DeKalb County School District/High Schools

Clarkston High

Final

School Assessment Report

May 19, 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):	193,692
Year Built:	1964
Last Renovation:	2011
Replacement Value:	$54,274,530
Repair Cost:	$23,370,362.43
Total FCI:	43.06 %
Total RSLI:	38.19 %
FCA Score:	56.94

Description:

The Clarkston High School campus consists of one main school building located at 618 North Indian Creek Drive in Clarkston, Georgia. The original campus was constructed in 1964 and additions to the main school building were constructed in 1966, 1967, and 2011. In addition to the main school building, the campus contains storage buildings, dugouts, baseball field, softball field, football field, tennis courts, and track. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 3	Board District:	District 7
DOE Facility:	4053	Geographic Region:	Region 3
HS Attendance Area:	Clarkston HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	37.7		

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.

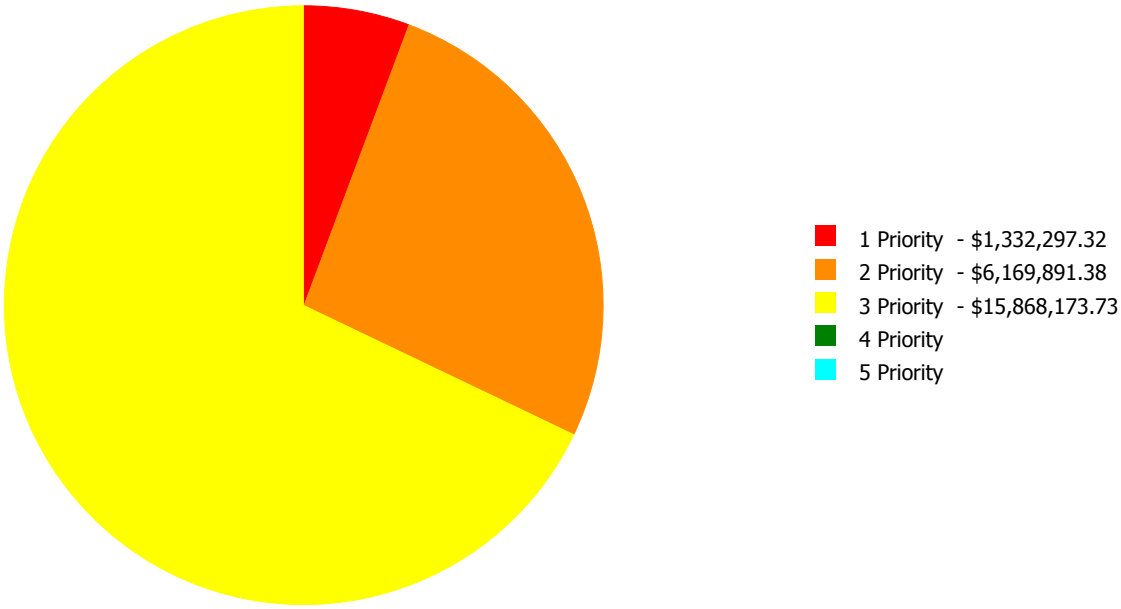
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	56.23 %	0.00 %	$0.00
A20 - Basement Construction	49.00 %	0.00 %	$0.00
B10 - Superstructure	52.32 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.27 %	40.23 %	$2,091,175.00
B30 - Roofing	21.85 %	75.47 %	$2,276,260.00
C10 - Interior Construction	39.16 %	31.35 %	$1,878,595.00
C20 - Stairs	56.05 %	0.00 %	$0.00
C30 - Interior Finishes	37.18 %	13.65 %	$944,859.00
D10 - Conveying	86.67 %	0.00 %	$0.00
D20 - Plumbing	58.34 %	33.44 %	$1,800,150.36
D30 - HVAC	26.80 %	72.80 %	$5,242,032.00
D40 - Fire Protection	86.67 %	0.00 %	$0.00
D50 - Electrical	81.95 %	0.00 %	$0.00
E10 - Equipment	15.48 %	91.84 %	$694,347.06
E20 - Furnishings	13.25 %	91.79 %	$1,620,264.00
F10 - Special Construction	13.46 %	91.50 %	$462,428.00
G20 - Site Improvements	1.01 %	105.57 %	$4,018,709.42
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$1,557,477.38
G40 - Site Electrical Utilities	0.00 %	110.00 %	$784,065.21
Totals:	**38.19 %**	**43.06 %**	**$23,370,362.43**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1964 Football Storage	400	19.95	$0.00	$0.00	$7,740.00	$0.00	$0.00
1964 Softball Storage	225	24.79	$0.00	$0.00	$4,542.00	$0.00	$0.00
1964 Storage	170	26.93	$0.00	$0.00	$3,824.00	$0.00	$0.00
1964, 1966, 1967 Building	160,454	40.90	$186,028.06	$5,782,120.00	$11,014,455.68	$0.00	$0.00
2011 Addition	32,443	0.17	$0.00	$0.00	$11,400.68	$0.00	$0.00
Site	193,692	107.16	$1,146,269.26	$387,771.38	$4,826,211.37	$0.00	$0.00
Total:		**43.06**	**$1,332,297.32**	**$6,169,891.38**	**$15,868,173.73**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $23,370,362.43

Executive Summary

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Function:	High School
Gross Area (SF):	400
Year Built:	1964
Last Renovation:	
Replacement Value:	$38,788
Repair Cost:	$7,740.00
Total FCI:	19.95 %
Total RSLI:	35.92 %
FCA Score:	80.05

Description:

The football storage building at Clarkston High School is located at 618 North Indian Creek Drive in Clarkston, Georgia. Originally built in 1964, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	49.00 %	0.00 %	$0.00
A20 - Basement Construction	49.00 %	0.00 %	$0.00
B10 - Superstructure	49.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.01 %	2.23 %	$352.00
B30 - Roofing	0.00 %	110.01 %	$7,388.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	16.67 %	0.00 %	$0.00
Totals:	**35.92 %**	**19.95 %**	**$7,740.00**

Photo Album

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

1). South Elevation - Jun 18, 2015

2). East Elevation - Jun 18, 2015

3). North Elevation - Jun 18, 2015

4). West Elevation - Jun 18, 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.	400	100	1964	2064		49.00 %	0.00 %	49			$1,796
A1030	Slab on Grade	$3.60	S.F.	400	100	1964	2064		49.00 %	0.00 %	49			$1,440
A2010	Basement Excavation	$0.22	S.F.	400	100	1964	2064		49.00 %	0.00 %	49			$88
A2020	Basement Walls	$3.52	S.F.	400	100	1964	2064		49.00 %	0.00 %	49			$1,408
B1020	Roof Construction	$16.33	S.F.	400	100	1964	2064		49.00 %	0.00 %	49			$6,532
B2010	Exterior Walls	$38.65	S.F.	400	100	1964	2064		49.00 %	0.00 %	49			$15,460
B2020	Exterior Windows	$4.87	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
B2030	Exterior Doors	$0.80	S.F.	400	30	1964	1994		0.00 %	110.00 %	-21		$352.00	$320
B3010	Roof Coverings	$16.79	S.F.	400	20	1964	1984		0.00 %	110.01 %	-31		$7,388.00	$6,716
C1010	Partitions	$13.04	S.F.	0	40	1964	2004		0.00 %	0.00 %	-11			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
C1030	Fittings	$3.04	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	400	30	1964	1994	2020	16.67 %	0.00 %	5			$5,028
								Total	**35.92 %**	**19.95 %**			**$7,740.00**	**$38,788**

Renewal Schedule

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

Inflation Rate: 3%

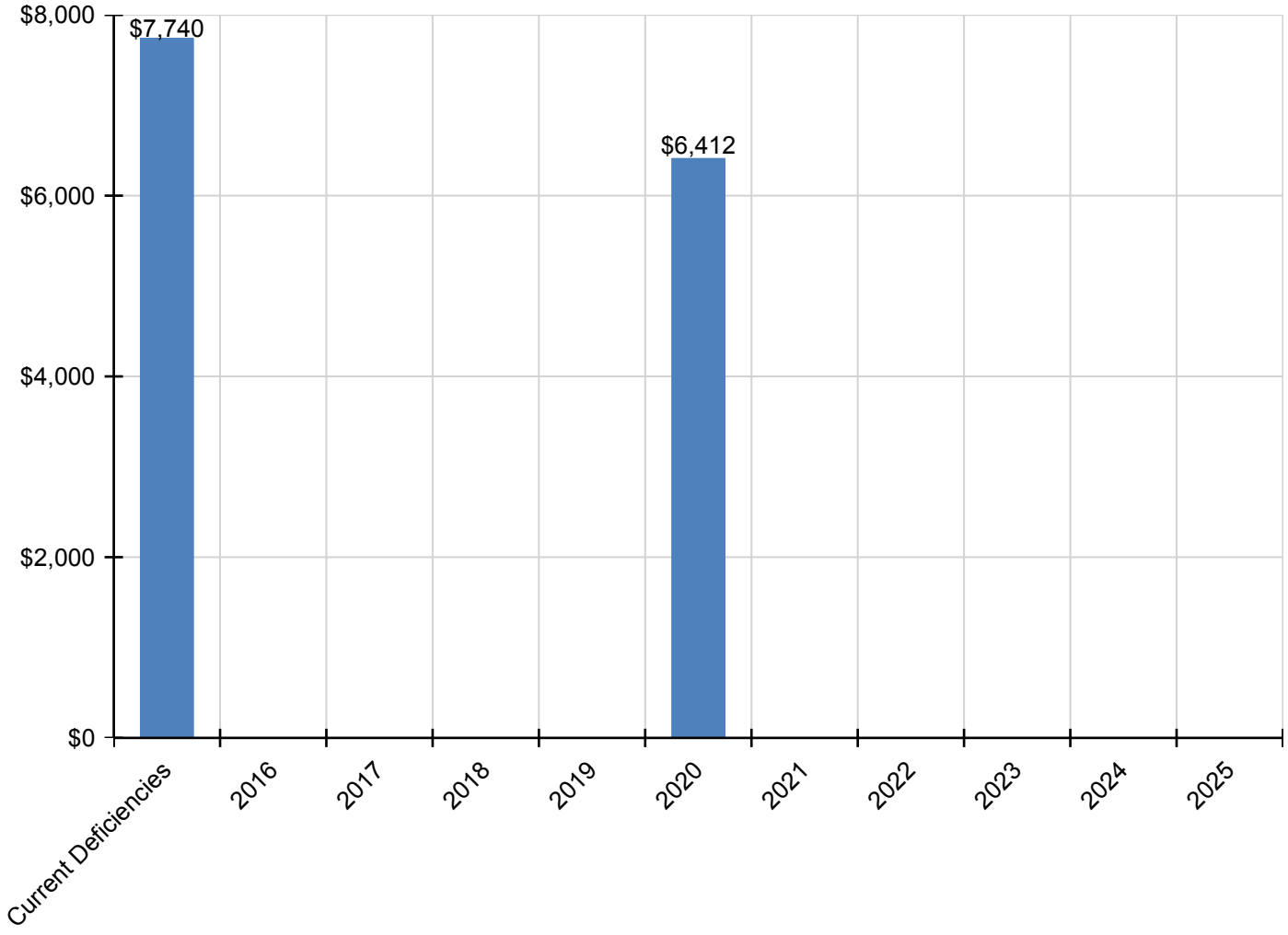
School Assessment Report - 1964 Football Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$7,740**	**$0**	**$0**	**$0**	**$0**	**$6,412**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,152**
*** 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	$352	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$352**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$7,388	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,388**
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	$6,412	$0	$0	$0	$0	$0	**$6,412**

** Indicates non-renewable system*

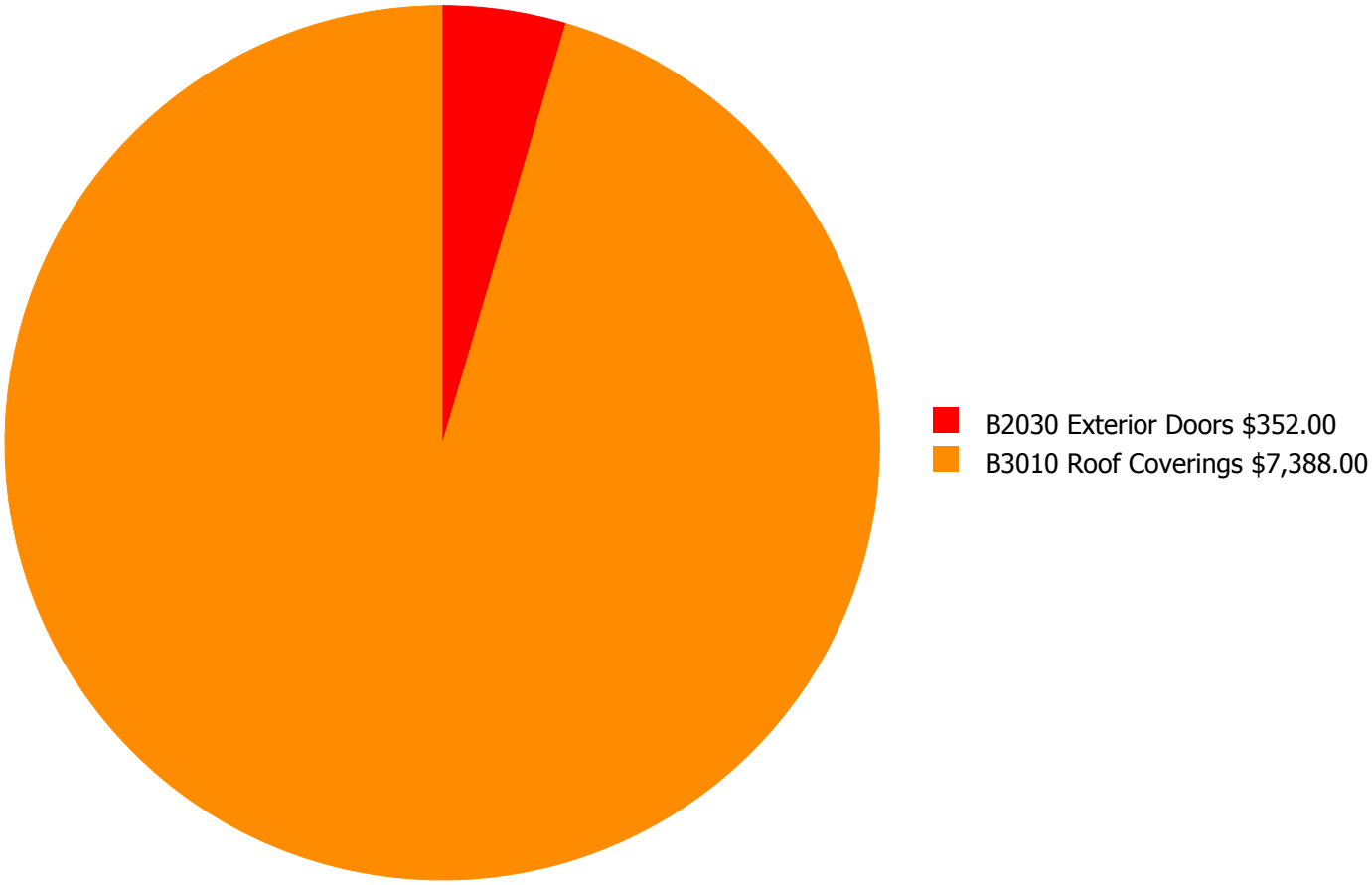
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

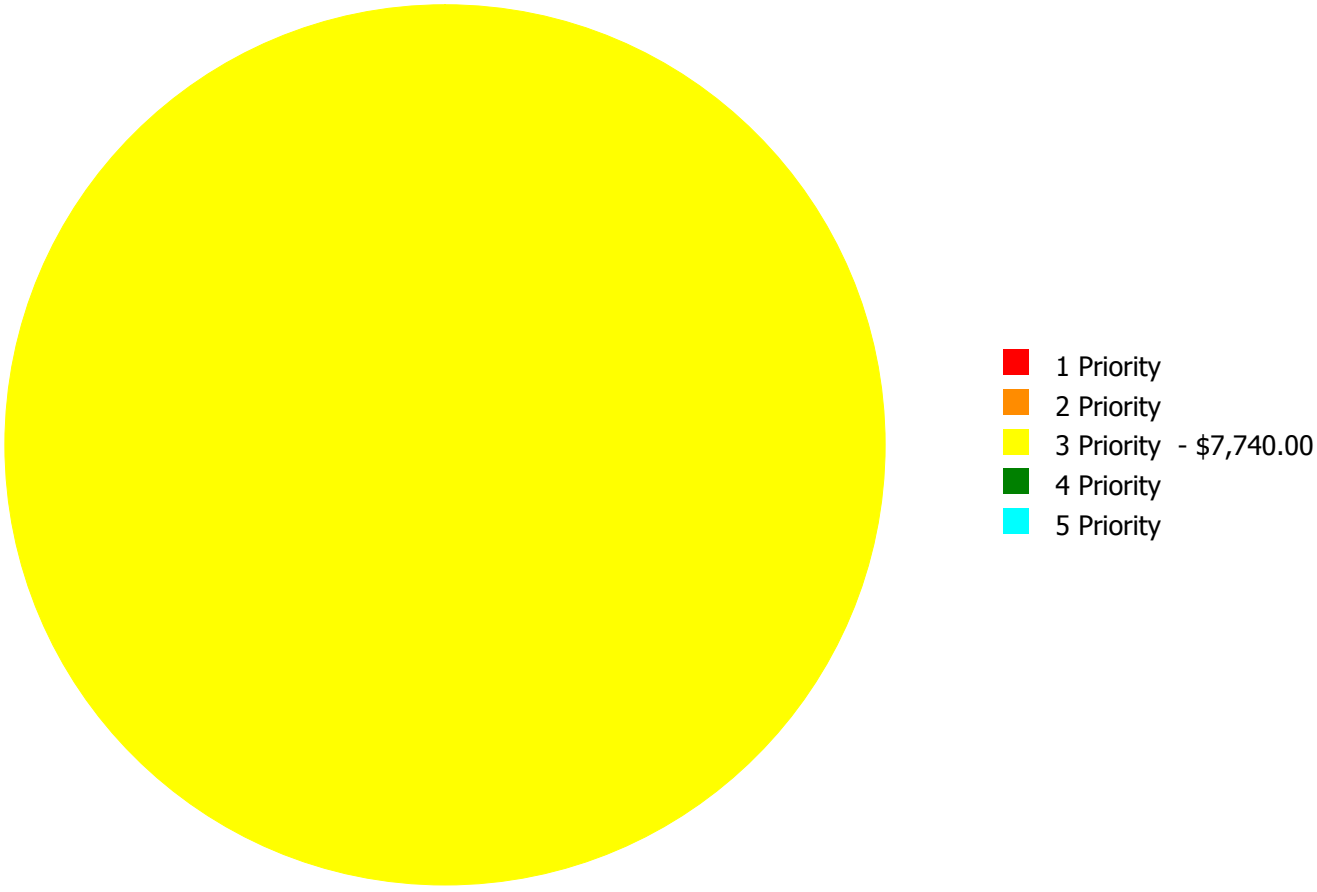
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $7,740.00

