DeKalb County School District/High Schools

Columbia 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):	210,339
Year Built:	1966
Last Renovation:	2006
Replacement Value:	$56,225,192
Repair Cost:	$7,787,629.17
Total FCI:	13.85 %
Total RSLI:	41.04 %
FCA Score:	86.15

Description:

The Columbia High School campus consists of one main school building located at 2106 Columbia Drive in Decatur, Georgia. The original campus was constructed in 1966 and additions to the main school building were constructed in 1967, 1968, 1969, 2006, 2007, and 2008. In addition to the main school building, the campus contains a storage/concession building, baseball storage building, baseball 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 5	Board District:	District 3
DOE Facility:	2054	Geographic Region:	Region 5
HS Attendance Area:	Columbia HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	28		

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.

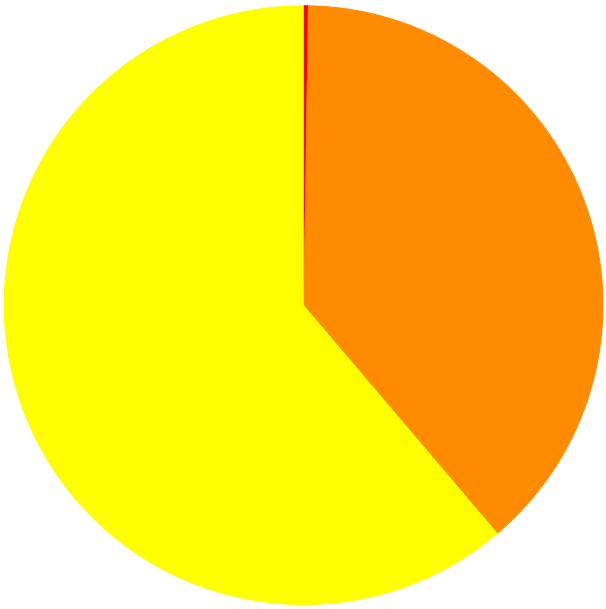
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	57.62 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	56.26 %	0.00 %	$0.00
B20 - Exterior Enclosure	46.10 %	2.63 %	$150,573.32
B30 - Roofing	12.71 %	89.57 %	$3,494,327.33
C10 - Interior Construction	23.51 %	13.01 %	$854,823.00
C20 - Stairs	56.65 %	0.00 %	$0.00
C30 - Interior Finishes	31.14 %	2.23 %	$134,622.46
D10 - Conveying	70.00 %	0.00 %	$0.00
D20 - Plumbing	50.07 %	31.16 %	$1,833,288.00
D30 - HVAC	47.44 %	0.00 %	$0.00
D40 - Fire Protection	70.55 %	0.00 %	$0.00
D50 - Electrical	44.08 %	13.59 %	$637,445.00
E10 - Equipment	61.37 %	0.00 %	$0.00
E20 - Furnishings	55.88 %	0.00 %	$0.00
F10 - Special Construction	55.00 %	0.00 %	$0.00
G20 - Site Improvements	42.01 %	18.95 %	$682,550.06
G30 - Site Mechanical Utilities	9.01 %	0.00 %	$0.00
G40 - Site Electrical Utilities	65.14 %	0.00 %	$0.00
Totals:	**41.04 %**	**13.85 %**	**$7,787,629.17**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1966, 1967, 1968, 1969 Building	174,882	16.40	$18,209.10	$2,997,302.00	$4,030,182.08	$0.00	$0.00
1981 Baseball Storage	105	22.90	$0.00	$0.00	$1,939.00	$0.00	$0.00
2006 Addition	11,500	2.13	$0.00	$0.00	$51,160.75	$0.00	$0.00
2007 Addition	10,015	0.32	$0.00	$5,400.22	$885.96	$0.00	$0.00
2008 Addition	12,537	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Concession/Restrooms/Storage	1,300	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	210,339	11.54	$0.00	$0.00	$682,550.06	$0.00	$0.00
Total:		**13.85**	**$18,209.10**	**$3,002,702.22**	**$4,766,717.85**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $7,787,629.17

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):	174,882
Year Built:	1966
Last Renovation:	2006
Replacement Value:	$42,969,317
Repair Cost:	$7,045,693.18
Total FCI:	16.40 %
Total RSLI:	36.58 %
FCA Score:	83.60

Description:

The main building Columbia High School is a three story building located at 2106 Columbia Drive in Decatur, Georgia. Originally built in 1966, there have been additions in 1967, 1968, 1969, 2006, 2007, and 2008, and a major renovation in 2006. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5010, 5011, 5012, 5013	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	51.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	51.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	38.88 %	3.02 %	$145,173.10
B30 - Roofing	0.00 %	110.00 %	$3,489,047.00
C10 - Interior Construction	12.69 %	15.40 %	$854,823.00
C20 - Stairs	51.00 %	0.00 %	$0.00
C30 - Interior Finishes	28.01 %	1.61 %	$85,917.08
D10 - Conveying	70.00 %	0.00 %	$0.00
D20 - Plumbing	45.79 %	36.78 %	$1,833,288.00
D30 - HVAC	46.56 %	0.00 %	$0.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	39.99 %	16.09 %	$637,445.00
E10 - Equipment	61.56 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
F10 - Special Construction	55.00 %	0.00 %	$0.00
Totals:	**36.58 %**	**16.40 %**	**$7,045,693.18**

Photo Album

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

1). West Elevation - Aug 10, 2015

2). East Elevation - Aug 10, 2015

3). South Elevation - Aug 10, 2015

4). West Elevation - Aug 10, 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.	174,882	100	1966	2066		51.00 %	0.00 %	51			$613,836
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	174,882	100	1966	2066		51.00 %	0.00 %	51			$622,580
A2010	Basement Excavation	$0.00	S.F.		100	1966	2066		51.00 %	0.00 %	51			$0
A2020	Basement Walls	$0.00	S.F.		100	1966	2066		51.00 %	0.00 %	51			$0
B1010	Floor Construction	$15.61	S.F.	61,053	100	1966	2066		51.00 %	0.00 %	51			$953,037
B1020	Roof Construction	$11.74	S.F.	174,882	100	1966	2066		51.00 %	0.00 %	51			$2,053,115
B2010	Exterior Walls	$15.69	S.F.	174,882	60	1966	2026		18.33 %	0.00 %	11			$2,743,899
B2020	Exterior Windows	$11.18	S.F.	174,882	30	2006	2036		70.00 %	0.93 %	21		$18,209.10	$1,955,181
B2030	Exterior Doors	$0.66	S.F.	174,882	30	1966	1996		0.00 %	110.00 %	-19		$126,964.00	$115,422
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		10	1966	1976		0.00 %	0.00 %	-39			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	153,230	25	2006	2031	2015	0.00 %	110.00 %	0		$3,489,047.00	$3,171,861
B3010	Roof Coverings - EPDM	$0.00	S.F.		15	1966	1981		0.00 %	0.00 %	-34			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.		30	1966	1996		0.00 %	0.00 %	-19			$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.		75	1966	2041		34.67 %	0.00 %	26			$0
B3020	Roof Openings	$0.00	S.F.	174,882	30	1966	1996		0.00 %	0.00 %	-19			$0
C1010	Partitions	$19.44	S.F.	174,882	40	1966	2006		0.00 %	0.00 %	-9			$3,399,706
C1020	Interior Doors	$6.11	S.F.	174,882	30	2008	2038	2015	0.00 %	80.00 %	0		$854,823.00	$1,068,529
C1030	Fittings	$6.20	S.F.	174,882	20	2008	2028		65.00 %	0.00 %	13			$1,084,268
C2010	Stair Construction	$2.21	S.F.	61,053	100	1966	2066		51.00 %	0.00 %	51			$134,927
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.		30	1966	1996		0.00 %	0.00 %	-19			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	174,882	10	2006	2016		10.00 %	0.00 %	1			$337,522
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		10	1966	1976		0.00 %	0.00 %	-39			$0
C3020	Floor Finishes - Carpet	$7.40	S.F.	7,473	8	2006	2014		0.00 %	110.00 %	-1		$60,830.00	$55,300
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.65	S.F.	19,501	50	1966	2016		2.00 %	0.00 %	1			$246,688
C3020	Floor Finishes - Terrazzo	$46.23	S.F.	43,720	50	1966	2016		2.00 %	0.00 %	1			$2,021,176
C3020	Floor Finishes - VCT	$8.28	S.F.	88,703	15	2006	2021		40.00 %	0.00 %	6			$734,461
C3020	Floor Finishes - Wood	$12.82	S.F.	15,485	50	2006	2056		82.00 %	0.00 %	41			$198,518
C3030	Ceiling Finishes	$9.98	S.F.	174,882	20	2006	2026		55.00 %	1.44 %	11		$25,087.08	$1,745,322
D1010	Elevators and Lifts	$0.86	S.F.	174,882	30	2006	2036		70.00 %	0.00 %	21			$150,399
D2010	Plumbing Fixtures	$17.66	S.F.	174,882	30	2006	2036		70.00 %	0.00 %	21			$3,088,416
D2020	Domestic Water Distribution	$3.81	S.F.	174,882	30	1966	1996		0.00 %	110.00 %	-19		$732,930.00	$666,300
D2030	Sanitary Waste	$4.80	S.F.	174,882	30	1966	1996		0.00 %	110.00 %	-19		$923,377.00	$839,434
D2040	Rain Water Drainage	$0.92	S.F.	174,882	30	1966	1996		0.00 %	110.00 %	-19		$176,981.00	$160,891

School Assessment Report - 1966, 1967, 1968, 1969 Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.54	S.F.	174,882	30	1966	1996	2020	16.67 %	0.00 %	5			$94,436
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	174,882	40	2006	2046		77.50 %	0.00 %	31			$134,659
D3020	Heat Generating Systems	$4.55	S.F.		0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$4.73	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	174,882	30	2006	2036		70.00 %	0.00 %	21			$1,028,306
D3050	Terminal & Package Units	$27.81	S.F.	174,882	15	2006	2021		40.00 %	0.00 %	6			$4,863,468
D3060	Controls & Instrumentation	$3.19	S.F.	174,882	20	2006	2026		55.00 %	0.00 %	11			$557,874
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	174,882	30	2006	2036		70.00 %	0.00 %	21			$131,162
D4010	Sprinklers	$4.13	S.F.	174,882	30	2006	2036		70.00 %	0.00 %	21			$722,263
D4020	Standpipes	$0.47	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	174,882	40	1966	2006		0.00 %	50.00 %	-9		$151,273.00	$302,546
D5020	Branch Wiring	$5.56	S.F.	174,882	30	1966	1996		0.00 %	50.00 %	-19		$486,172.00	$972,344
D5020	Lighting	$8.36	S.F.	174,882	30	2006	2036		70.00 %	0.00 %	21			$1,462,014
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	174,882	10	2006	2016		10.00 %	0.00 %	1			$134,659
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	174,882	10	2006	2016	2020	50.00 %	0.00 %	5			$842,931
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	174,882	10	2006	2016	2020	50.00 %	0.00 %	5			$202,863
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	174,882	20	2006	2026		55.00 %	0.00 %	11			$45,469
E1010	Commercial Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	174,882	20	2006	2026		55.00 %	0.00 %	11			$132,910
E1090	Other Equipment - Athletic Equipment	$0.54	S.F.	174,882	15	2012	2027		80.00 %	0.00 %	12			$94,436
E1090	Other Equipment - Kitchen Equipment	$3.20	S.F.	174,882	15	2009	2024		60.00 %	0.00 %	9			$559,622
E2010	Fixed Furnishings	$9.18	S.F.	174,882	20	2006	2026		55.00 %	0.00 %	11			$1,605,417
F1010	Special Facilities - Natatorium	$122.82	S.F.	7,500	20	2006	2026		55.00 %	0.00 %	11			$921,150
								Total	**36.58 %**	**16.40 %**			**$7,045,693.18**	**$42,969,317**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$7,045,693**	**$3,104,469**	**$0**	**$0**	**$0**	**$1,454,023**	**$7,352,642**	**$0**	**$77,058**	**$803,199**	**$0**	**$19,837,084**
*** 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	$18,209	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,209**
B2030 - Exterior Doors	$126,964	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$126,964**
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	$3,489,047	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,489,047**
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**

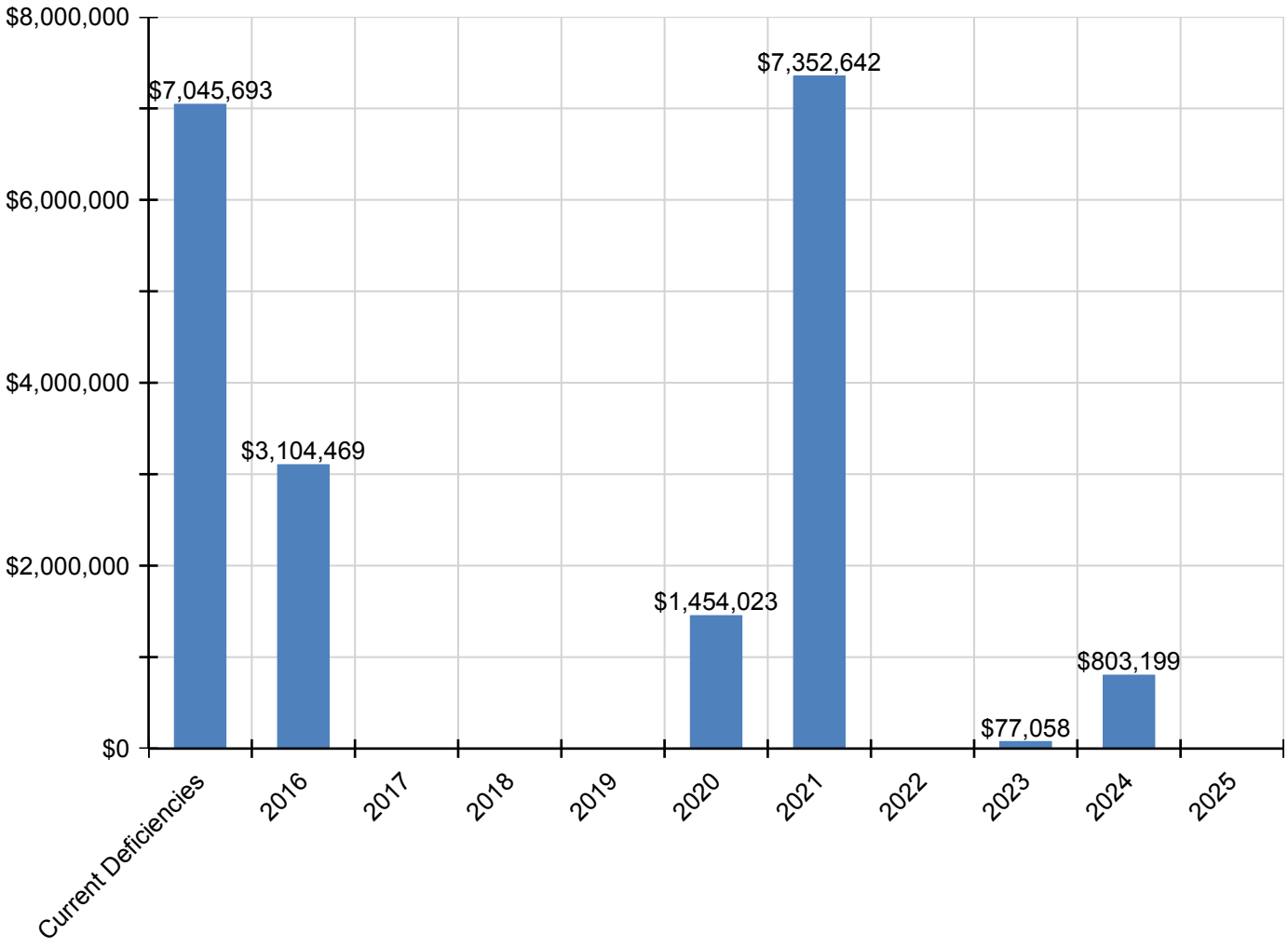
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$854,823	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$854,823**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$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	$382,412	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$382,412**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$60,830	$0	$0	$0	$0	$0	$0	$0	$77,058	$0	$0	**$137,888**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$279,497	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$279,497**
C3020 - Floor Finishes - Terrazzo	$0	$2,289,992	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,289,992**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$964,683	$0	$0	$0	$0	**$964,683**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$25,087	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,087**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$732,930	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$732,930**
D2030 - Sanitary Waste	$923,377	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$923,377**
D2040 - Rain Water Drainage	$176,981	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$176,981**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$120,425	$0	$0	$0	$0	$0	**$120,425**
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	$6,387,959	$0	$0	$0	$0	**$6,387,959**
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	$151,273	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$151,273**
D5020 - Branch Wiring	$486,172	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$486,172**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$152,569	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$152,569**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$1,074,907	$0	$0	$0	$0	$0	**$1,074,907**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$258,691	$0	$0	$0	$0	$0	**$258,691**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment - Athletic 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	$803,199	$0	**$803,199**
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 Facilities - Natatorium	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

