Measure: S.F.

Estimate: $82,522.00

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: D3040 - Distribution & Exhaust Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $108,174.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $673,002.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $87,120.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The controls and instrumentation 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: 22,000.00

Unit of Measure: S.F.

Estimate: $164,076.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The branch wiring system is beyond its expected service life, not building code compliant, and should be scheduled for replacement. Electrical outlets in wet areas are not GFI.

System: D5020 - Lighting

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $215,380.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $135,520.00

Assessor Name: Ben Nixon

Date Created: 07/27/2015

Notes: Clock and PA systems are beyond their expected service life and should be scheduled for replacement. All systems are to be integrated with the main office.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 22,000.00

Unit of Measure: S.F.

Estimate: $29,766.00

Assessor Name: Ben Nixon

Date Created: 07/27/2015

Notes: The fire alarm system is beyond its expected service life, not building code compliant, and should be scheduled for replacement. Visible alarms (strobes) are not installed in restrooms. All systems are integrated with the primary panel in the main office.

System: E2010 - Fixed Furnishings

Location:	Throughout Building
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 Priority
Correction:	Renew System
Qty:	22,000.00
Unit of Measure:	S.F.
Estimate:	$129,954.00
Assessor Name:	Ben Nixon
Date Created:	04/11/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	24,015
Year Built:	1998
Last Renovation:	
Replacement Value:	$4,882,910
Repair Cost:	$967,379.03
Total FCI:	19.81 %
Total RSLI:	42.40 %
FCA Score:	80.19

Description:

The 1998 classroom addition at Rock Chapel Elementary School is a two-story building located at 1130 Rock Chapel Road in Lithonia, Georgia. There have been no major renovations to this addition. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2013	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	83.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	70.11 %	0.23 %	$1,328.03
B30 - Roofing	32.64 %	0.00 %	$0.00
C10 - Interior Construction	59.66 %	0.00 %	$0.00
C20 - Stairs	83.00 %	0.00 %	$0.00
C30 - Interior Finishes	15.32 %	9.80 %	$50,984.00
D10 - Conveying	43.33 %	0.00 %	$0.00
D20 - Plumbing	43.55 %	0.00 %	$0.00
D30 - HVAC	6.90 %	85.26 %	$734,643.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	32.25 %	30.14 %	$180,424.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**42.40 %**	**19.81 %**	**$967,379.03**

Photo Album

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

1). South Elevation - Jul 29, 2015

2). South Elevation - Jul 29, 2015

3). Southeast Elevation - Jul 29, 2015

4). Southwest Elevation - Jul 29, 2015

5). Northeast Elevation - Jul 29, 2015

6). Northwest Elevation - Jul 29, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.49	S.F.	24,015	100	1998	2098		83.00 %	0.00 %	83			$155,857
A1020	Special Foundations	$0.00	S.F.		100				0.00 %	0.00 %				$0
A1030	Slab on Grade	$7.09	S.F.	24,015	100	1998	2098		83.00 %	0.00 %	83			$170,266
A2010	Basement Excavation	$0.00	S.F.		100				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		100				0.00 %	0.00 %				$0
B1010	Floor Construction	$15.61	S.F.	24,015	100	1998	2098		83.00 %	0.00 %	83			$374,874
B1020	Roof Construction	$5.34	S.F.	24,015	100	1998	2098		83.00 %	0.00 %	83			$128,240
B2010	Exterior Walls	$16.02	S.F.	24,015	100	1998	2098		83.00 %	0.00 %	83			$384,720
B2020	Exterior Windows	$6.79	S.F.	24,015	30	1998	2028		43.33 %	0.81 %	13		$1,328.03	$163,062
B2030	Exterior Doors	$0.92	S.F.	24,015	30	1998	2028		43.33 %	0.00 %	13			$22,094
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	1998	2008		0.00 %	0.00 %	-7			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	12,160	25	1998	2023		32.00 %	0.00 %	8			$251,712
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1998	2013		0.00 %	0.00 %	-2			$0
B3010	Roof Coverings - Preformed Metal	$5.01	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	1998	2073		77.33 %	0.00 %	58			$0
B3020	Roof Openings	$0.63	S.F.	24,015	30	1998	2028		43.33 %	0.00 %	13			$15,129
C1010	Partitions	$7.01	S.F.	24,015	100	1998	2098		83.00 %	0.00 %	83			$168,345
C1020	Interior Doors	$2.39	S.F.	24,015	30	1998	2028		43.33 %	0.00 %	13			$57,396
C1030	Fittings	$2.79	S.F.	24,015	20	1998	2018		15.00 %	0.00 %	3			$67,002
C2010	Stair Construction	$1.81	S.F.	24,015	100	1998	2098		83.00 %	0.00 %	83			$43,467
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	24,015	10	1998	2008		0.00 %	110.00 %	-7		$50,984.00	$46,349
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	1998	2008		0.00 %	0.00 %	-7			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	221	8	1998	2006	2020	62.50 %	0.00 %	5			$1,879
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	1,046	50	1998	2048		66.00 %	0.00 %	33			$15,157
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	1998	2048		66.00 %	0.00 %	33			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	22,748	20	1998	2018		15.00 %	0.00 %	3			$217,016
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			$0
C3030	Ceiling Finishes	$9.98	S.F.	24,015	20	1998	2018		15.00 %	0.00 %	3			$239,670
D1010	Elevators and Lifts	$5.27	S.F.	24,015	30	1998	2028		43.33 %	0.00 %	13			$126,559
D2010	Plumbing Fixtures	$17.66	S.F.	24,015	30	1998	2028		43.33 %	0.00 %	13			$424,105
D2020	Domestic Water Distribution	$3.99	S.F.	24,015	30	1998	2028		43.33 %	0.00 %	13			$95,820
D2030	Sanitary Waste	$3.41	S.F.	24,015	30	1998	2028		43.33 %	0.00 %	13			$81,891
D2040	Rain Water Drainage	$0.98	S.F.	24,015	30	1998	2028		43.33 %	0.00 %	13			$23,535

School Assessment Report - 1998 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.41	S.F.	24,015	40	1998	2038		57.50 %	0.00 %	23			$9,846
D3020	Heat Generating Systems	$4.55	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D3030	Cooling Generating Systems	$4.73	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D3040	Distribution & Exhaust Systems	$4.47	S.F.	24,015	30	1998	2028		43.33 %	0.00 %	13			$107,347
D3050	Terminal & Package Units	$27.81	S.F.	24,015	15	1998	2013		0.00 %	110.00 %	-2		$734,643.00	$667,857
D3060	Controls & Instrumentation	$3.60	S.F.	24,015	20	1998	2018		15.00 %	0.00 %	3			$86,454
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.23	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D4010	Sprinklers	$4.75	S.F.	0	30				0.00 %	0.00 %				$0
D4020	Standpipes	$0.51	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D5010	Electrical Service/Distribution	$1.81	S.F.	24,015	40	1998	2038		57.50 %	0.00 %	23			$43,467
D5020	Branch Wiring	$6.78	S.F.	24,015	30	1998	2028		43.33 %	0.00 %	13			$162,822
D5020	Lighting	$8.90	S.F.	24,015	30	1998	2028		43.33 %	0.00 %	13			$213,734
D5030	Communications and Security - Clock & PA Systems	$5.60	S.F.	24,015	15	1998	2013		0.00 %	110.00 %	-2		$147,932.00	$134,484
D5030	Communications and Security - Fire Alarm	$1.23	S.F.	24,015	15	1998	2013		0.00 %	110.00 %	-2		$32,492.00	$29,538
D5030	Communications and Security - Security & CCTV	$0.61	S.F.	24,015	15	2005	2020		33.33 %	0.00 %	5			$14,649
D5090	Other Electrical Systems - Emergency Generator	$0.35	S.F.	0	15	1998	2013		0.00 %	0.00 %	-2			$0
E1010	Commercial Equipment	$7.92	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			$0
E1020	Institutional Equipment	$0.40	S.F.	24,015	20	1998	2018		15.00 %	0.00 %	3			$9,606
E1090	Other Equipment	$0.88	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			$0
E2010	Fixed Furnishings	$5.37	S.F.	24,015	20	1998	2018		15.00 %	0.00 %	3			$128,961
F1010	Special Structures - Canopies	$1.61	S.F.	0	25				0.00 %	0.00 %				$0
								Total	**42.40 %**	**19.81 %**			**$967,379.03**	**$4,882,910**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$967,379**	**$0**	**$0**	**$899,948**	**$0**	**$21,076**	**$0**	**$0**	**$350,747**	**$0**	**$68,518**	**$2,307,668**
*** 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	$1,328	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,328**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$350,747	$0	$0	**$350,747**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

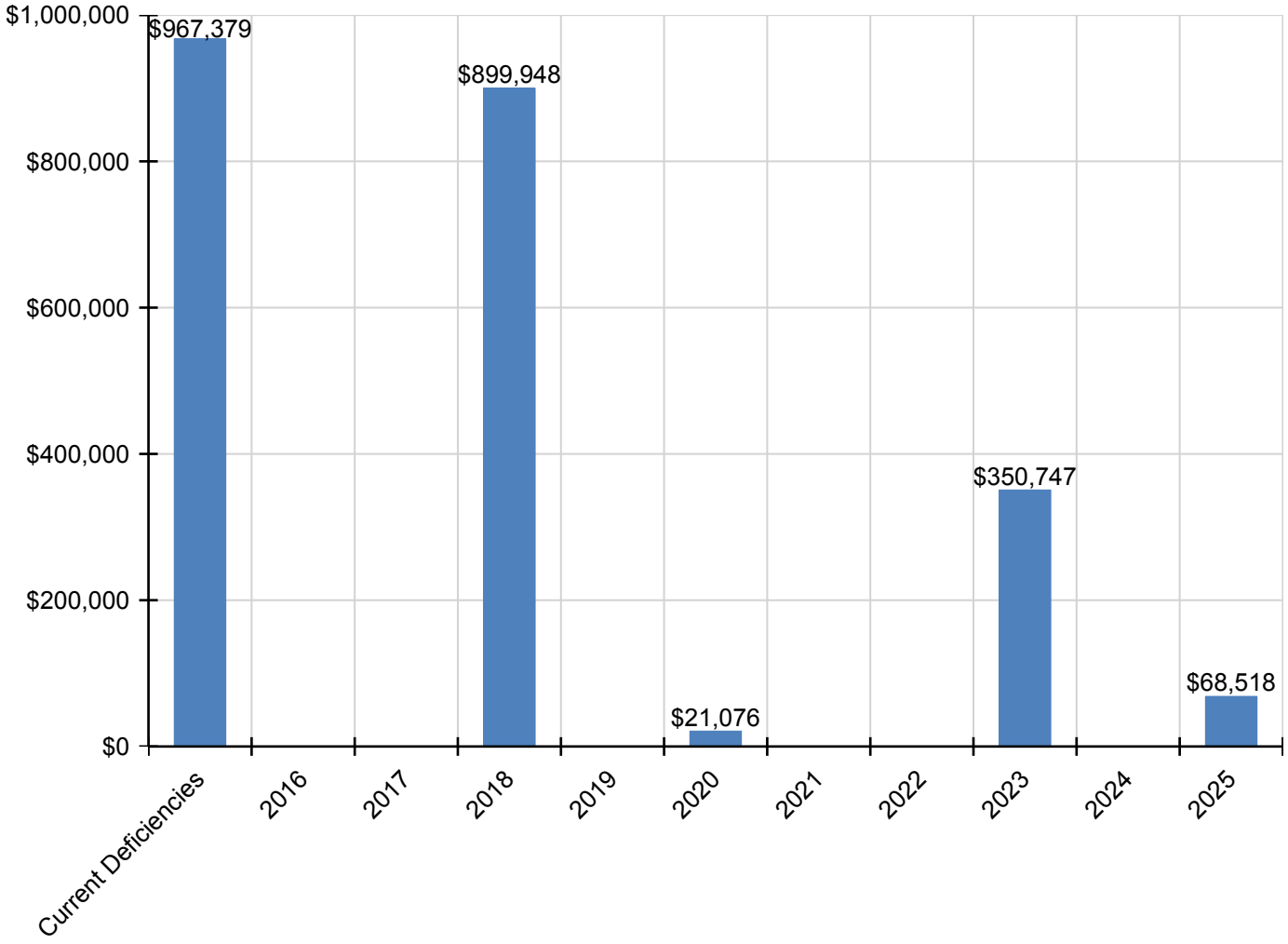
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$80,536	$0	$0	$0	$0	$0	$0	$0	**$80,536**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$50,984	$0	$0	$0	$0	$0	$0	$0	$0	$0	$68,518	**$119,502**
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	$2,395	$0	$0	$0	$0	$0	**$2,395**
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	$260,854	$0	$0	$0	$0	$0	$0	$0	**$260,854**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$288,083	$0	$0	$0	$0	$0	$0	$0	**$288,083**
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 - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$734,643	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$734,643**
D3060 - Controls & Instrumentation	$0	$0	$0	$103,917	$0	$0	$0	$0	$0	$0	$0	**$103,917**
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 - Clock & PA Systems	$147,932	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$147,932**
D5030 - Communications and Security - Fire Alarm	$32,492	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,492**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$18,681	$0	$0	$0	$0	$0	**$18,681**
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	$11,547	$0	$0	$0	$0	$0	$0	$0	**$11,547**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$155,011	$0	$0	$0	$0	$0	$0	$0	**$155,011**
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*