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: $7,740.00

Deficiency By Priority Investment Table

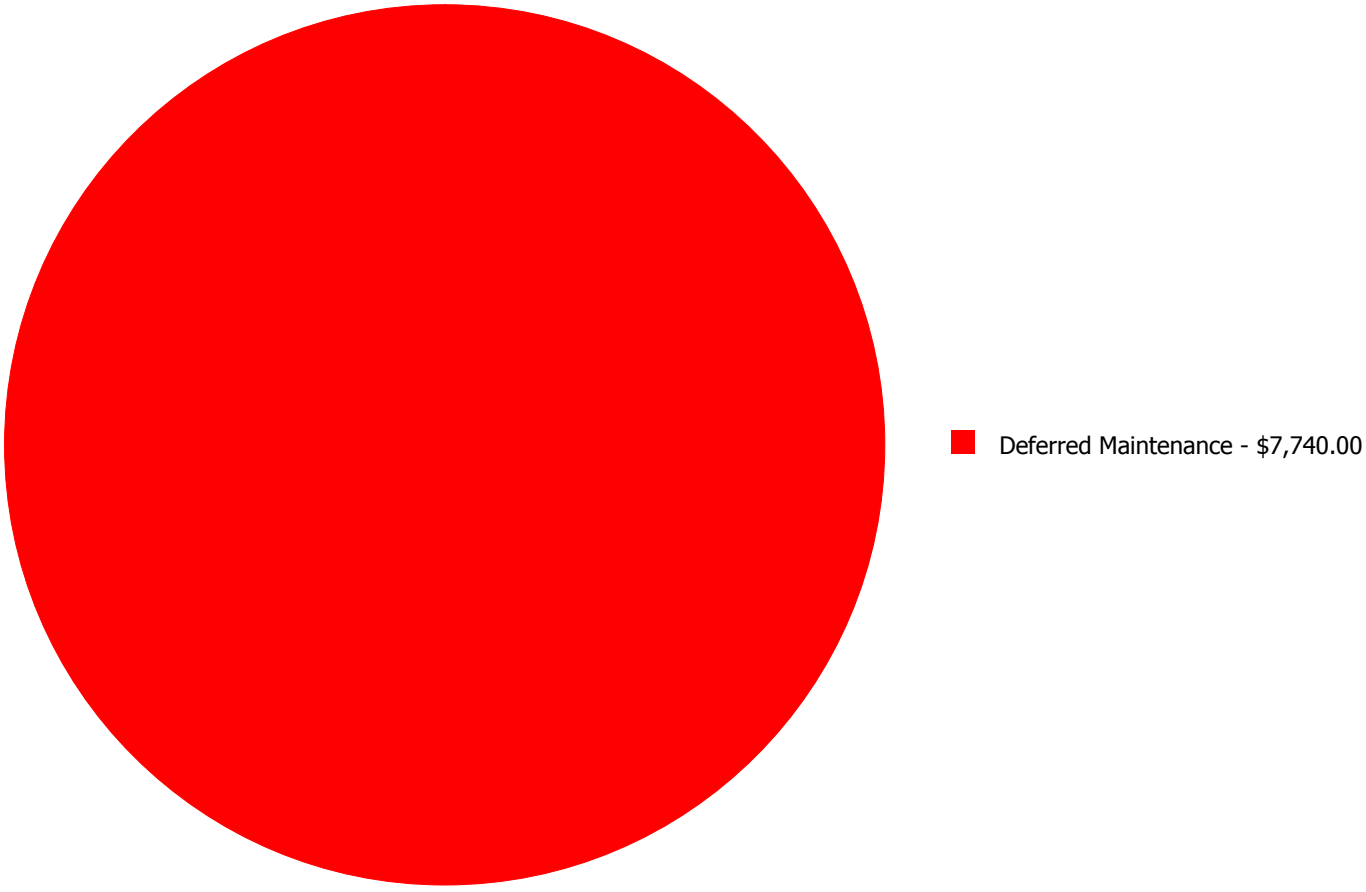
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

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

Deficiency Summary by Category

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



Budget Estimate Total: $7,740.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $352.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $7,388.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: Roof covering is aging, showing signs of failure, and should be replaced.

Executive Summary

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

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Function:	High School
Gross Area (SF):	225
Year Built:	1964
Last Renovation:	
Replacement Value:	$18,319
Repair Cost:	$4,542.00
Total FCI:	24.79 %
Total RSLI:	37.96 %
FCA Score:	75.21

Description:

The softball storage building at Clarkston High School is located at 618 North Indian Creek Drive in Clarkston, Georgia. Originally built in 1964, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	49.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	49.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	47.10 %	4.27 %	$386.00
B30 - Roofing	0.00 %	110.01 %	$4,156.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**37.96 %**	**24.79 %**	**$4,542.00**

Photo Album

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

1). East Elevation - Jun 17, 2015

2). North Elevation - Jun 17, 2015

3). South Elevation - Jun 17, 2015

4). West Elevation - Jun 17, 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.	225	100	1964	2064		49.00 %	0.00 %	49			$1,010
A1030	Slab on Grade	$3.60	S.F.	225	100	1964	2064		49.00 %	0.00 %	49			$810
A2010	Basement Excavation	$0.22	S.F.	0	100	1964	2064		49.00 %	0.00 %	49			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1964	2064		49.00 %	0.00 %	49			$0
B1020	Roof Construction	$16.33	S.F.	225	100	1964	2064		49.00 %	0.00 %	49			$3,674
B2010	Exterior Walls	$38.65	S.F.	225	100	1964	2064		49.00 %	0.00 %	49			$8,696
B2020	Exterior Windows	$4.87	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
B2030	Exterior Doors	$1.56	S.F.	225	30	1964	1994		0.00 %	109.97 %	-21		$386.00	$351
B3010	Roof Coverings	$16.79	S.F.	225	20	1964	1984		0.00 %	110.01 %	-31		$4,156.00	$3,778
C1010	Partitions	$13.04	S.F.	0	40	1964	2004		0.00 %	0.00 %	-11			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
C1030	Fittings	$3.04	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
								Total	**37.96 %**	**24.79 %**			**$4,542.00**	**$18,319**

Renewal Schedule

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

Inflation Rate: 3%

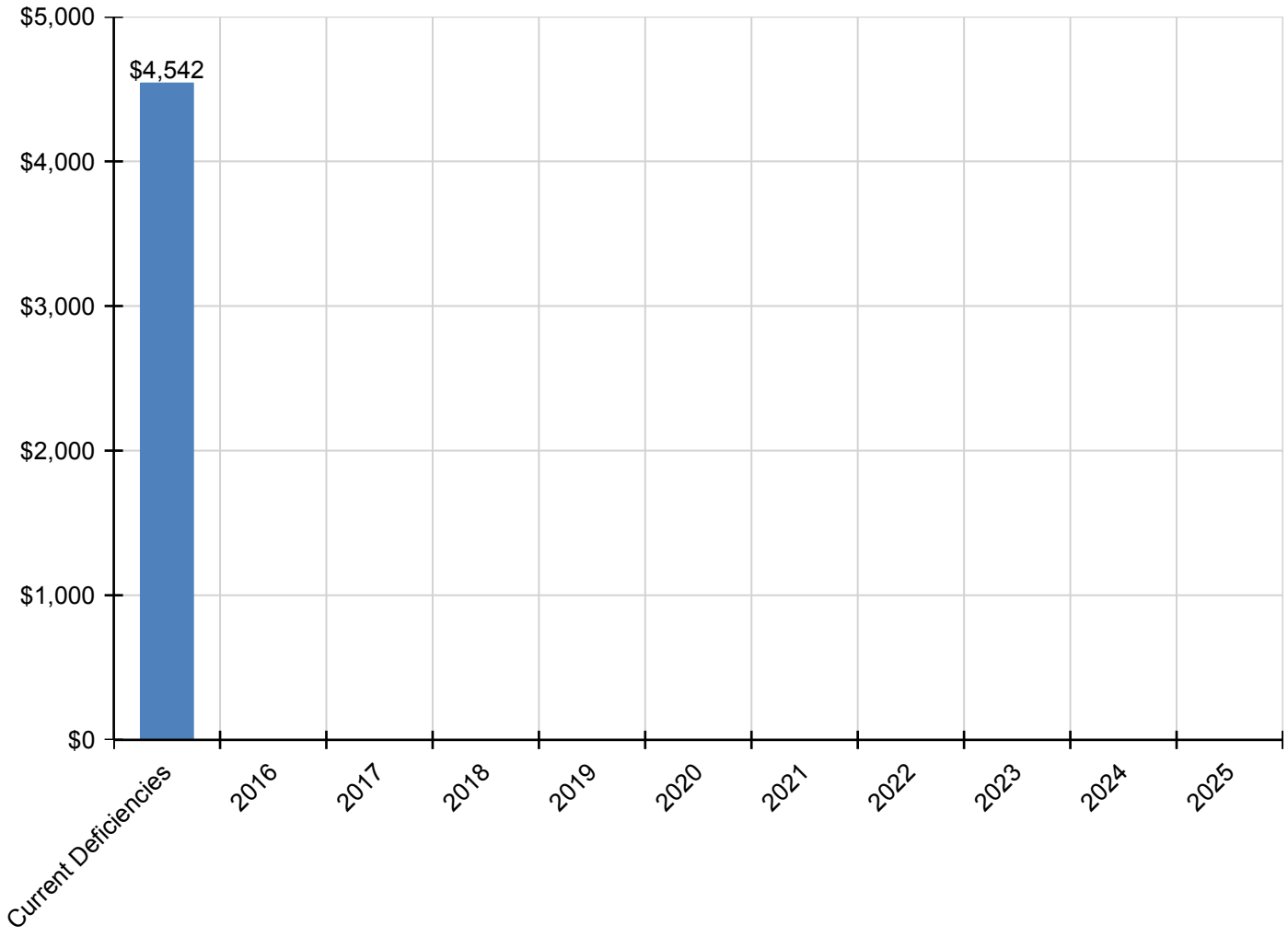
School Assessment Report - 1964 Softball Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$4,542**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,542**
*** 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	$386	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$386**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$4,156	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,156**
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*

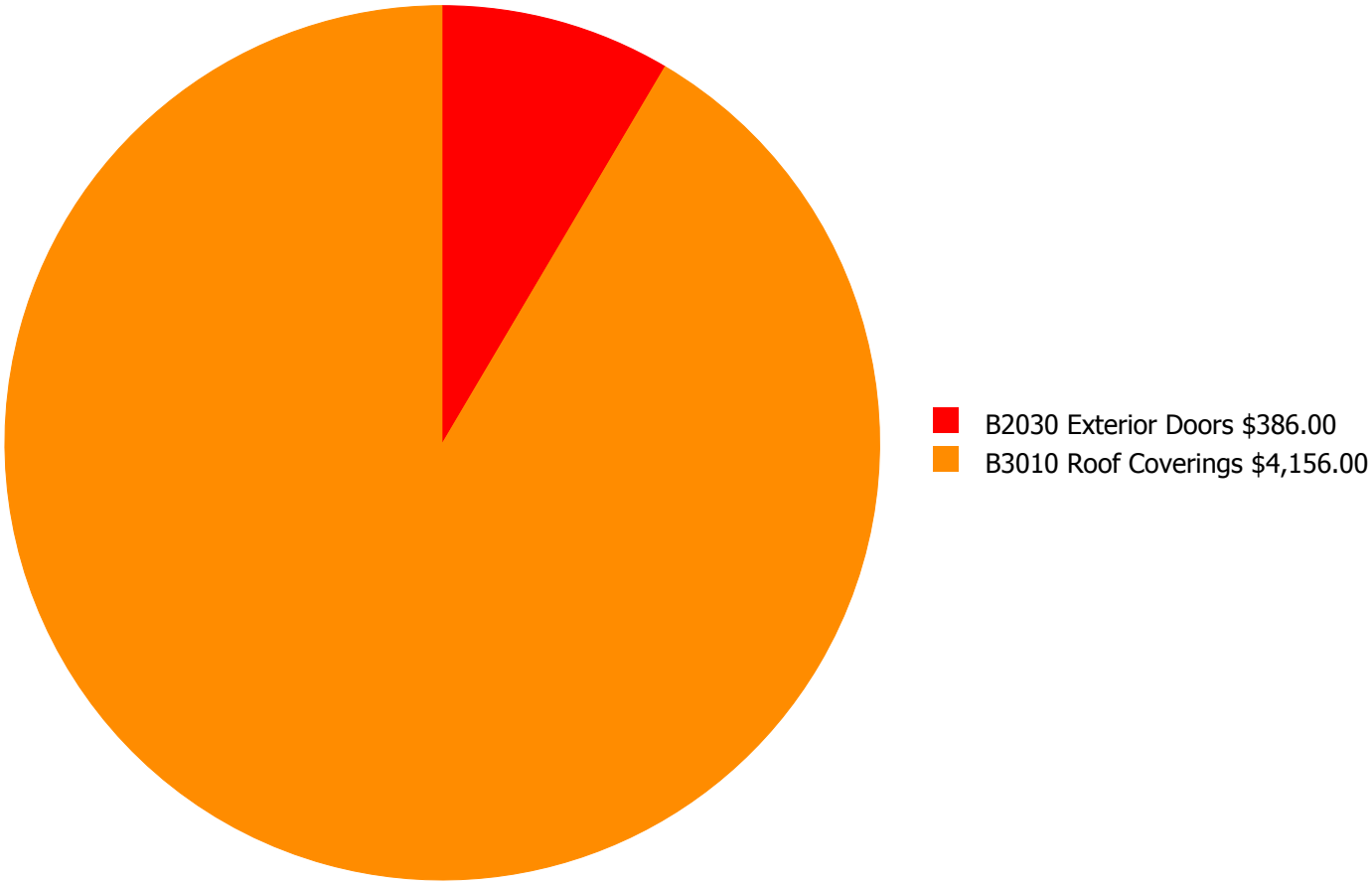
Forecasted Capital Renewal Requirement

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

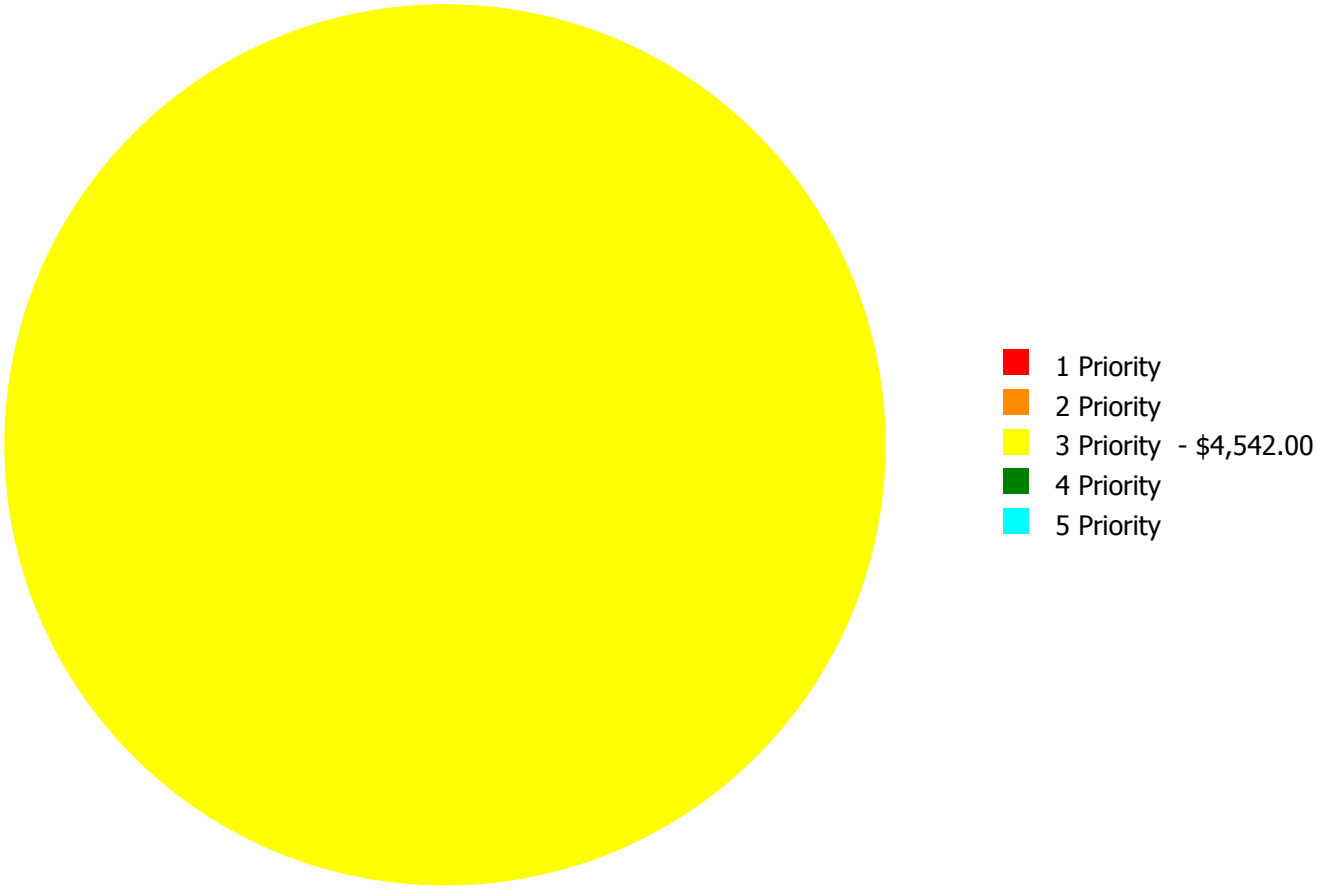
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $4,542.00

