DeKalb County School District/High Schools

Cross Keys 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):	182,169
Year Built:	1958
Last Renovation:	2009
Replacement Value:	$41,526,152
Repair Cost:	$3,769,262.51
Total FCI:	9.08 %
Total RSLI:	57.75 %
FCA Score:	90.92

Description:

The Cross Keys High School campus consists of one main school building located at 1626 North Druid Hills Road NE in Atlanta, Georgia. The original campus was constructed in 1958 and additions to the main school building were constructed in 1975 and 2009. In addition to the main school building, the campus contains storage buildings, football field, baseball 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 1	Board District:	District 2
DOE Facility:	4054	Geographic Region:	Region 1
HS Attendance Area:	Cross Keys HS	Jurisdictional City:	City of Brookhaven
Site Acreage:	26.4		

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.

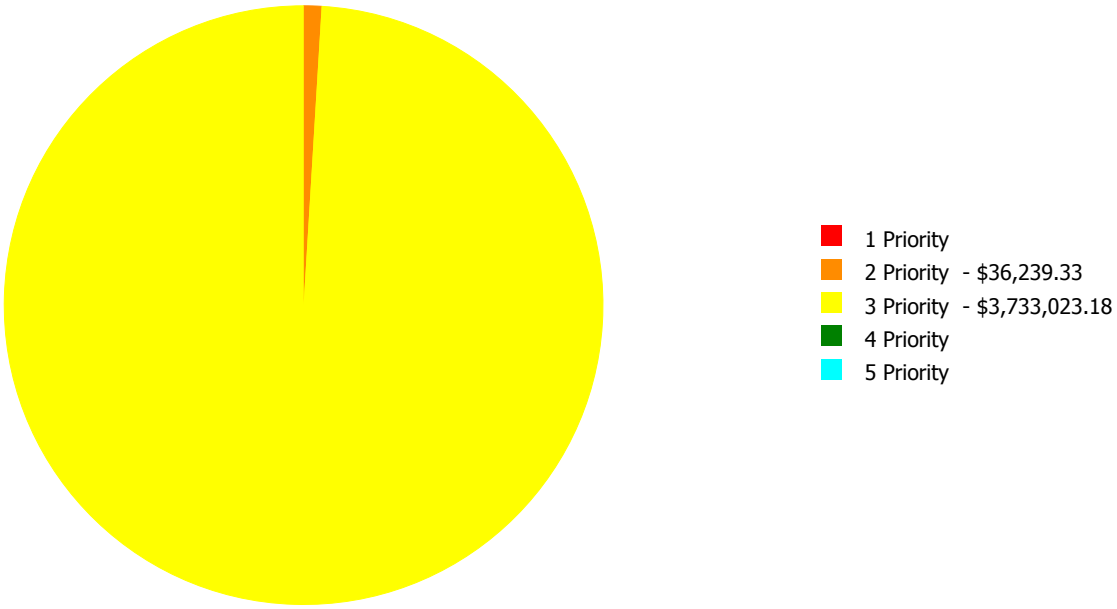
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	48.83 %	2.51 %	$24,398.40
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	49.37 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.75 %	0.34 %	$15,882.57
B30 - Roofing	75.22 %	0.59 %	$19,787.00
C10 - Interior Construction	60.31 %	1.13 %	$27,462.86
C20 - Stairs	43.00 %	0.00 %	$0.00
C30 - Interior Finishes	38.79 %	0.79 %	$37,410.80
D10 - Conveying	80.00 %	0.00 %	$0.00
D20 - Plumbing	69.22 %	22.21 %	$757,683.99
D30 - HVAC	68.70 %	0.00 %	$0.00
D40 - Fire Protection	80.00 %	0.00 %	$0.00
D50 - Electrical	72.06 %	0.16 %	$8,081.00
E10 - Equipment	32.85 %	58.38 %	$692,626.00
E20 - Furnishings	70.00 %	0.00 %	$0.00
F10 - Special Construction	70.00 %	0.00 %	$0.00
G20 - Site Improvements	66.23 %	17.56 %	$646,966.16
G30 - Site Mechanical Utilities	9.07 %	98.26 %	$1,308,519.94
G40 - Site Electrical Utilities	51.76 %	34.38 %	$230,443.79
Totals:	**57.75 %**	**9.08 %**	**$3,769,262.51**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1958, 1975 Building	165,700	4.71	$0.00	$30,963.50	$1,472,546.85	$0.00	$0.00
1975 Baseball Storage/Restrooms	400	46.06	$0.00	$352.00	$21,831.00	$0.00	$0.00
1975 Football/Track Storage	325	34.91	$0.00	$0.00	$10,617.64	$0.00	$0.00
1975 Storage	144	40.02	$0.00	$0.00	$5,307.00	$0.00	$0.00
2009 Addition	15,600	1.09	$0.00	$4,923.83	$36,790.80	$0.00	$0.00
Site	182,169	38.44	$0.00	$0.00	$2,185,929.89	$0.00	$0.00
Total:		**9.08**	**$0.00**	**$36,239.33**	**$3,733,023.18**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $3,769,262.51