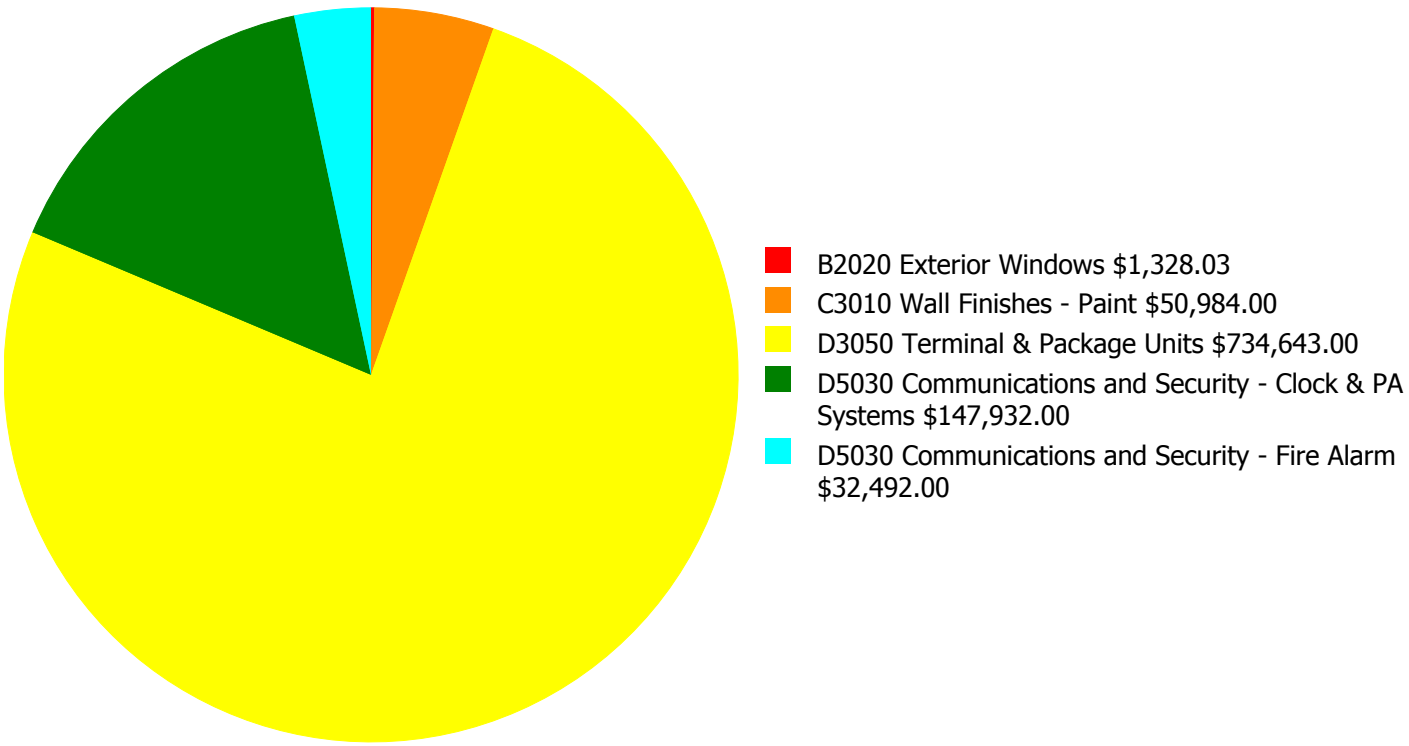
Forecasted Capital Renewal Requirement

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

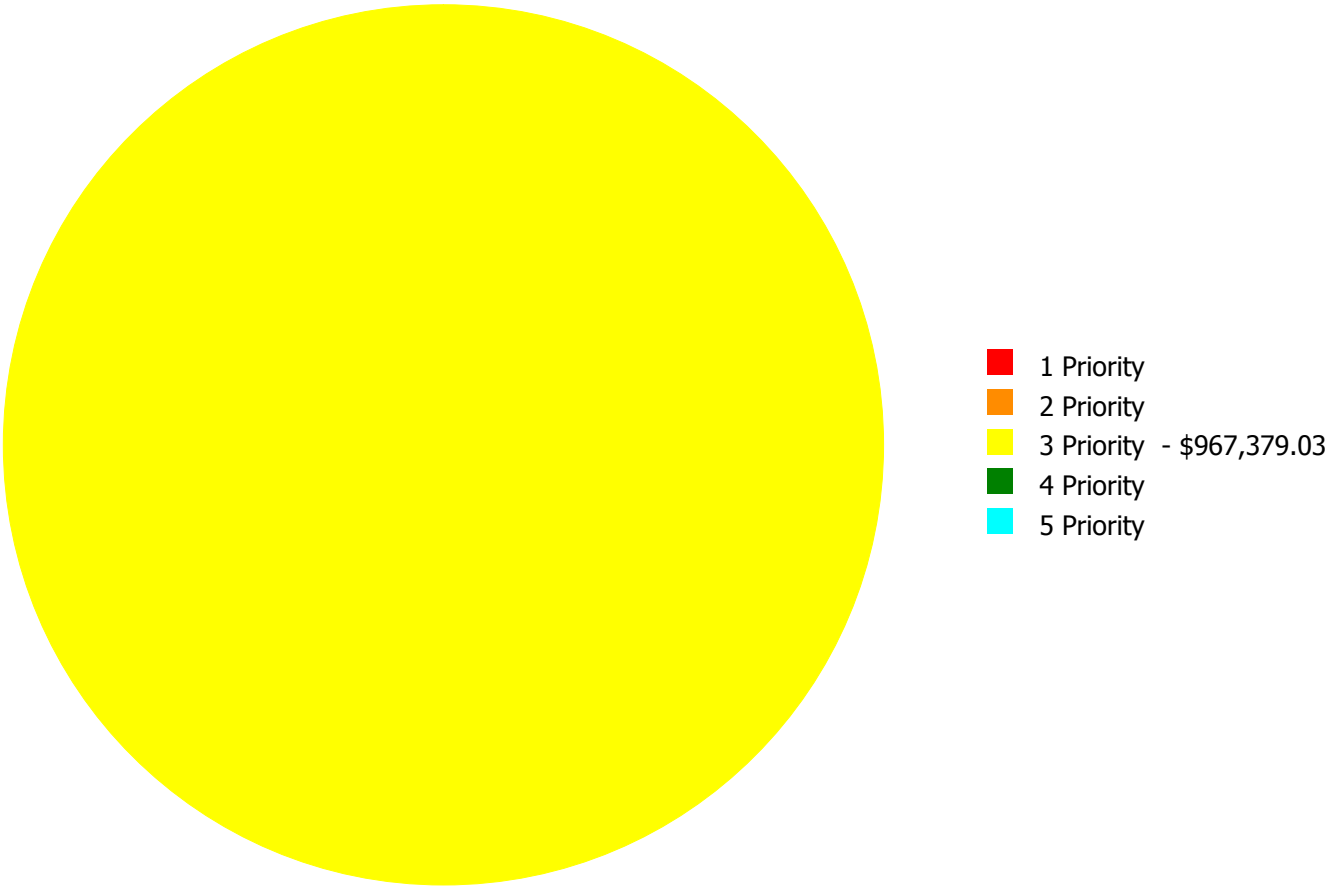
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $967,379.03

Deficiency Summary by Priority

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



Budget Estimate Total: $967,379.03

Deficiency By Priority Investment Table

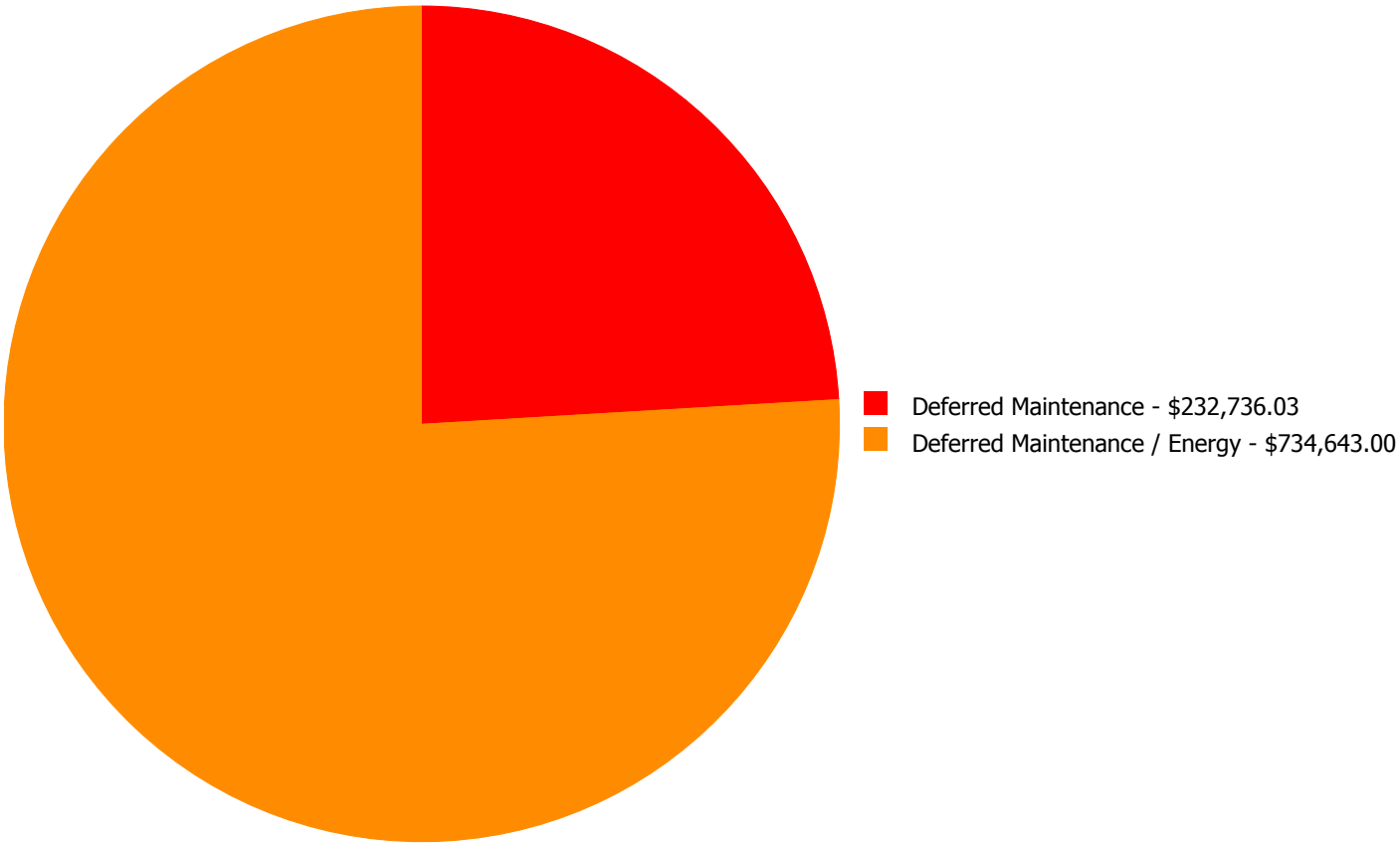
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$1,328.03	$0.00	$0.00	$1,328.03
C3010	Wall Finishes - Paint	$0.00	$0.00	$50,984.00	$0.00	$0.00	$50,984.00
D3050	Terminal & Package Units	$0.00	$0.00	$734,643.00	$0.00	$0.00	$734,643.00
D5030	Communications and Security - Clock & PA Systems	$0.00	$0.00	$147,932.00	$0.00	$0.00	$147,932.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$32,492.00	$0.00	$0.00	$32,492.00
	Total:	$0.00	$0.00	$967,379.03	$0.00	$0.00	$967,379.03