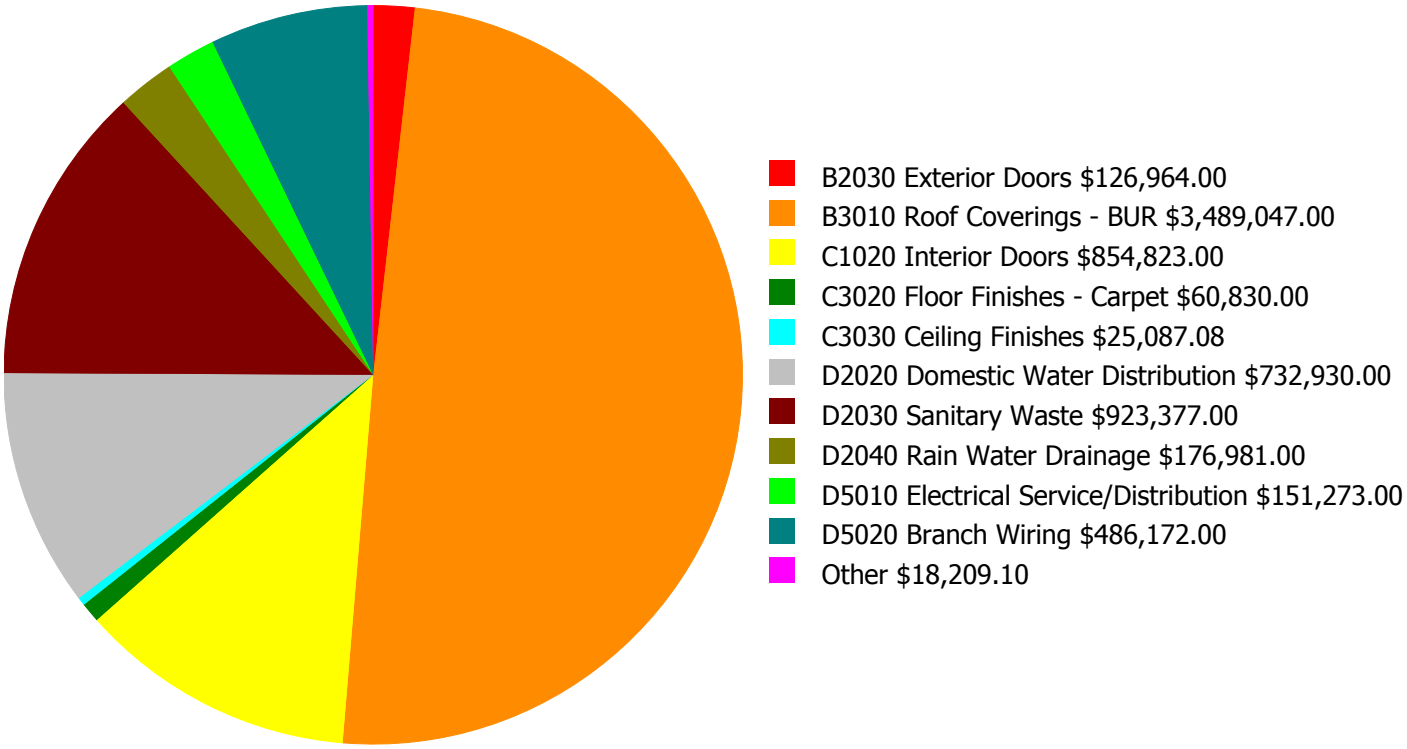
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

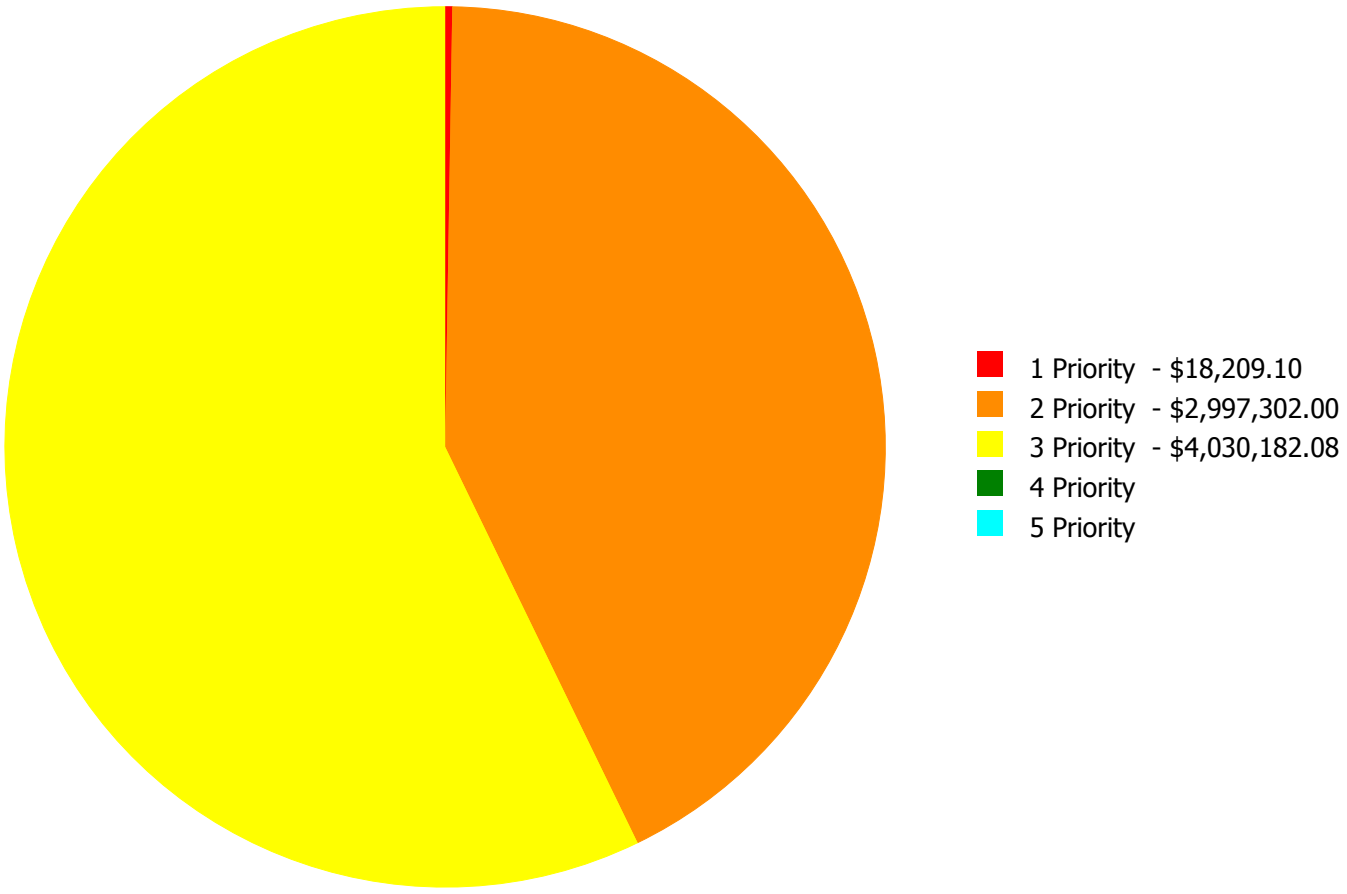
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $7,045,693.18

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: $7,045,693.18

Deficiency By Priority Investment Table

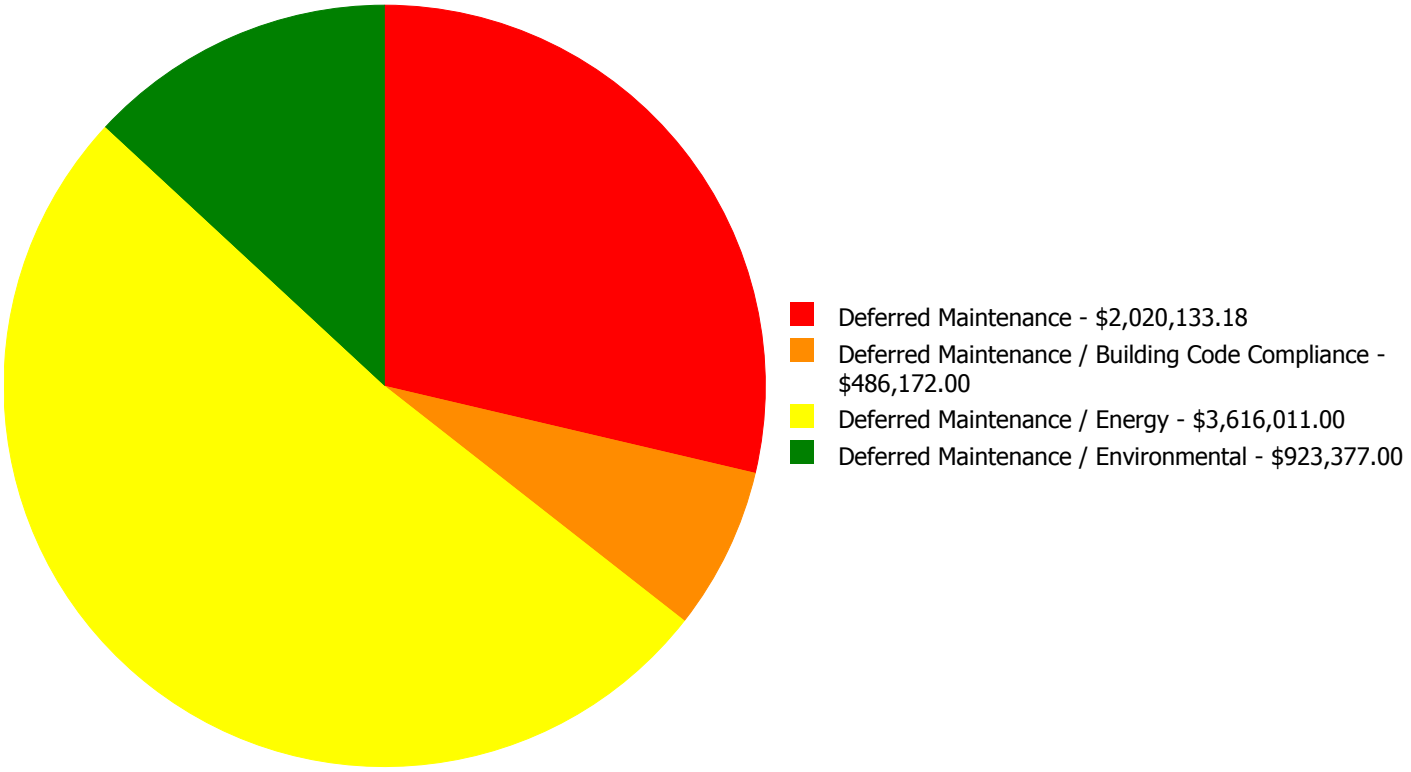
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$18,209.10	$0.00	$0.00	$0.00	$0.00	$18,209.10
B2030	Exterior Doors	$0.00	$0.00	$126,964.00	$0.00	$0.00	$126,964.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$3,489,047.00	$0.00	$0.00	$3,489,047.00
C1020	Interior Doors	$0.00	$854,823.00	$0.00	$0.00	$0.00	$854,823.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$60,830.00	$0.00	$0.00	$60,830.00
C3030	Ceiling Finishes	$0.00	$0.00	$25,087.08	$0.00	$0.00	$25,087.08
D2020	Domestic Water Distribution	$0.00	$732,930.00	$0.00	$0.00	$0.00	$732,930.00
D2030	Sanitary Waste	$0.00	$923,377.00	$0.00	$0.00	$0.00	$923,377.00
D2040	Rain Water Drainage	$0.00	$0.00	$176,981.00	$0.00	$0.00	$176,981.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$151,273.00	$0.00	$0.00	$151,273.00
D5020	Branch Wiring	$0.00	$486,172.00	$0.00	$0.00	$0.00	$486,172.00
	Total:	$18,209.10	$2,997,302.00	$4,030,182.08	$0.00	$0.00	$7,045,693.18

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: $7,045,693.18

Deficiency Details by Priority

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

Priority 1 Priority:

System: B2020 - Exterior Windows

Location: Throughout Building

Distress: Needs Remediation

Category: Deferred Maintenance

Priority: 1 Priority

Correction: Refinish 3'-0" x 4'-0" steel frame screen window

Qty: 50.00

Unit of Measure: Ea.

Estimate: $18,209.10

Assessor Name: Eduardo Lopez

Date Created: 08/10/2015

Notes: The windows need to be properly sealed and caulked in a number of locations.

Priority 2 Priority:

System: C1020 - Interior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 174,882.00
Unit of Measure: S.F.
Estimate: $854,823.00
Assessor Name: Sam Mandola
Date Created: 08/10/2015

Notes: The interior doors have been shaved to fit, which may impact their fire retardant properties. The interior doors need to be replaced.

System: D2020 - Domestic Water Distribution

Location: Mechanical Room / Throughout Building
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 174,882.00
Unit of Measure: S.F.
Estimate: $732,930.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The domestic water distribution system is beyond its expected service life, has a failing water boiler for hot water, appears to have hazardous materials, and should be replaced with appropriate care for the hazardous materials.

System: D2030 - Sanitary Waste

Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance / Environmental

Priority: 2 Priority

Correction: Renew System

Qty: 174,882.00

Unit of Measure: S.F.

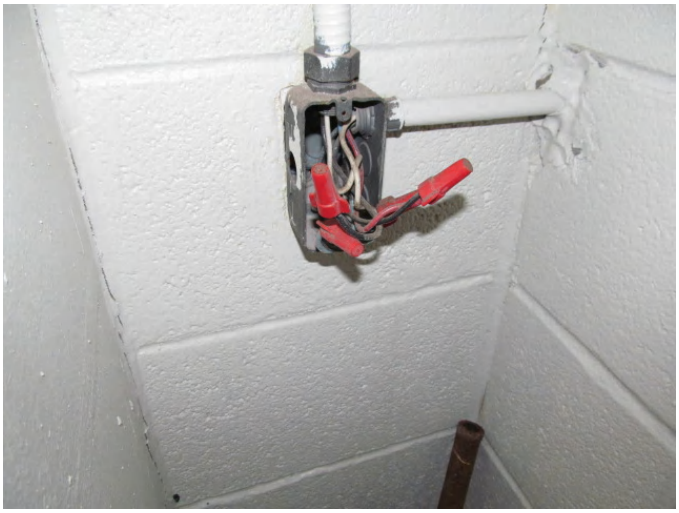
Estimate: $923,377.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The sanitary sewer drain line is reported as routinely clogged, causing backups in the kitchen, cafeteria, and the original building. Recommend replacing the entire sewer system.

System: D5020 - Branch Wiring



Location: Throughout Building

Distress: Inadequate

Category: Deferred Maintenance / Building Code Compliance

Priority: 2 Priority

Correction: Renew System

Qty: 174,882.00

Unit of Measure: S.F.

Estimate: $486,172.00

Assessor Name: Eduardo Lopez

Date Created: 08/11/2015

Notes: Fifty percent of branch wiring in the building is original, beyond its expected service life, reported as intermittent with multiple circuit breaker failures due to heavy technology loads, and should be replaced. There are also instances of wires exposed or not enclosed in conduit and/or junction boxes.

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 174,882.00
Unit of Measure: S.F.
Estimate: $126,964.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 153,230.00
Unit of Measure: S.F.
Estimate: $3,489,047.00
Assessor Name: Eduardo Lopez
Date Created: 08/10/2015

Notes: Built-up roof covering is in deteriorating condition, with cracks, bubbling, patches and reported water leaks.

System: C3020 - Floor Finishes - Carpet

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 7,473.00
Unit of Measure: S.F.
Estimate: $60,830.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Acoustic tile repairs - (2% of ceilings)
Qty: 3,498.00
Unit of Measure: C.S.F.
Estimate: $25,087.08
Assessor Name: Eduardo Lopez
Date Created: 08/10/2015

Notes: Some of the acoustical tiles are stained and destroyed due to roof leaks, and should be replaced.

System: D2040 - Rain Water Drainage

Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 174,882.00

Unit of Measure: S.F.

Estimate: $176,981.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The roof drains are reported to not drain rain water and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Main Switch Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 174,882.00

Unit of Measure: S.F.