Deficiency Summary by Priority

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



Budget Estimate Total: $4,542.00

Deficiency By Priority Investment Table

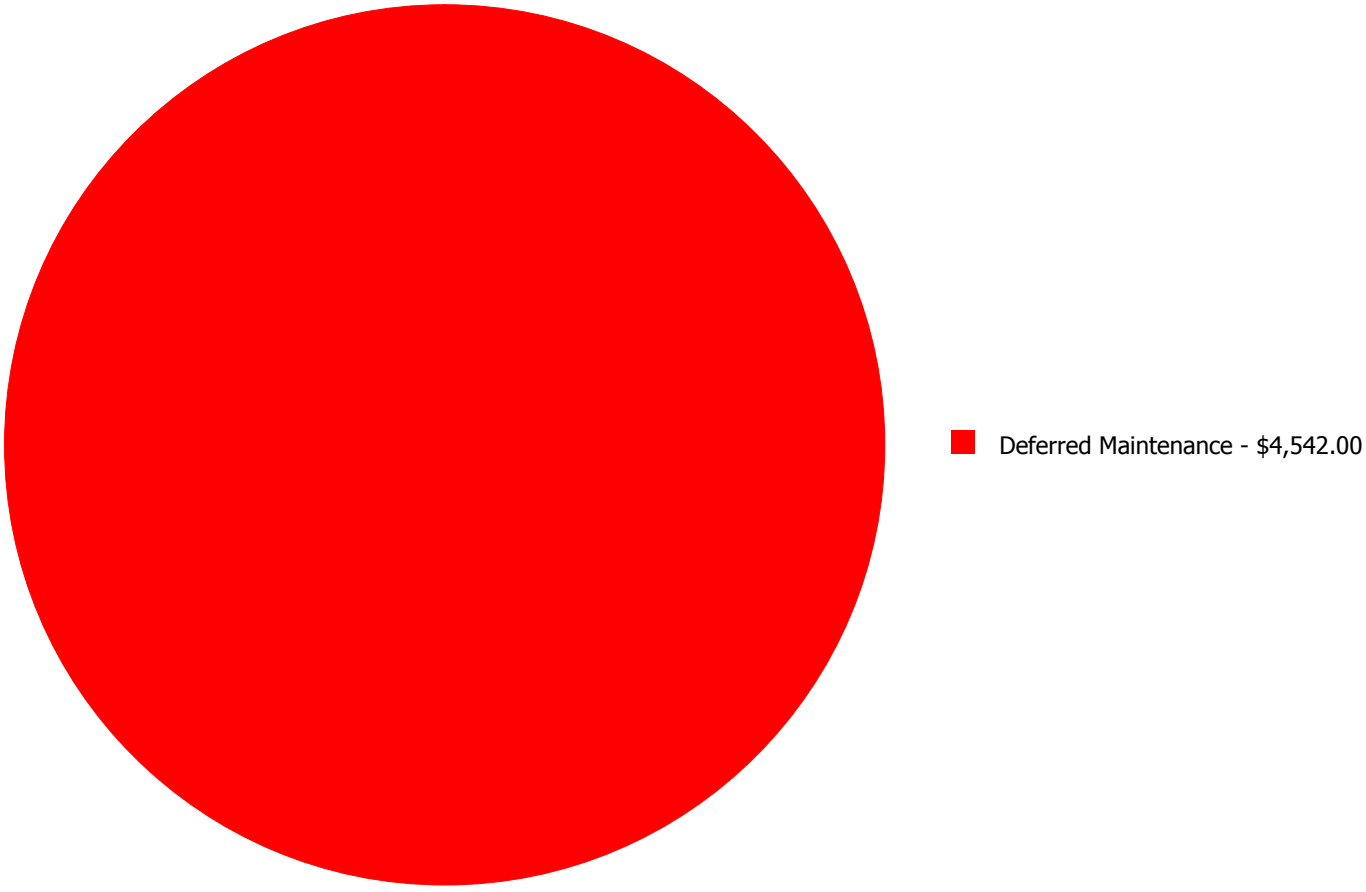
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$386.00	$0.00	$0.00	$386.00
B3010	Roof Coverings	$0.00	$0.00	$4,156.00	$0.00	$0.00	$4,156.00
	Total:	$0.00	$0.00	$4,542.00	$0.00	$0.00	$4,542.00

Deficiency Summary by Category

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



Budget Estimate Total: $4,542.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 225.00
Unit of Measure: S.F.
Estimate: $386.00
Assessor Name: Fernando Wolf
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 225.00
Unit of Measure: S.F.
Estimate: $4,156.00
Assessor Name: Fernando Wolf
Date Created: 04/11/2015

Notes: The concrete roof covering is aged and showing signs of failure.

Executive Summary

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

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

Function:	High School
Gross Area (SF):	170
Year Built:	1964
Last Renovation:	
Replacement Value:	$14,198
Repair Cost:	$3,824.00
Total FCI:	26.93 %
Total RSLI:	37.00 %
FCA Score:	73.07

Description:

The storage building at Clarkston High School is located at 618 North Indian Creek Drive in Clarkston, Georgia. Originally built in 1964, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	49.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	49.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	44.76 %	9.51 %	$684.00
B30 - Roofing	0.00 %	110.02 %	$3,140.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**37.00 %**	**26.93 %**	**$3,824.00**

Photo Album

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

1). East Elevation - Jun 18, 2015

2). South Elevation - Jun 18, 2015

3). North Elevation - Jun 18, 2015

4). West Elevation - Jun 18, 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:

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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.
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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.	170	100	1964	2064		49.00 %	0.00 %	49			$763
A1030	Slab on Grade	$3.60	S.F.	170	100	1964	2064		49.00 %	0.00 %	49			$612
A2010	Basement Excavation	$0.22	S.F.	0	100	1964	2064		49.00 %	0.00 %	49			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1964	2064		49.00 %	0.00 %	49			$0
B1020	Roof Construction	$16.33	S.F.	170	100	1964	2064		49.00 %	0.00 %	49			$2,776
B2010	Exterior Walls	$38.65	S.F.	170	100	1964	2064		49.00 %	0.00 %	49			$6,571
B2020	Exterior Windows	$4.87	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
B2030	Exterior Doors	$3.66	S.F.	170	30	1964	1994		0.00 %	109.97 %	-21		$684.00	$622
B3010	Roof Coverings	$16.79	S.F.	170	20	1964	1984		0.00 %	110.02 %	-31		$3,140.00	$2,854
C1010	Partitions	$13.04	S.F.	0	40	1964	2004		0.00 %	0.00 %	-11			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
C1030	Fittings	$3.04	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
								Total	**37.00 %**	**26.93 %**			**$3,824.00**	**$14,198**

Renewal Schedule

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

Inflation Rate: 3%

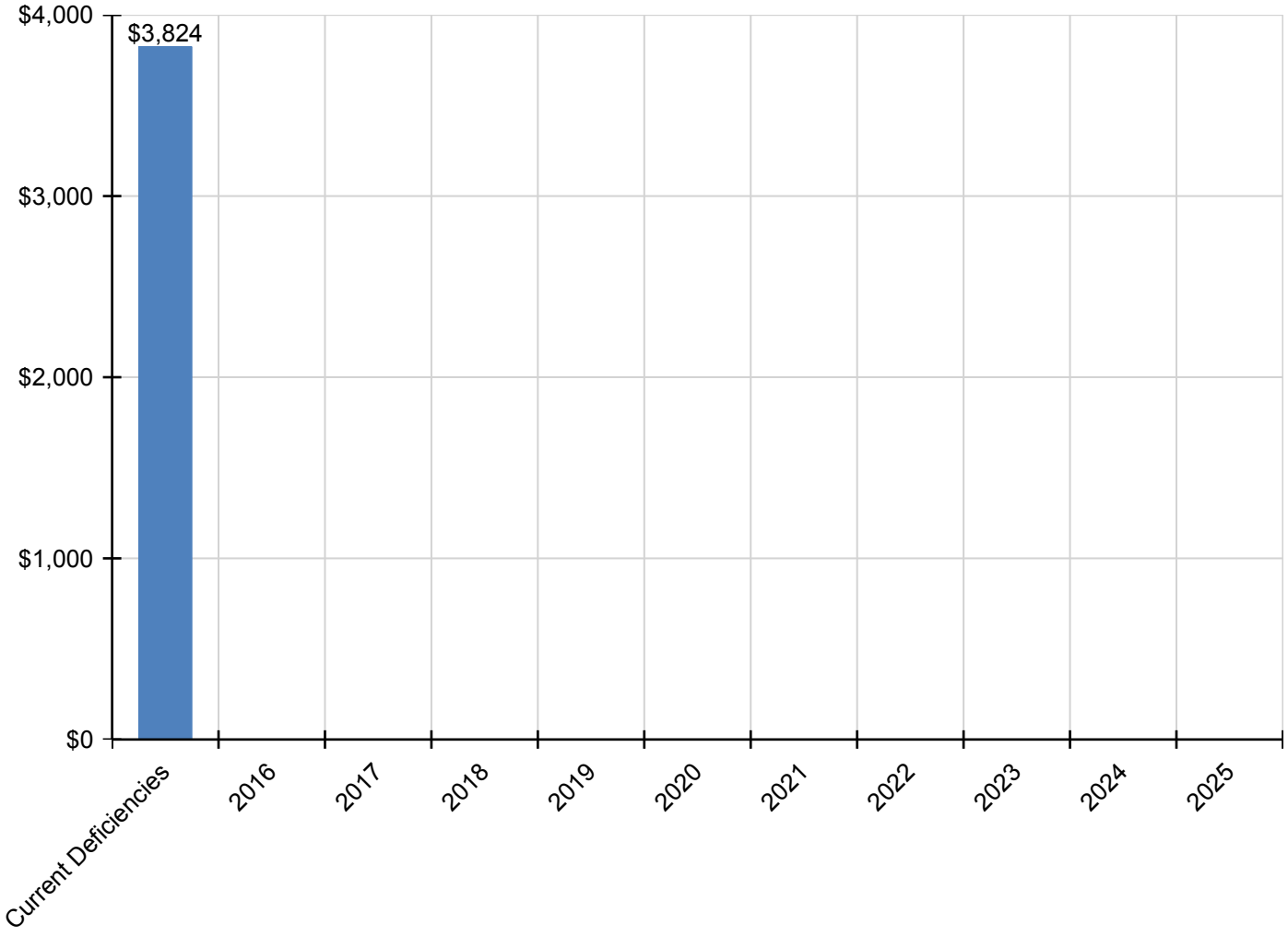
School Assessment Report - 1964 Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,824**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,824**
*** 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	$684	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$684**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$3,140	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,140**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

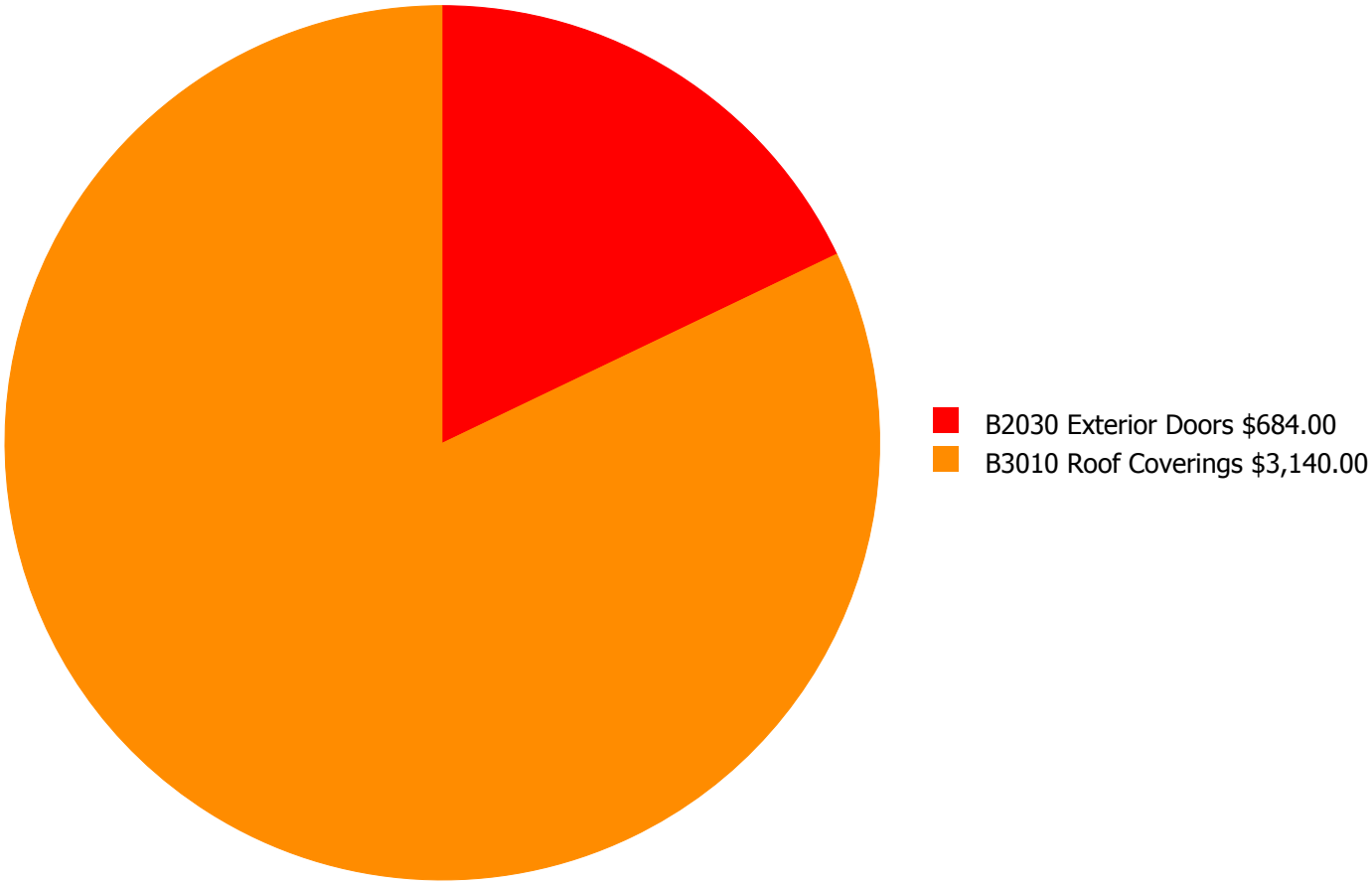
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

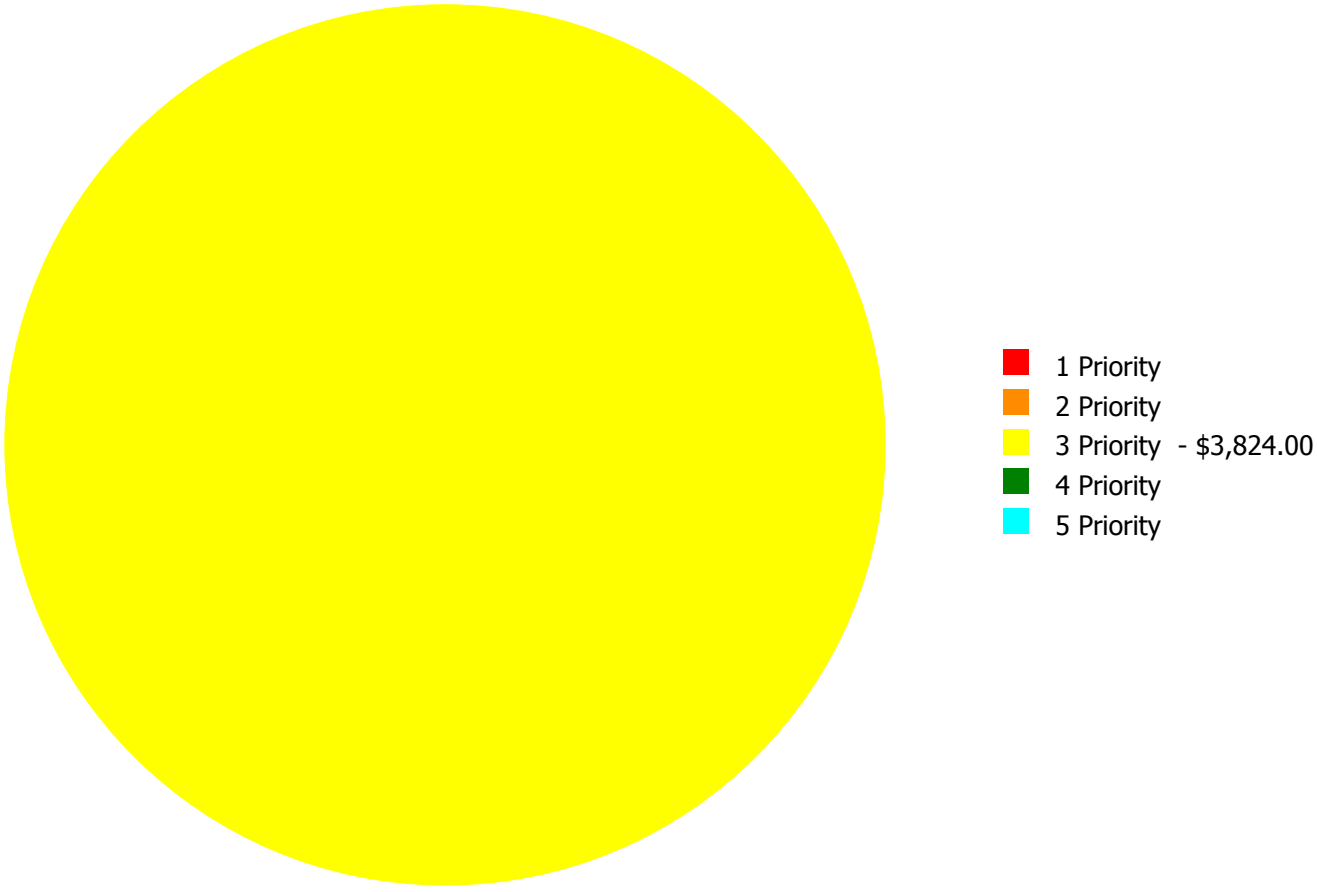
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,824.00