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: $967,379.03

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: Southwest Exterior Wall

Distress: Inadequate

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Refinish 3'-9" x 5'-5" steel frame window - 1st floor.

Qty: 1.00

Unit of Measure: Ea.

Estimate: $1,328.03

Assessor Name: Eduardo Lopez

Date Created: 03/08/2016

Notes: The storefront window is corroding and paint is peeling off. Refinish 10' x 15' steel frame window.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 24,015.00

Unit of Measure: S.F.

Estimate: $50,984.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The painted wall finish is deteriorating due to age and use, and should be replaced. SPLOST project 323-422 to paint interior walls and door frames.

System: D3050 - Terminal & Package Units

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 24,015.00

Unit of Measure: S.F.

Estimate: $734,643.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The rooftop package unit is beyond its expected service life and should be scheduled for replacement.

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

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 24,015.00

Unit of Measure: S.F.

Estimate: $147,932.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: D5030 - Communications and Security - Fire Alarm

Location:	Throughout Building
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 Priority
Correction:	Renew System
Qty:	24,015.00
Unit of Measure:	S.F.
Estimate:	$32,492.00
Assessor Name:	Eduardo Lopez
Date Created:	04/11/2015

Notes: The fire alarm 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:	Elementary School
Gross Area (SF):	5,478
Year Built:	1998
Last Renovation:	
Replacement Value:	$861,290
Repair Cost:	$163,538.00
Total FCI:	18.99 %
Total RSLI:	51.25 %
FCA Score:	81.01

Description:

The 1998 gymnasium at Rock Chapel Elementary School is a one-story building located at 1130 Rock Chapel Road in Lithonia, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	2020	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	83.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	79.34 %	0.00 %	$0.00
B30 - Roofing	77.33 %	0.00 %	$0.00
C10 - Interior Construction	66.23 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	6.00 %	80.47 %	$82,731.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	43.60 %	0.00 %	$0.00
D30 - HVAC	22.13 %	53.04 %	$70,201.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	24.15 %	12.40 %	$10,606.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	0.00 %	$0.00
Totals:	**51.25 %**	**18.99 %**	**$163,538.00**

Photo Album

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

1). Southeast Elevation - Jul 30, 2015

2). Southwest Elevation - Jul 30, 2015

3). Northwest Elevation - Jul 30, 2015

4). Northeast Elevation - Jul 30, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$9.34	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
A1020	Special Foundations	$0.47	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
A1030	Slab on Grade	$6.21	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			$34,018
A2010	Basement Excavation	$0.18	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
A2020	Basement Walls	$2.47	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
B1010	Floor Construction	$2.65	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
B1020	Roof Construction	$21.36	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			$117,010
B2010	Exterior Walls	$19.80	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			$108,464
B2020	Exterior Windows	$9.36	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
B2030	Exterior Doors	$2.01	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			$11,011
B3010	Roof Coverings - BUR	$13.90	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			$0
B3010	Roof Coverings - EPDM	$13.90	S.F.	0	15	1998	2013		0.00 %	0.00 %	-2			$0
B3010	Roof Coverings - Standing Seam Metal	$11.91	S.F.	5,478	75	1998	2073		77.33 %	0.00 %	58			$65,243
B3020	Roof Openings	$0.54	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
C1010	Partitions	$12.78	S.F.	5,478	100	1998	2098		83.00 %	0.00 %	83			$70,009
C1020	Interior Doors	$4.24	S.F.	5,478	40	1998	2038		57.50 %	0.00 %	23			$23,227
C1030	Fittings	$3.46	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			$18,954
C2010	Stair Construction	$0.00	S.F.	0	100	1998	2098		83.00 %	0.00 %	83			$0
C3010	Wall Finishes - Ceramic	$6.65	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
C3010	Wall Finishes - Paint	$1.41	S.F.	5,478	10	1998	2008		0.00 %	109.99 %	-7		$8,496.00	$7,724
C3020	Floor Finishes - Ceramic Tiles	$14.49	S.F.	275	50	1998	2048		66.00 %	0.00 %	33			$3,985
C3020	Floor Finishes - Neoprene	$14.46	S.F.	4,383	12	1998	2010		0.00 %	110.00 %	-5		$69,716.00	$63,378
C3020	Floor Finishes - VCT	$5.01	S.F.	820	15	1998	2013		0.00 %	110.00 %	-2		$4,519.00	$4,108
C3030	Ceiling Finishes	$4.31	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			$23,610
D1010	Elevators and Lifts	$0.00	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D2010	Plumbing Fixtures	$9.66	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			$52,917
D2020	Domestic Water Distribution	$5.85	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			$32,046
D2030	Sanitary Waste	$0.87	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			$4,766
D2040	Rain Water Drainage	$0.22	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			$1,205
D2090	Other Plumbing Systems - Natural Gas	$0.32	S.F.	5,478	40	1998	2038		57.50 %	0.00 %	23			$1,753
D3020	Heat Generating Systems	$4.02	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D3030	Cooling Generating Systems	$4.17	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			$67,106
D3050	Terminal & Package Units	$11.65	S.F.	5,478	15	1998	2013		0.00 %	110.00 %	-2		$70,201.00	$63,819

School Assessment Report - 1998 Gym

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 $
D3060	Controls & Instrumentation	$0.26	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			$1,424
D4010	Sprinklers	$3.84	S.F.	0	30	1998	2028		43.33 %	0.00 %	13			$0
D5010	Electrical Service/Distribution	$1.24	S.F.	5,478	40	1998	2038		57.50 %	0.00 %	23			$6,793
D5020	Branch Wiring	$5.24	S.F.	5,478	30	1998	2028		43.33 %	0.00 %	13			$28,705
D5020	Lighting	$5.24	S.F.	5,478	20	1998	2018		15.00 %	0.00 %	3			$28,705
D5030	Communications and Security - Fire Alarm	$2.13	S.F.	5,478	15	1998	2013		0.00 %	0.00 %	-2			$11,668
D5030	Communications and Security - Public Address & Clock System	$0.88	S.F.	5,478	15	1998	2013		0.00 %	110.00 %	-2		$5,303.00	$4,821
D5030	Communications and Security - Security & CCTV	$0.88	S.F.	5,478	15	1998	2013		0.00 %	110.00 %	-2		$5,303.00	$4,821
D5090	Other Electrical Systems - Emergency Generator	$0.32	S.F.	0	15	1998	2013		0.00 %	0.00 %	-2			$0
E1010	Commercial Equipment	$6.54	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			$0
E1020	Institutional Equipment	$7.89	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			$0
E2010	Fixed Furnishings	$2.00	S.F.	0	20	1998	2018		15.00 %	0.00 %	3			$0
								Total	**51.25 %**	**18.99 %**			**$163,538.00**	**$861,290**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$163,538**	**$0**	**$0**	**$87,377**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,418**	**$262,333**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - 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 - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

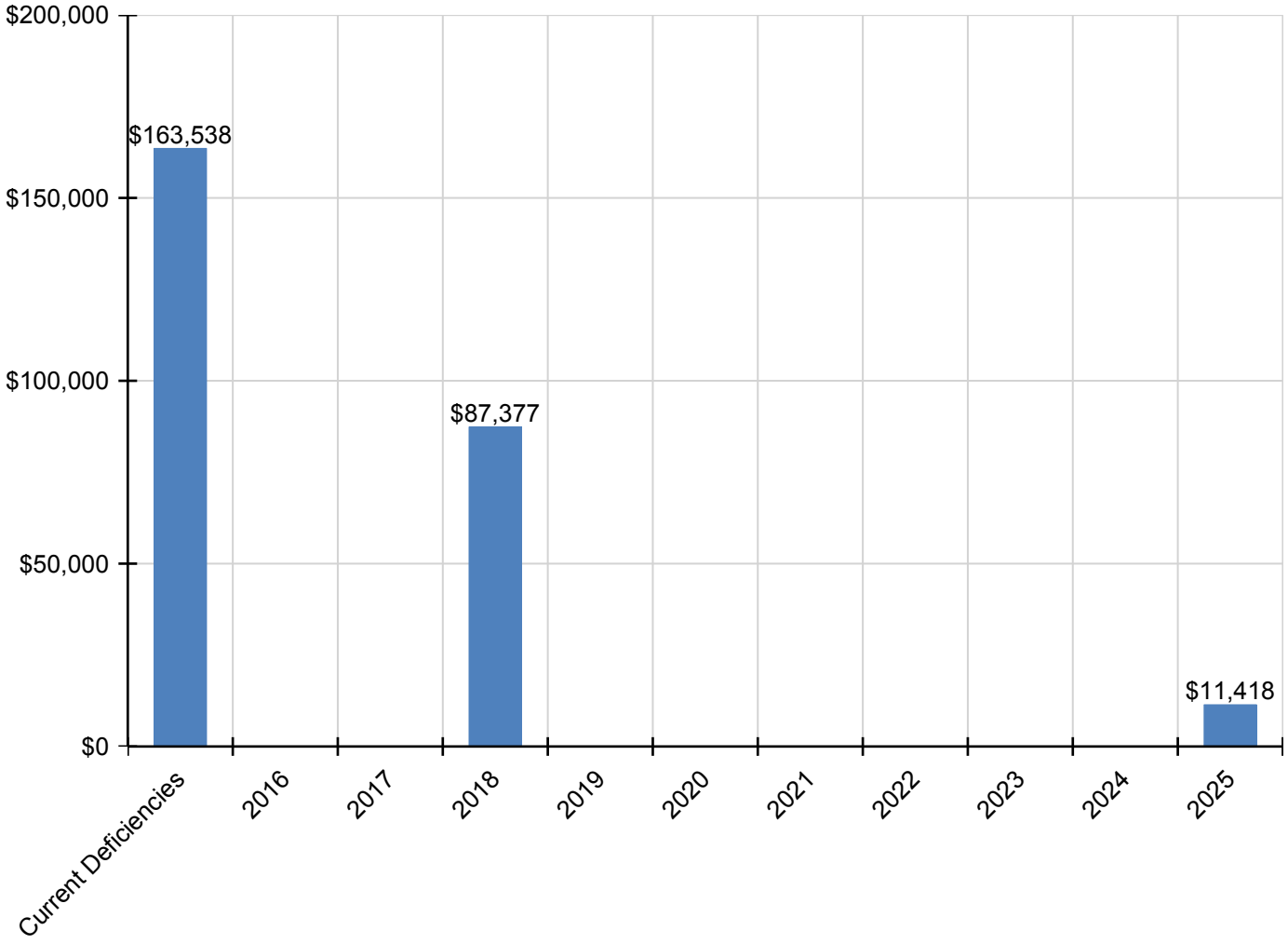
C1030 - Fittings	$0	$0	$0	$22,782	$0	$0	$0	$0	$0	$0	$0	**$22,782**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$8,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,418	**$19,914**
C3020 - Floor Finishes - Ceramic Tiles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Neoprene	$69,716	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,716**
C3020 - Floor Finishes - VCT	$4,519	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,519**
C3030 - Ceiling Finishes	$0	$0	$0	$28,379	$0	$0	$0	$0	$0	$0	$0	**$28,379**
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 - 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	$70,201	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,201**
D3060 - Controls & Instrumentation	$0	$0	$0	$1,712	$0	$0	$0	$0	$0	$0	$0	**$1,712**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$34,503	$0	$0	$0	$0	$0	$0	$0	**$34,503**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D5030 - Communications and Security - Public Address & Clock System	$5,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,303**
D5030 - Communications and Security - Security & CCTV	$5,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,303**
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**
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**