Estimate: $151,273.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The original switchgear is beyond its expected service life, reported as intermittent, not properly integrated with the new (2006) switchgear installed externally, 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):	105
Year Built:	1981
Last Renovation:	
Replacement Value:	$8,469
Repair Cost:	$1,939.00
Total FCI:	22.90 %
Total RSLI:	51.77 %
FCA Score:	77.10

Description:

The 1981 baseball storage building at Columbia High School is located at 2100 Columbia Drive in Decatur, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	66.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	66.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	65.00 %	0.00 %	$0.00
B30 - Roofing	0.00 %	109.98 %	$1,939.00
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:	**51.77 %**	**22.90 %**	**$1,939.00**

Photo Album

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

1). South Elevation - Aug 10, 2015

2). North Elevation - Aug 10, 2015

3). East Elevation - Aug 10, 2015

4). West Elevation - Aug 10, 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.	105	100	1981	2081		66.00 %	0.00 %	66			$471
A1030	Slab on Grade	$3.60	S.F.	105	100	1981	2081		66.00 %	0.00 %	66			$378
A2010	Basement Excavation	$0.22	S.F.		100				0.00 %	0.00 %				$0
A2020	Basement Walls	$3.52	S.F.		100				0.00 %	0.00 %				$0
B1020	Roof Construction	$16.33	S.F.	105	100	1981	2081		66.00 %	0.00 %	66			$1,715
B2010	Exterior Walls	$38.65	S.F.	105	100	1981	2081		66.00 %	0.00 %	66			$4,058
B2020	Exterior Windows	$0.00	S.F.	105	30	1981	2011		0.00 %	0.00 %	-4			$0
B2030	Exterior Doors	$0.80	S.F.	105	30	1981	2011	2020	16.67 %	0.00 %	5			$84
B3010	Roof Coverings	$16.79	S.F.	105	20	1981	2001		0.00 %	109.98 %	-14		$1,939.00	$1,763
C1010	Partitions	$0.00	S.F.	105	40	1981	2021		15.00 %	0.00 %	6			$0
C1020	Interior Doors	$0.00	S.F.	105	30	1981	2011		0.00 %	0.00 %	-4			$0
C1030	Fittings	$0.00	S.F.	105	20	1981	2001		0.00 %	0.00 %	-14			$0
C3010	Wall Finishes	$0.00	S.F.	105	20	1981	2001		0.00 %	0.00 %	-14			$0
C3020	Floor Finishes	$0.00	S.F.	105	20	1981	2001		0.00 %	0.00 %	-14			$0
C3030	Ceiling Finishes	$0.00	S.F.	105	20	1981	2001		0.00 %	0.00 %	-14			$0
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**51.77 %**	**22.90 %**			**$1,939.00**	**$8,469**

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%

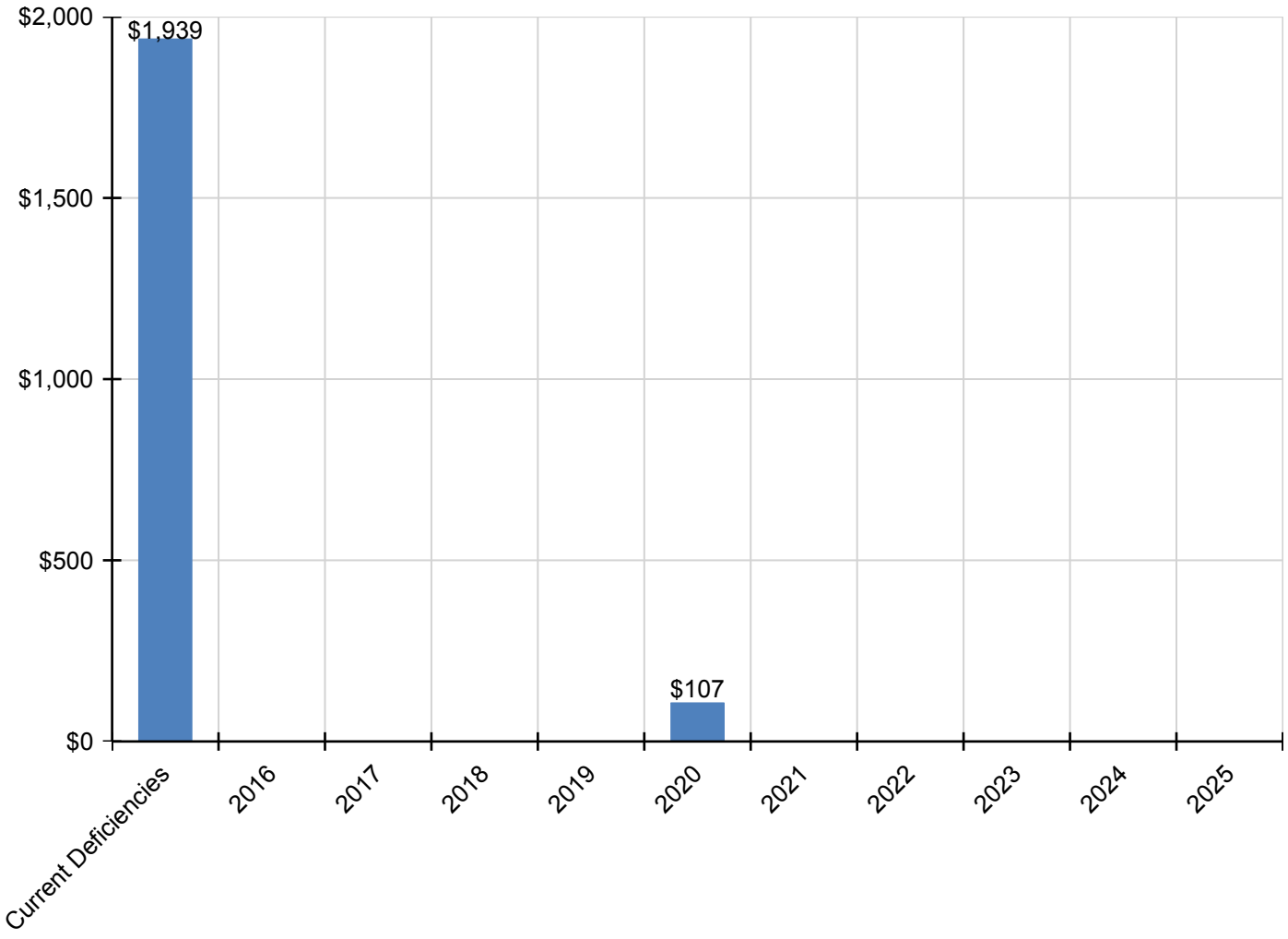
School Assessment Report - 1981 Baseball Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,939**	**$0**	**$0**	**$0**	**$0**	**$107**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,046**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$107	$0	$0	$0	$0	$0	**$107**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$1,939	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,939**
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*

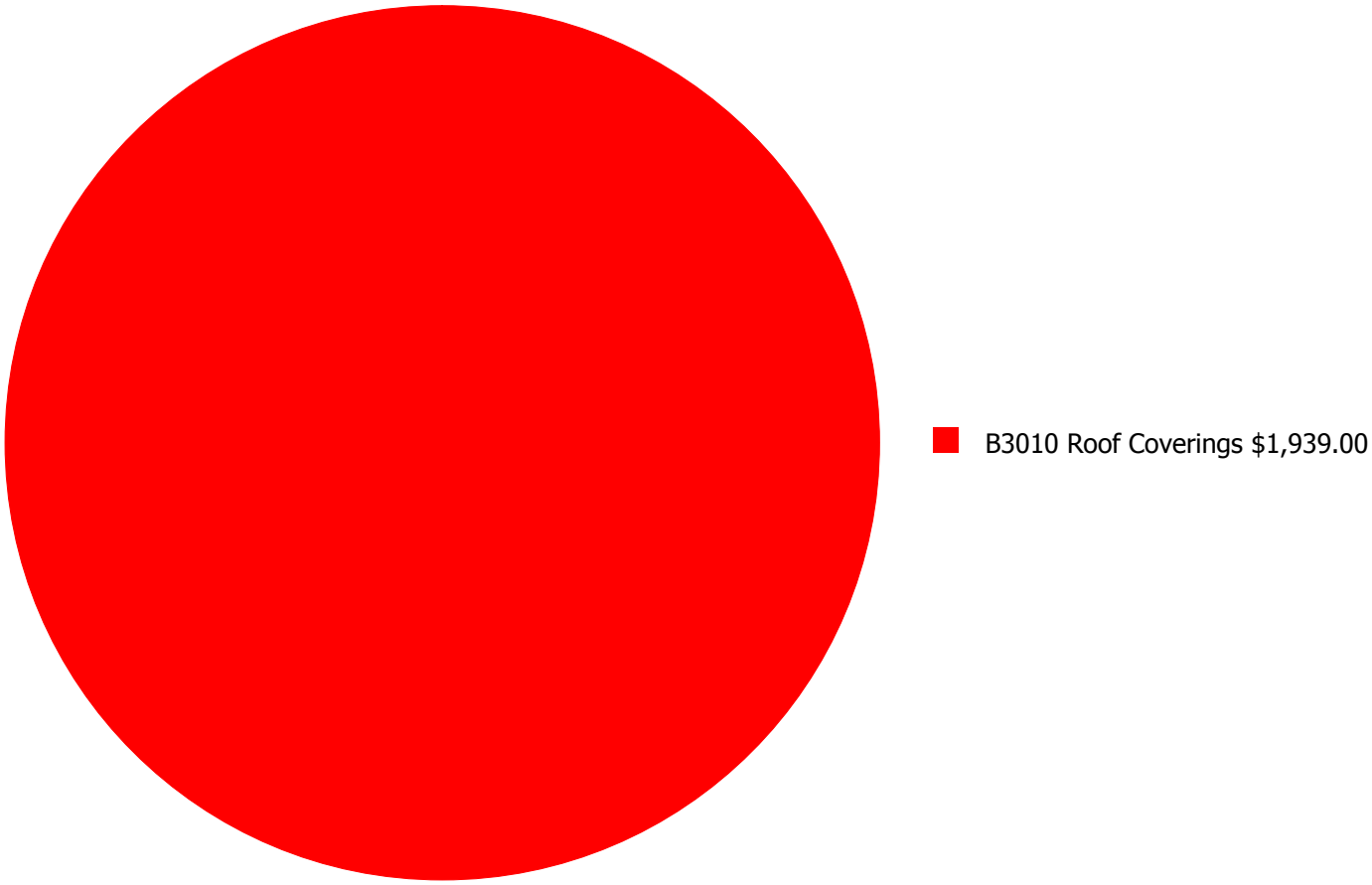
Forecasted Capital Renewal Requirement

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

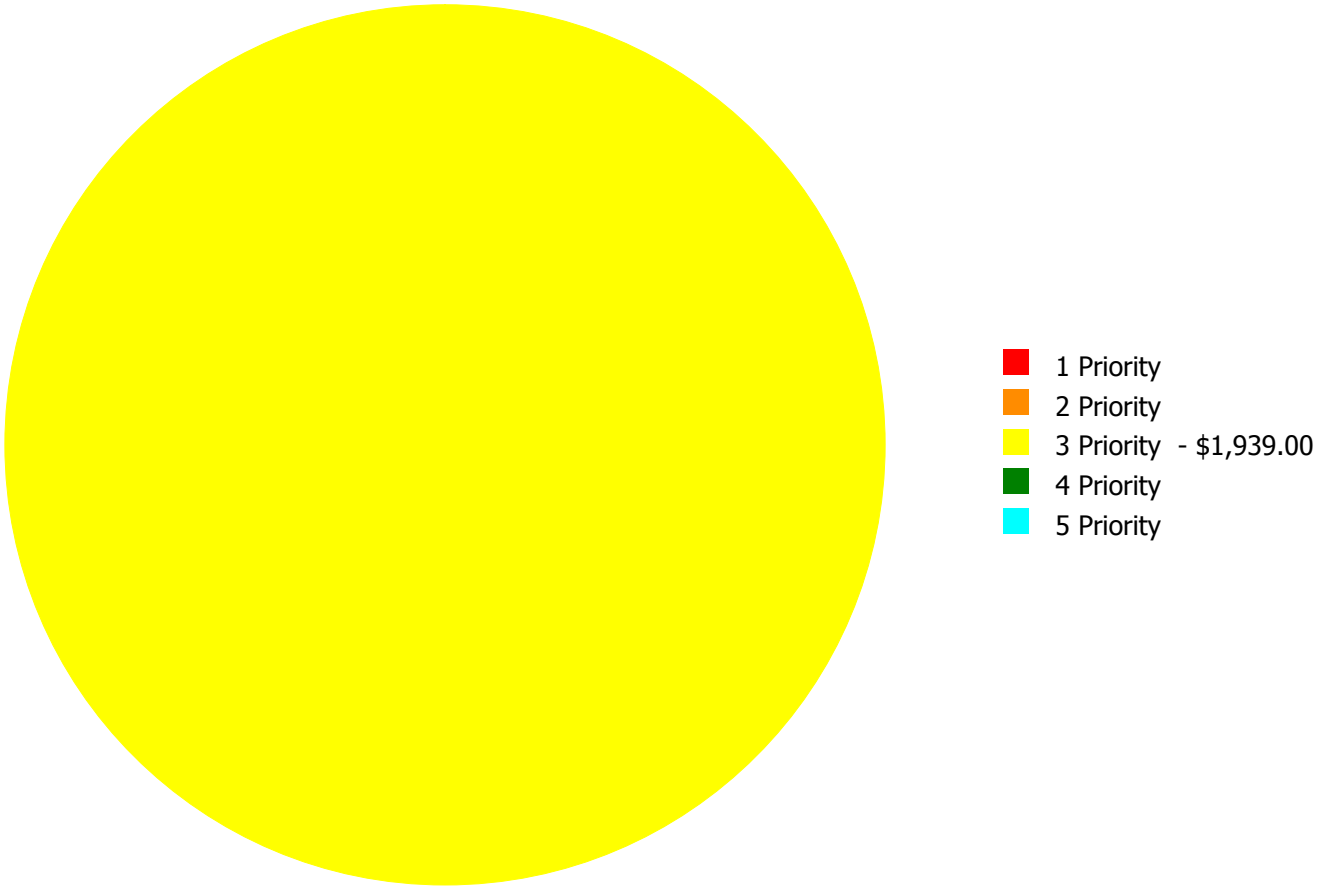
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,939.00

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: $1,939.00

Deficiency By Priority Investment Table

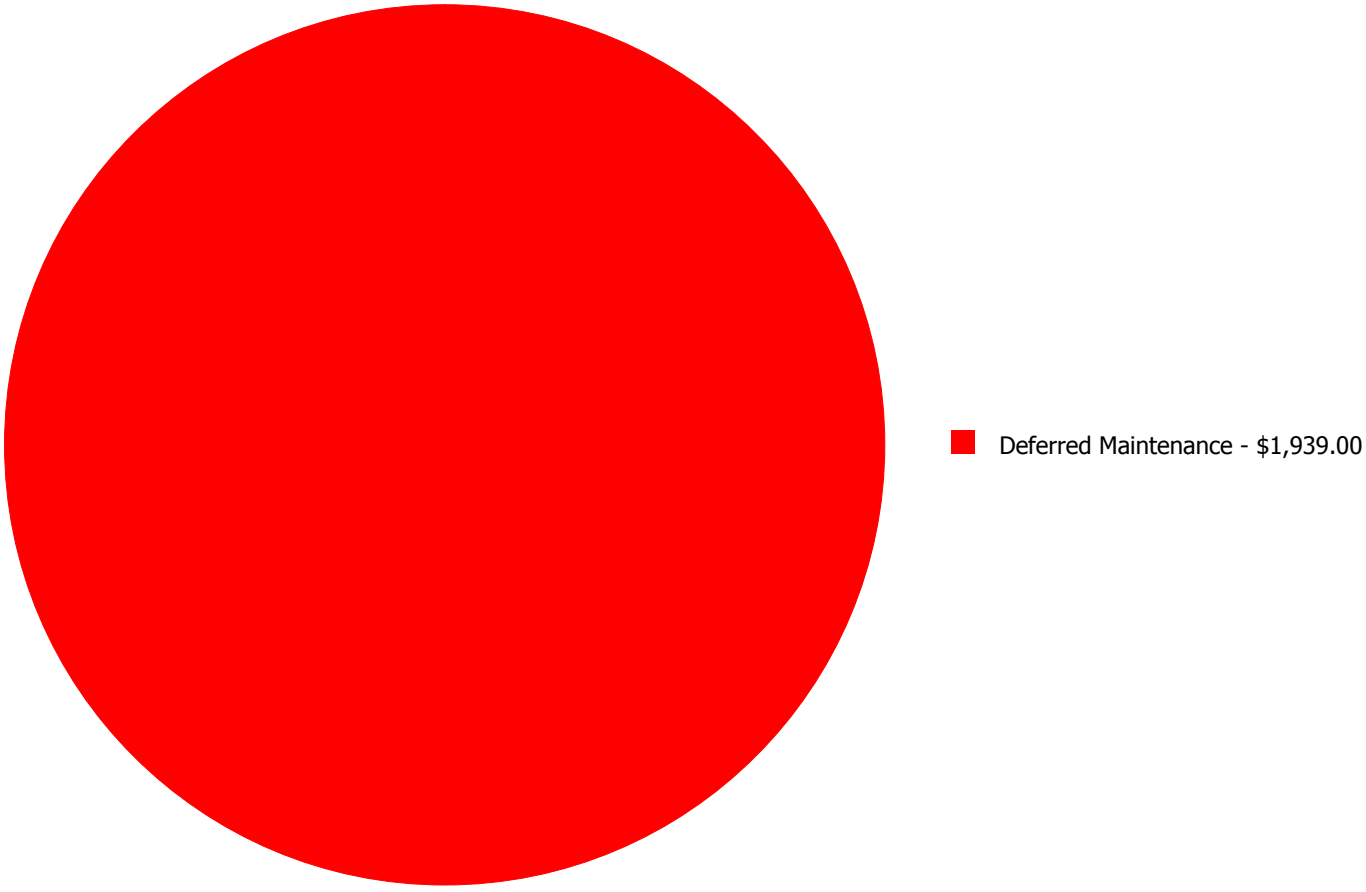
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B3010	Roof Coverings	$0.00	$0.00	$1,939.00	$0.00	$0.00	$1,939.00
	Total:	$0.00	$0.00	$1,939.00	$0.00	$0.00	$1,939.00

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: $1,939.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 105.00
Unit of Measure: S.F.
Estimate: $1,939.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The roof covering is in poor condition and should be replaced.