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: $3,824.00

Deficiency By Priority Investment Table

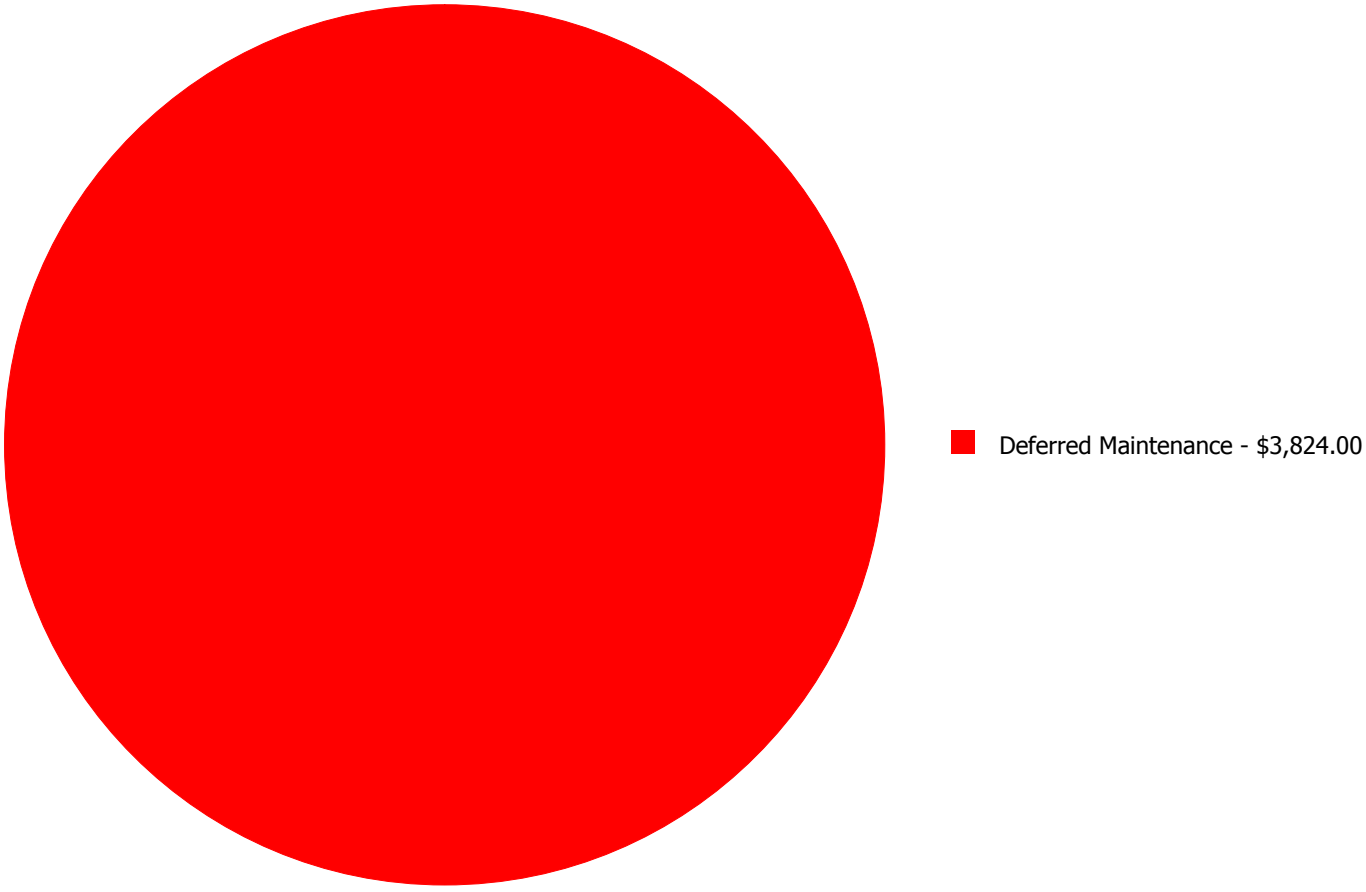
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$684.00	$0.00	$0.00	$684.00
B3010	Roof Coverings	$0.00	$0.00	$3,140.00	$0.00	$0.00	$3,140.00
	Total:	$0.00	$0.00	$3,824.00	$0.00	$0.00	$3,824.00

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: $3,824.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 170.00
Unit of Measure: S.F.
Estimate: $684.00
Assessor Name: Fernando Wolf
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 170.00
Unit of Measure: S.F.
Estimate: $3,140.00
Assessor Name: Fernando Wolf
Date Created: 04/11/2015

Notes: The original steel roof construction is rusting, damaged, 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:	High School
Gross Area (SF):	160,454
Year Built:	1964
Last Renovation:	2011
Replacement Value:	$41,521,951
Repair Cost:	$16,982,603.74
Total FCI:	40.90 %
Total RSLI:	36.13 %
FCA Score:	59.10

Description:

The main building at Clarkston High School is a two-story building located at 618 North Indian Creek Drive in Clarkston, Georgia. Originally constructed in 1964, there have been three additions in 1966, 1967 and 2011 (auditorium and five classrooms). This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

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

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	49.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	49.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.93 %	47.31 %	$2,089,753.00
B30 - Roofing	3.70 %	97.27 %	$2,261,576.00
C10 - Interior Construction	30.00 %	36.88 %	$1,878,595.00
C20 - Stairs	49.00 %	0.00 %	$0.00
C30 - Interior Finishes	33.13 %	15.06 %	$944,859.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	54.07 %	39.12 %	$1,788,749.68
D30 - HVAC	17.35 %	86.84 %	$5,242,032.00
D40 - Fire Protection	86.67 %	0.00 %	$0.00
D50 - Electrical	82.62 %	0.00 %	$0.00
E10 - Equipment	13.33 %	94.90 %	$694,347.06
E20 - Furnishings	0.00 %	110.00 %	$1,620,264.00
F10 - Special Construction	0.00 %	110.00 %	$462,428.00
Totals:	**36.13 %**	**40.90 %**	**$16,982,603.74**

Photo Album

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

1). East Elevation - Jun 18, 2015

2). West Elevation - Jun 18, 2015

3). North Elevation - Jun 18, 2015

4). South Elevation - Jun 18, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.51	S.F.	160,454	100	1964	2064		49.00 %	0.00 %	49			$563,194
A1020	Special Foundations	$0.00	S.F.	0	100	1964	2064		49.00 %	0.00 %	49			$0
A1030	Slab on Grade	$3.56	S.F.	160,454	100	1964	2064		49.00 %	0.00 %	49			$571,216
A2010	Basement Excavation	$0.00	S.F.	0	100	1964	2064		49.00 %	0.00 %	49			$0
A2020	Basement Walls	$0.00	S.F.	0	100	1964	2064		49.00 %	0.00 %	49			$0
B1010	Floor Construction	$15.61	S.F.	160,454	100	1964	2064		49.00 %	0.00 %	49			$2,504,687
B1020	Roof Construction	$11.74	S.F.	160,454	100	1964	2064		49.00 %	0.00 %	49			$1,883,730
B2010	Exterior Walls	$15.69	S.F.	160,454	100	1964	2064		49.00 %	0.00 %	49			$2,517,523
B2020	Exterior Windows	$11.18	S.F.	160,454	30	1964	1994		0.00 %	110.00 %	-21		$1,973,263.00	$1,793,876
B2030	Exterior Doors	$0.66	S.F.	160,454	30	1964	1994		0.00 %	110.00 %	-21		$116,490.00	$105,900
B3010	Roof Coverings - Asphalt Shingles	$4.32	S.F.	0	10	1964	1974		0.00 %	0.00 %	-41			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	98,780	25	1964	1989		0.00 %	110.00 %	-26		$2,249,221.00	$2,044,746
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	1964	1979		0.00 %	0.00 %	-36			$0
B3010	Roof Coverings - Preformed Metal	$0.07	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	9,800	75	1964	2039		32.00 %	0.00 %	24			$269,010
B3020	Roof Openings	$0.07	S.F.	160,454	30	1964	1994		0.00 %	110.00 %	-21		$12,355.00	$11,232
C1010	Partitions	$19.44	S.F.	160,454	100	1964	2064		49.00 %	0.00 %	49			$3,119,226
C1020	Interior Doors	$6.11	S.F.	160,454	30	1964	1994		0.00 %	80.00 %	-21		$784,299.00	$980,374
C1030	Fittings	$6.20	S.F.	160,454	20	1964	1984		0.00 %	110.00 %	-31		$1,094,296.00	$994,815
C2010	Stair Construction	$2.21	S.F.	160,454	100	1964	2064		49.00 %	0.00 %	49			$354,603
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	80,227	100	1964	2064		49.00 %	0.00 %	49			$823,931
C3010	Wall Finishes - Paint	$1.93	S.F.	78,622	10	2010	2020		50.00 %	0.00 %	5			$151,740
C3010	Wall Finishes - Wood Paneling	$2.13	S.F.	0	10	1964	1974		0.00 %	0.00 %	-41			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	10,059	8	2011	2019		50.00 %	0.00 %	4			$85,502
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	24,068	50	1964	2014	2020	10.00 %	0.00 %	5			$348,745
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	45,365	50	1964	2014	2020	10.00 %	0.00 %	5			$2,404,799
C3020	Floor Finishes - VCT	$9.54	S.F.	64,182	20	1964	1984		0.00 %	110.00 %	-31		$673,526.00	$612,296
C3020	Floor Finishes - Wood	$14.70	S.F.	16,780	20	1964	1984		0.00 %	110.00 %	-31		$271,333.00	$246,666
C3030	Ceiling Finishes	$9.98	S.F.	160,454	20	2011	2031		80.00 %	0.00 %	16			$1,601,331
D1010	Elevators and Lifts	$0.86	S.F.	0	30	1964	1994		0.00 %	0.00 %	-21			$0
D2010	Plumbing Fixtures	$17.66	S.F.	160,454	30	2010	2040		83.33 %	0.40 %	25		$11,400.68	$2,833,618
D2020	Domestic Water Distribution	$3.81	S.F.	160,454	30	1964	1994		0.00 %	110.00 %	-21		$672,463.00	$611,330
D2030	Sanitary Waste	$4.80	S.F.	160,454	30	1964	1994		0.00 %	110.00 %	-21		$847,197.00	$770,179
D2040	Rain Water Drainage	$0.92	S.F.	160,454	30	1964	1994		0.00 %	110.00 %	-21		$162,379.00	$147,618

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.54	S.F.	160,454	30	1964	1994		0.00 %	110.00 %	-21		$95,310.00	$86,645
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	160,454	40	2011	2051		90.00 %	0.00 %	36			$123,550
D3020	Heat Generating Systems	$4.55	S.F.	160,454	30	1964	1994		0.00 %	110.00 %	-21		$803,072.00	$730,066
D3030	Cooling Generating Systems	$4.73	S.F.	160,454	25	2011	2036		84.00 %	0.00 %	21			$758,947
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	160,454	30	1964	1994		0.00 %	110.00 %	-21		$1,037,816.00	$943,470
D3050	Terminal & Package Units	$18.52	S.F.	160,454	15	1990	2005		0.00 %	110.00 %	-10		$3,268,769.00	$2,971,608
D3060	Controls & Instrumentation	$3.19	S.F.	160,454	20	2011	2031		80.00 %	0.00 %	16			$511,848
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	160,454	30	1964	1994		0.00 %	110.00 %	-21		$132,375.00	$120,341
D4010	Sprinklers	$4.13	S.F.	160,454	30	2011	2041		86.67 %	0.00 %	26			$662,675
D4020	Standpipes	$0.47	S.F.		30				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	160,454	30	2011	2041		86.67 %	0.00 %	26			$277,585
D5020	Branch Wiring	$5.56	S.F.	160,454	30	2011	2041		86.67 %	0.00 %	26			$892,124
D5020	Lighting	$8.36	S.F.	160,454	30	2011	2041		86.67 %	0.00 %	26			$1,341,395
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	160,454	15	2011	2026		73.33 %	0.00 %	11			$123,550
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	160,454	15	2011	2026		73.33 %	0.00 %	11			$773,388
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	160,454	15	2011	2026		73.33 %	0.00 %	11			$186,127
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	160,454	20	2011	2031		80.00 %	0.00 %	16			$41,718
E1010	Commercial Equipment	$5.22	S.F.	0	20	1964	1984		0.00 %	0.00 %	-31			$0
E1020	Institutional Equipment	$0.76	S.F.	160,454	20	2011	2031		80.00 %	19.39 %	16		$23,649.06	$121,945
E1090	Other Equipment - Kitchen Equipment	$2.24	S.F.	160,454	20	1964	1984		0.00 %	110.00 %	-31		$395,359.00	$359,417
E1090	Other Equipment - Sports Equipment	$1.56	S.F.	160,454	15	1964	1979		0.00 %	110.00 %	-36		$275,339.00	$250,308
E2010	Fixed Furnishings	$9.18	S.F.	160,454	20	1964	1984		0.00 %	110.00 %	-31		$1,620,264.00	$1,472,968
F1010	Special Structures - Canopies	$2.62	S.F.	160,454	20	1964	1984		0.00 %	110.00 %	-31		$462,428.00	$420,389
								Total	**36.13 %**	**40.90 %**			**$16,982,603.74**	**$41,521,951**

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:	**$16,982,604**	**$0**	**$0**	**$0**	**$105,856**	**$3,704,824**	**$0**	**$0**	**$0**	**$0**	**$0**	**$20,793,284**
*** 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	$1,973,263	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,973,263**
B2030 - Exterior Doors	$116,490	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$116,490**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$2,249,221	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,249,221**
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	$12,355	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,355**
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**

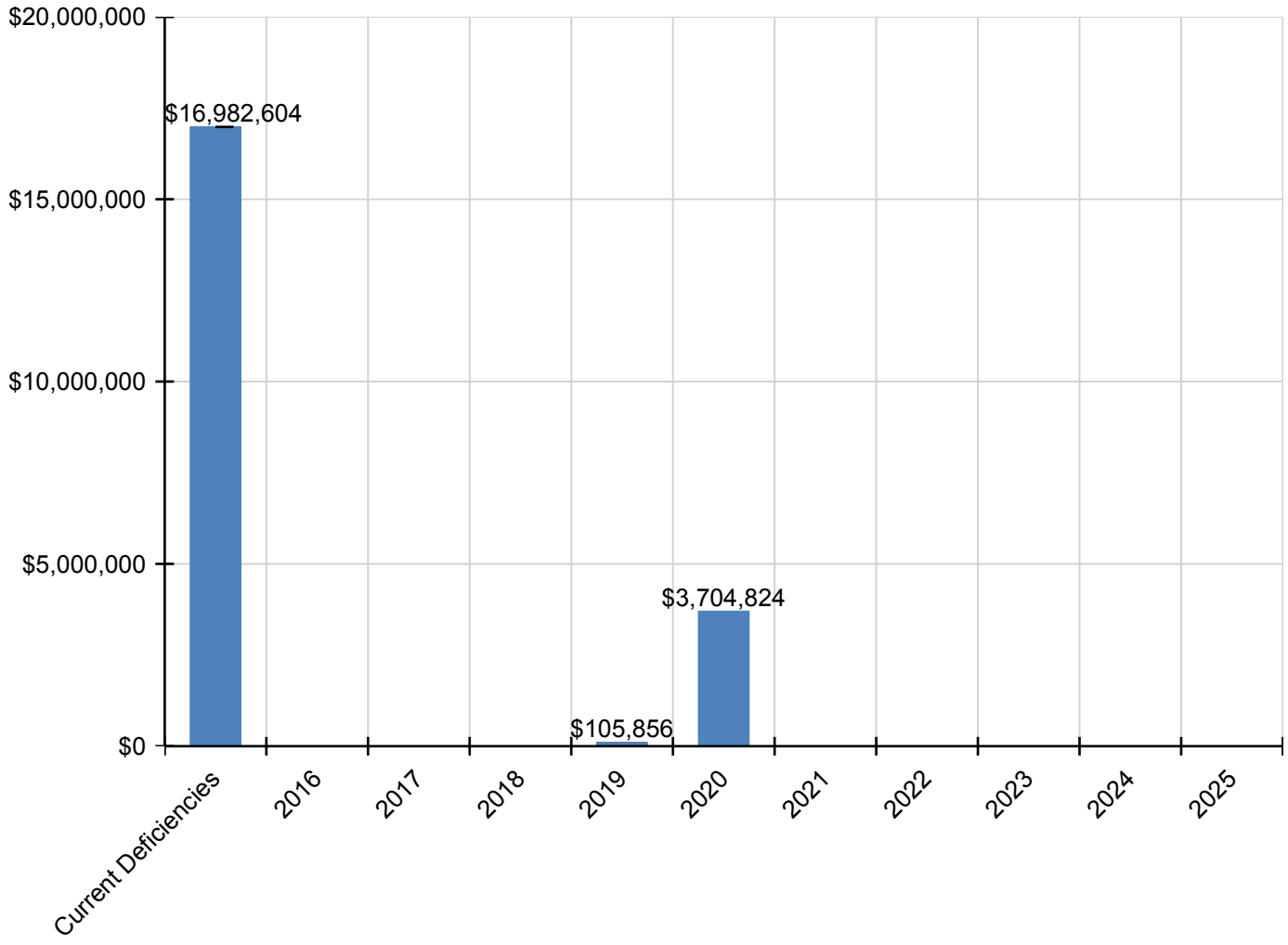
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$784,299	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$784,299**
C1030 - Fittings	$1,094,296	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,094,296**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$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	$193,500	$0	$0	$0	$0	$0	**$193,500**
C3010 - Wall Finishes - Wood Paneling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$105,856	$0	$0	$0	$0	$0	$0	**$105,856**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$444,721	$0	$0	$0	$0	$0	**$444,721**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$3,066,603	$0	$0	$0	$0	$0	**$3,066,603**
C3020 - Floor Finishes - VCT	$673,526	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$673,526**
C3020 - Floor Finishes - Wood	$271,333	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$271,333**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$11,401	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,401**
D2020 - Domestic Water Distribution	$672,463	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$672,463**
D2030 - Sanitary Waste	$847,197	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$847,197**
D2040 - Rain Water Drainage	$162,379	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$162,379**
D2090 - Other Plumbing Systems - Acid Waste	$95,310	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$95,310**
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	$803,072	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$803,072**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$1,037,816	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,037,816**
D3050 - Terminal & Package Units	$3,268,769	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,268,769**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$132,375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$132,375**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$23,649	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,649**
E1090 - Other Equipment - Kitchen Equipment	$395,359	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$395,359**
E1090 - Other Equipment - Sports Equipment	$275,339	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$275,339**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$1,620,264	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,620,264**
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	$462,428	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$462,428**