** Indicates non-renewable system*

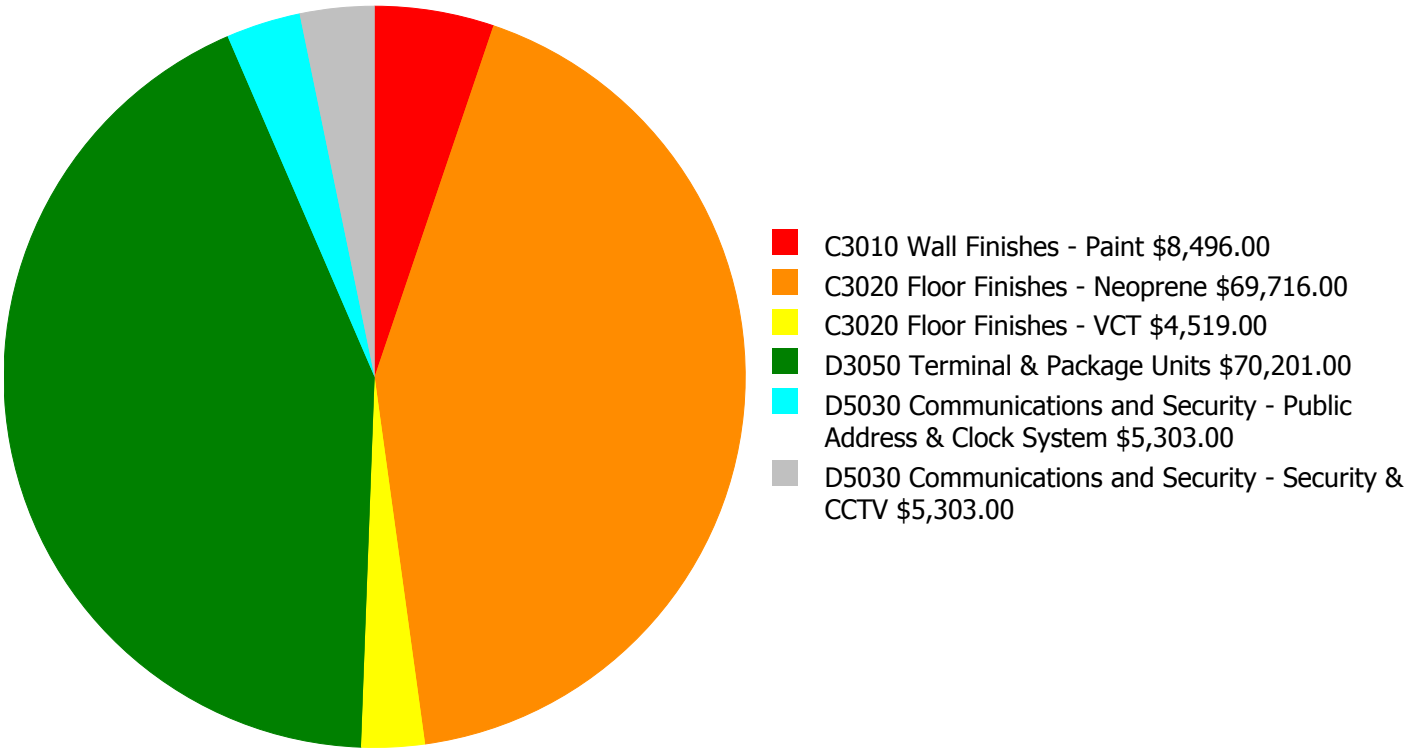
Forecasted Capital Renewal Requirement

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

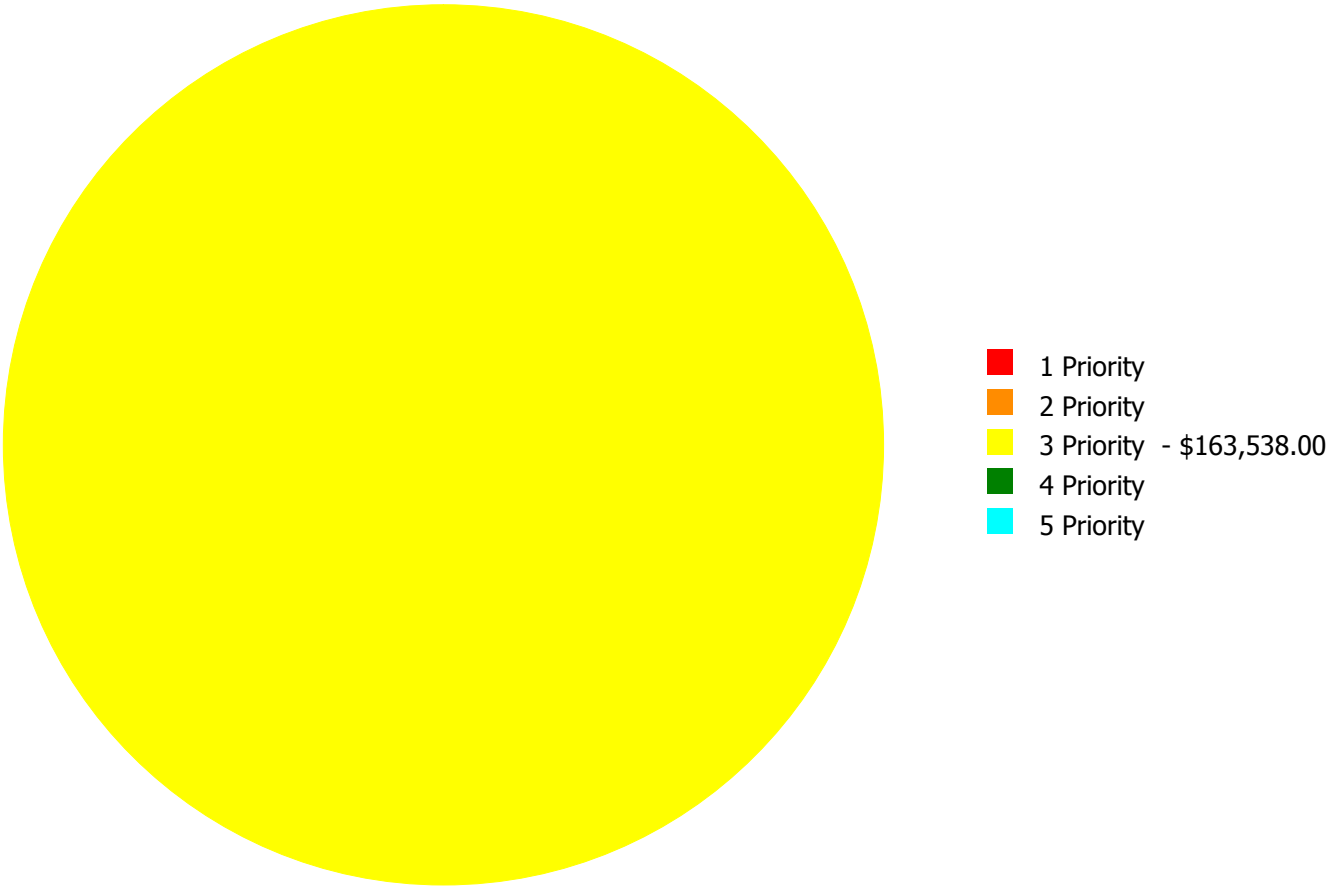
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $163,538.00

Deficiency Summary by Priority

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



Budget Estimate Total: $163,538.00

Deficiency By Priority Investment Table

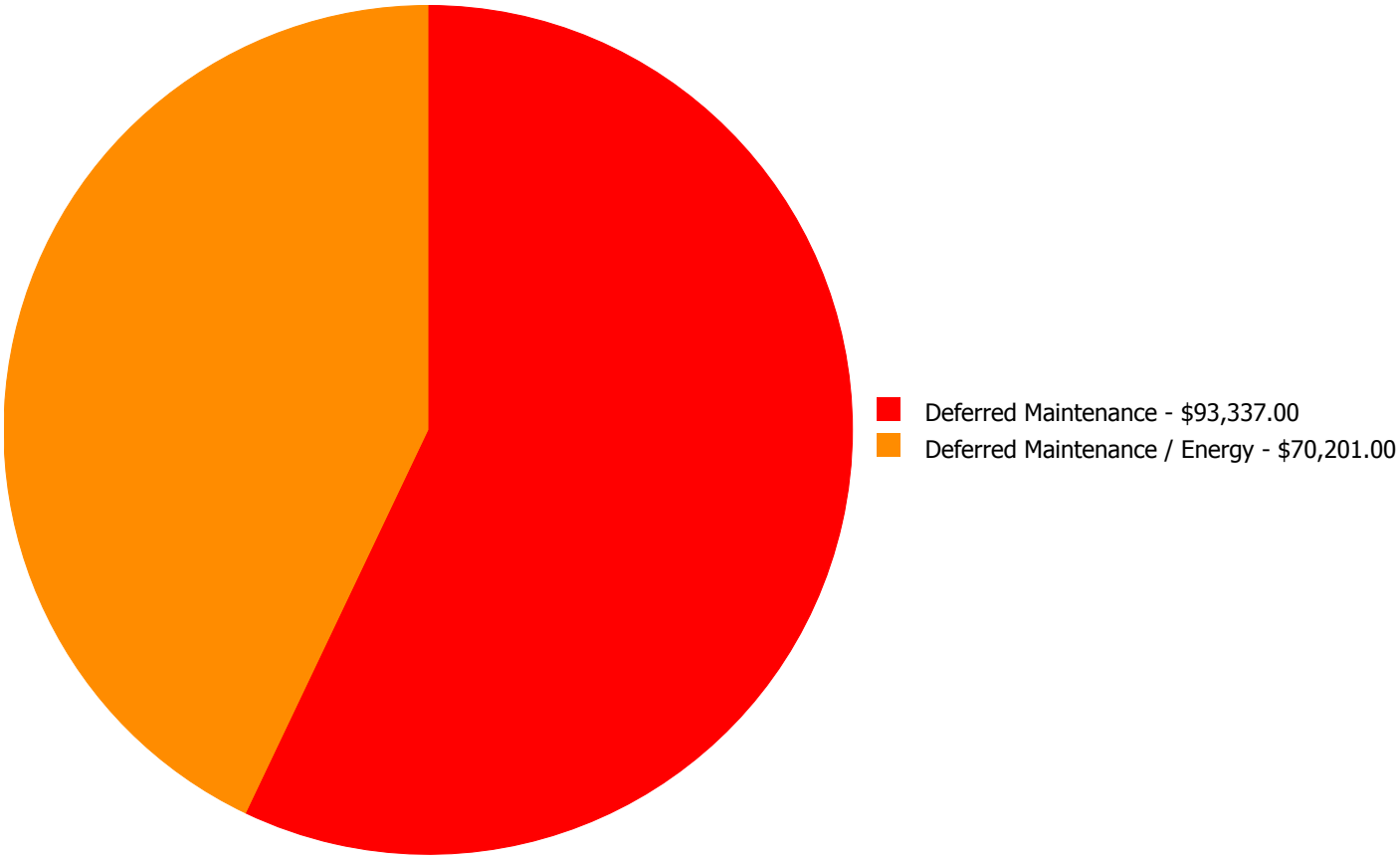
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
C3010	Wall Finishes - Paint	$0.00	$0.00	$8,496.00	$0.00	$0.00	$8,496.00
C3020	Floor Finishes - Neoprene	$0.00	$0.00	$69,716.00	$0.00	$0.00	$69,716.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$4,519.00	$0.00	$0.00	$4,519.00
D3050	Terminal & Package Units	$0.00	$0.00	$70,201.00	$0.00	$0.00	$70,201.00
D5030	Communications and Security - Public Address & Clock System	$0.00	$0.00	$5,303.00	$0.00	$0.00	$5,303.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$5,303.00	$0.00	$0.00	$5,303.00
	Total:	$0.00	$0.00	$163,538.00	$0.00	$0.00	$163,538.00