Executive Summary

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

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

Function:	High School
Gross Area (SF):	11,500
Year Built:	2006
Last Renovation:	
Replacement Value:	$2,397,062
Repair Cost:	$51,160.75
Total FCI:	2.13 %
Total RSLI:	67.90 %
FCA Score:	97.87

Description:

The 2006 classroom addition at Columbia High School is a one story building located 2106 Columbia Drive in Decatur, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5014	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.96 %	0.00 %	$0.00
B30 - Roofing	64.02 %	1.40 %	$3,341.33
C10 - Interior Construction	79.93 %	0.00 %	$0.00
C20 - Stairs	91.00 %	0.00 %	$0.00
C30 - Interior Finishes	42.14 %	22.11 %	$47,819.42
D10 - Conveying	70.00 %	0.00 %	$0.00
D20 - Plumbing	70.21 %	0.00 %	$0.00
D30 - HVAC	45.56 %	0.00 %	$0.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	63.11 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**67.90 %**	**2.13 %**	**$51,160.75**

Photo Album

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

1). West Elevation - Aug 10, 2015

2). Southwest Elevation - Aug 10, 2015

3). East Elevation - Aug 10, 2015

4). South Elevation - Aug 10, 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.	11,500	100	2006	2106		91.00 %	0.00 %	91			$36,340
A1020	Special Foundations	$3.97	S.F.	0	100	2006	2106		91.00 %	0.00 %	91			$0
A1030	Slab on Grade	$3.23	S.F.	11,500	100	2006	2106		91.00 %	0.00 %	91			$37,145
A2010	Basement Excavation	$0.12	S.F.	0	100	2006	2106		91.00 %	0.00 %	91			$0
A2020	Basement Walls	$1.48	S.F.	0	100	2006	2106		91.00 %	0.00 %	91			$0
B1010	Floor Construction	$13.66	S.F.	11,500	100	2006	2106		91.00 %	0.00 %	91			$157,090
B1020	Roof Construction	$10.32	S.F.	11,500	100	2006	2106		91.00 %	0.00 %	91			$118,680
B2010	Exterior Walls	$13.15	S.F.	11,500	100	2006	2106		91.00 %	0.00 %	91			$151,225
B2020	Exterior Windows	$9.38	S.F.	11,500	30	2006	2036		70.00 %	0.00 %	21			$107,870
B2030	Exterior Doors	$0.55	S.F.	11,500	30	2006	2036		70.00 %	0.00 %	21			$6,325
B3010	Roof Coverings - Asphal Shingles	$3.70	S.F.	0	10	2006	2016		10.00 %	0.00 %	1			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	11,500	25	2006	2031		64.00 %	0.00 %	16			$238,050
B3010	Roof Coverings - EPDM	$2.84	S.F.	0	15	2006	2021		40.00 %	0.00 %	6			$0
B3010	Roof Coverings - Preformed Metal	$0.06	S.F.	0	30	2006	2036		70.00 %	0.00 %	21			$0
B3010	Roof Coverings - Standing Seam Metal	$23.45	S.F.	0	75	2006	2081		88.00 %	0.00 %	66			$0
B3020	Roof Openings	$0.06	S.F.	11,500	30	2006	2036		70.00 %	484.25 %	21		$3,341.33	$690
C1010	Partitions	$16.96	S.F.	11,500	100	2006	2106		91.00 %	0.00 %	91			$195,040
C1020	Interior Doors	$5.34	S.F.	11,500	30	2006	2036		70.00 %	0.00 %	21			$61,410
C1030	Fittings	$5.40	S.F.	11,500	20	2006	2026		55.00 %	0.00 %	11			$62,100
C2010	Stair Construction	$1.93	S.F.	11,500	100	2006	2106		91.00 %	0.00 %	91			$22,195
C3010	Wall Finishes - Ceramic & Glazed	$8.97	S.F.	515	30	2006	2036		70.00 %	0.00 %	21			$4,620
C3010	Wall Finishes - Paint	$1.70	S.F.	10,985	10	2006	2016		10.00 %	0.00 %	1			$18,675
C3010	Wall Finishes - Wall Coverings	$1.85	S.F.	0	10	2006	2016		10.00 %	0.00 %	1			$0
C3020	Floor Finishes - Carpet	$7.40	S.F.	5,374	8	2006	2014		0.00 %	110.00 %	-1		$43,744.00	$39,768
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.65	S.F.	515	50	2006	2056		82.00 %	0.00 %	41			$6,515
C3020	Floor Finishes - Terrazzo	$46.23	S.F.	0	50	2006	2056		82.00 %	0.00 %	41			$0
C3020	Floor Finishes - VCT	$8.28	S.F.	5,611	20	2006	2026		55.00 %	0.00 %	11			$46,459
C3020	Floor Finishes - Wood	$12.82	S.F.	0	20	2006	2026		55.00 %	0.00 %	11			$0
C3030	Ceiling Finishes	$8.72	S.F.	11,500	20	2006	2026		55.00 %	4.06 %	11		$4,075.42	$100,280
D1010	Elevators and Lifts	$0.81	S.F.	11,500	30	2006	2036		70.00 %	0.00 %	21			$9,315
D2010	Plumbing Fixtures	$15.77	S.F.	11,500	30	2006	2036		70.00 %	0.00 %	21			$181,355
D2020	Domestic Water Distribution	$3.41	S.F.	11,500	30	2006	2036		70.00 %	0.00 %	21			$39,215
D2030	Sanitary Waste	$4.28	S.F.	11,500	30	2006	2036		70.00 %	0.00 %	21			$49,220
D2040	Rain Water Drainage	$0.84	S.F.	11,500	30	2006	2036		70.00 %	0.00 %	21			$9,660

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.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.69	S.F.	11,500	40	2006	2046		77.50 %	0.00 %	31			$7,935
D3020	Heat Generating Systems	$4.07	S.F.		0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$4.22	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$5.23	S.F.	11,500	30	2006	2036		70.00 %	0.00 %	21			$60,145
D3050	Terminal & Package Units	$27.81	S.F.	11,500	15	2006	2021		40.00 %	0.00 %	6			$319,815
D3060	Controls & Instrumentation	$2.84	S.F.	11,500	20	2006	2026		55.00 %	0.00 %	11			$32,660
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.66	S.F.		0				0.00 %	0.00 %				$0
D4010	Sprinklers	$3.70	S.F.	11,500	30	2006	2036		70.00 %	0.00 %	21			$42,550
D4020	Standpipes	$0.43	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.49	S.F.	11,500	40	2006	2046		77.50 %	0.00 %	31			$17,135
D5020	Branch Wiring	$4.83	S.F.	11,500	30	2006	2036		70.00 %	0.00 %	21			$55,545
D5020	Lighting	$7.27	S.F.	11,500	30	2006	2036		70.00 %	0.00 %	21			$83,605
D5030	Communications and Security - Fire Alarm	$0.66	S.F.	11,500	10	2006	2016		10.00 %	0.00 %	1			$7,590
D5030	Communications and Security - PA & Clock Systems	$4.18	S.F.	11,500	10	2006	2016	2020	50.00 %	0.00 %	5			$48,070
D5030	Communications and Security - Security & CCTV	$1.01	S.F.	11,500	10	2006	2016	2020	50.00 %	0.00 %	5			$11,615
D5090	Other Electrical Systems - Emergency Generator	$0.22	S.F.	11,500	20	2006	2026		55.00 %	0.00 %	11			$2,530
E1020	Institutional Equipment	$0.75	S.F.	11,500	20	2006	2026		55.00 %	0.00 %	11			$8,625
E1090	Other Equipment (Kitchen Equipment)	$5.63	S.F.	0	0				0.00 %	0.00 %				$0
E1090	Other Equipment (Sports Equipment)	$1.53	S.F.	0	0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.01	S.F.	0	0				0.00 %	0.00 %				$0
F1010	Special Structures - Canopies	$2.62	S.F.		0				0.00 %	0.00 %				$0
								Total	**67.90 %**	**2.13 %**			**$51,160.75**	**$2,397,062**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$51,161**	**$29,758**	**$0**	**$0**	**$0**	**$76,111**	**$420,064**	**$0**	**$55,414**	**$0**	**$0**	**$632,507**
*** 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	$3,341	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,341**
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**

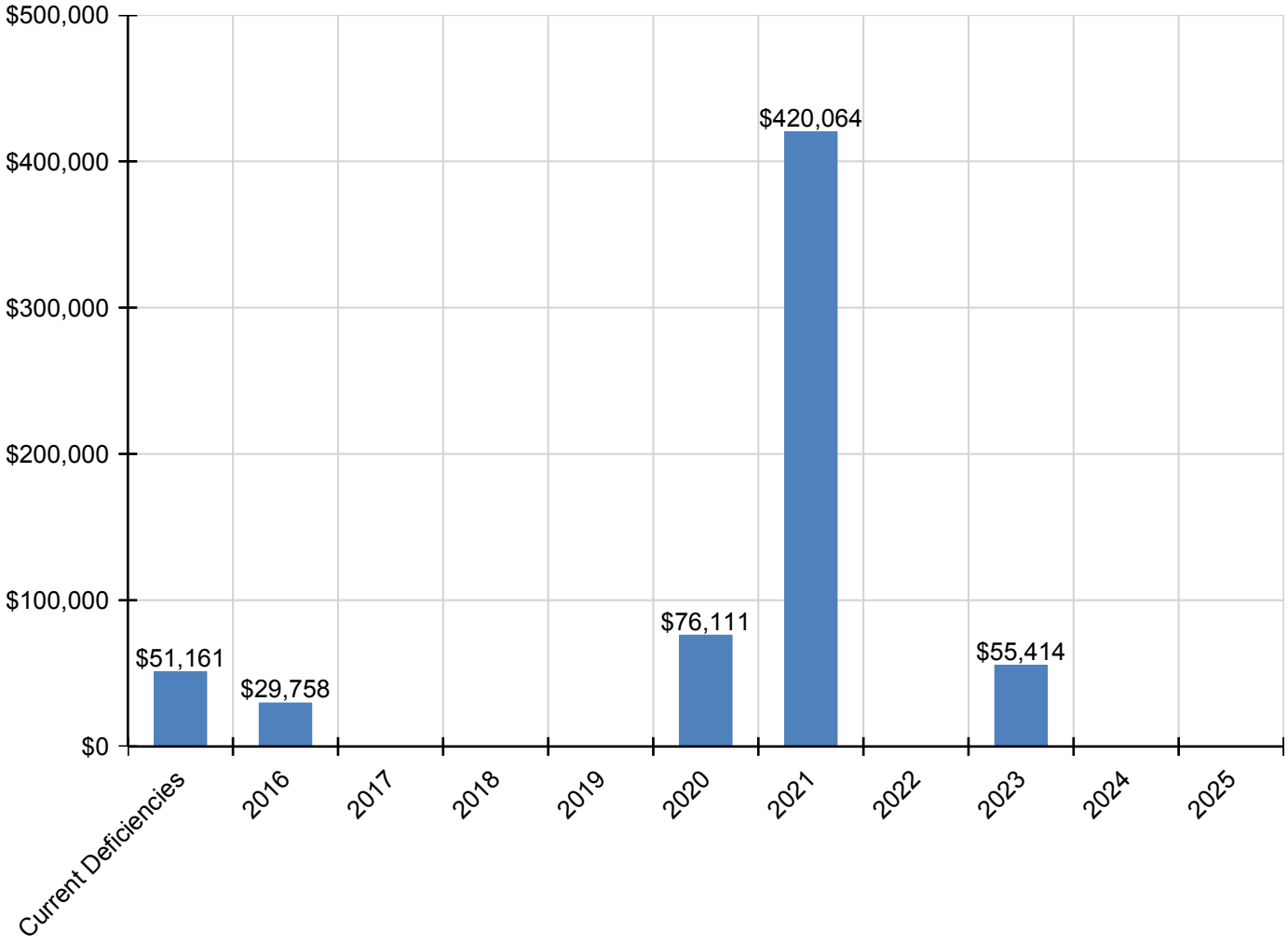
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$21,158	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,158**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$43,744	$0	$0	$0	$0	$0	$0	$0	$55,414	$0	$0	**$99,158**
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	$4,075	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,075**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$420,064	$0	$0	$0	$0	**$420,064**
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	$8,599	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,599**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$61,299	$0	$0	$0	$0	$0	**$61,299**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$14,812	$0	$0	$0	$0	$0	**$14,812**
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*

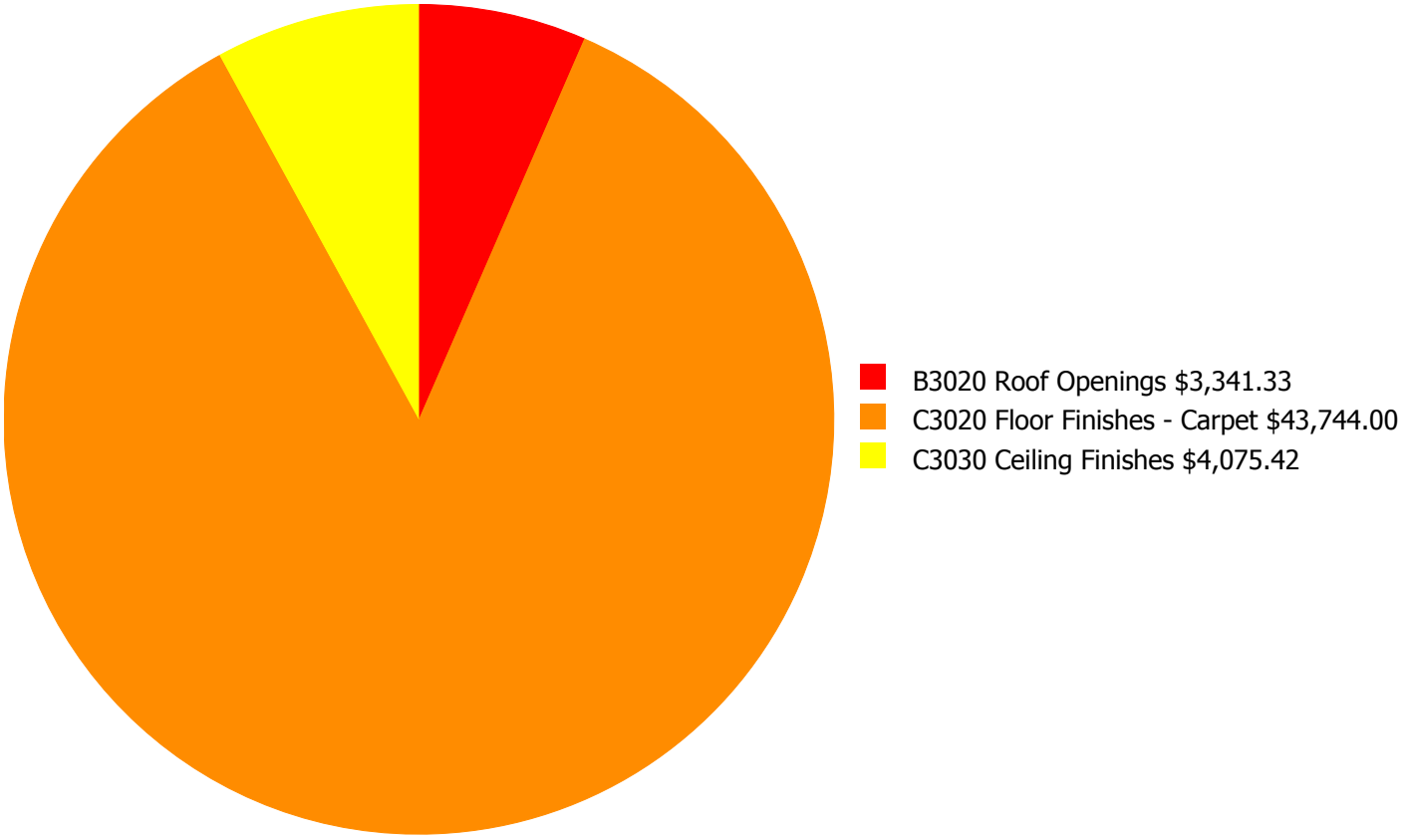
Forecasted Capital Renewal Requirement

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

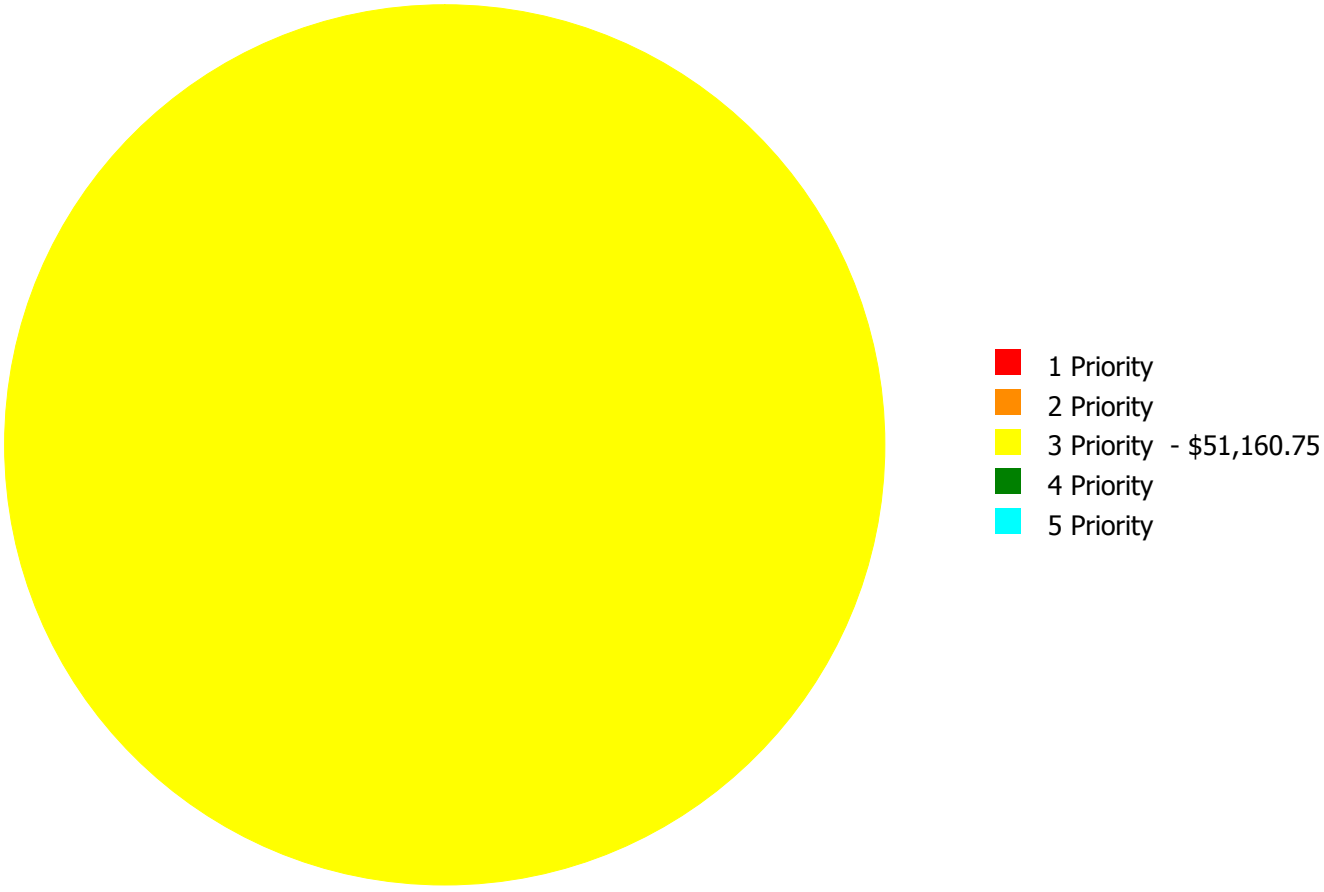
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $51,160.75