** Indicates non-renewable system*

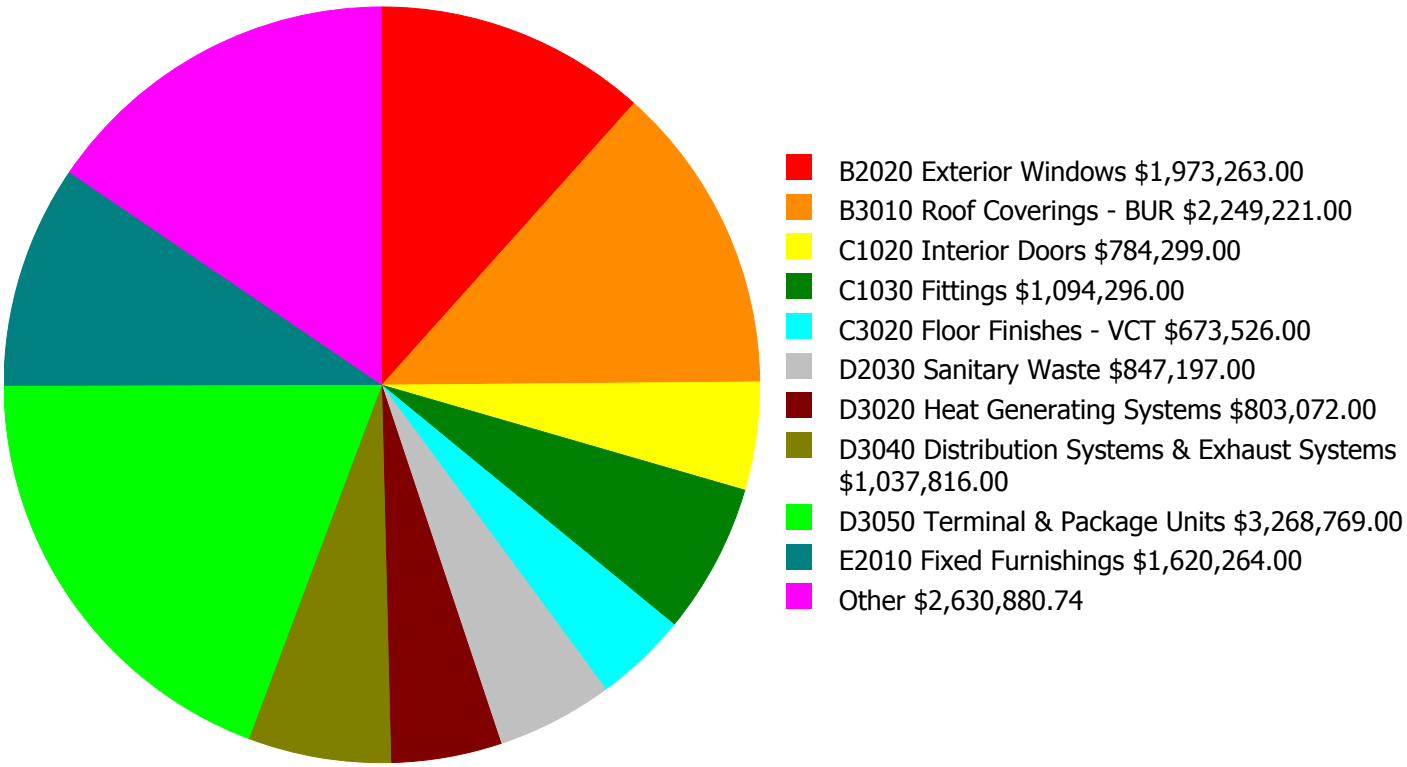
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

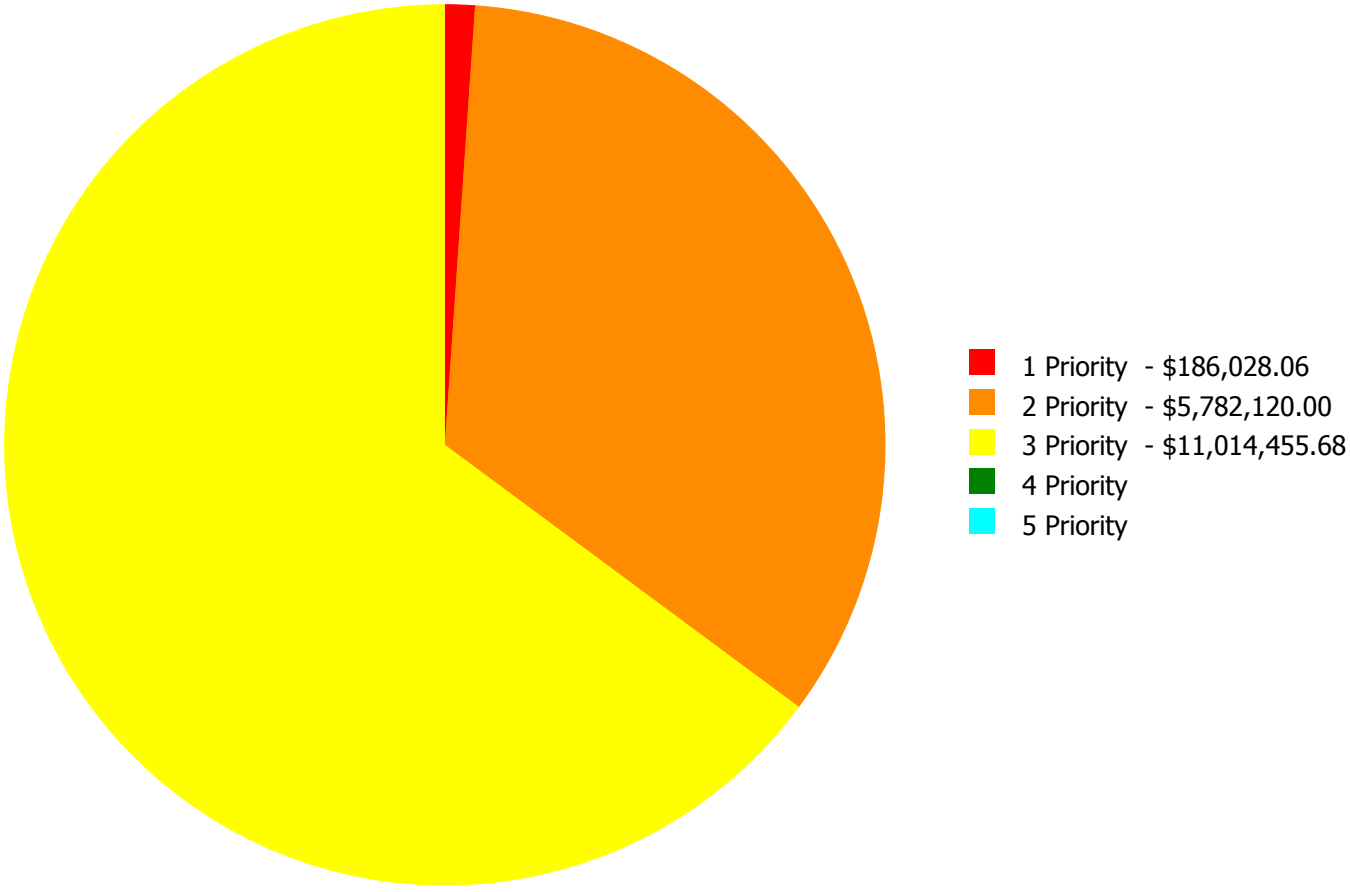
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $16,982,603.74

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: $16,982,603.74

Deficiency By Priority Investment Table

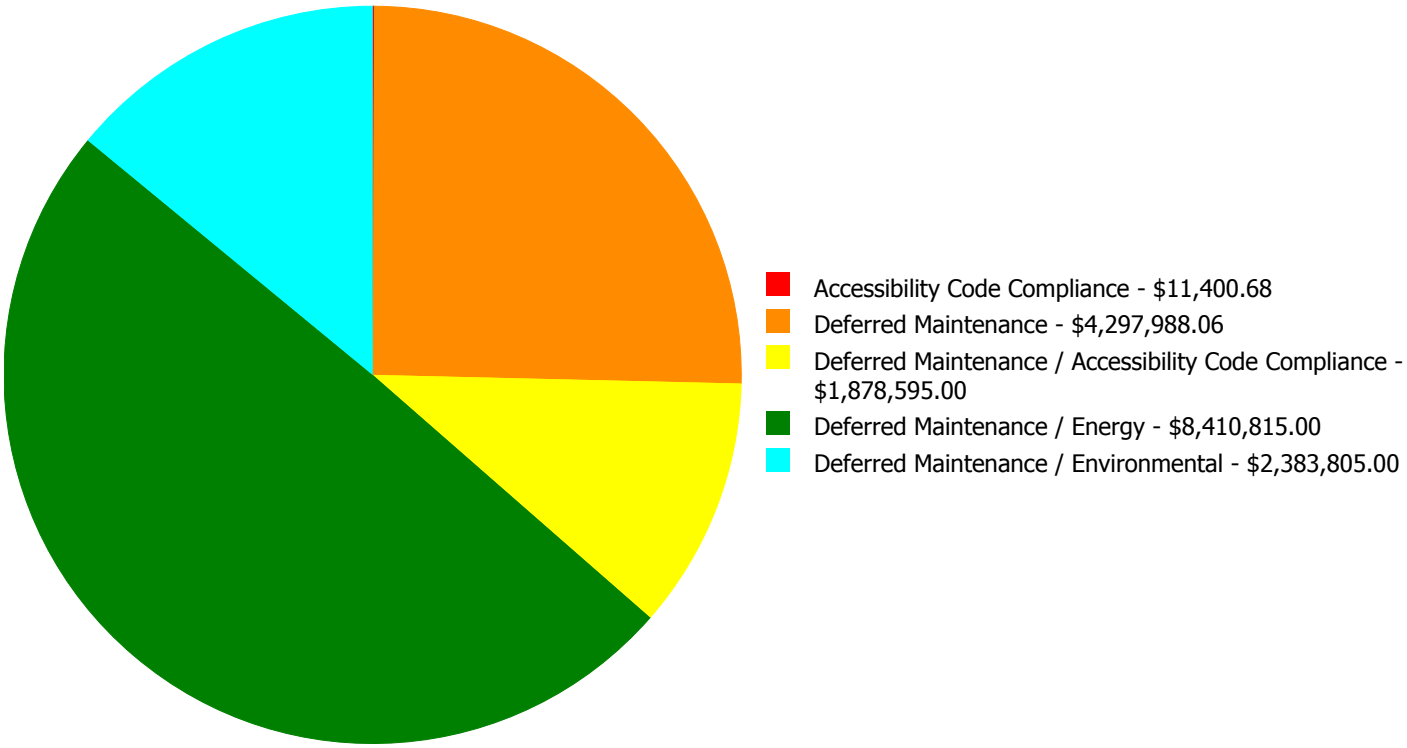
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$1,973,263.00	$0.00	$0.00	$1,973,263.00
B2030	Exterior Doors	$0.00	$0.00	$116,490.00	$0.00	$0.00	$116,490.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$2,249,221.00	$0.00	$0.00	$2,249,221.00
B3020	Roof Openings	$0.00	$0.00	$12,355.00	$0.00	$0.00	$12,355.00
C1020	Interior Doors	$0.00	$0.00	$784,299.00	$0.00	$0.00	$784,299.00
C1030	Fittings	$0.00	$0.00	$1,094,296.00	$0.00	$0.00	$1,094,296.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$673,526.00	$0.00	$0.00	$673,526.00
C3020	Floor Finishes - Wood	$0.00	$0.00	$271,333.00	$0.00	$0.00	$271,333.00
D2010	Plumbing Fixtures	$0.00	$0.00	$11,400.68	$0.00	$0.00	$11,400.68
D2020	Domestic Water Distribution	$0.00	$672,463.00	$0.00	$0.00	$0.00	$672,463.00
D2030	Sanitary Waste	$0.00	$0.00	$847,197.00	$0.00	$0.00	$847,197.00
D2040	Rain Water Drainage	$162,379.00	$0.00	$0.00	$0.00	$0.00	$162,379.00
D2090	Other Plumbing Systems - Acid Waste	$0.00	$0.00	$95,310.00	$0.00	$0.00	$95,310.00
D3020	Heat Generating Systems	$0.00	$803,072.00	$0.00	$0.00	$0.00	$803,072.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$1,037,816.00	$0.00	$0.00	$0.00	$1,037,816.00
D3050	Terminal & Package Units	$0.00	$3,268,769.00	$0.00	$0.00	$0.00	$3,268,769.00
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	$0.00	$132,375.00	$0.00	$0.00	$132,375.00
E1020	Institutional Equipment	$23,649.06	$0.00	$0.00	$0.00	$0.00	$23,649.06
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$395,359.00	$0.00	$0.00	$395,359.00
E1090	Other Equipment - Sports Equipment	$0.00	$0.00	$275,339.00	$0.00	$0.00	$275,339.00
E2010	Fixed Furnishings	$0.00	$0.00	$1,620,264.00	$0.00	$0.00	$1,620,264.00
F1010	Special Structures - Canopies	$0.00	$0.00	$462,428.00	$0.00	$0.00	$462,428.00
	Total:	$186,028.06	$5,782,120.00	$11,014,455.68	$0.00	$0.00	$16,982,603.74

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: $16,982,603.74

Deficiency Details by Priority

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

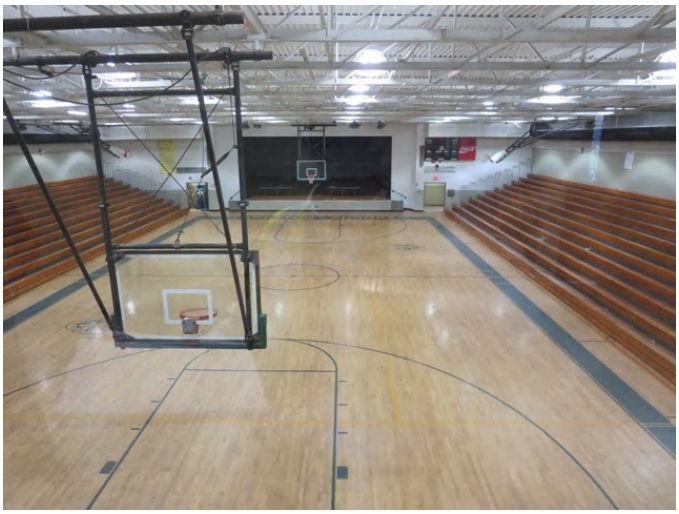
Priority 1 Priority:

System: D2040 - Rain Water Drainage

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 1 Priority
Correction: Renew System
Qty: 160,454.00
Unit of Measure: S.F.
Estimate: $162,379.00
Assessor Name: Eduardo Lopez
Date Created: 06/17/2015

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

System: E1020 - Institutional Equipment



Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 1 Priority
Correction: Replace stage curtain and track
Qty: 50.00
Unit of Measure: L.F.
Estimate: $23,649.06
Assessor Name: Sam Mandola
Date Created: 05/06/2016

Notes: The stage curtains are beyond their expected service life and should be replaced.

Priority 2 Priority:

System: D2020 - Domestic Water Distribution

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 2 Priority
Correction: Renew System
Qty: 160,454.00
Unit of Measure: S.S.F.
Estimate: $672,463.00
Assessor Name: Sam Mandola
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. Hot water distribution system has non-functional pressure relief valves.

System: D3020 - Heat Generating Systems

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 2 Priority
Correction: Renew System
Qty: 160,454.00
Unit of Measure: S.F.
Estimate: $803,072.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The heat generating system is beyond service life, failing, undersized, and should be scheduled for replacement.

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 2 Priority
Correction: Renew System
Qty: 160,454.00
Unit of Measure: S.F.
Estimate: $1,037,816.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The distribution and exhaust systems are beyond their expected service life, failing, and should be scheduled for replacement. The restrooms lack ventilation systems.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 2 Priority
Correction: Renew System
Qty: 160,454.00
Unit of Measure: S.F.
Estimate: $3,268,769.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The terminal and package units are beyond their expected service life 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: 160,454.00
Unit of Measure: S.F.
Estimate: $1,973,263.00
Assessor Name: Eduardo Lopez
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: 160,454.00
Unit of Measure: S.F.
Estimate: $116,490.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The original exterior doors are aged and rusted, do not lock/seal properly, 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: 98,780.00

Unit of Measure: S.F.

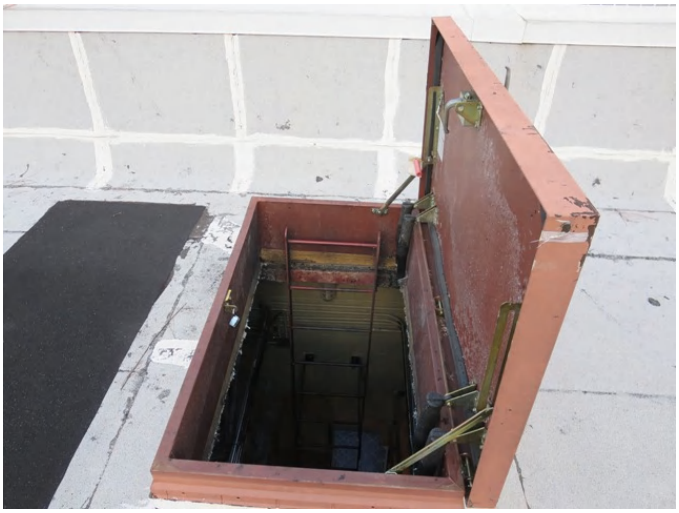
Estimate: $2,249,221.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced. SPLOST project 406-422 to replace the roof on the buildings.

System: B3020 - Roof Openings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 160,454.00

Unit of Measure: S.F.

Estimate: $12,355.00

Assessor Name: Eduardo Lopez

Date Created: 12/02/2015

Notes: Roof openings are beyond their expected service life and should be replaced in conjunction with the roof coverings. Roof hatch and ladder system are not OSHA-compliant and should be replaced.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 160,454.00

Unit of Measure: S.F.

Estimate: $784,299.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The interior doors are aged, failing, and should be repaired or replaced to improve ADA accessibility.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 160,454.00

Unit of Measure: S.F.

Estimate: $1,094,296.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

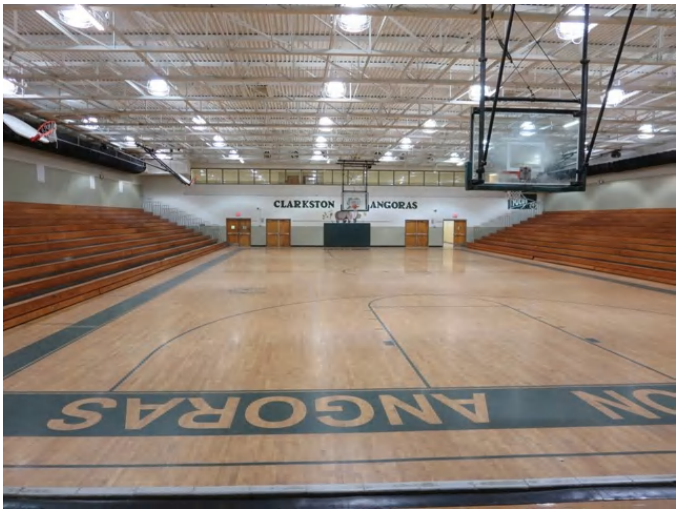
Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, not ADA compliant, and should be replaced.