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:



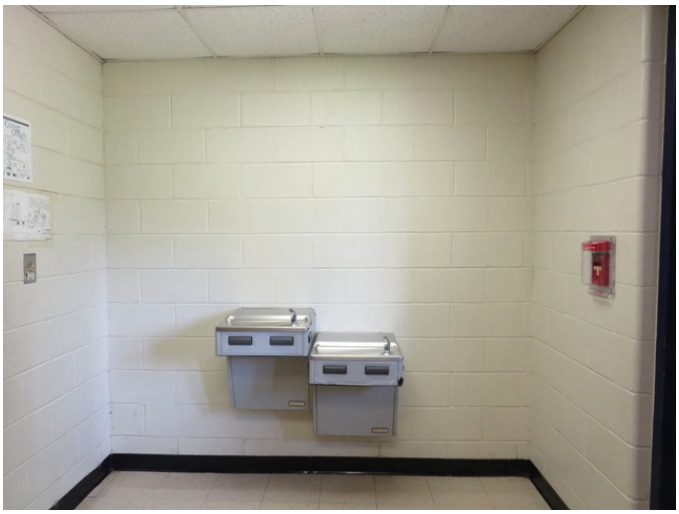
Budget Estimate Total: $163,538.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,478.00
Unit of Measure: S.F.
Estimate: $8,496.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The painted wall finishes are beyond their expected service life, stained, and should be replaced. SPLOST project 323-422 to paint interior walls and door frames.

System: C3020 - Floor Finishes - Neoprene

Location: Basketball Court
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 4,383.00
Unit of Measure: S.F.
Estimate: $69,716.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: Rubber floor has some deterioration due to age and use, and should be replaced.

System: C3020 - Floor Finishes - VCT

Location: Entrance Area and Offices

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 820.00

Unit of Measure: S.F.

Estimate: $4,519.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: D3050 - Terminal & Package Units

Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $70,201.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The primary heating and cooling system for the gym consists of gas fired unit heaters and ventilation fans. A single PTAC unit provides heating and cooling to the office. The entire system is beyond its expected service life and should include air conditioning for the gym area.

System: D5030 - Communications and Security - Public Address & Clock System

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $5,303.00

Assessor Name: Eduardo Lopez

Date Created: 07/28/2015

Notes: The public address and clock system is beyond its expected service life and should be scheduled for replacement.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $5,303.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The security and CCTV 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:	Elementary School
Gross Area (SF):	100
Year Built:	1999
Last Renovation:	
Replacement Value:	$9,384
Repair Cost:	$141.78
Total FCI:	1.51 %
Total RSLI:	65.20 %
FCA Score:	98.49

Description:

The storage building at Rock Chapel Elementary School is located at 1130 Rock Chapel Road in Lithonia, Georgia. Originally built in 1999, there have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	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	84.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.44 %	3.42 %	$141.78
B30 - Roofing	20.00 %	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	46.67 %	0.00 %	$0.00
Totals:	**65.20 %**	**1.51 %**	**$141.78**

Photo Album

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

1). West Elevation - Jul 30, 2015

2). East Elevation - Jul 30, 2015

3). North Elevation - Jul 30, 2015

4). South Elevation - Jul 30, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	0	100	1999	2099		84.00 %	0.00 %	84			$0
A1030	Slab on Grade	$3.60	S.F.	100	100	1999	2099		84.00 %	0.00 %	84			$360
A2010	Basement Excavation	$0.22	S.F.	0	100	1999	2099		84.00 %	0.00 %	84			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1999	2099		84.00 %	0.00 %	84			$0
B1020	Roof Construction	$16.33	S.F.	100	100	1999	2099		84.00 %	0.00 %	84			$1,633
B2010	Exterior Walls	$38.65	S.F.	100	100	1999	2099		84.00 %	0.00 %	84			$3,865
B2020	Exterior Windows	$4.87	S.F.	0	30	1999	2029		46.67 %	0.00 %	14			$0
B2030	Exterior Doors	$2.84	S.F.	100	30	1999	2029		46.67 %	49.92 %	14		$141.78	$284
B3010	Roof Coverings	$16.79	S.F.	100	20	1999	2019		20.00 %	0.00 %	4			$1,679
C1010	Partitions	$13.04	S.F.	0	40	1999	2039		60.00 %	0.00 %	24			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1999	2029		46.67 %	0.00 %	14			$0
C1030	Fittings	$3.04	S.F.	0	20	1999	2019		20.00 %	0.00 %	4			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1999	2019		20.00 %	0.00 %	4			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1999	2019		20.00 %	0.00 %	4			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1999	2019		20.00 %	0.00 %	4			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1999	2029		46.67 %	0.00 %	14			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	100	30	1999	2029		46.67 %	0.00 %	14			$306
D5020	Lighting and Branch Wiring	$12.57	S.F.	100	30	1999	2029		46.67 %	0.00 %	14			$1,257
								Total	**65.20 %**	**1.51 %**			**$141.78**	**$9,384**

Renewal Schedule

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

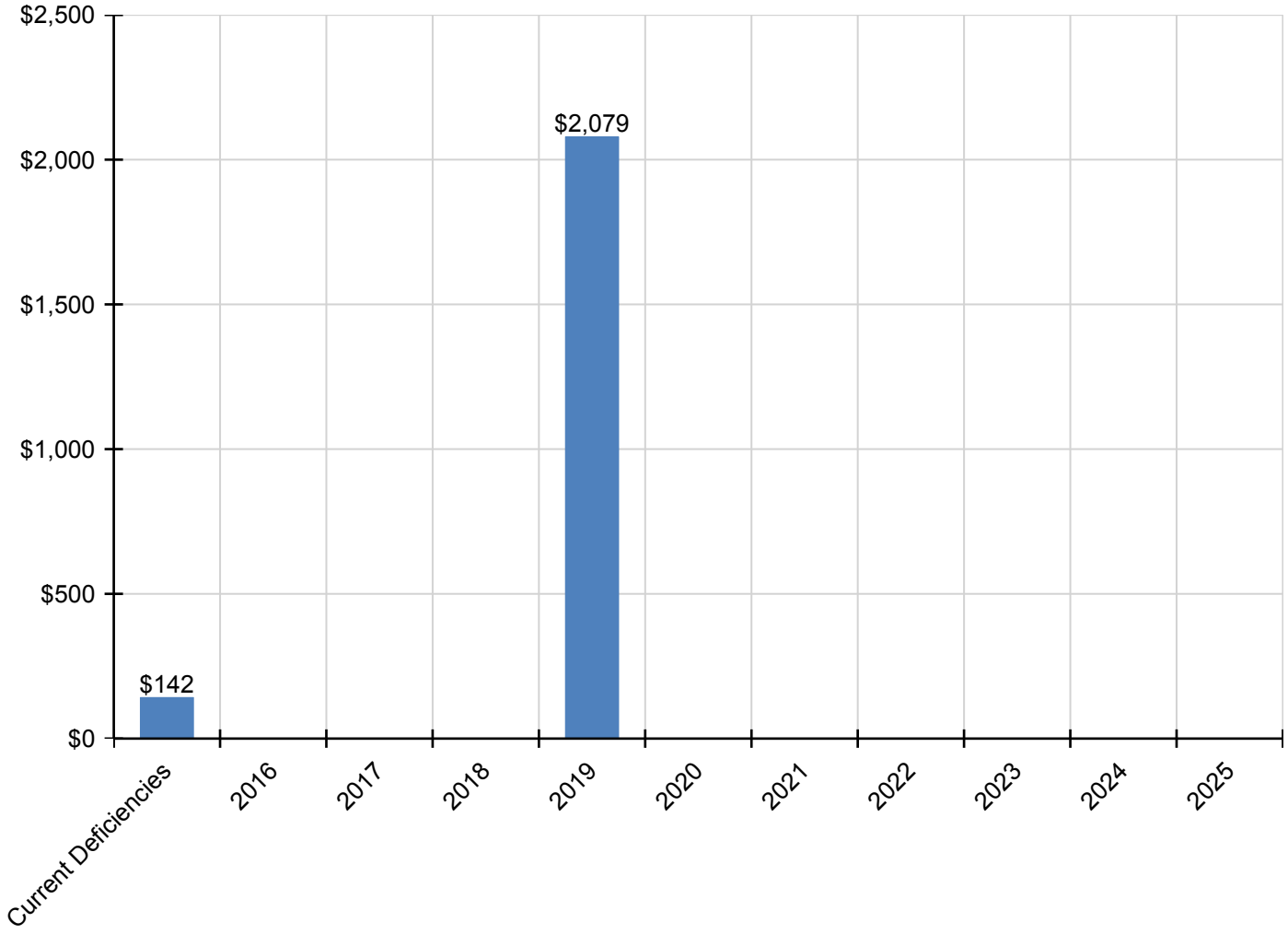
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$142**	**$0**	**$0**	**$0**	**$2,079**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,221**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$142	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$142**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$2,079	$0	$0	$0	$0	$0	$0	**$2,079**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