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: $51,160.75

Deficiency By Priority Investment Table

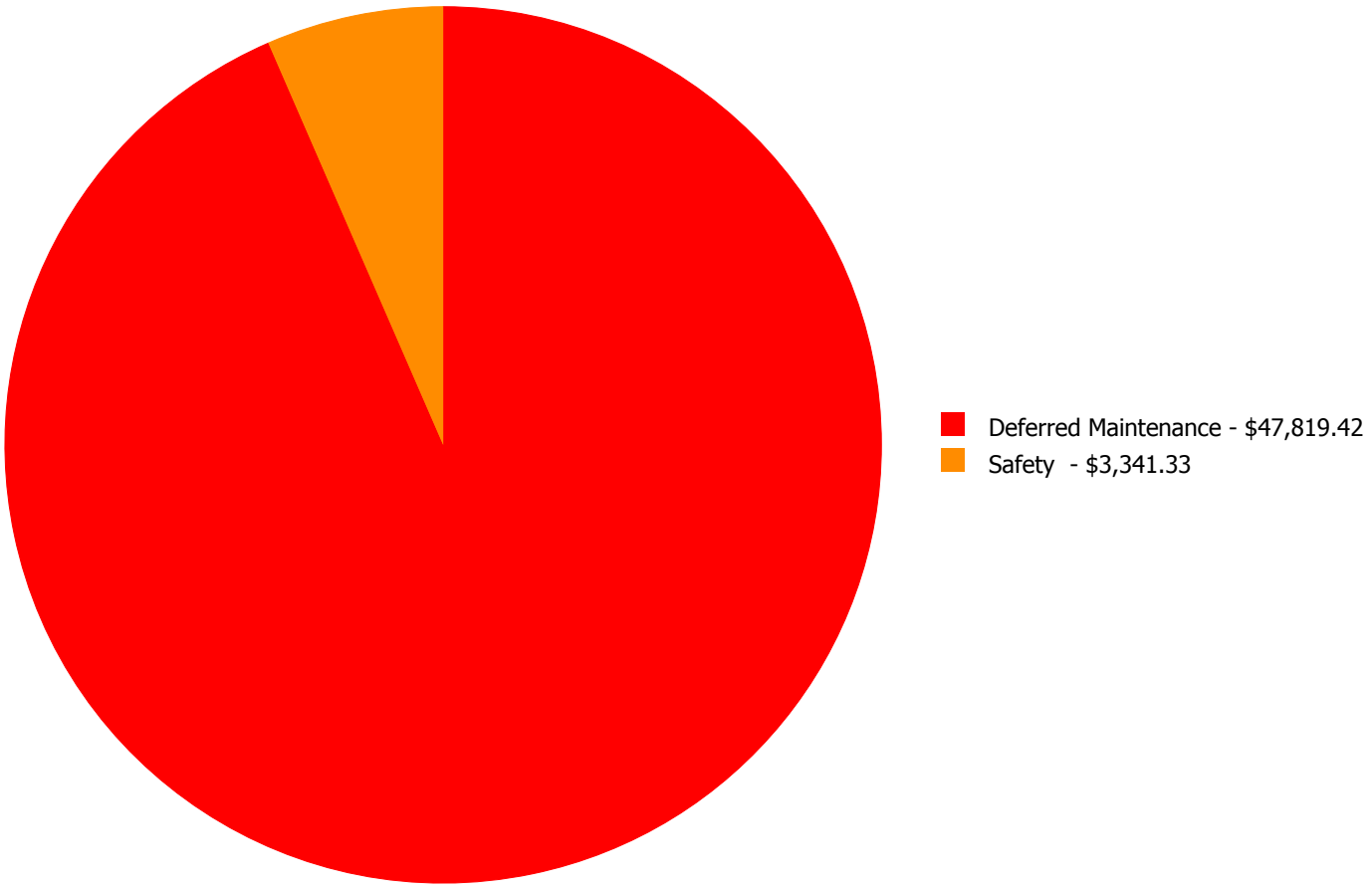
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B3020	Roof Openings	$0.00	$0.00	$3,341.33	$0.00	$0.00	$3,341.33
C3020	Floor Finishes - Carpet	$0.00	$0.00	$43,744.00	$0.00	$0.00	$43,744.00
C3030	Ceiling Finishes	$0.00	$0.00	$4,075.42	$0.00	$0.00	$4,075.42
	Total:	$0.00	$0.00	$51,160.75	$0.00	$0.00	$51,160.75

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: $51,160.75

Deficiency Details by Priority

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

Priority 3 Priority:

System: B3020 - Roof Openings

Location: Roof
Distress: Inadequate
Category: Safety
Priority: 3 Priority
Correction: Replace roof hatch and structure single unit
Qty: 1.00
Unit of Measure: Ea.
Estimate: $3,341.33
Assessor Name: Ben Nixon
Date Created: 08/11/2015

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

System: C3020 - Floor Finishes - Carpet

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,374.00
Unit of Measure: S.F.
Estimate: $43,744.00
Assessor Name: Ben Nixon
Date Created: 08/11/2015

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

System: C3030 - Ceiling Finishes

Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Acoustic tile repairs - (2% of ceilings)

Qty: 230.00

Unit of Measure: C.S.F.

Estimate: $4,075.42

Assessor Name: Ben Nixon

Date Created: 08/11/2015

Notes: The ceilings are damaged due to roof leaks 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):	10,015
Year Built:	2007
Last Renovation:	
Replacement Value:	$1,979,952
Repair Cost:	$6,286.18
Total FCI:	0.32 %
Total RSLI:	68.67 %
FCA Score:	99.68

Description:

The 2007 classroom and office addition at Columbia High School is a one story building located 2106 Columbia Drive in Decatur, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5015	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	92.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	0.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	83.97 %	2.34 %	$5,400.22
B30 - Roofing	68.00 %	0.00 %	$0.00
C10 - Interior Construction	82.16 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	58.45 %	0.45 %	$885.96
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	73.52 %	0.00 %	$0.00
D30 - HVAC	52.00 %	0.00 %	$0.00
D40 - Fire Protection	73.33 %	0.00 %	$0.00
D50 - Electrical	65.74 %	0.00 %	$0.00
E10 - Equipment	60.00 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**68.67 %**	**0.32 %**	**$6,286.18**

Photo Album

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

1). North Elevation - Aug 11, 2015

2). Southwest Elevation - Aug 11, 2015

3). Northwest Elevation - Aug 11, 2015

4). Northeast Elevation - Aug 11, 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.	10,015	100	2007	2107		92.00 %	0.00 %	92			$31,647
A1020	Special Foundations	$3.97	S.F.	0	100	2007	2107		92.00 %	0.00 %	92			$0
A1030	Slab on Grade	$3.23	S.F.	10,015	100	2007	2107		92.00 %	0.00 %	92			$32,348
A2010	Basement Excavation	$0.12	S.F.	0	100	2007	2107		92.00 %	0.00 %	92			$0
A2020	Basement Walls	$1.48	S.F.	0	100	2007	2107		92.00 %	0.00 %	92			$0
B1010	Floor Construction	$13.66	S.F.	0	100	2007	2107		92.00 %	0.00 %	92			$0
B1020	Roof Construction	$10.32	S.F.	0	100	2007	2107		92.00 %	0.00 %	92			$0
B2010	Exterior Walls	$13.15	S.F.	10,015	100	2007	2107		92.00 %	0.00 %	92			$131,697
B2020	Exterior Windows	$9.38	S.F.	10,015	30	2007	2037		73.33 %	0.00 %	22			$93,941
B2030	Exterior Doors	$0.55	S.F.	10,015	30	2007	2037		73.33 %	98.04 %	22		$5,400.22	$5,508
B3010	Roof Coverings - Asphal Shingles	$3.70	S.F.	0	10	2007	2017		20.00 %	0.00 %	2			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	10,015	25	2007	2032		68.00 %	0.00 %	17			$207,311
B3010	Roof Coverings - EPDM	$2.84	S.F.	0	15	2007	2022		46.67 %	0.00 %	7			$0
B3010	Roof Coverings - Preformed Metal	$0.06	S.F.	0	30	2007	2037		73.33 %	0.00 %	22			$0
B3010	Roof Coverings - Standing Seam Metal	$23.45	S.F.	0	75	2007	2082		89.33 %	0.00 %	67			$0
B3020	Roof Openings	$0.06	S.F.	0	30	2007	2037		73.33 %	0.00 %	22			$0
C1010	Partitions	$16.96	S.F.	10,015	100	2007	2107		92.00 %	0.00 %	92			$169,854
C1020	Interior Doors	$5.34	S.F.	10,015	30	2007	2037		73.33 %	0.00 %	22			$53,480
C1030	Fittings	$5.40	S.F.	10,015	20	2007	2027		60.00 %	0.00 %	12			$54,081
C2010	Stair Construction	$1.93	S.F.	0	100	2007	2107		92.00 %	0.00 %	92			$0
C3010	Wall Finishes - Ceramic & Glazed	$8.97	S.F.	668	30	2007	2037		73.33 %	0.00 %	22			$5,992
C3010	Wall Finishes - Paint	$1.70	S.F.	9,347	10	2007	2017		20.00 %	0.00 %	2			$15,890
C3010	Wall Finishes - Wall Coverings	$1.85	S.F.	0	10	2007	2017		20.00 %	0.00 %	2			$0
C3020	Floor Finishes - Carpet	$7.40	S.F.	0	8	2007	2015		0.00 %	0.00 %	0			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.65	S.F.	834	50	2007	2057		84.00 %	0.00 %	42			$10,550
C3020	Floor Finishes - Terrazzo	$46.23	S.F.	0	50	2007	2057		84.00 %	0.00 %	42			$0
C3020	Floor Finishes - VCT	$8.28	S.F.	9,181	20	2007	2027		60.00 %	0.00 %	12			$76,019
C3020	Floor Finishes - Wood	$12.82	S.F.	0	20	2007	2027		60.00 %	0.00 %	12			$0
C3030	Ceiling Finishes	$8.72	S.F.	10,015	20	2007	2027		60.00 %	1.01 %	12		$885.96	$87,331
D1010	Elevators and Lifts	$0.81	S.F.	0	0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$15.77	S.F.	10,015	30	2007	2037		73.33 %	0.00 %	22			$157,937
D2020	Domestic Water Distribution	$3.41	S.F.	10,015	30	2007	2037		73.33 %	0.00 %	22			$34,151
D2030	Sanitary Waste	$4.28	S.F.	10,015	30	2007	2037		73.33 %	0.00 %	22			$42,864
D2040	Rain Water Drainage	$0.84	S.F.	10,015	30	2007	2037		73.33 %	0.00 %	22			$8,413

School Assessment Report - 2007 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.47	S.F.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.69	S.F.	10,015	40	2007	2047		80.00 %	0.00 %	32			$6,910
D3020	Heat Generating Systems	$4.07	S.F.		0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$4.22	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$5.23	S.F.	10,015	30	2007	2037		73.33 %	0.00 %	22			$52,378
D3050	Terminal & Package Units	$27.81	S.F.	10,015	15	2007	2022		46.67 %	0.00 %	7			$278,517
D3060	Controls & Instrumentation	$2.84	S.F.	10,015	20	2007	2027		60.00 %	0.00 %	12			$28,443
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.66	S.F.	10,015	30	2007	2037		73.33 %	0.00 %	22			$6,610
D4010	Sprinklers	$3.70	S.F.	10,015	30	2007	2037		73.33 %	0.00 %	22			$37,056
D4020	Standpipes	$0.43	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.49	S.F.	10,015	40	2007	2047		80.00 %	0.00 %	32			$14,922
D5020	Branch Wiring	$4.83	S.F.	10,015	30	2007	2037		73.33 %	0.00 %	22			$48,372
D5020	Lighting	$7.27	S.F.	10,015	30	2007	2037		73.33 %	0.00 %	22			$72,809
D5030	Communications and Security - Fire Alarm	$0.66	S.F.	10,015	10	2007	2017		20.00 %	0.00 %	2			$6,610
D5030	Communications and Security - PA & Clock Systems	$4.18	S.F.	10,015	10	2007	2017	2020	50.00 %	0.00 %	5			$41,863
D5030	Communications and Security - Security & CCTV	$1.01	S.F.	10,015	10	2007	2017	2020	50.00 %	0.00 %	5			$10,115
D5090	Other Electrical Systems - Emergency Generator	$0.22	S.F.	10,015	20	2007	2027		60.00 %	0.00 %	12			$2,203
E1020	Institutional Equipment	$0.75	S.F.	10,015	20	2007	2027		60.00 %	0.00 %	12			$7,511
E1090	Other Equipment (Kitchen Equipment)	$5.63	S.F.	10,015	20	2007	2027		60.00 %	0.00 %	12			$56,384
E1090	Other Equipment (Sports Equipment)	$1.53	S.F.	0	0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.01	S.F.	10,015	20	2007	2027		60.00 %	0.00 %	12			$90,235
F1010	Special Structures - Canopies	$2.62	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**68.67 %**	**0.32 %**			**$6,286.18**	**$1,979,952**

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:	**$6,286**	**$0**	**$26,257**	**$0**	**$0**	**$66,283**	**$0**	**$376,795**	**$0**	**$0**	**$0**	**$475,621**
*** 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	$5,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,400**
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**

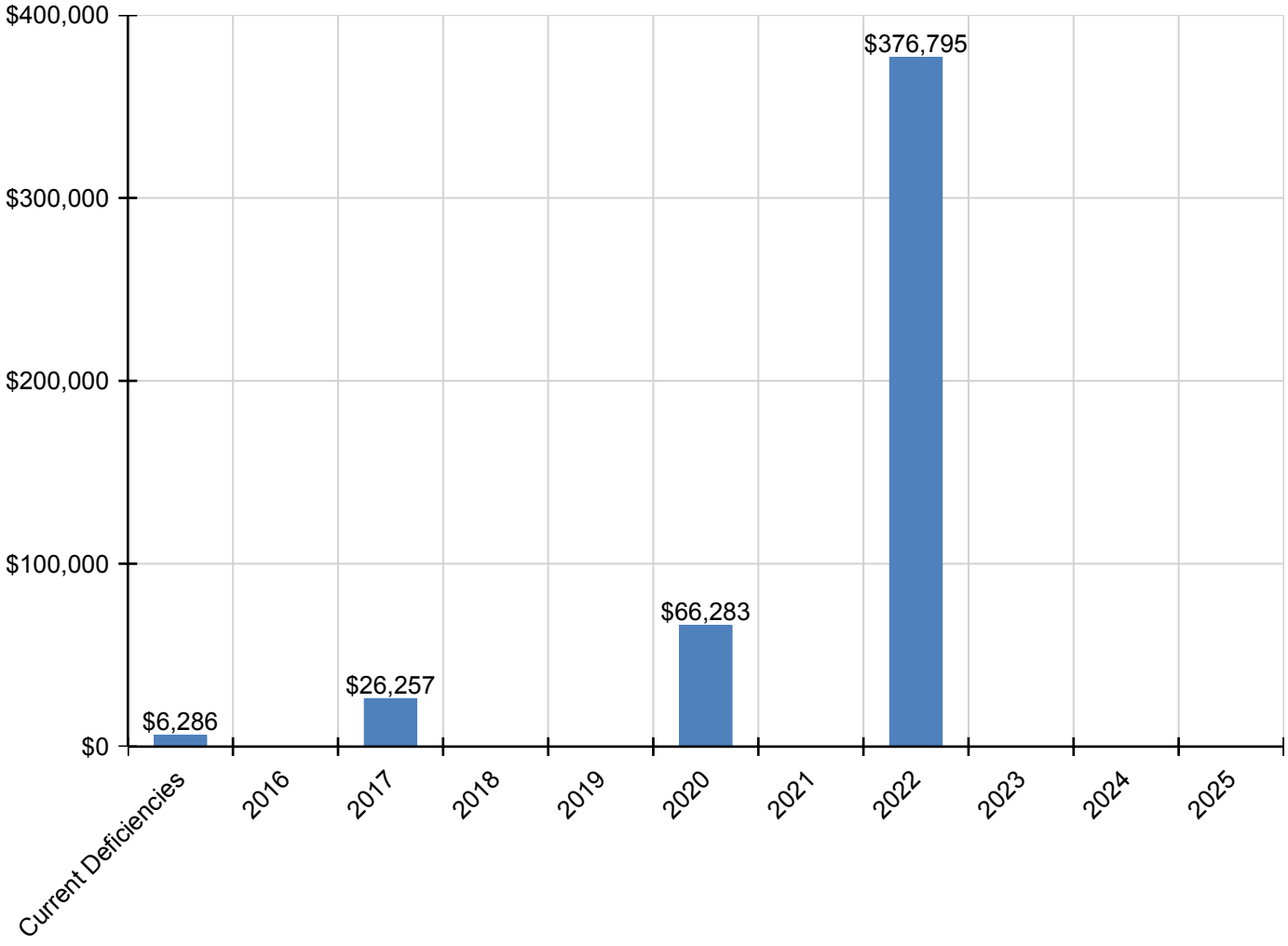
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$18,543	$0	$0	$0	$0	$0	$0	$0	$0	**$18,543**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$886	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$886**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$376,795	$0	$0	$0	**$376,795**
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	$7,714	$0	$0	$0	$0	$0	$0	$0	$0	**$7,714**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$53,383	$0	$0	$0	$0	$0	**$53,383**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$12,899	$0	$0	$0	$0	$0	**$12,899**
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*