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 Priority
Correction: Renew System
Qty: 64,182.00
Unit of Measure: S.F.
Estimate: $673,526.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: VCT is deteriorating due to age and use, and should be replaced.

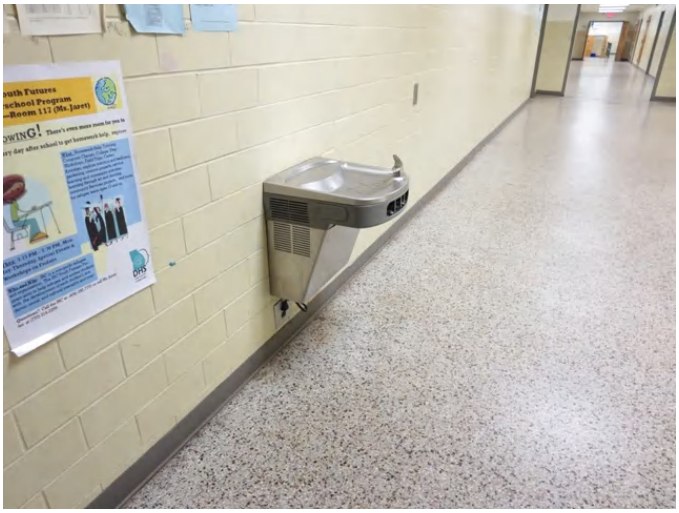
System: C3020 - Floor Finishes - Wood



Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 16,780.00
Unit of Measure: S.F.
Estimate: $271,333.00
Assessor Name: Eduardo Lopez
Date Created: 06/17/2015

Notes: The wood flooring is beyond its expected service life and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Hallways

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 2.00

Unit of Measure: Ea.

Estimate: $11,400.68

Assessor Name: Eduardo Lopez

Date Created: 12/11/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 160,454.00

Unit of Measure: S.F.

Estimate: $847,197.00

Assessor Name: Sam Mandola

Date Created: 06/17/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. SPLOST project 406-422 to replace grease trap and backflow preventer.

System: D2090 - Other Plumbing Systems - Acid Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 160,454.00
Unit of Measure: S.F.
Estimate: $95,310.00
Assessor Name: Eduardo Lopez
Date Created: 06/17/2015

Notes: The acid waste system is beyond its expected service life and should be scheduled for replacement. SPLOST project 406-422 to replace grease trap and backflow preventer.

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

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 160,454.00
Unit of Measure: S.F.
Estimate: $132,375.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 160,454.00

Unit of Measure: S.F.

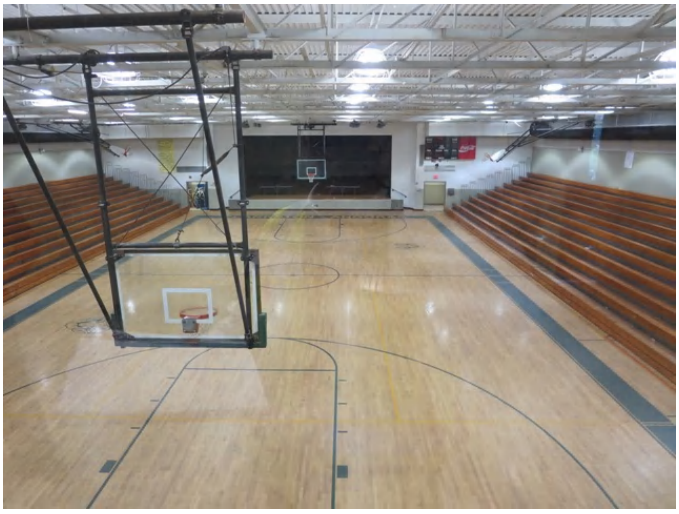
Estimate: $395,359.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: E1090 - Other Equipment - Sports Equipment



Location: Gym

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 160,454.00

Unit of Measure: S.F.

Estimate: $275,339.00

Assessor Name: Eduardo Lopez

Date Created: 12/11/2015

Notes: Sports 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: 160,454.00
Unit of Measure: S.F.
Estimate: $1,620,264.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: Fixed furnishings, such as built-in cabinets and gym bleachers, are beyond their expected service life, damaged and worn, and should be replaced. The motor on the gym bleachers constantly goes out.

System: F1010 - Special Structures - Canopies

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 160,454.00
Unit of Measure: S.F.
Estimate: $462,428.00
Assessor Name: Eduardo Lopez
Date Created: 12/02/2015

Notes: Canopies over doorways are beyond their expected service life, deteriorated, 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:	High School
Gross Area (SF):	32,443
Year Built:	2011
Last Renovation:	
Replacement Value:	$6,745,992
Repair Cost:	$11,400.68
Total FCI:	0.17 %
Total RSLI:	83.95 %
FCA Score:	99.83

Description:

The 2011 auditorium/classroom addition at Clarkston High School is a one-story building located at 618 North Indian Creek Drive in Clarkston, Georgia. There have been no additions and no renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5013	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	96.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	96.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	91.98 %	0.00 %	$0.00
B30 - Roofing	84.56 %	0.00 %	$0.00
C10 - Interior Construction	91.08 %	0.00 %	$0.00
C20 - Stairs	96.00 %	0.00 %	$0.00
C30 - Interior Finishes	76.35 %	0.00 %	$0.00
D10 - Conveying	86.67 %	0.00 %	$0.00
D20 - Plumbing	82.46 %	1.41 %	$11,400.68
D30 - HVAC	75.80 %	0.00 %	$0.00
D40 - Fire Protection	86.67 %	0.00 %	$0.00
D50 - Electrical	78.64 %	0.00 %	$0.00
E10 - Equipment	80.00 %	0.00 %	$0.00
E20 - Furnishings	80.00 %	0.00 %	$0.00
F10 - Special Construction	80.00 %	0.00 %	$0.00
Totals:	**83.95 %**	**0.17 %**	**$11,400.68**

Photo Album

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

1). South Elevation - Jun 18, 2015

2). West Elevation - Jun 18, 2015

3). South Elevation - Jun 18, 2015

4). East Elevation - Jun 18, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.16	S.F.	32,443	100	2011	2111		96.00 %	0.00 %	96			$102,520
A1020	Special Foundations	$3.97	S.F.		100				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.23	S.F.	32,443	100	2011	2111		96.00 %	0.00 %	96			$104,791
A2010	Basement Excavation	$0.12	S.F.		100				0.00 %	0.00 %				$0
A2020	Basement Walls	$1.48	S.F.		100				0.00 %	0.00 %				$0
B1010	Floor Construction	$13.66	S.F.		100				0.00 %	0.00 %				$0
B1020	Roof Construction	$10.32	S.F.	32,433	100	2011	2111		96.00 %	0.00 %	96			$334,709
B2010	Exterior Walls	$13.15	S.F.	32,443	100	2011	2111		96.00 %	0.00 %	96			$426,625
B2020	Exterior Windows	$9.38	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$304,315
B2030	Exterior Doors	$0.55	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$17,844
B3010	Roof Coverings - Asphal Shingles	$3.70	S.F.		10				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	30,943	25	2011	2036		84.00 %	0.00 %	21			$640,520
B3010	Roof Coverings - EPDM	$2.84	S.F.		15				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$0.06	S.F.		30				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$23.45	S.F.	1,500	75	2011	2086		94.67 %	0.00 %	71			$35,175
B3020	Roof Openings	$0.06	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$1,947
C1010	Partitions	$16.96	S.F.	32,443	100	2011	2111		96.00 %	0.00 %	96			$550,233
C1020	Interior Doors	$5.34	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$173,246
C1030	Fittings	$5.40	S.F.	32,443	20	2011	2031		80.00 %	0.00 %	16			$175,192
C2010	Stair Construction	$1.93	S.F.	32,443	100	2011	2111		96.00 %	0.00 %	96			$62,615
C3010	Wall Finishes - Ceramic & Glazed	$8.97	S.F.	4,866	30	2011	2041		86.67 %	0.00 %	26			$43,648
C3010	Wall Finishes - Paint	$1.70	S.F.	27,577	10	2011	2021		60.00 %	0.00 %	6			$46,881
C3010	Wall Finishes - Wall Coverings	$1.85	S.F.		10				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$7.40	S.F.	8,562	8	2011	2019		50.00 %	0.00 %	4			$63,359
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.65	S.F.	1,200	50	2011	2061		92.00 %	0.00 %	46			$15,180
C3020	Floor Finishes - Terrazzo	$46.23	S.F.		50				0.00 %	0.00 %				$0
C3020	Floor Finishes - VCT	$8.28	S.F.	20,681	20	2011	2031		80.00 %	0.00 %	16			$171,239
C3020	Floor Finishes - Wood	$12.82	S.F.	2,000	20	2011	2031		80.00 %	0.00 %	16			$25,640
C3030	Ceiling Finishes	$8.72	S.F.	32,443	20	2011	2031		80.00 %	0.00 %	16			$282,903
D1010	Elevators and Lifts	$0.81	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$26,279
D2010	Plumbing Fixtures	$15.77	S.F.	32,443	20	2011	2031		80.00 %	2.23 %	16		$11,400.68	$511,626
D2020	Domestic Water Distribution	$3.41	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$110,631
D2030	Sanitary Waste	$4.28	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$138,856
D2040	Rain Water Drainage	$0.84	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$27,252

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.47	S.F.		30				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.69	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$22,386
D3020	Heat Generating Systems	$4.07	S.F.		30				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$4.22	S.F.		30				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$5.23	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$169,677
D3050	Terminal & Package Units	$27.81	S.F.	32,443	15	2011	2026		73.33 %	0.00 %	11			$902,240
D3060	Controls & Instrumentation	$2.84	S.F.	32,443	20	2011	2031		80.00 %	0.00 %	16			$92,138
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.66	S.F.		30				0.00 %	0.00 %				$0
D4010	Sprinklers	$3.70	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$120,039
D4020	Standpipes	$0.43	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$13,950
D5010	Electrical Service/Distribution	$1.49	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$48,340
D5020	Branch Wiring	$4.83	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$156,700
D5020	Lighting	$7.27	S.F.	32,443	30	2011	2041		86.67 %	0.00 %	26			$235,861
D5030	Communications and Security - Fire Alarm	$0.66	S.F.	32,443	10	2011	2021		60.00 %	0.00 %	6			$21,412
D5030	Communications and Security - PA & Clock Systems	$4.18	S.F.	32,443	10	2011	2021		60.00 %	0.00 %	6			$135,612
D5030	Communications and Security - Security & CCTV	$1.01	S.F.	32,443	10	2011	2021		60.00 %	0.00 %	6			$32,767
D5090	Other Electrical Systems - Emergency Generator	$0.22	S.F.		20				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.75	S.F.	32,443	20	2011	2031		80.00 %	0.00 %	16			$24,332
E1090	Other Equipment (Kitchen Equipment)	$5.63	S.F.		20				0.00 %	0.00 %				$0
E1090	Other Equipment (Sports Equipment)	$1.53	S.F.		15				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.01	S.F.	32,443	20	2011	2031		80.00 %	0.00 %	16			$292,311
F1010	Special Structures - Canopies	$2.62	S.F.	32,443	20	2011	2031		80.00 %	0.00 %	16			$85,001
								Total	**83.95 %**	**0.17 %**			**$11,400.68**	**$6,745,992**

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:	**$11,401**	**$0**	**$0**	**$0**	**$78,442**	**$0**	**$310,860**	**$0**	**$0**	**$0**	**$0**	**$400,703**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

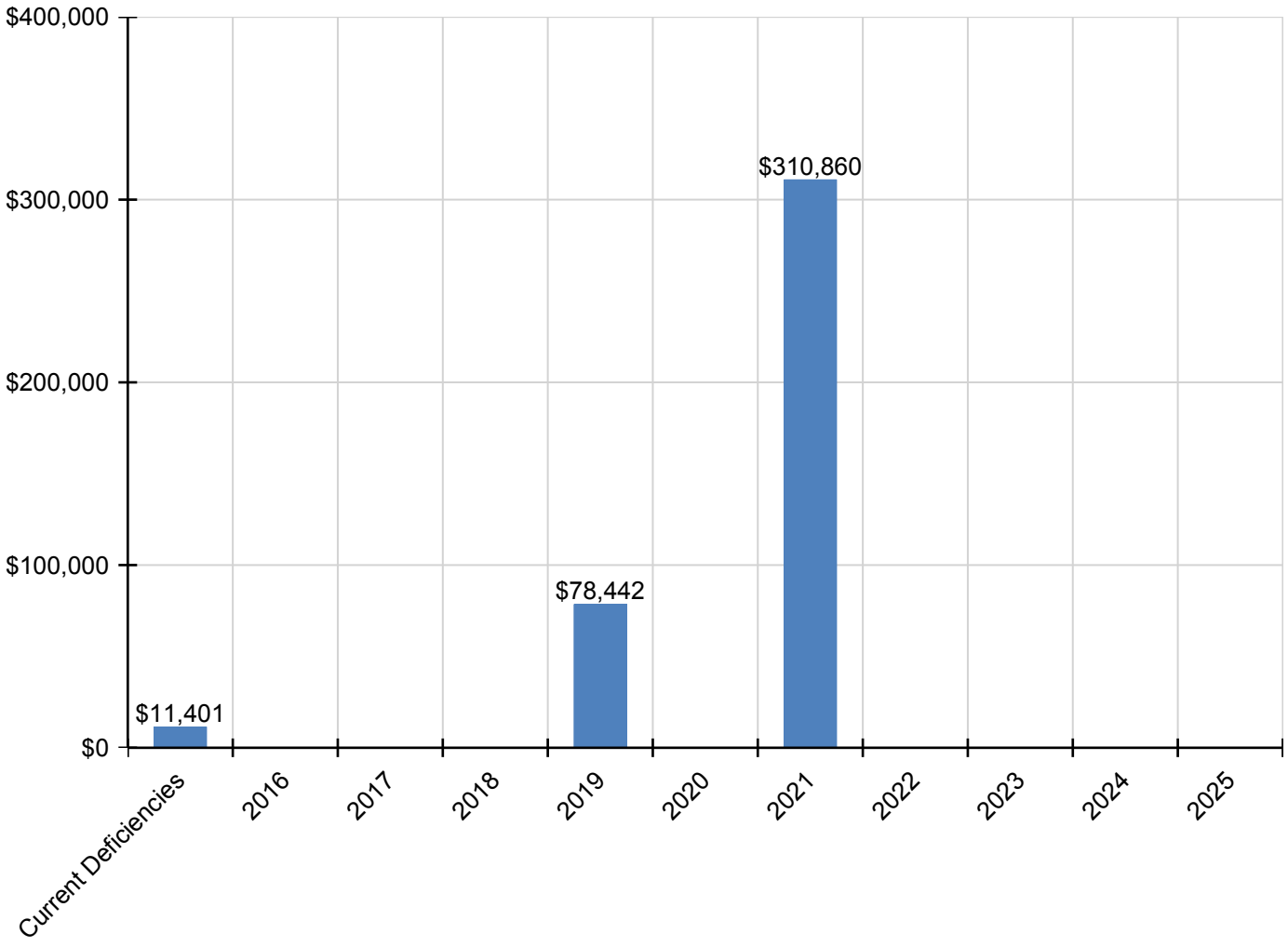
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$61,576	$0	$0	$0	$0	**$61,576**
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	$78,442	$0	$0	$0	$0	$0	$0	**$78,442**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$11,401	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,401**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$28,125	$0	$0	$0	$0	**$28,125**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$178,120	$0	$0	$0	$0	**$178,120**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$43,038	$0	$0	$0	$0	**$43,038**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

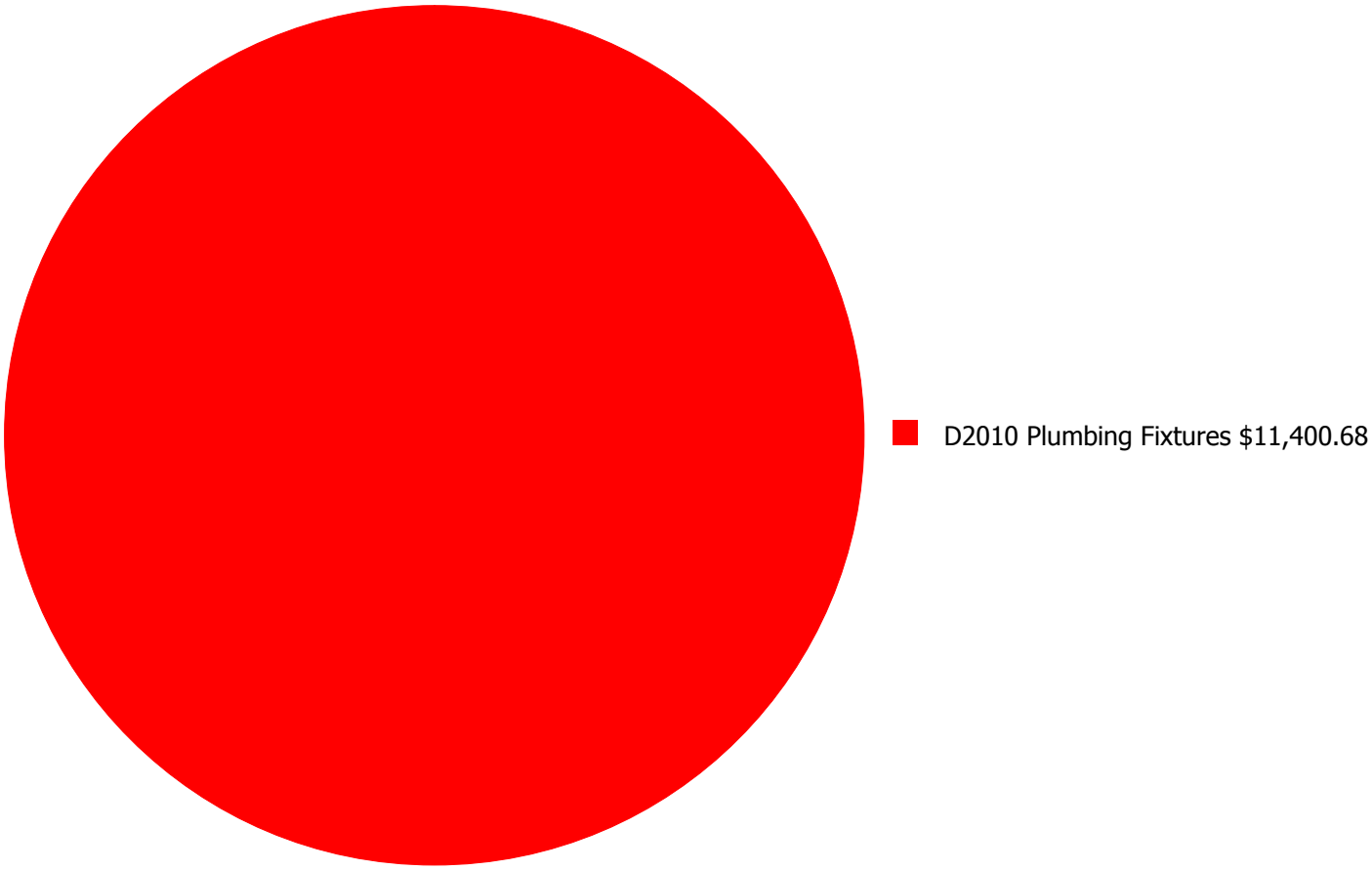
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