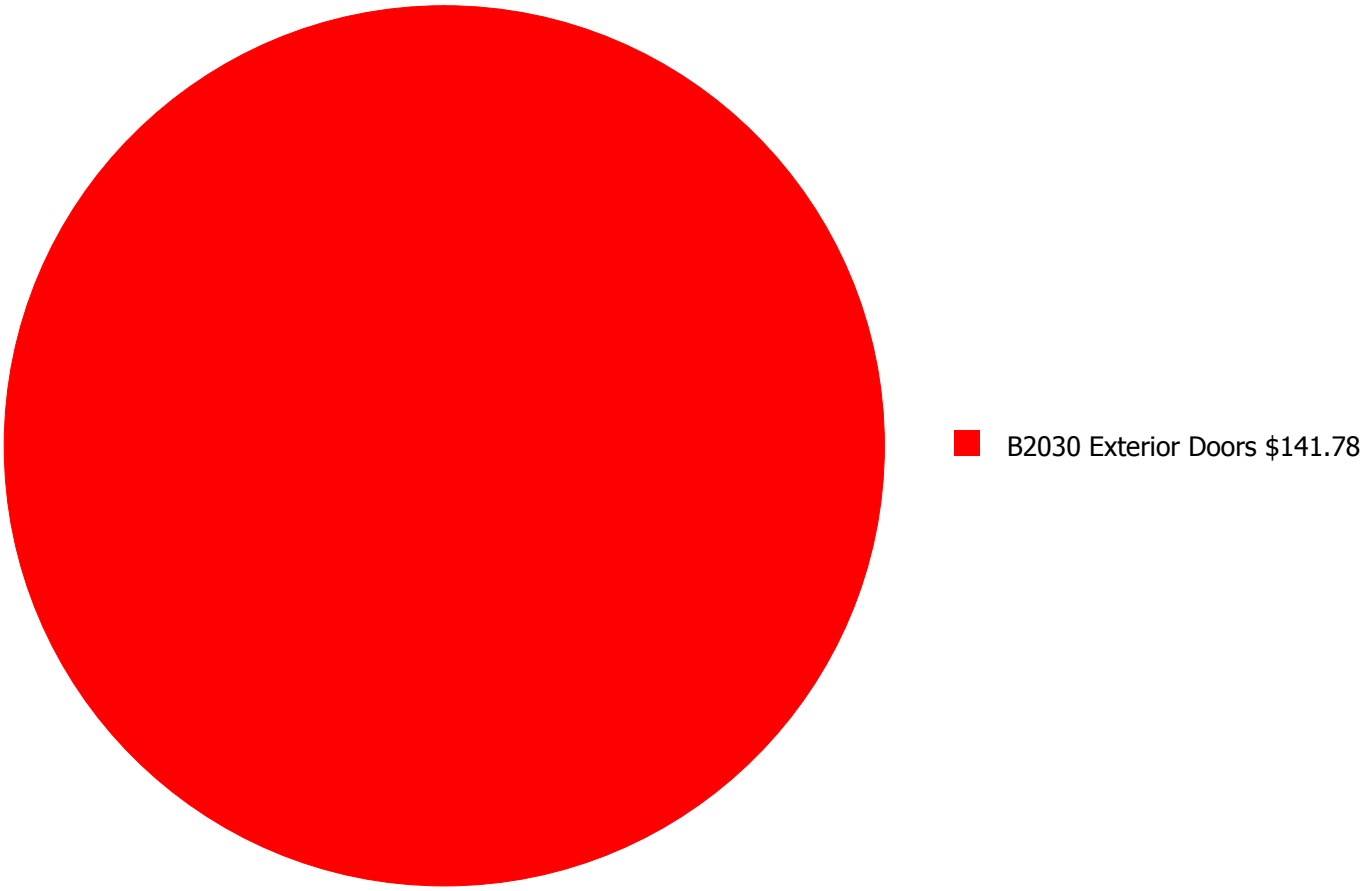
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

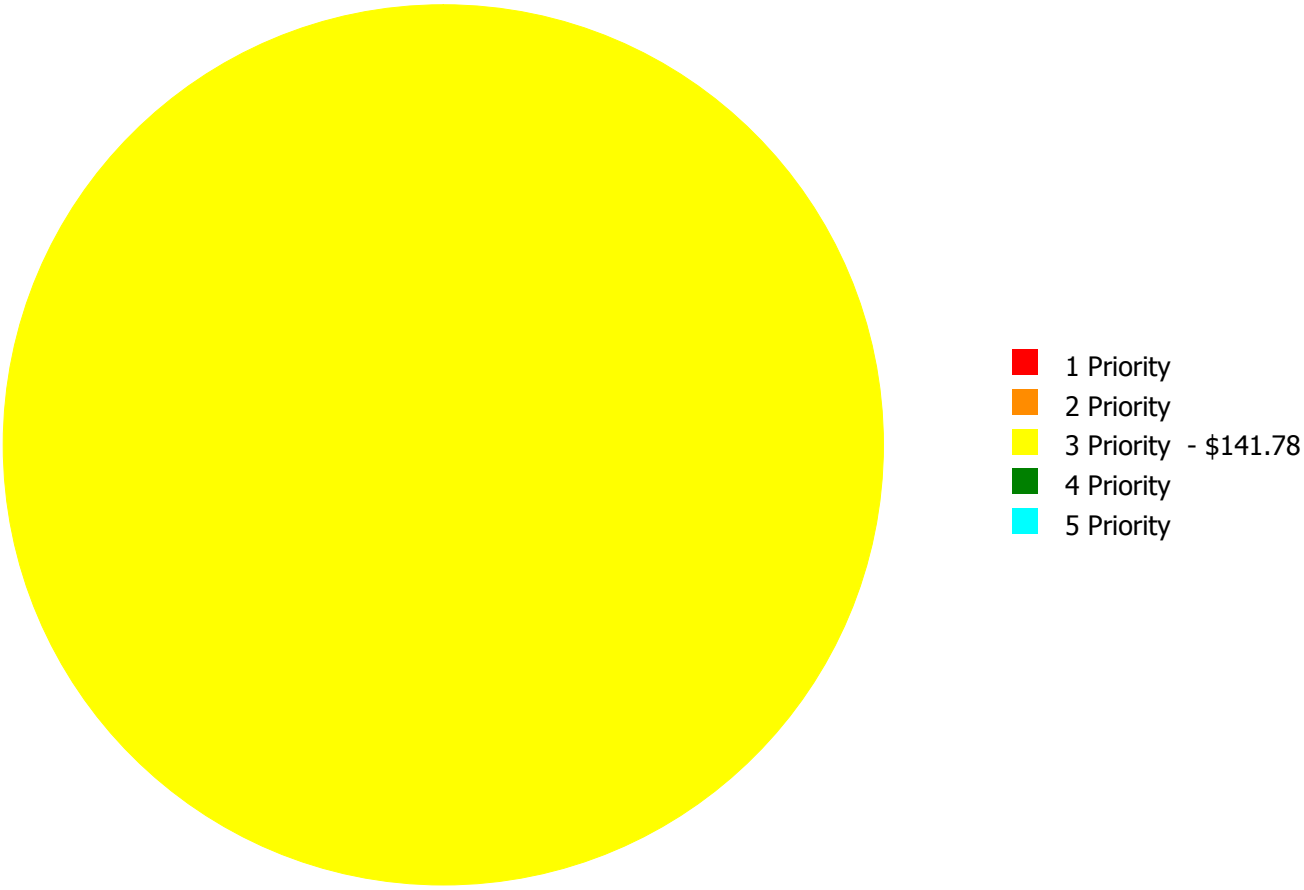
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $141.78

Deficiency Summary by Priority

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



Budget Estimate Total: $141.78

Deficiency By Priority Investment Table

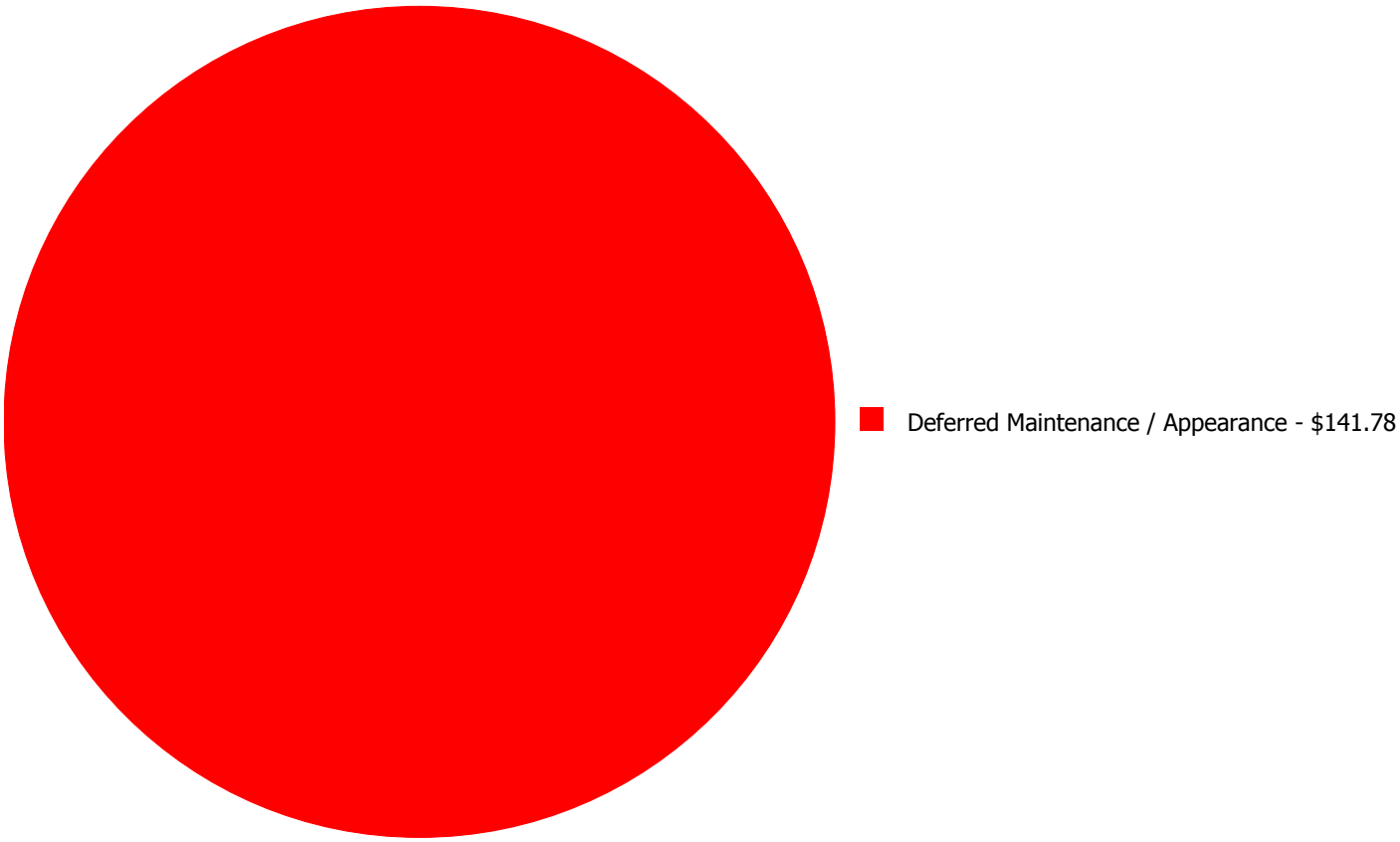
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$141.78	$0.00	$0.00	$141.78
	Total:	$0.00	$0.00	$141.78	$0.00	$0.00	$141.78

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: $141.78

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:	Needs Remediation
Category:	Deferred Maintenance / Appearance
Priority:	3 Priority
Correction:	Refinish 3'-0" x 7'-0" steel, painted, door
Qty:	2.00
Unit of Measure:	Ea.
Estimate:	$141.78
Assessor Name:	Sam Mandola
Date Created:	07/30/2015

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

Executive Summary

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

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

Function:	Elementary School
Gross Area (SF):	73,844
Year Built:	1969
Last Renovation:	1998
Replacement Value:	$1,479,344
Repair Cost:	$921,118.00
Total FCI:	62.27 %
Total RSLI:	3.84 %
FCA Score:	37.73

Description:

The Rock Chapel Elementary site was originally constructed in 1969, has a total area of 9.5 acres, and is occupied by approximately 73,844 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, open fields, playgrounds, masonry walls and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1560

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	1.03 %	106.45 %	$738,354.00
G30 - Site Mechanical Utilities	7.51 %	6.80 %	$34,928.00
G40 - Site Electrical Utilities	4.04 %	54.40 %	$147,836.00
Totals:	**3.84 %**	**62.27 %**	**$921,118.00**