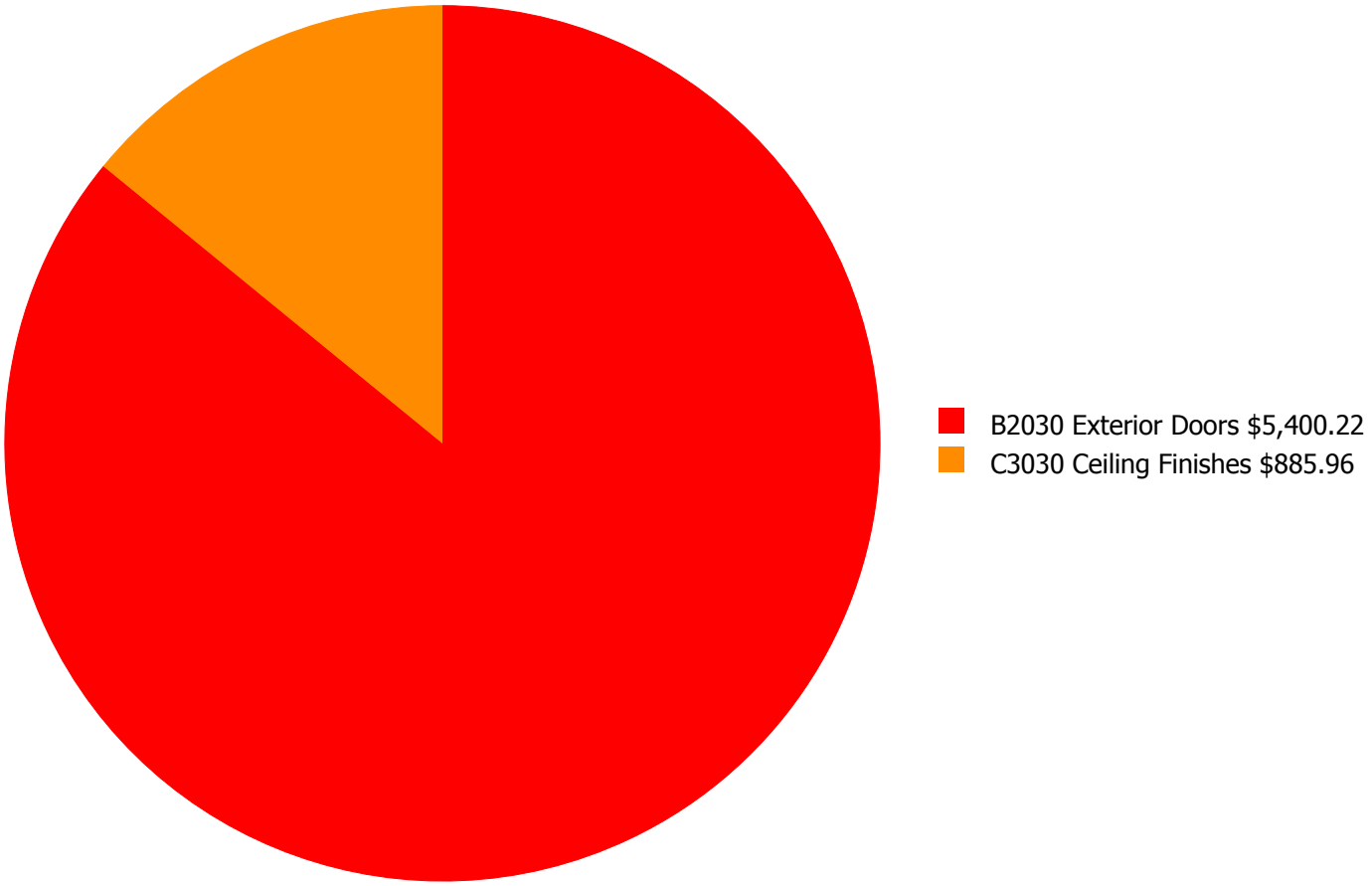
Forecasted Capital Renewal Requirement

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

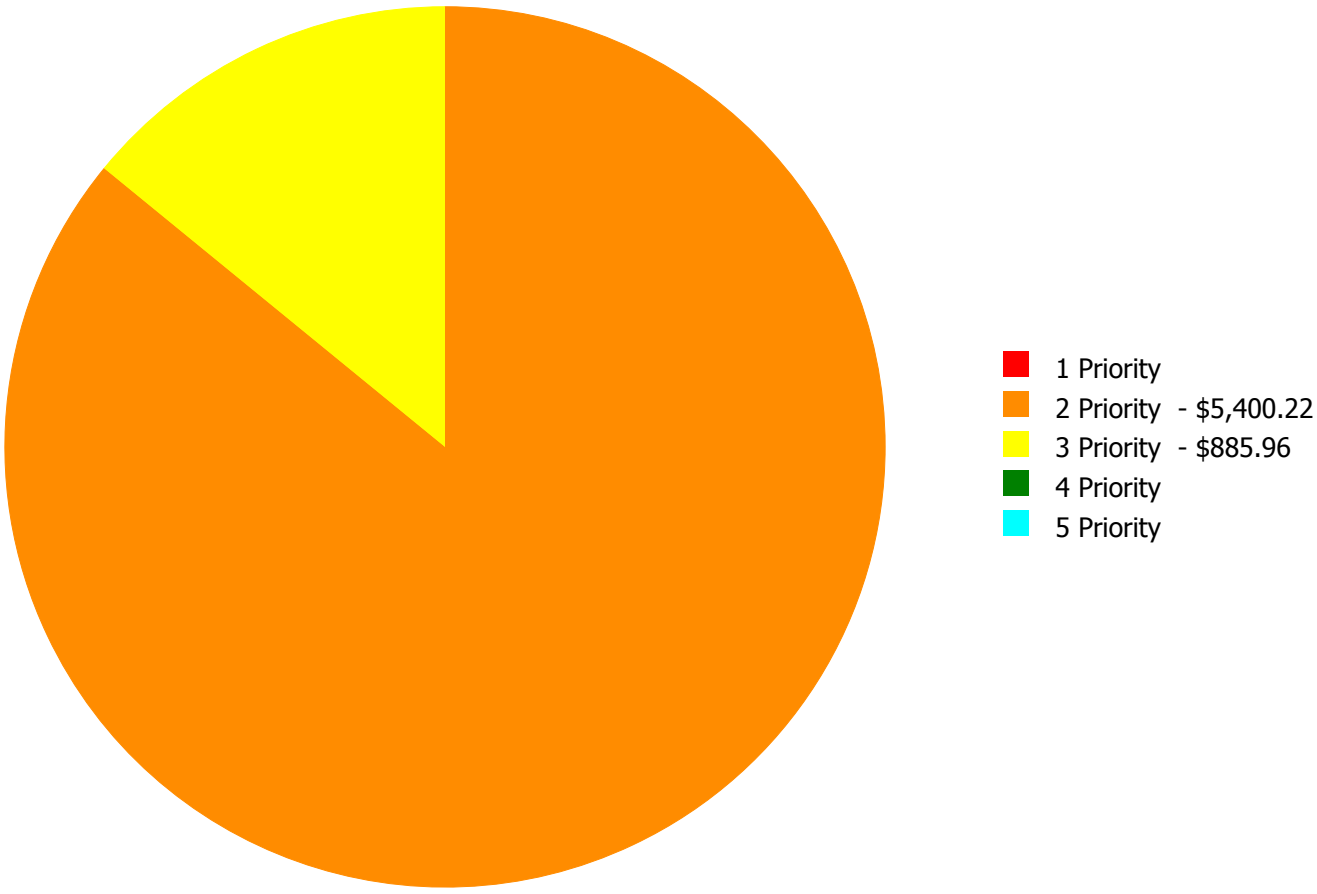
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $6,286.18

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: $6,286.18

Deficiency By Priority Investment Table

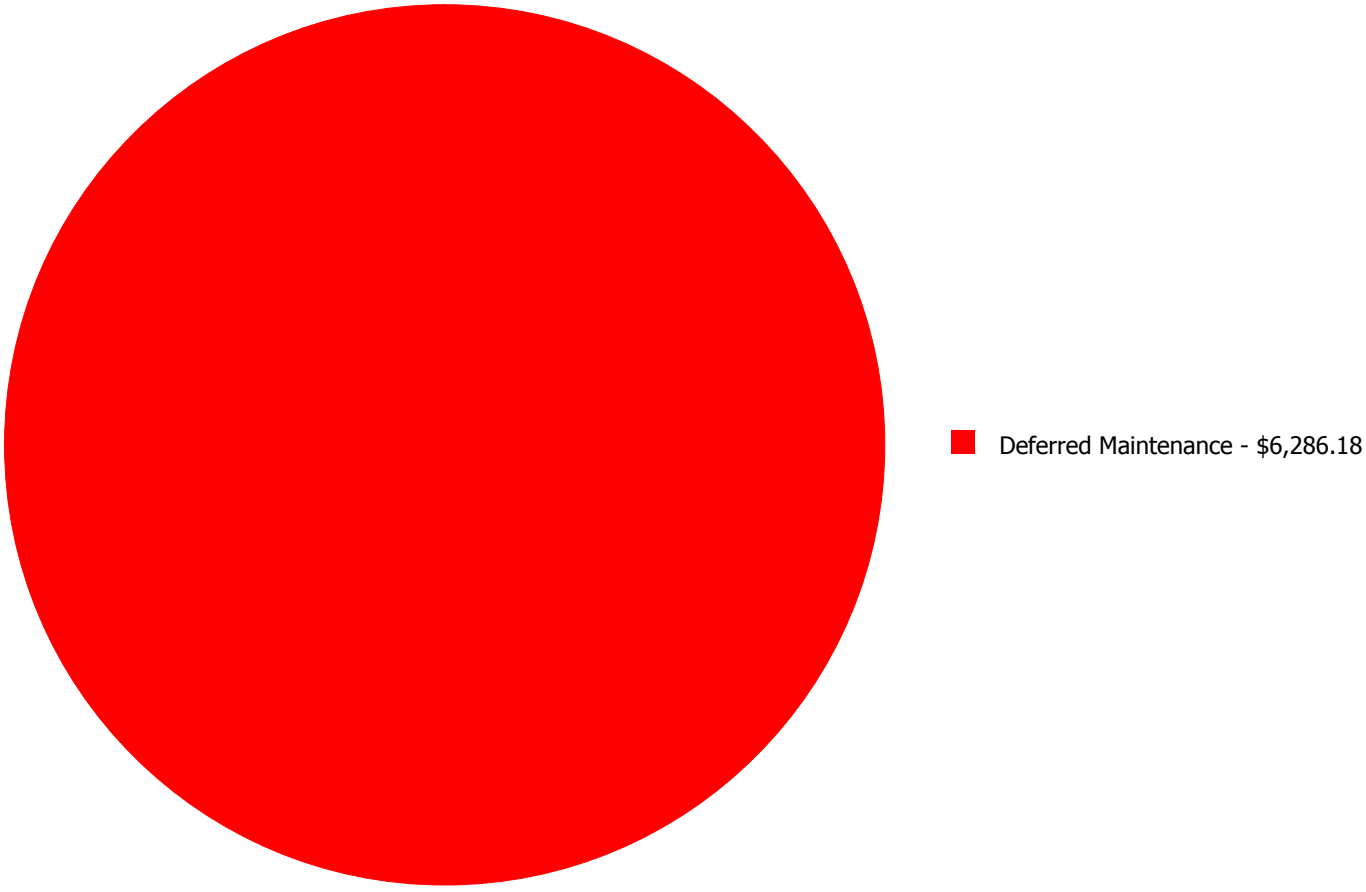
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$5,400.22	$0.00	$0.00	$0.00	$5,400.22
C3030	Ceiling Finishes	$0.00	$0.00	$885.96	$0.00	$0.00	$885.96
	Total:	$0.00	$5,400.22	$885.96	$0.00	$0.00	$6,286.18

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:



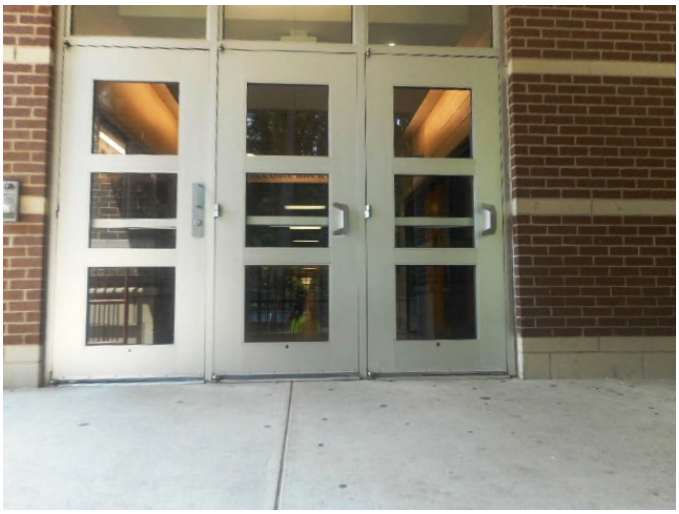
Budget Estimate Total: $6,286.18

Deficiency Details by Priority

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

Priority 2 Priority:

System: B2030 - Exterior Doors



Location: Throughout Building

Distress: Needs Remediation

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Repair aluminum door

Qty: 5.00

Unit of Measure: Ea.

Estimate: $5,400.22

Assessor Name: Ben Nixon

Date Created: 08/11/2015

Notes: The exterior doors do not lock properly and the hardware should be replaced.

Priority 3 Priority:

System: C3030 - Ceiling Finishes

Location: Throughout Building

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Acoustic tile repairs - (2% of ceilings)

Qty: 50.00

Unit of Measure: C.S.F.

Estimate: $885.96

Assessor Name: Ben Nixon

Date Created: 08/11/2015

Notes: The acoustical ceiling system is damaged due to water intrusion 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):	12,537
Year Built:	2008
Last Renovation:	
Replacement Value:	$2,770,301
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	74.03 %
FCA Score:	100.00

Description:

The 2008 band and fine arts classroom addition at Columbia High School is a one story building located 2106 Columbia Drive in Decatur, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5016	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	93.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	93.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	85.98 %	0.00 %	$0.00
B30 - Roofing	72.00 %	0.00 %	$0.00
C10 - Interior Construction	84.39 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	61.85 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	76.81 %	0.00 %	$0.00
D30 - HVAC	58.06 %	0.00 %	$0.00
D40 - Fire Protection	76.67 %	0.00 %	$0.00
D50 - Electrical	68.36 %	0.00 %	$0.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	65.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**74.03 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Aug 10, 2015

2). East Elevation - Aug 10, 2015

3). South Elevation - Aug 10, 2015

4). West Elevation - Aug 10, 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.	12,537	100	2008	2108		93.00 %	0.00 %	93			$44,005
A1020	Special Foundations	$0.00	S.F.	0	100	2008	2108		93.00 %	0.00 %	93			$0
A1030	Slab on Grade	$3.56	S.F.	12,537	100	2008	2108		93.00 %	0.00 %	93			$44,632
A2010	Basement Excavation	$0.00	S.F.	0	100	2008	2108		93.00 %	0.00 %	93			$0
A2020	Basement Walls	$0.00	S.F.	0	100	2008	2108		93.00 %	0.00 %	93			$0
B1010	Floor Construction	$0.00	S.F.	0	100	2008	2108		93.00 %	0.00 %	93			$0
B1020	Roof Construction	$11.74	S.F.	12,537	100	2008	2108		93.00 %	0.00 %	93			$147,184
B2010	Exterior Walls	$15.69	S.F.	12,537	100	2008	2108		93.00 %	0.00 %	93			$196,706
B2020	Exterior Windows	$11.18	S.F.	12,537	30	2008	2038		76.67 %	0.00 %	23			$140,164
B2030	Exterior Doors	$0.66	S.F.	12,537	30	2008	2038		76.67 %	0.00 %	23			$8,274
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	10	2008	2018		30.00 %	0.00 %	3			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	12,537	25	2008	2033		72.00 %	0.00 %	18			$259,516
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	15	2008	2023		53.33 %	0.00 %	8			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	30	2008	2038		76.67 %	0.00 %	23			$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.	0	75	2008	2083		90.67 %	0.00 %	68			$0
B3020	Roof Openings	$0.00	S.F.	0	30	2008	2038		76.67 %	0.00 %	23			$0
C1010	Partitions	$19.44	S.F.	12,537	100	2008	2108		93.00 %	0.00 %	93			$243,719
C1020	Interior Doors	$6.11	S.F.	12,537	30	2008	2038		76.67 %	0.00 %	23			$76,601
C1030	Fittings	$6.20	S.F.	12,537	20	2008	2028		65.00 %	0.00 %	13			$77,729
C2010	Stair Construction	$2.21	S.F.	0	100	2008	2108		93.00 %	0.00 %	93			$0
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	2008	2038		76.67 %	0.00 %	23			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	12,537	10	2008	2018		30.00 %	0.00 %	3			$24,196
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	2008	2018		30.00 %	0.00 %	3			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	0	8	2008	2016		12.50 %	0.00 %	1			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	0	50	2008	2058		86.00 %	0.00 %	43			$0
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	0	50	2008	2058		86.00 %	0.00 %	43			$0
C3020	Floor Finishes - VCT	$9.54	S.F.	12,537	20	2008	2028		65.00 %	0.00 %	13			$119,603
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	2008	2028		65.00 %	0.00 %	13			$0
C3030	Ceiling Finishes	$9.98	S.F.	12,537	20	2008	2028		65.00 %	0.00 %	13			$125,119
D1010	Elevators and Lifts	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	12,537	30	2008	2038		76.67 %	0.00 %	23			$221,403
D2020	Domestic Water Distribution	$3.81	S.F.	12,537	30	2008	2038		76.67 %	0.00 %	23			$47,766
D2030	Sanitary Waste	$4.80	S.F.	12,537	30	2008	2038		76.67 %	0.00 %	23			$60,178
D2040	Rain Water Drainage	$0.92	S.F.	12,537	30	2008	2038		76.67 %	0.00 %	23			$11,534