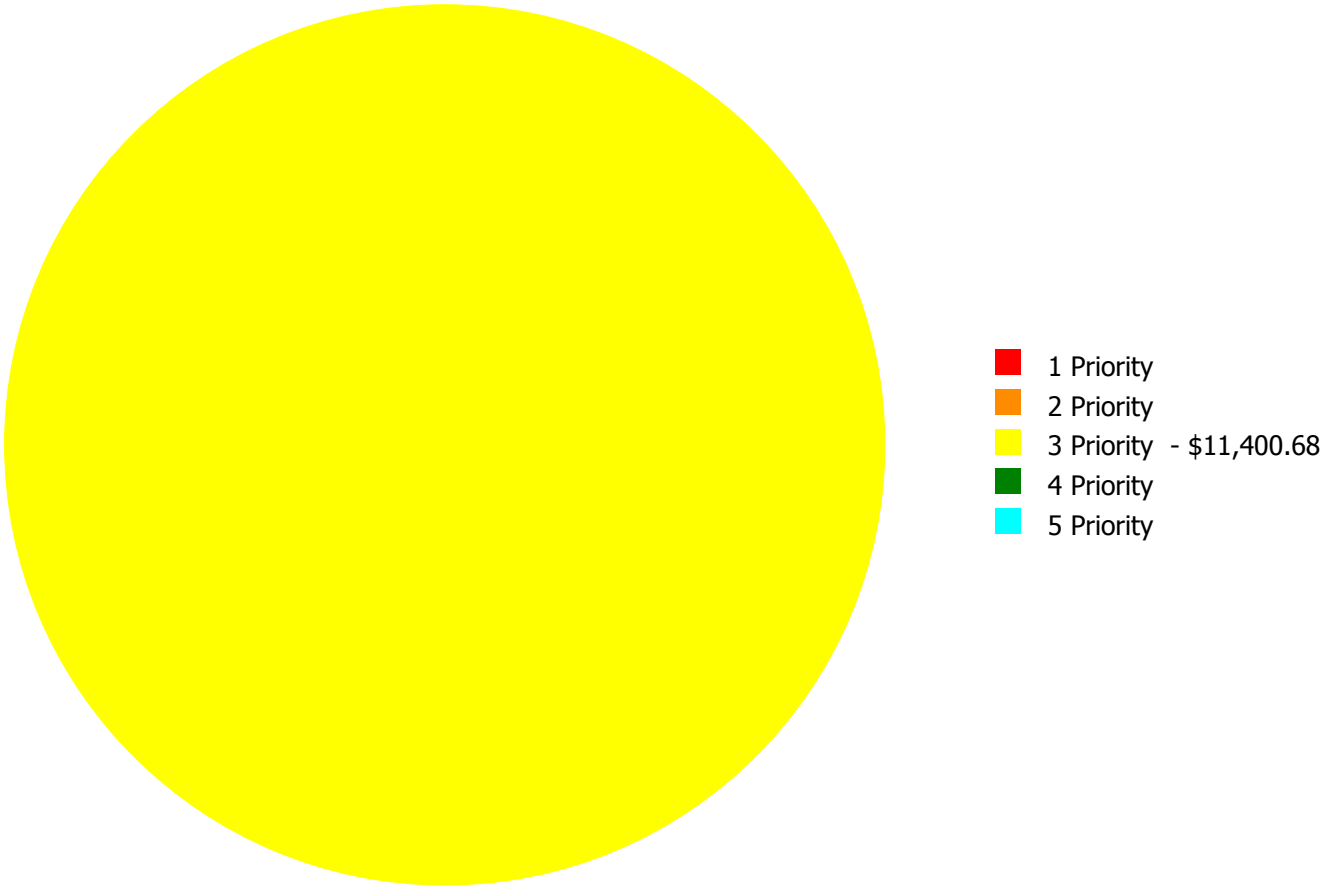
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $11,400.68

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: $11,400.68

Deficiency By Priority Investment Table

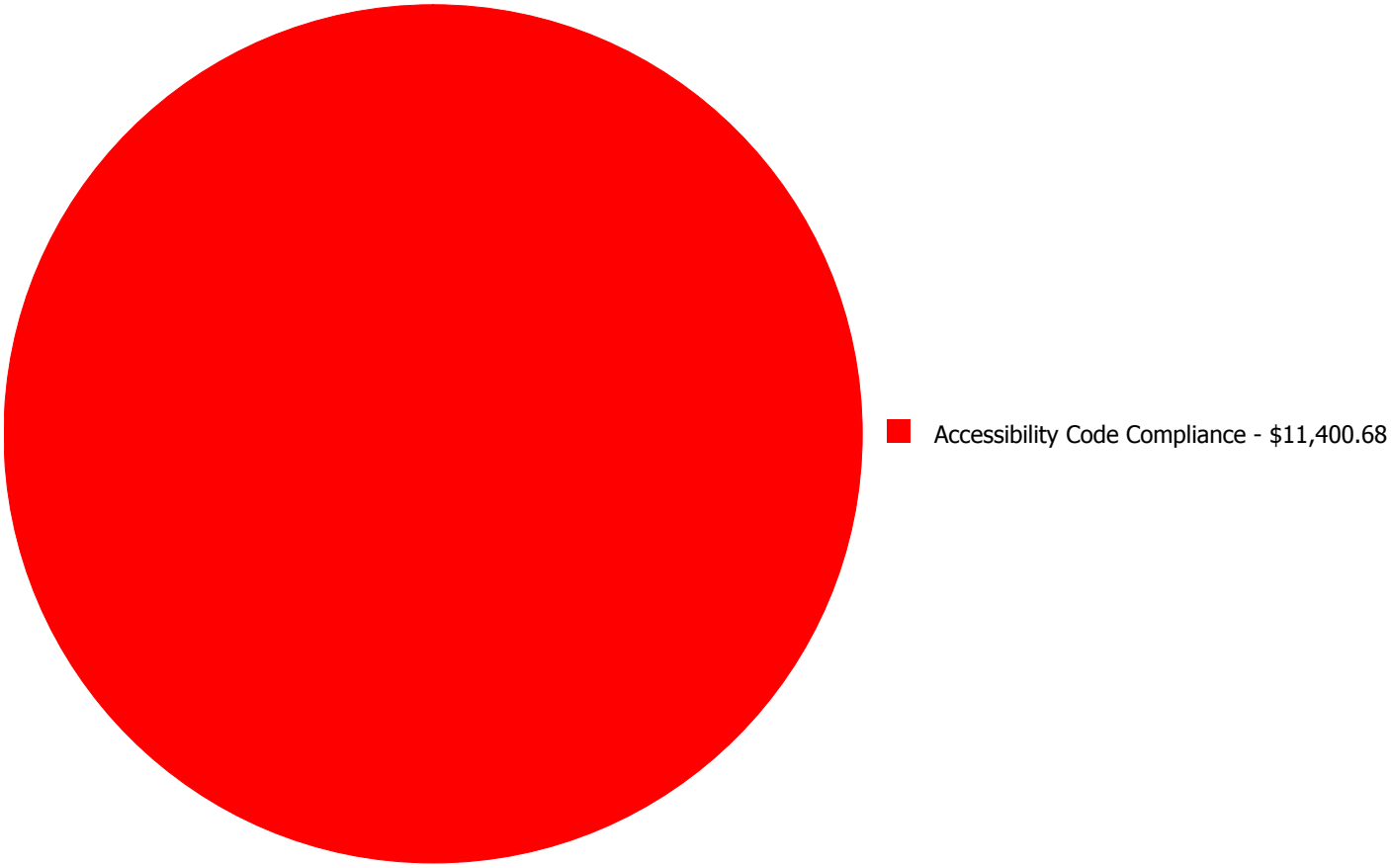
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
D2010	Plumbing Fixtures	$0.00	$0.00	$11,400.68	$0.00	$0.00	$11,400.68
	Total:	$0.00	$0.00	$11,400.68	$0.00	$0.00	$11,400.68

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: $11,400.68

Deficiency Details by Priority

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

Priority 3 Priority:

System: D2010 - Plumbing Fixtures

Location: Hallway

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 2.00

Unit of Measure: Ea.

Estimate: $11,400.68

Assessor Name: Ben Nixon

Date Created: 12/11/2015

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

Executive Summary

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

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

Function:	High School
Gross Area (SF):	193,692
Year Built:	1964
Last Renovation:	
Replacement Value:	$5,935,282
Repair Cost:	$6,360,252.01
Total FCI:	107.16 %
Total RSLI:	0.65 %
FCA Score:	0.00

Description:

The Clarkston High School site was originally constructed in 1964, has a total area of 37.7 acres, and is occupied by approximately 194,492 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each site feature.

Attributes:

General Attributes:	
Site Code:	1135

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	1.01 %	105.57 %	$4,018,709.42
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$1,557,477.38
G40 - Site Electrical Utilities	0.00 %	110.00 %	$784,065.21
Totals:	**0.65 %**	**107.16 %**	**$6,360,252.01**

Photo Album

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

1). Aerial Image of Clarkston High 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.	71,415	25	1964	1989		0.00 %	110.00 %	-26		$406,137.11	$369,216
G2020	Parking Lots	$4.56	S.F.	60,974	25	1964	1989		0.00 %	110.00 %	-26		$305,845.58	$278,041
G2030	Pedestrian Paving	$1.50	S.F.	193,692	30	1964	1994		0.00 %	110.00 %	-21		$319,591.80	$290,538
G2040	Baseball Field	$8.35	S.F.	107,519	20	1964	1984		0.00 %	110.00 %	-31		$987,562.02	$897,784
G2040	Canopies	$0.29	S.F.		25	1964	1989		0.00 %	0.00 %	-26			$0
G2040	Covered Walkways	$48.72	S.F.		25	1964	1989		0.00 %	0.00 %	-26			$0
G2040	Fencing & Guardrails	$0.91	S.F.	193,692	30	1964	1994		0.00 %	110.00 %	-21		$193,885.69	$176,260
G2040	Football Field	$5.85	S.F.	98,128	20	1964	1984		0.00 %	110.00 %	-31		$631,453.68	$574,049
G2040	Hard Surface Play Area	$6.26	S.F.	1,533	20	1964	1984		0.00 %	110.00 %	-31		$10,556.24	$9,597
G2040	Playing Field	$3.92	S.F.	39,090	20	1964	1984	2020	25.00 %	0.00 %	5			$153,233
G2040	Soccer/Lacross Field	$5.00	S.F.		20	1964	1984		0.00 %	0.00 %	-31			$0
G2040	Softball Field	$8.86	S.F.	30,937	20	1964	1984		0.00 %	110.00 %	-31		$301,512.00	$274,102
G2040	Tennis Courts	$18.47	S.F.	13,460	20	1964	1984		0.00 %	110.00 %	-31		$273,466.82	$248,606
G2040	Track	$7.04	S.F.	36,126	10	1964	1974		0.00 %	110.00 %	-41		$279,759.74	$254,327
G2050	Landscaping	$1.45	S.F.	193,692	15	1964	1979		0.00 %	110.00 %	-36		$308,938.74	$280,853
G3010	Water Supply	$1.83	S.F.	193,692	50	1964	2014		0.00 %	110.00 %	-1		$389,902.00	$354,456
G3020	Sanitary Sewer	$1.15	S.F.	193,692	50	1964	2014		0.00 %	110.00 %	-1		$245,020.38	$222,746
G3030	Storm Sewer	$3.55	S.F.	193,692	50	1964	2014		0.00 %	110.00 %	-1		$756,367.26	$687,607
G3060	Fuel Distribution	$0.78	S.F.	193,692	40	1964	2004		0.00 %	110.00 %	-11		$166,187.74	$151,080
G4010	Electrical Distribution	$1.86	S.F.	193,692	50	1964	2014		0.00 %	110.00 %	-1		$396,293.83	$360,267
G4020	Site Lighting	$1.15	S.F.	193,692	30	1964	1994		0.00 %	110.00 %	-21		$245,020.38	$222,746
G4030	Site Communications & Security	$0.67	S.F.	193,692	10	1964	1974		0.00 %	110.00 %	-41		$142,751.00	$129,774
								Total	**0.65 %**	**107.16 %**			**$6,360,252.01**	**$5,935,282**

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.

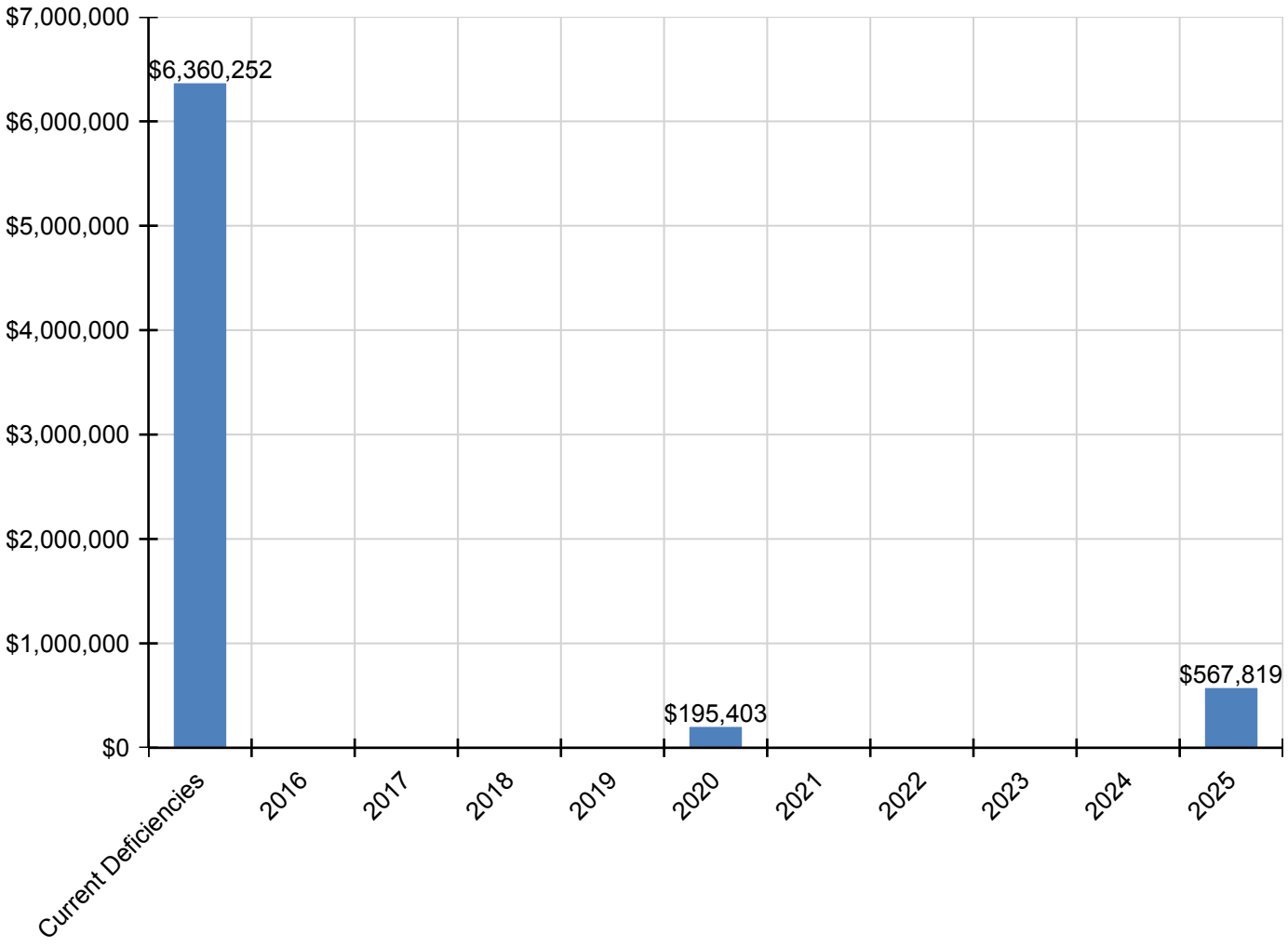
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$6,360,252**	**$0**	**$0**	**$0**	**$0**	**$195,403**	**$0**	**$0**	**$0**	**$0**	**$567,819**	**$7,123,474**
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	$406,137	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$406,137**
G2020 - Parking Lots	$305,846	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$305,846**
G2030 - Pedestrian Paving	$319,592	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$319,592**
G2040 - Baseball Field	$987,562	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$987,562**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$193,886	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$193,886**
G2040 - Football Field	$631,454	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$631,454**
G2040 - Hard Surface Play Area	$10,556	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,556**
G2040 - Playing Field	$0	$0	$0	$0	$0	$195,403	$0	$0	$0	$0	$0	**$195,403**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$301,512	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$301,512**
G2040 - Tennis Courts	$273,467	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$273,467**
G2040 - Track	$279,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$375,974	**$655,734**
G2050 - Landscaping	$308,939	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$308,939**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$389,902	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$389,902**
G3020 - Sanitary Sewer	$245,020	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$245,020**
G3030 - Storm Sewer	$756,367	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$756,367**
G3060 - Fuel Distribution	$166,188	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,188**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$396,294	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$396,294**
G4020 - Site Lighting	$245,020	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$245,020**
G4030 - Site Communications & Security	$142,751	$0	$0	$0	$0	$0	$0	$0	$0	$0	$191,845	**$334,596**