Photo Album

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

1). Aerial Image of Rock Chapel Elementary School - Oct 22, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	26,309	25	1969	1994		0.00 %	110.00 %	-21		$149,619.00	$136,018
G2020	Parking Lots	$4.56	S.F.	14,759	25	1969	1994		0.00 %	110.00 %	-21		$74,031.00	$67,301
G2030	Pedestrian Paving	$1.50	S.F.	73,844	30	1969	1999		0.00 %	110.00 %	-16		$121,843.00	$110,766
G2040	Baseball Field	$8.35	S.F.		20	1969	1989		0.00 %	0.00 %	-26			$0
G2040	Canopies	$0.29	S.F.		25	1969	1994		0.00 %	0.00 %	-21			$0
G2040	Covered Walkways	$48.72	S.F.	460	25	1998	2023		32.00 %	0.00 %	8			$22,411
G2040	Fencing & Guardrails	$0.91	S.F.	73,844	30	1969	1999		0.00 %	110.00 %	-16		$73,918.00	$67,198
G2040	Football Field	$5.85	S.F.		20	1969	1989		0.00 %	0.00 %	-26			$0
G2040	Hard Surface Play Area	$6.26	S.F.	5,114	20	1969	1989		0.00 %	110.00 %	-26		$35,215.00	$32,014
G2040	Playing Field	$3.92	S.F.	38,485	20	1969	1989		0.00 %	110.00 %	-26		$165,947.00	$150,861
G2040	Soccer/Lacross Field	$5.00	S.F.		20	1969	1989		0.00 %	0.00 %	-26			$0
G2040	Softball Field	$8.86	S.F.		20	1969	1989		0.00 %	0.00 %	-26			$0
G2040	Tennis Courts	$18.47	S.F.		20	1969	1989		0.00 %	0.00 %	-26			$0
G2040	Track	$7.04	S.F.		10	1969	1979		0.00 %	0.00 %	-36			$0
G2050	Landscaping	$1.45	S.F.	73,844	15	1969	1984		0.00 %	110.00 %	-31		$117,781.00	$107,074
G3010	Water Supply	$1.83	S.F.	73,844	50	1969	2019		8.00 %	0.00 %	4			$135,135
G3020	Sanitary Sewer	$1.15	S.F.	73,844	50	1969	2019		8.00 %	0.00 %	4			$84,921
G3030	Storm Sewer	$3.55	S.F.	73,844	50	1969	2019		8.00 %	0.00 %	4			$262,146
G3060	Fuel Distribution	$0.43	S.F.	73,844	40	1969	2009		0.00 %	110.00 %	-6		$34,928.00	$31,753
G4010	Electrical Distribution	$1.86	S.F.	73,844	50	1969	2019		8.00 %	0.00 %	4			$137,350
G4020	Site Lighting	$1.15	S.F.	73,844	30	1969	1999		0.00 %	110.00 %	-16		$93,413.00	$84,921
G4030	Site Communications & Security	$0.67	S.F.	73,844	10	1969	1979		0.00 %	110.00 %	-36		$54,423.00	$49,475
								Total	**3.84 %**	**62.27 %**			**$921,118.00**	**$1,479,344**

Renewal Schedule

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

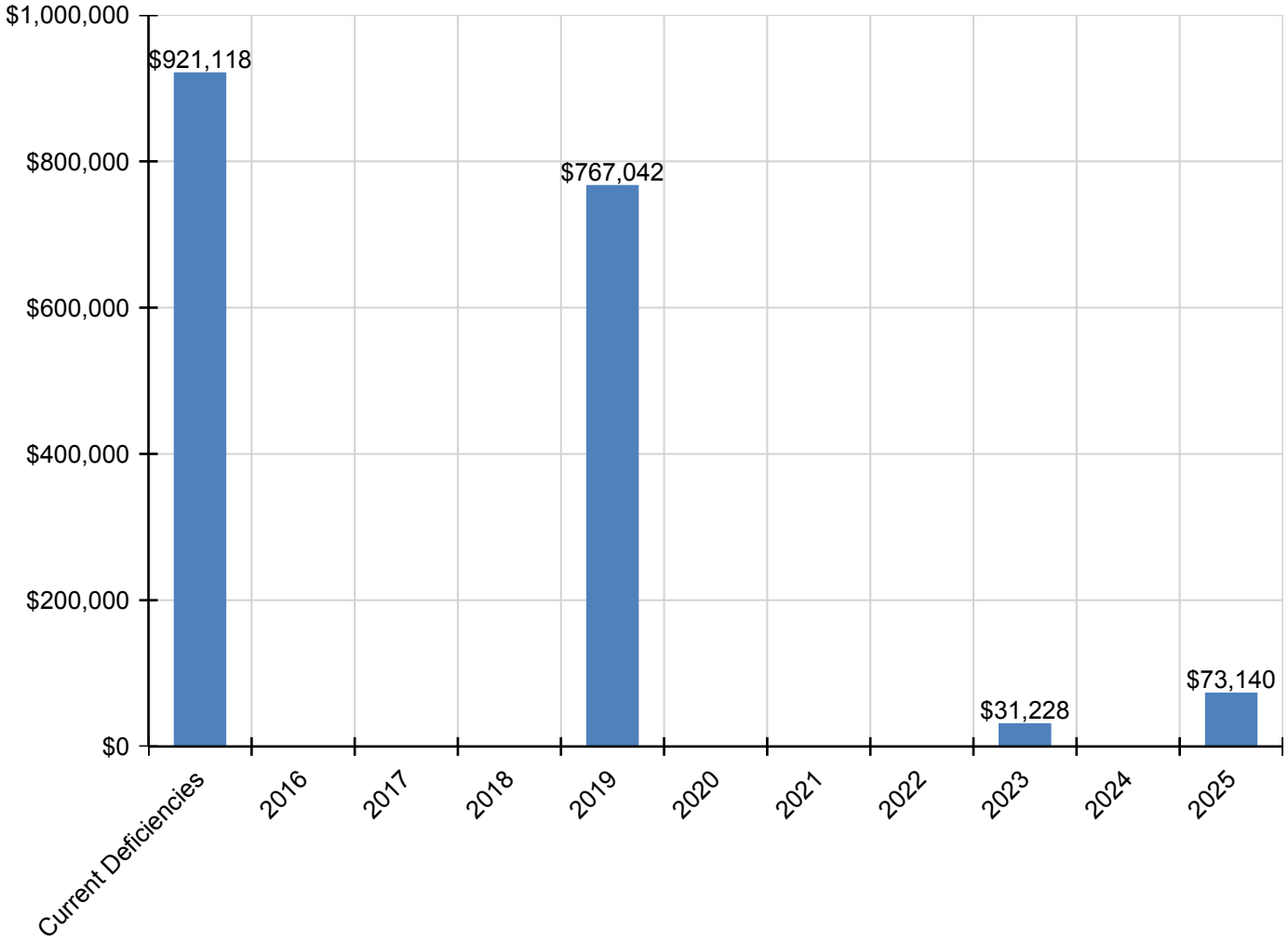
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$921,118**	**$0**	**$0**	**$0**	**$767,042**	**$0**	**$0**	**$0**	**$31,228**	**$0**	**$73,140**	**$1,792,529**
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	$149,619	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$149,619**
G2020 - Parking Lots	$74,031	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,031**
G2030 - Pedestrian Paving	$121,843	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$121,843**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$31,228	$0	$0	**$31,228**
G2040 - Fencing & Guardrails	$73,918	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,918**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$35,215	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,215**
G2040 - Playing Field	$165,947	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$165,947**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$117,781	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$117,781**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$167,305	$0	$0	$0	$0	$0	$0	**$167,305**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$105,137	$0	$0	$0	$0	$0	$0	**$105,137**
G3030 - Storm Sewer	$0	$0	$0	$0	$324,553	$0	$0	$0	$0	$0	$0	**$324,553**
G3060 - Fuel Distribution	$34,928	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,928**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$170,047	$0	$0	$0	$0	$0	$0	**$170,047**
G4020 - Site Lighting	$93,413	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$93,413**
G4030 - Site Communications & Security	$54,423	$0	$0	$0	$0	$0	$0	$0	$0	$0	$73,140	**$127,563**