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.00	S.F.	0	30	2008	2038		76.67 %	0.00 %	23			$0
D2090	Other Plumbing Systems - Natural Gas	$0.69	S.F.	12,537	40	2008	2048		82.50 %	0.00 %	33			$8,651
D3020	Heat Generating Systems	$4.55	S.F.		0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$4.73	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	12,537	30	2008	2038		76.67 %	0.00 %	23			$73,718
D3050	Terminal & Package Units	$27.81	S.F.	12,537	15	2008	2023		53.33 %	0.00 %	8			$348,654
D3060	Controls & Instrumentation	$3.19	S.F.	12,537	20	2008	2028		65.00 %	0.00 %	13			$39,993
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.13	S.F.	12,537	30	2008	2038		76.67 %	0.00 %	23			$51,778
D4020	Standpipes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	12,537	40	2008	2048		82.50 %	0.00 %	33			$21,689
D5020	Branch Wiring	$5.56	S.F.	12,537	30	2008	2038		76.67 %	0.00 %	23			$69,706
D5020	Lighting	$8.36	S.F.	12,537	30	2008	2038		76.67 %	0.00 %	23			$104,809
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	12,537	10	2008	2018		30.00 %	0.00 %	3			$9,653
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	12,537	10	2008	2018	2020	50.00 %	0.00 %	5			$60,428
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	12,537	10	2008	2018	2020	50.00 %	0.00 %	5			$14,543
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	12,537	20	2008	2028		65.00 %	0.00 %	13			$3,260
E1020	Institutional Equipment	$0.00	S.F.	12,537	20	2008	2028		65.00 %	0.00 %	13			$0
E1090	Other Equipment (Kitchen Equipment)	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1090	Other Equipment (Sports Equipment)	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.18	S.F.	12,537	20	2008	2028		65.00 %	0.00 %	13			$115,090
F1010	Special Structures - Canopies	$2.62	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**74.03 %**					**$2,770,301**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$40,688**	**$0**	**$95,603**	**$0**	**$0**	**$485,830**	**$0**	**$0**	**$622,121**
*** 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**

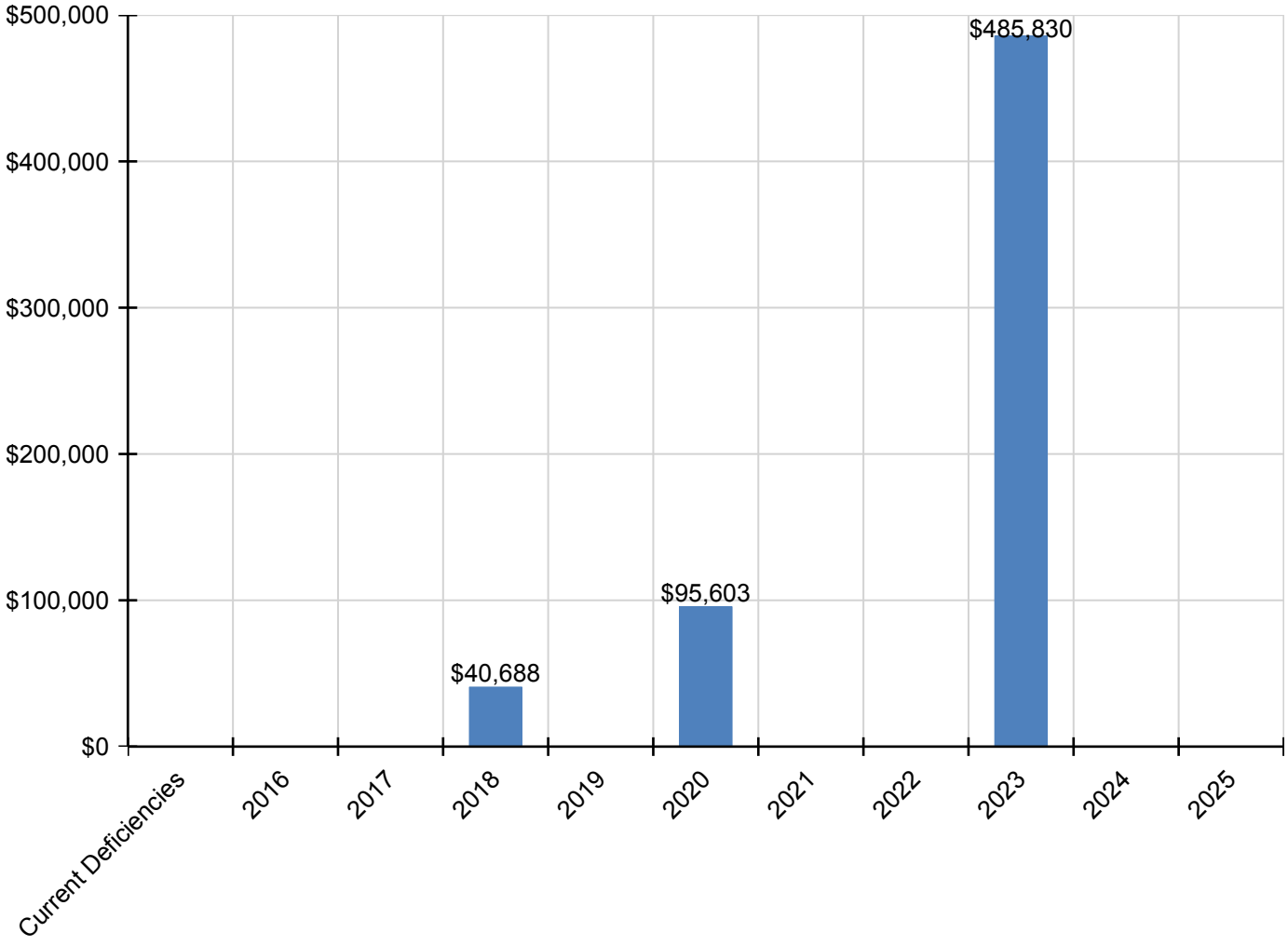
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$29,084	$0	$0	$0	$0	$0	$0	$0	**$29,084**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$485,830	$0	$0	**$485,830**
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	$11,604	$0	$0	$0	$0	$0	$0	$0	**$11,604**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$77,058	$0	$0	$0	$0	$0	**$77,058**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$18,545	$0	$0	$0	$0	$0	**$18,545**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	1,300
Year Built:	2009
Last Renovation:	
Replacement Value:	$186,316
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	85.16 %
FCA Score:	100.00

Description:

The 2009 concession/restroom/storage building at Columbia High School is located at 2106 Columbia Drive in Decatur, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5020	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	94.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	94.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	92.21 %	0.00 %	$0.00
B30 - Roofing	70.00 %	0.00 %	$0.00
C10 - Interior Construction	88.14 %	0.00 %	$0.00
C30 - Interior Finishes	70.00 %	0.00 %	$0.00
D20 - Plumbing	80.00 %	0.00 %	$0.00
D50 - Electrical	80.98 %	0.00 %	$0.00
Totals:	**85.16 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Aug 11, 2015

2). Northeast Elevation - Aug 11, 2015

3). South Elevation - Aug 11, 2015

4). East Elevation - Aug 11, 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.	1,300	100	2009	2109		94.00 %	0.00 %	94			$5,837
A1030	Slab on Grade	$3.60	S.F.	1,300	100	2009	2109		94.00 %	0.00 %	94			$4,680
A2010	Basement Excavation	$0.22	S.F.		100				0.00 %	0.00 %				$0
A2020	Basement Walls	$3.52	S.F.		100				0.00 %	0.00 %				$0
B1020	Roof Construction	$16.33	S.F.	1,300	100	2009	2109		94.00 %	0.00 %	94			$21,229
B2010	Exterior Walls	$38.65	S.F.	1,300	100	2009	2109		94.00 %	0.00 %	94			$50,245
B2020	Exterior Windows	$4.87	S.F.	1,300	30	2009	2039		80.00 %	0.00 %	24			$6,331
B2030	Exterior Doors	$0.80	S.F.	1,300	30	2009	2039		80.00 %	0.00 %	24			$1,040
B3010	Roof Coverings	$16.79	S.F.	1,300	20	2009	2029		70.00 %	0.00 %	14			$21,827
C1010	Partitions	$13.04	S.F.	1,300	100	2009	2109		94.00 %	0.00 %	94			$16,952
C1020	Interior Doors	$2.61	S.F.	1,300	30	2009	2039		80.00 %	0.00 %	24			$3,393
C1030	Fittings	$3.04	S.F.	1,300	20	2009	2029		70.00 %	0.00 %	14			$3,952
C3010	Wall Finishes	$1.61	S.F.	1,300	20	2009	2029		70.00 %	0.00 %	14			$2,093
C3020	Floor Finishes	$6.58	S.F.	1,300	20	2009	2029		70.00 %	0.00 %	14			$8,554
C3030	Ceiling Finishes	$6.06	S.F.	1,300	20	2009	2029		70.00 %	0.00 %	14			$7,878
D2010	Plumbing Fixtures	$1.38	S.F.	1,300	30	2009	2039		80.00 %	0.00 %	24			$1,794
D2020	Domestic Water Distribution	$3.48	S.F.	1,300	30	2009	2039		80.00 %	0.00 %	24			$4,524
D2030	Sanitary Waste	$4.36	S.F.	1,300	30	2009	2039		80.00 %	0.00 %	24			$5,668
D2040	Rain Water Drainage	$1.55	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.06	S.F.	1,300	40	2009	2049		85.00 %	0.00 %	34			$3,978
D5020	Lighting and Branch Wiring	$12.57	S.F.	1,300	30	2009	2039		80.00 %	0.00 %	24			$16,341
D5030	Communications and Security	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**85.16 %**					**$186,316**

Renewal Schedule

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

Inflation Rate: 3%

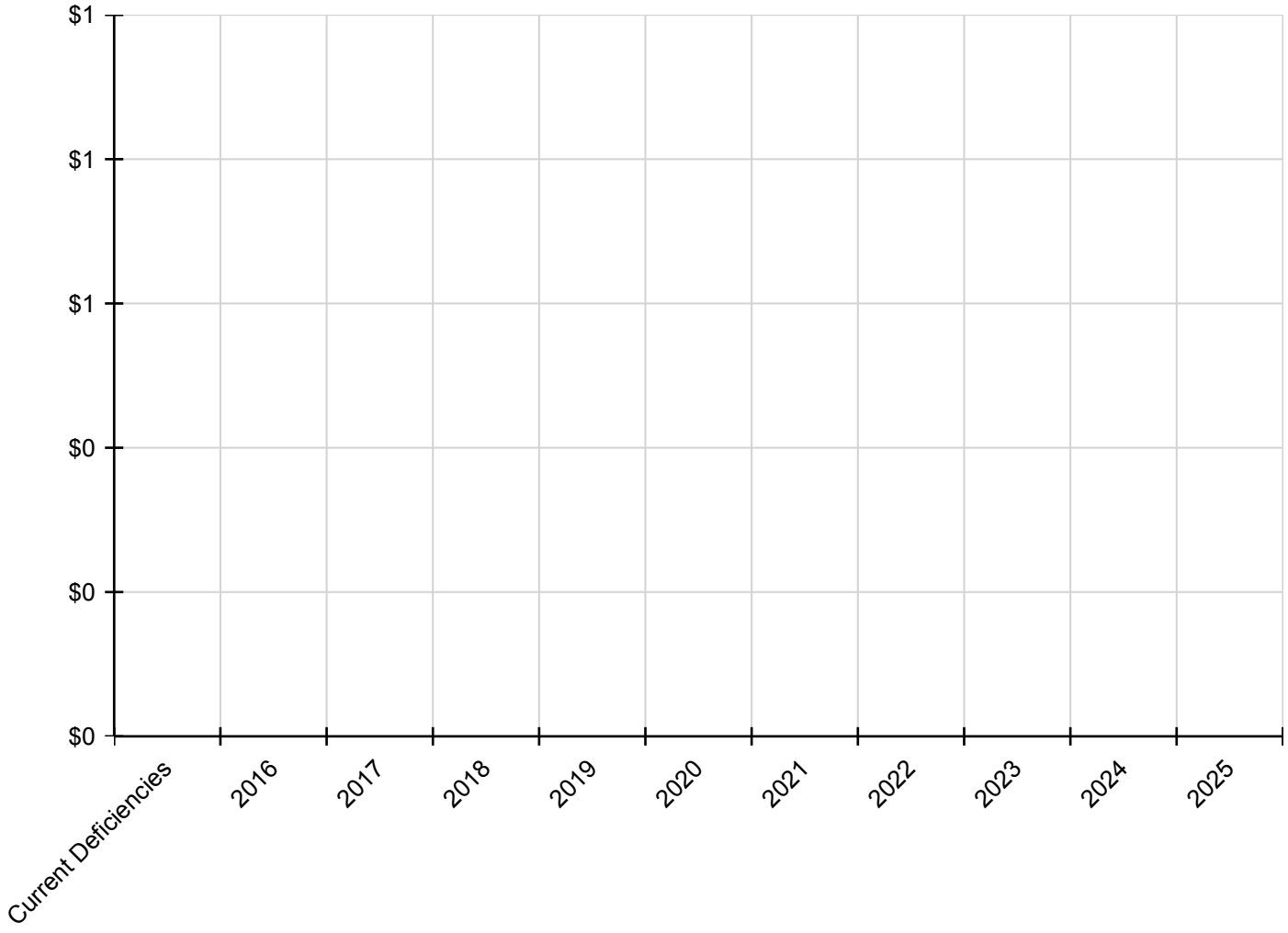
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**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

D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	210,339
Year Built:	1966
Last Renovation:	2006
Replacement Value:	$5,913,775
Repair Cost:	$682,550.06
Total FCI:	11.54 %
Total RSLI:	36.46 %
FCA Score:	88.46

Description:

The Columbia High School site was originally constructed in 1966 and renovated in 2006, has a total area of 28 acres, and is occupied by approximately 210,339 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, landscaping, football field, track, baseball field, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:	
Site Code:	1150

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	42.01 %	18.95 %	$682,550.06
G30 - Site Mechanical Utilities	9.01 %	0.00 %	$0.00
G40 - Site Electrical Utilities	65.14 %	0.00 %	$0.00
Totals:	**36.46 %**	**11.54 %**	**$682,550.06**

Photo Album

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

1). Aerial Image of Columbia High School - Aug 11, 2015

2). Track - Aug 11, 2015

3). Covered Walkway - Aug 11, 2015

4). Pedestrian Pavement - Aug 11, 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.	71,217	25	2006	2031		64.00 %	0.00 %	16			$368,192
G2020	Parking Lots	$4.56	S.F.	40,188	25	2006	2031		64.00 %	0.00 %	16			$183,257
G2030	Pedestrian Paving	$1.50	S.F.	210,339	30	1966	1996		0.00 %	110.00 %	-19		$347,059.35	$315,509
G2040	Baseball Field	$8.35	S.F.	106,214	20	2006	2026		55.00 %	0.00 %	11			$886,887
G2040	Canopies	$0.29	S.F.		25				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.	3,260	25	1969	1994		0.00 %	0.00 %	-21			$158,827
G2040	Fencing & Guardrails	$0.91	S.F.	210,339	30	2006	2036		70.00 %	0.00 %	21			$191,408
G2040	Football Field	$5.85	S.F.	97,745	20	2006	2026		55.00 %	0.00 %	11			$571,808
G2040	Hard Surface Play Area	$6.26	S.F.		20				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	28,329	20	2006	2026		55.00 %	0.00 %	11			$111,050
G2040	Soccer/Lacross Field	$5.00	S.F.		20				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		20				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.	13,476	20	2006	2026		55.00 %	0.00 %	11			$248,902
G2040	Track	$7.04	S.F.	37,119	10	2006	2016		10.00 %	0.00 %	1			$261,318
G2050	Landscaping	$1.45	S.F.	210,339	15	1966	1981		0.00 %	110.00 %	-34		$335,490.71	$304,992
G3010	Water Supply	$1.83	S.F.	210,339	50	1966	2016	2020	10.00 %	0.00 %	5			$384,920
G3020	Sanitary Sewer	$1.15	S.F.	210,339	50	1966	2016		2.00 %	0.00 %	1			$241,890
G3030	Storm Sewer	$3.55	S.F.	210,339	50	1966	2016	2020	10.00 %	0.00 %	5			$746,703
G3060	Fuel Distribution	$0.78	S.F.	210,339	40	1966	2006	2020	12.50 %	0.00 %	5			$164,064
G4010	Electrical Distribution	$1.86	S.F.	210,339	50	2006	2056		82.00 %	0.00 %	41			$391,231
G4020	Site Lighting	$1.15	S.F.	210,339	30	2006	2036		70.00 %	0.00 %	21			$241,890
G4030	Site Communications & Security	$0.67	S.F.	210,339	10	2006	2016		10.00 %	0.00 %	1			$140,927
								Total	**36.46 %**	**11.54 %**			**$682,550.06**	**$5,913,775**

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.