** Indicates non-renewable system*

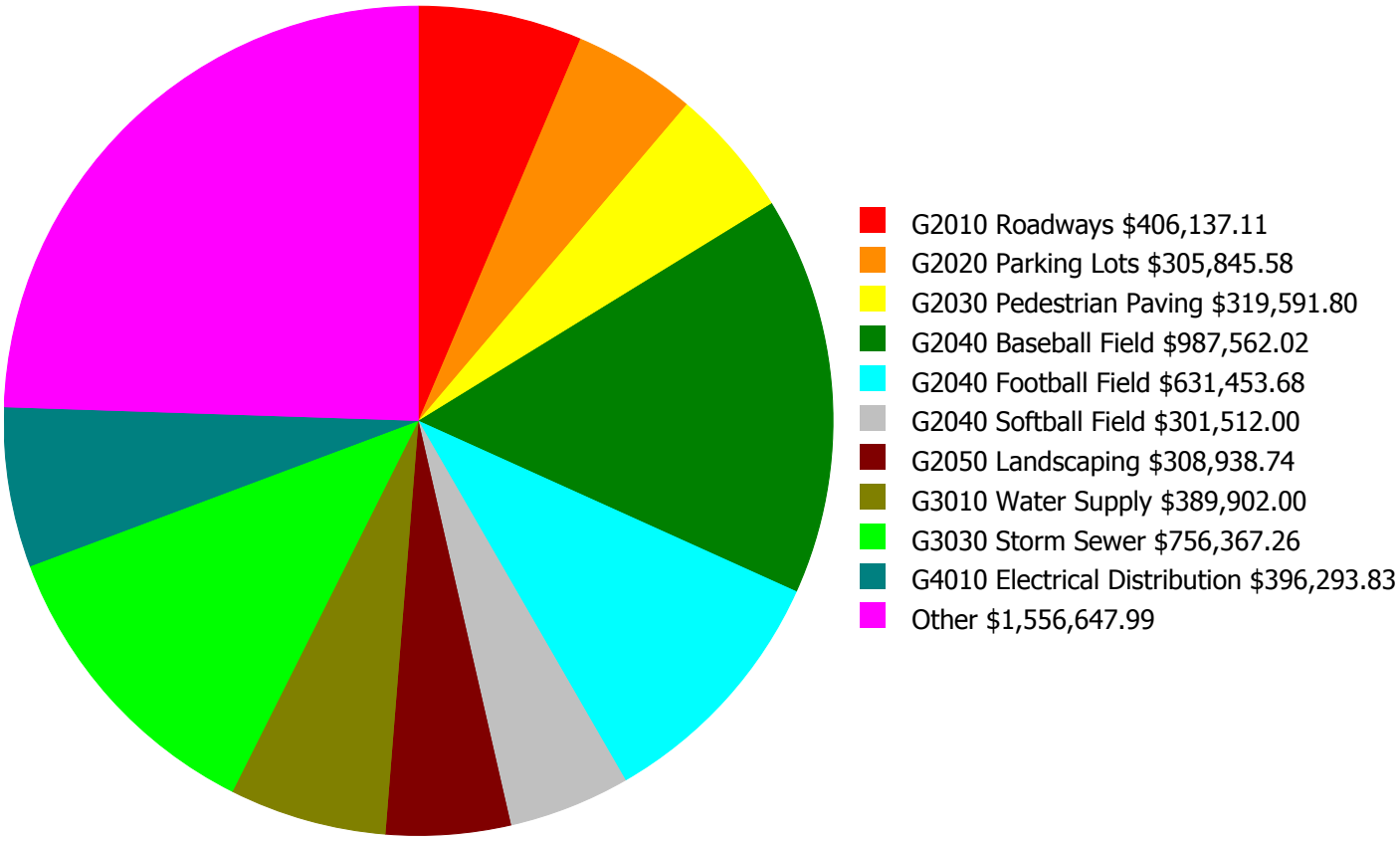
Forecasted Capital Renewal Requirement

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

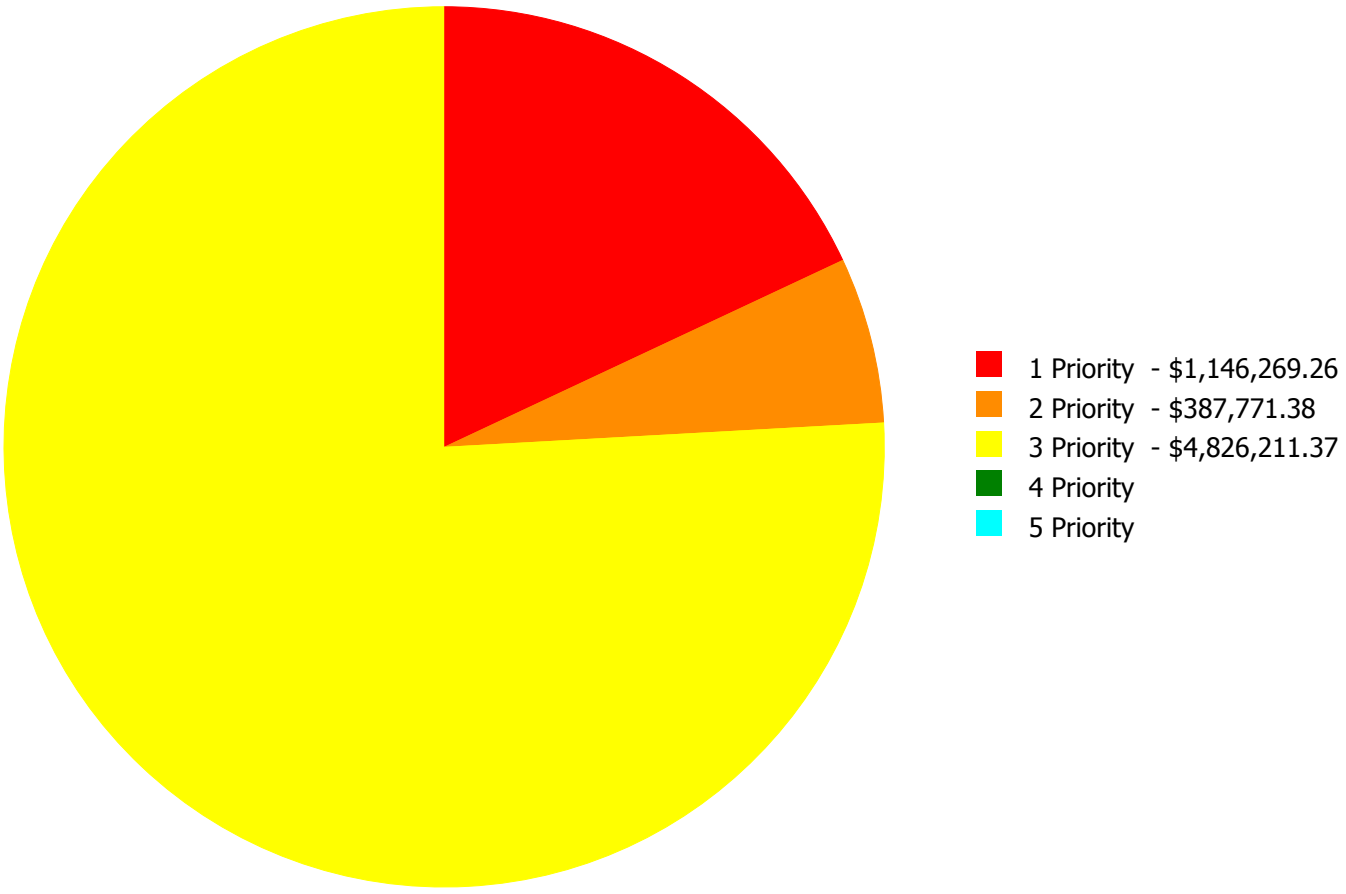
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $6,360,252.01

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: $6,360,252.01

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:

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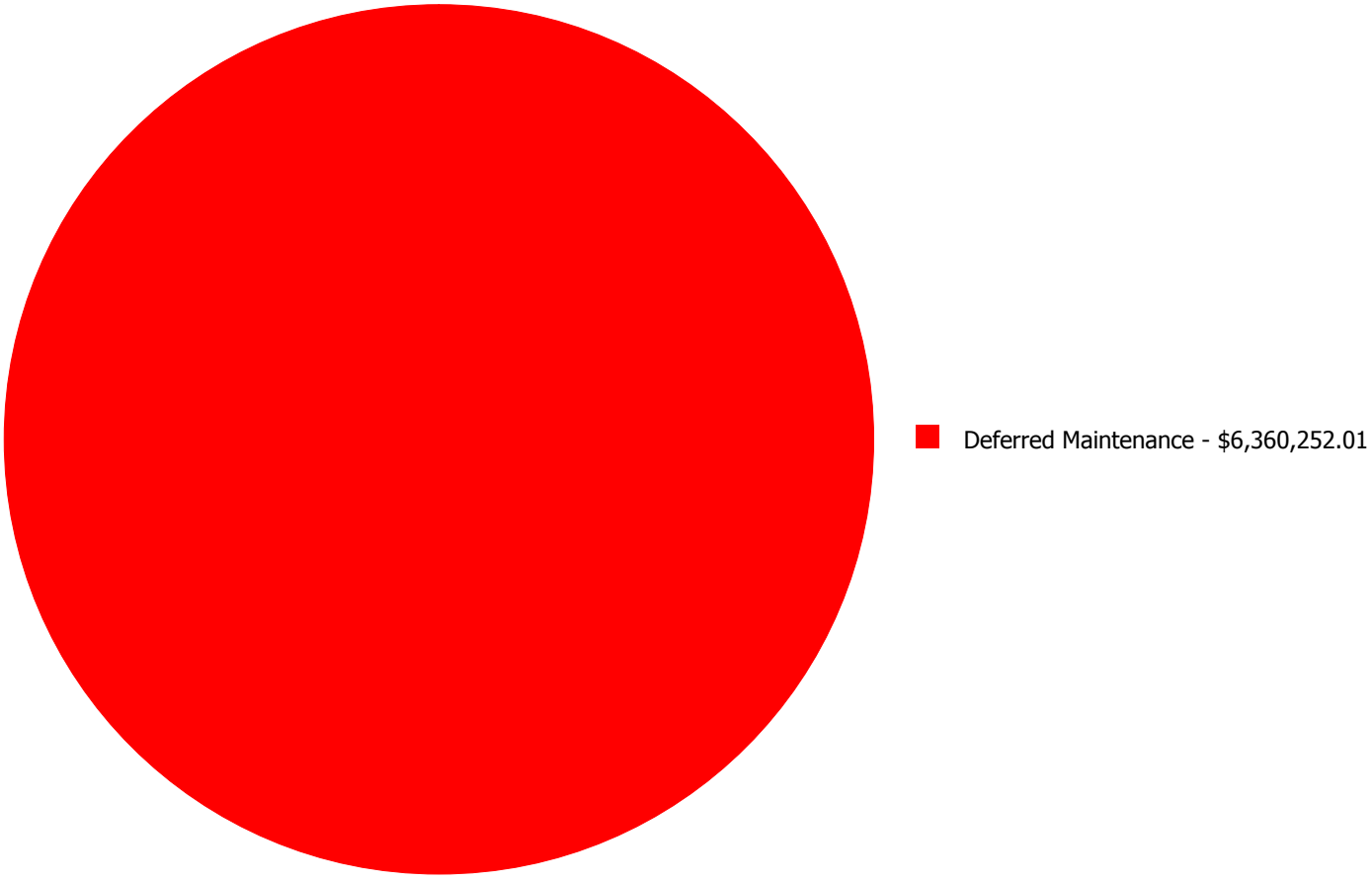
- **Priority 2** deficiencies could become a Priority 1 deficiency, if not corrected within the next 2-3 years. These include intermittent operations, rapid deterioration, or potential life/safety hazards..
- **Priority 3** deficiencies require appropriate attention to preclude predictable deterioration 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	$406,137.11	$0.00	$0.00	$406,137.11
G2020	Parking Lots	$0.00	$0.00	$305,845.58	$0.00	$0.00	$305,845.58
G2030	Pedestrian Paving	$0.00	$0.00	$319,591.80	$0.00	$0.00	$319,591.80
G2040	Baseball Field	$0.00	$0.00	$987,562.02	$0.00	$0.00	$987,562.02
G2040	Fencing & Guardrails	$0.00	$0.00	$193,885.69	$0.00	$0.00	$193,885.69
G2040	Football Field	$0.00	$0.00	$631,453.68	$0.00	$0.00	$631,453.68
G2040	Hard Surface Play Area	$0.00	$0.00	$10,556.24	$0.00	$0.00	$10,556.24
G2040	Softball Field	$0.00	$0.00	$301,512.00	$0.00	$0.00	$301,512.00
G2040	Tennis Courts	$0.00	$0.00	$273,466.82	$0.00	$0.00	$273,466.82
G2040	Track	$0.00	$0.00	$279,759.74	$0.00	$0.00	$279,759.74
G2050	Landscaping	$0.00	$0.00	$308,938.74	$0.00	$0.00	$308,938.74
G3010	Water Supply	$389,902.00	$0.00	$0.00	$0.00	$0.00	$389,902.00
G3020	Sanitary Sewer	$0.00	$245,020.38	$0.00	$0.00	$0.00	$245,020.38
G3030	Storm Sewer	$756,367.26	$0.00	$0.00	$0.00	$0.00	$756,367.26
G3060	Fuel Distribution	$0.00	$0.00	$166,187.74	$0.00	$0.00	$166,187.74
G4010	Electrical Distribution	$0.00	$0.00	$396,293.83	$0.00	$0.00	$396,293.83
G4020	Site Lighting	$0.00	$0.00	$245,020.38	$0.00	$0.00	$245,020.38
G4030	Site Communications & Security	$0.00	$142,751.00	$0.00	$0.00	$0.00	$142,751.00
	Total:	$1,146,269.26	$387,771.38	$4,826,211.37	$0.00	$0.00	$6,360,252.01

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: $6,360,252.01

Deficiency Details by Priority

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

Priority 1 Priority:

System: G3010 - Water Supply

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 1 Priority
Correction: Renew System
Qty: 193,692.00
Unit of Measure: S.F.
Estimate: $389,902.00
Assessor Name: Sam Mandola
Date Created: 11/03/2015

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

System: G3030 - Storm Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 1 Priority
Correction: Renew System
Qty: 193,692.00
Unit of Measure: S.F.
Estimate: $756,367.26
Assessor Name: Sam Mandola
Date Created: 06/17/2015

Notes: The storm sewer system is beyond its expected service life, inadequate with limited functionality, and should be replaced. The system is currently overwhelmed with silt and debris due to soil erosion.

Priority 2 Priority:

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 193,692.00
Unit of Measure: S.F.
Estimate: $245,020.38
Assessor Name: Eduardo Lopez
Date Created: 06/17/2015

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

System: G4030 - Site Communications & Security

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 193,692.00
Unit of Measure: S.F.
Estimate: $142,751.00
Assessor Name: Eduardo Lopez
Date Created: 06/17/2015

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

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 71,415.00
Unit of Measure: S.F.
Estimate: $406,137.11
Assessor Name: Eduardo Lopez
Date Created: 06/18/2015

Notes: Roadways are beyond their expected service life, damaged with many 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: 60,974.00
Unit of Measure: S.F.
Estimate: $305,845.58
Assessor Name: Eduardo Lopez
Date Created: 06/18/2015

Notes: The parking lot in the 1964 area is aged, has many repairs and potholes, is ADA compliant, and should be replaced. Markings and signage are outdated and should be replaced. A striped accessible route from the accessible parking to the sidewalk is required.

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 193,692.00
Unit of Measure: S.F.
Estimate: $319,591.80
Assessor Name: Eduardo Lopez
Date Created: 06/18/2015

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

System: G2040 - Baseball Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 107,519.00
Unit of Measure: S.F.
Estimate: $987,562.02
Assessor Name: Eduardo Lopez
Date Created: 06/18/2015

Notes: The baseball field, including turf, infield, dugouts, backstop, fencing and scoreboard, is aged and damaged, and should be repaired/replaced.

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 193,692.00
Unit of Measure: S.F.
Estimate: $193,885.69
Assessor Name: Eduardo Lopez
Date Created: 06/18/2015

Notes: Fencing is beyond its expected service life, has some deterioration due to age, weather and use, and should be replaced.

System: G2040 - Football Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 98,128.00
Unit of Measure: S.F.
Estimate: $631,453.68
Assessor Name: Eduardo Lopez
Date Created: 06/18/2015

Notes: The football field is beyond its expected service life, worn and bare, and should be scheduled for replacement.

System: G2040 - Hard Surface Play Area

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 1,533.00
Unit of Measure: S.F.
Estimate: $10,556.24
Assessor Name: Eduardo Lopez
Date Created: 06/18/2015

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

System: G2040 - Softball Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 30,937.00
Unit of Measure: S.F.
Estimate: $301,512.00
Assessor Name: Eduardo Lopez
Date Created: 06/18/2015

Notes: The softball field, including turf, dugouts, infield, backstop and fencing, is aged and damaged, and should be repaired/replaced.

System: G2040 - Tennis Courts

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 13,460.00
Unit of Measure: S.F.
Estimate: $273,466.82
Assessor Name: Eduardo Lopez
Date Created: 06/18/2015

Notes: The tennis courts are beyond their expected service life, deteriorating with cracks, and should be replaced.

System: G2040 - Track

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 36,126.00
Unit of Measure: S.F.
Estimate: $279,759.74
Assessor Name: Eduardo Lopez
Date Created: 06/18/2015

Notes: The track is beyond its expected service life, deteriorating with cracks, and should be replaced.

System: G2050 - Landscaping

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 193,692.00
Unit of Measure: S.F.
Estimate: $308,938.74
Assessor Name: Eduardo Lopez
Date Created: 06/18/2015

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

System: G3060 - Fuel Distribution

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 193,692.00
Unit of Measure: S.F.
Estimate: $166,187.74
Assessor Name: Eduardo Lopez
Date Created: 06/17/2015

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

System: G4010 - Electrical Distribution

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 193,692.00
Unit of Measure: S.F.
Estimate: $396,293.83
Assessor Name: Eduardo Lopez
Date Created: 06/17/2015

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

System: G4020 - Site Lighting

Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 193,692.00
Unit of Measure: S.F.
Estimate: $245,020.38
Assessor Name: Eduardo Lopez
Date Created: 06/17/2015

Notes: Site lighting is beyond its expected service life, inadequate, and should be scheduled for replacement. Several areas on campus, including back of kitchen, are without the sufficient lighting.

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.