** Indicates non-renewable system*

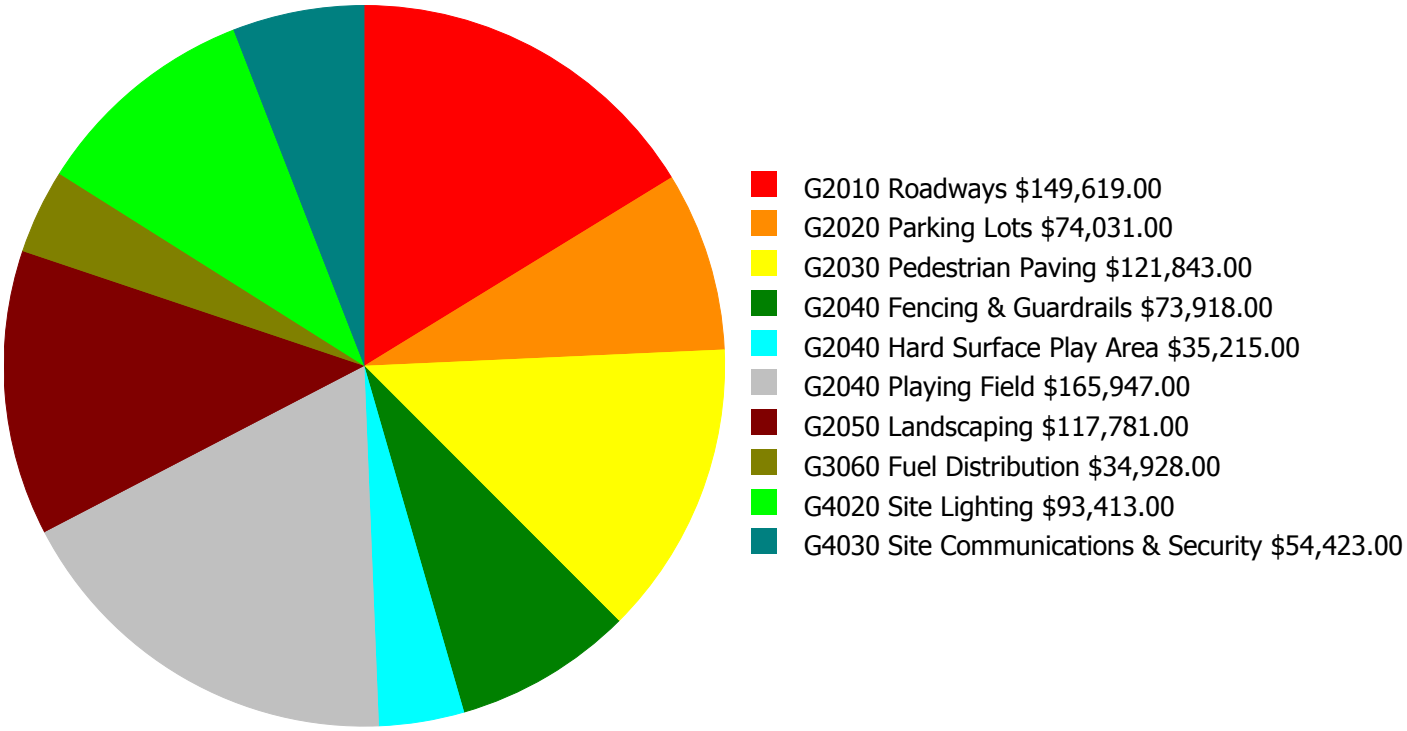
Forecasted Capital Renewal Requirement

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

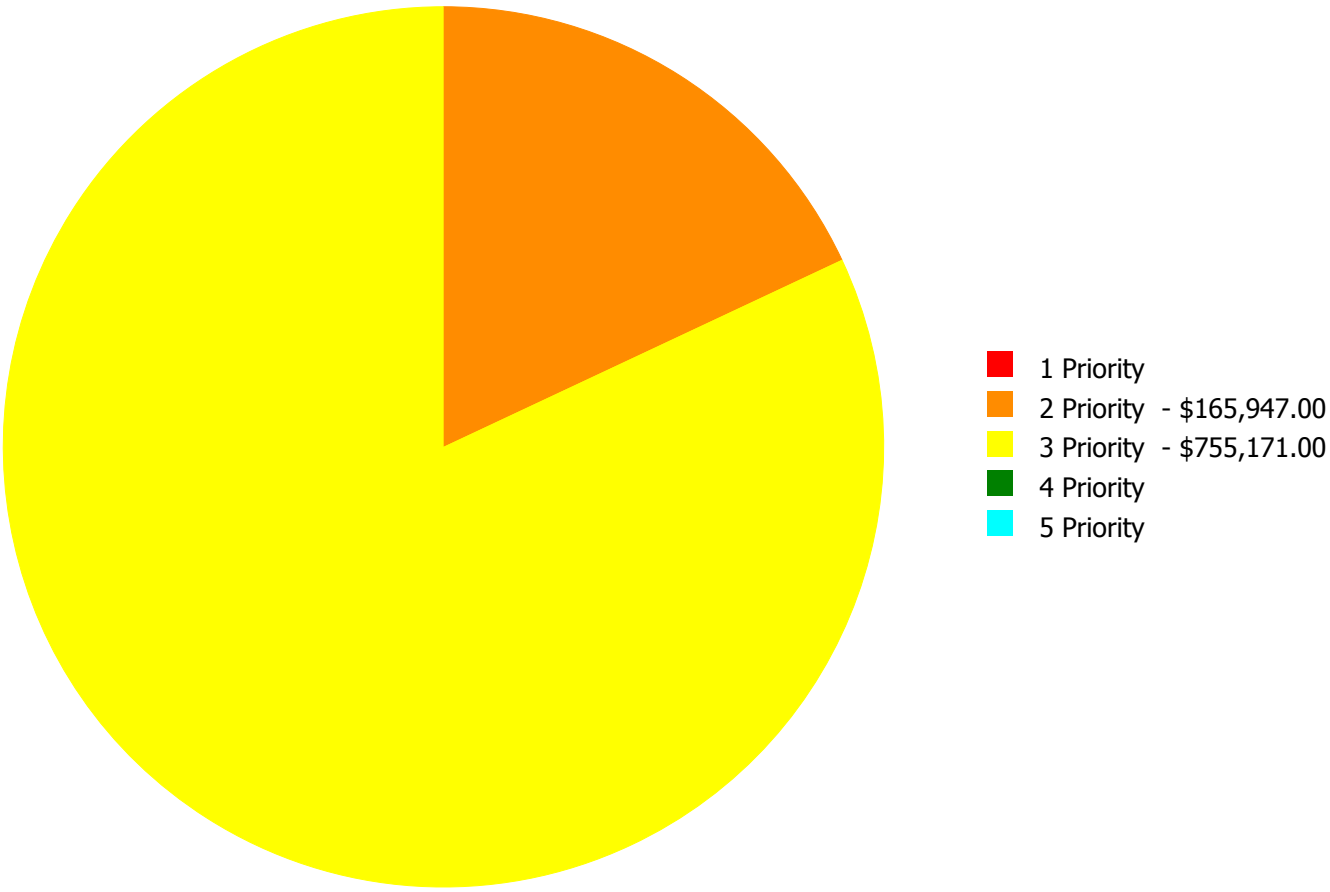
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $921,118.00

Deficiency Summary by Priority

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



Budget Estimate Total: $921,118.00

Deficiency By Priority Investment Table

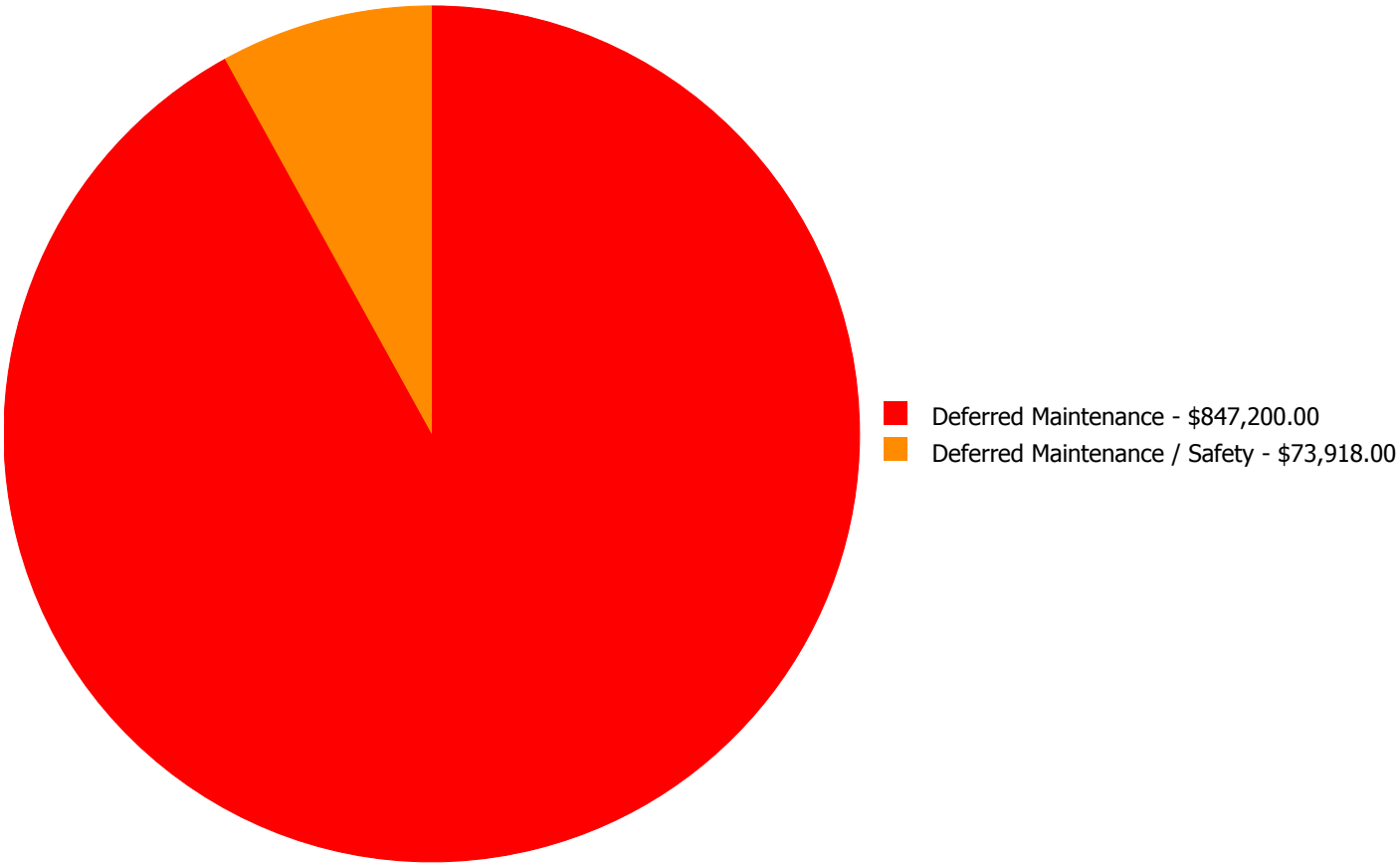
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$149,619.00	$0.00	$0.00	$149,619.00
G2020	Parking Lots	$0.00	$0.00	$74,031.00	$0.00	$0.00	$74,031.00
G2030	Pedestrian Paving	$0.00	$0.00	$121,843.00	$0.00	$0.00	$121,843.00
G2040	Fencing & Guardrails	$0.00	$0.00	$73,918.00	$0.00	$0.00	$73,918.00
G2040	Hard Surface Play Area	$0.00	$0.00	$35,215.00	$0.00	$0.00	$35,215.00
G2040	Playing Field	$0.00	$165,947.00	$0.00	$0.00	$0.00	$165,947.00
G2050	Landscaping	$0.00	$0.00	$117,781.00	$0.00	$0.00	$117,781.00
G3060	Fuel Distribution	$0.00	$0.00	$34,928.00	$0.00	$0.00	$34,928.00
G4020	Site Lighting	$0.00	$0.00	$93,413.00	$0.00	$0.00	$93,413.00
G4030	Site Communications & Security	$0.00	$0.00	$54,423.00	$0.00	$0.00	$54,423.00
	Total:	$0.00	$165,947.00	$755,171.00	$0.00	$0.00	$921,118.00

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: $921,118.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: G2040 - Playing Field

Location:	Site
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	2 Priority
Correction:	Renew System
Qty:	38,485.00
Unit of Measure:	S.F.
Estimate:	$165,947.00
Assessor Name:	Eduardo Lopez
Date Created:	07/30/2015

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

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 26,309.00
Unit of Measure: S.F.
Estimate: $149,619.00
Assessor Name: Eduardo Lopez
Date Created: 07/30/2015

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

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 14,759.00
Unit of Measure: S.F.
Estimate: $74,031.00
Assessor Name: Eduardo Lopez
Date Created: 07/30/2015

Notes: The parking lot is beyond its expected service life, deteriorated, inadequate, and should be scheduled for replacement.

System: G2030 - Pedestrian Paving

Location: East Side of Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 73,844.00

Unit of Measure: S.F.

Estimate: $121,843.00

Assessor Name: Eduardo Lopez

Date Created: 07/30/2015

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

System: G2040 - Fencing & Guardrails

Location: Next to Mechanical Room

Distress: Beyond Service Life

Category: Deferred Maintenance / Safety

Priority: 3 Priority

Correction: Renew System

Qty: 73,844.00

Unit of Measure: S.F.

Estimate: $73,918.00

Assessor Name: Eduardo Lopez

Date Created: 07/30/2015

Notes: Fencing is beyond its expected service life and should be scheduled for replacement. The masonry fence around the AC tower is severely cracked on the southwest wall.

System: G2040 - Hard Surface Play Area

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,114.00

Unit of Measure: S.F.

Estimate: $35,215.00

Assessor Name: Eduardo Lopez

Date Created: 10/30/2015

Notes: The hard surface play area is beyond its expected service life, cracked and damaged, 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: 73,844.00

Unit of Measure: S.F.

Estimate: $117,781.00

Assessor Name: Eduardo Lopez

Date Created: 07/30/2015

Notes: Landscaping is beyond its expected service life, deteriorated, and should be replaced.

System: G3060 - Fuel Distribution

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 73,844.00

Unit of Measure: S.F.

Estimate: $34,928.00

Assessor Name: Sam Mandola

Date Created: 03/08/2016

Notes: Fuel distribution is beyond its expected service life and should be replaced.

System: G4020 - Site Lighting

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 73,844.00

Unit of Measure: S.F.

Estimate: $93,413.00

Assessor Name: Eduardo Lopez

Date Created: 07/28/2015

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

Priority: 3 Priority

Correction: Renew System

Qty: 73,844.00

Unit of Measure: S.F.

Estimate: $54,423.00

Assessor Name: Eduardo Lopez

Date Created: 07/28/2015

Notes: The site communications and security systems are beyond their expected service life, inadequate, and should be scheduled for replacement.

Glossary

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

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

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

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

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