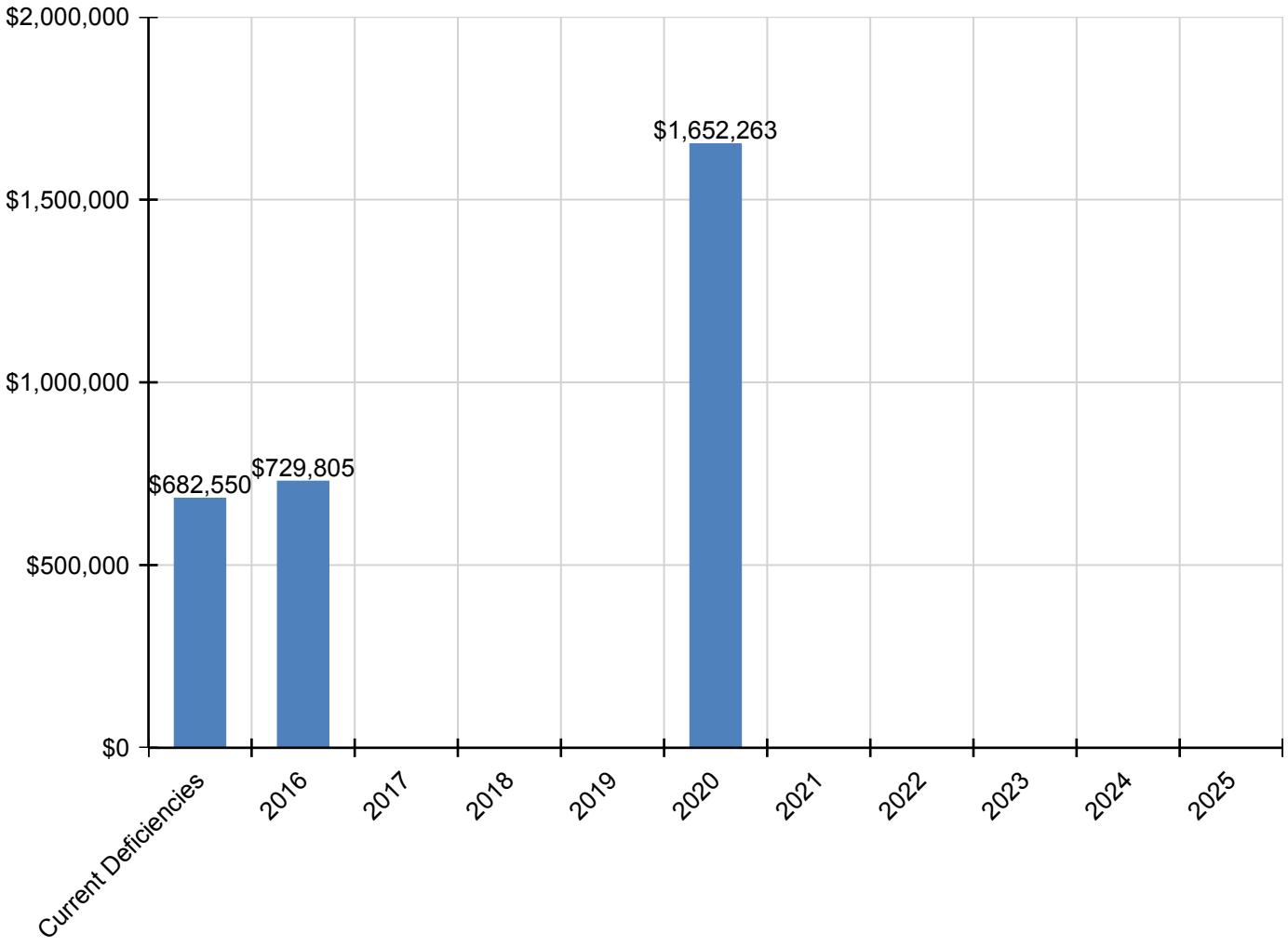
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$682,550**	**$729,805**	**$0**	**$0**	**$0**	**$1,652,263**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,064,619**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$347,059	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$347,059**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$0	$296,074	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$296,074**
G2050 - Landscaping	$335,491	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$335,491**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$490,851	$0	$0	$0	$0	$0	**$490,851**
G3020 - Sanitary Sewer	$0	$274,061	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$274,061**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$952,198	$0	$0	$0	$0	$0	**$952,198**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$209,215	$0	$0	$0	$0	$0	**$209,215**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$159,671	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$159,671**

** Indicates non-renewable system*

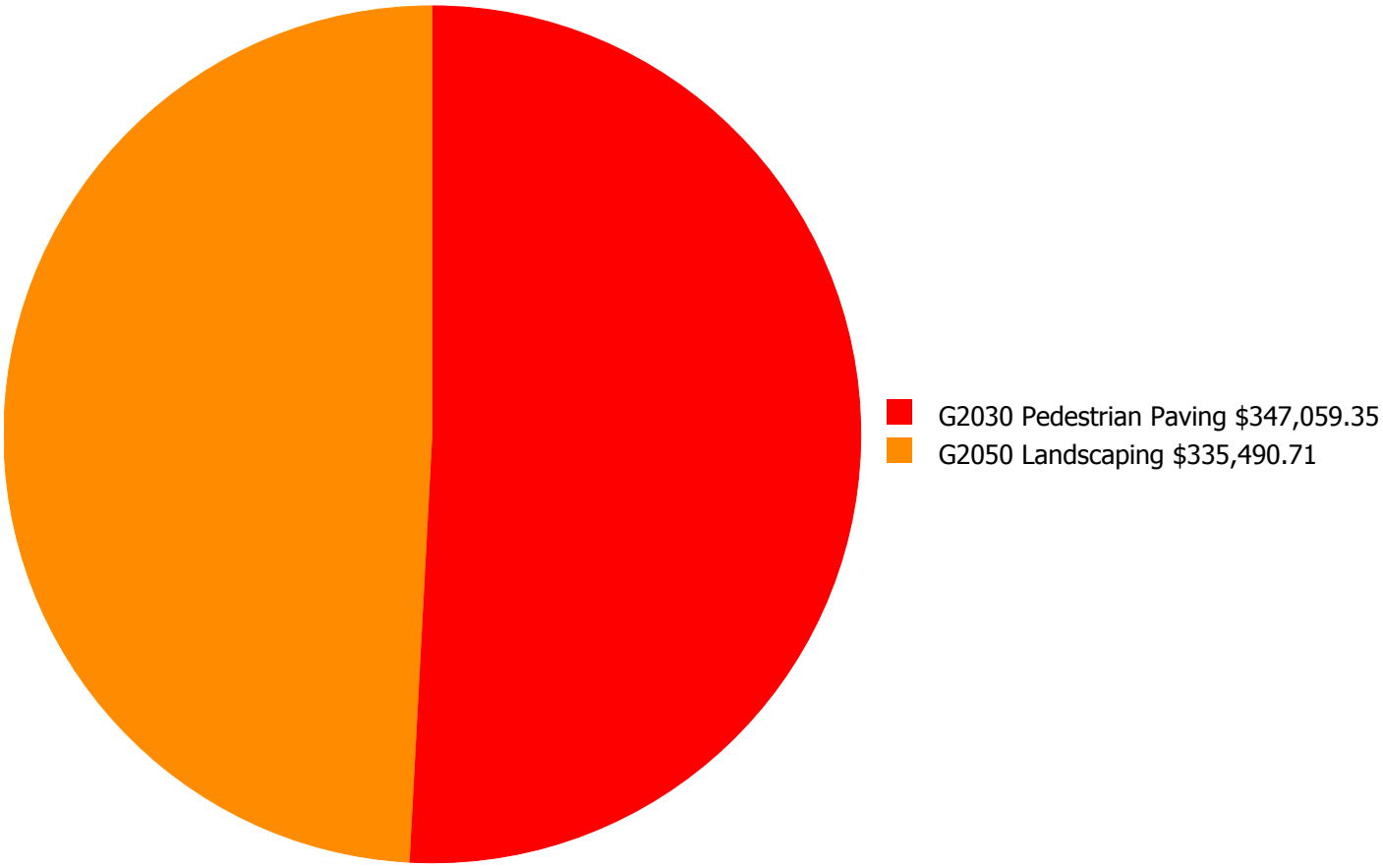
Forecasted Capital Renewal Requirement

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

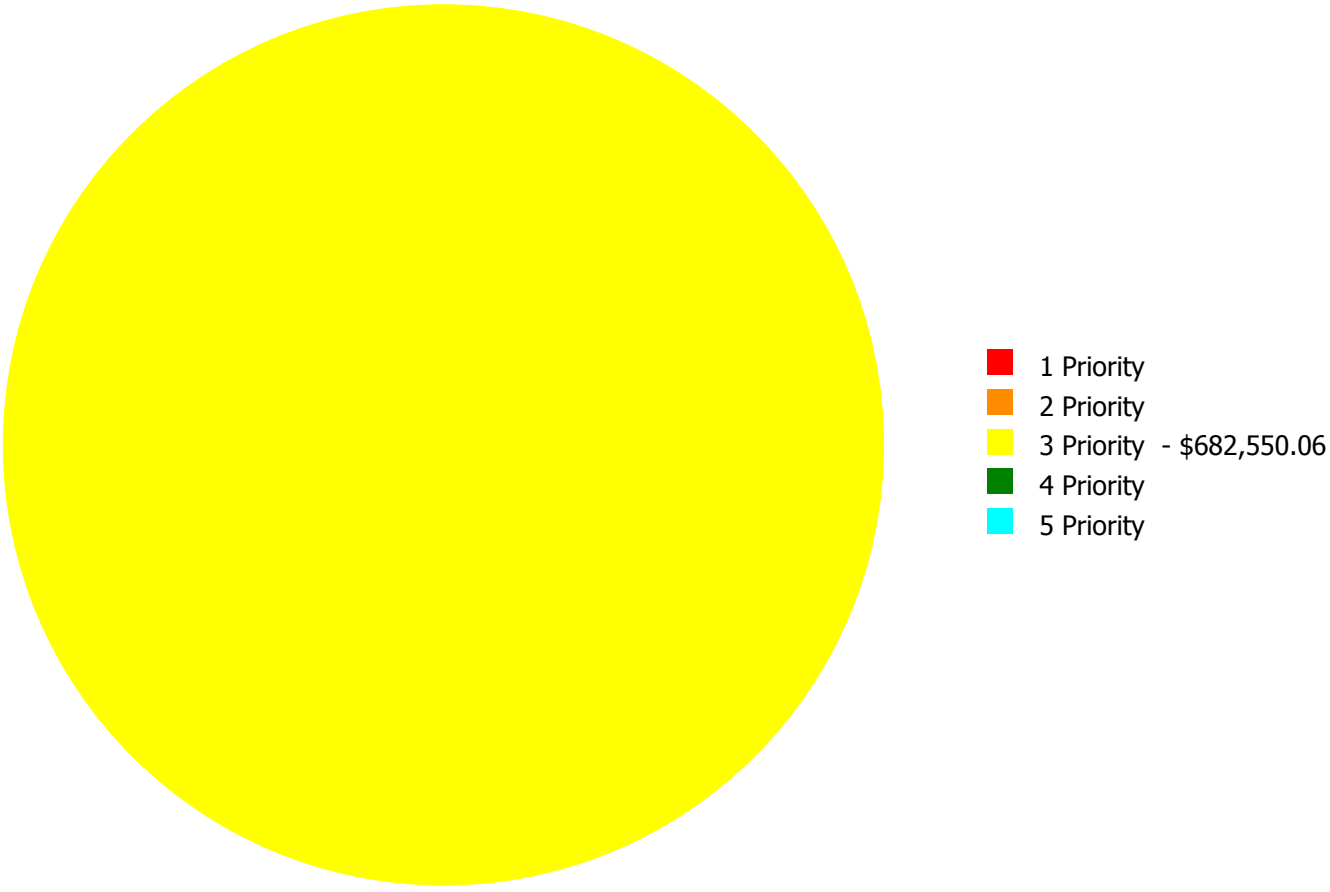
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $682,550.06

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: $682,550.06

Deficiency By Priority Investment Table

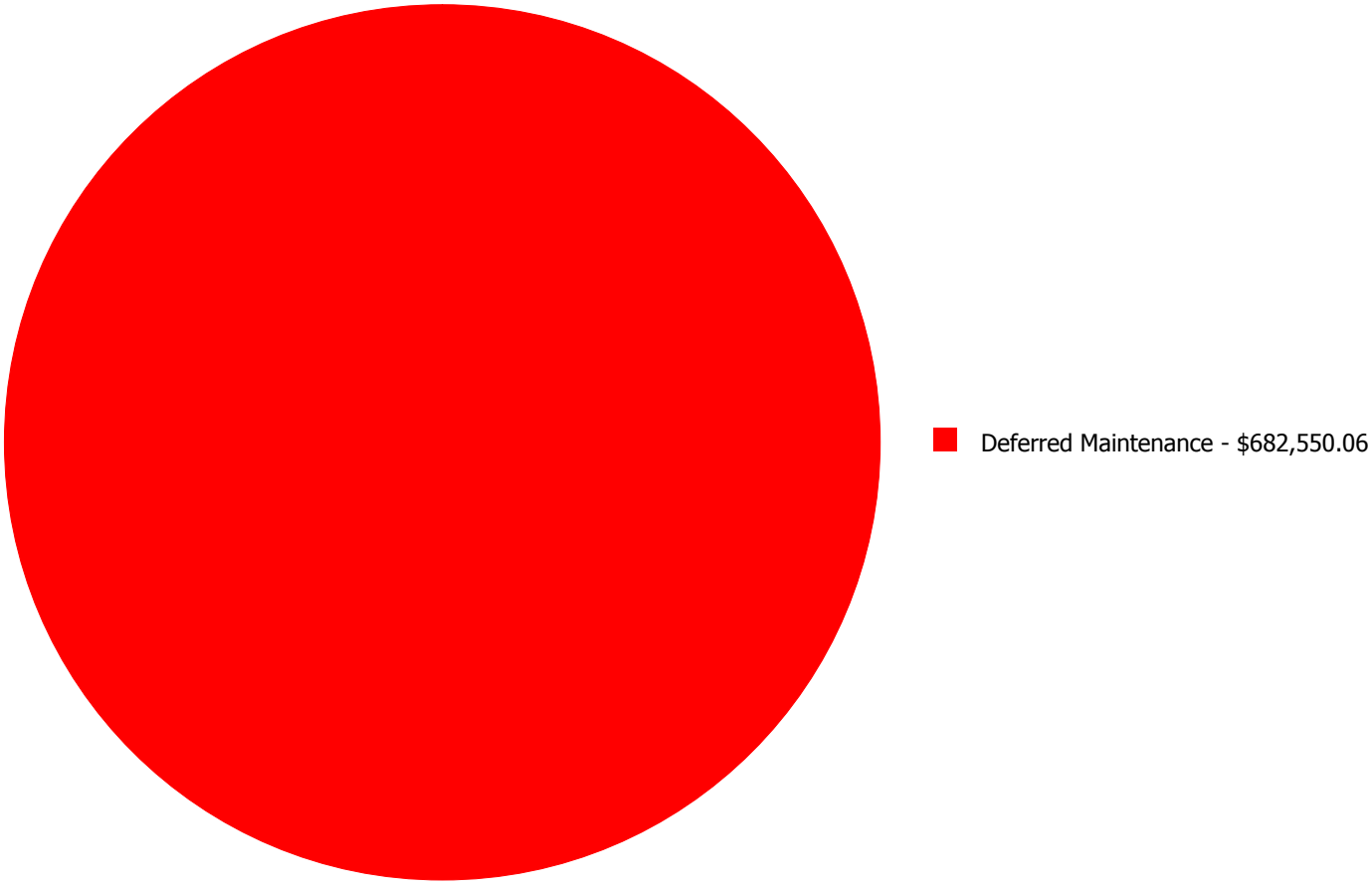
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
G2030	Pedestrian Paving	$0.00	$0.00	$347,059.35	$0.00	$0.00	$347,059.35
G2050	Landscaping	$0.00	$0.00	$335,490.71	$0.00	$0.00	$335,490.71
	Total:	$0.00	$0.00	$682,550.06	$0.00	$0.00	$682,550.06

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: $682,550.06

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 210,339.00
Unit of Measure: S.F.
Estimate: $347,059.35
Assessor Name: Eduardo Lopez
Date Created: 08/11/2015

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

System: G2050 - Landscaping

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 210,339.00
Unit of Measure: S.F.
Estimate: $335,490.71
Assessor Name: Eduardo Lopez
Date Created: 08/11/2015

Notes: Landscaping is beyond its expected service life, in poor condition, and should be replaced.

Glossary

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

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

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

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

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