Executive Summary

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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):	165,700
Year Built:	1958
Last Renovation:	2009
Replacement Value:	$31,929,198
Repair Cost:	$1,503,510.35
Total FCI:	4.71 %
Total RSLI:	56.68 %
FCA Score:	95.29

Description:

The main building at Cross Keys High School is a one-story building located at 1626 North Druid Hills Road NE in Atlanta, Georgia. Originally built in 1958, there have been two additions in 1975 and 2009, and a major renovation in 2009. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5010, 5020, 5021	Fire Sprinkler System:	Partial

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	43.00 %	2.84 %	$24,398.40
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	43.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.91 %	0.16 %	$6,565.10
B30 - Roofing	75.58 %	0.00 %	$0.00
C10 - Interior Construction	53.58 %	1.36 %	$26,292.86
C20 - Stairs	43.00 %	0.00 %	$0.00
C30 - Interior Finishes	36.98 %	0.00 %	$0.00
D10 - Conveying	80.00 %	0.00 %	$0.00
D20 - Plumbing	67.76 %	25.24 %	$753,627.99
D30 - HVAC	68.43 %	0.00 %	$0.00
D40 - Fire Protection	80.00 %	0.00 %	$0.00
D50 - Electrical	72.15 %	0.00 %	$0.00
E10 - Equipment	29.82 %	63.14 %	$692,626.00
E20 - Furnishings	70.00 %	0.00 %	$0.00
F10 - Special Construction	70.00 %	0.00 %	$0.00
Totals:	**56.68 %**	**4.71 %**	**$1,503,510.35**

Photo Album

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

1). West Elevation - Aug 04, 2015

2). Northwest Elevation - Aug 04, 2015

3). Northeast Elevation - Aug 04, 2015

4). Southeast Elevation - Gym - Aug 04, 2015

5). Southwest Elevation - Gym - Aug 04, 2015

6). Southwest Elevation - Aug 04, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.63	S.F.	165,700	100	1958	2058		43.00 %	9.03 %	43		$24,398.40	$270,091
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	165,700	100	1958	2058		43.00 %	0.00 %	43			$589,892
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$7.88	S.F.	165,700	100	1958	2058		43.00 %	0.00 %	43			$1,305,716
B2010	Exterior Walls	$15.93	S.F.	165,700	60	1958	2018		5.00 %	0.00 %	3			$2,639,601
B2020	Exterior Windows	$8.60	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$1,425,020
B2030	Exterior Doors	$0.84	S.F.	165,700	30	2009	2039		80.00 %	4.72 %	24		$6,565.10	$139,188
B3010	Roof Coverings - Asphalt Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	145,100	25	2009	2034		76.00 %	0.00 %	19			$3,003,570
B3010	Roof Coverings - EPDM	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings Standing Seam Metal	$1.19	S.F.	20,600	75	1958	2033		24.00 %	0.00 %	18			$24,514
B3020	Roof Openings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1010	Partitions	$7.91	S.F.	165,700	100	1958	2058		43.00 %	0.00 %	43			$1,310,687
C1020	Interior Doors	$2.26	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$374,482
C1030	Fittings	$1.46	S.F.	165,700	20	2009	2029		70.00 %	10.87 %	14		$26,292.86	$241,922
C2010	Stair Construction	$0.28	S.F.	165,700	100	1958	2058		43.00 %	0.00 %	43			$46,396
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	4,000	30	1968	1998		0.00 %	0.00 %	-17			$41,080
C3010	Wall Finishes - Paint	$1.93	S.F.	161,700	10	2009	2019		40.00 %	0.00 %	4			$312,081
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	23,808	8	2009	2017		25.00 %	0.00 %	2			$202,368
C3020	Floor Finishes - Ceramic & Quarry Tile	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Finished Concrete	$9.29	S.F.	16,045	50	2009	2059		88.00 %	0.00 %	44			$149,058
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	34,067	50	1958	2008		0.00 %	0.00 %	-7			$1,805,892
C3020	Floor Finishes - VCT	$9.54	S.F.	71,350	20	2009	2029		70.00 %	0.00 %	14			$680,679
C3020	Floor Finishes - Wood	$9.73	S.F.	20,430	20	2009	2029		70.00 %	0.00 %	14			$198,784
C3030	Ceiling Finishes	$6.06	S.F.	165,700	20	2009	2029		70.00 %	0.00 %	14			$1,004,142
D1010	Elevators and Lifts	$0.30	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$49,710
D2010	Plumbing Fixtures	$8.13	S.F.	165,700	30	2009	2039		80.00 %	3.99 %	24		$53,710.99	$1,347,141
D2020	Domestic Water Distribution	$3.84	S.F.	165,700	30	1958	1988		0.00 %	110.00 %	-27		$699,917.00	$636,288
D2030	Sanitary Waste	$4.33	S.F.	165,700	30	2015	2045		100.00 %	0.00 %	30			$717,481

School Assessment Report - 1958, 1975 Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2040	Rain Water Drainage	$0.41	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$67,937
D2090	Other Plumbing Systems - Acid Waste	$0.54	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$89,478
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$127,589
D3020	Heat Generating Systems	$3.31	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$548,467
D3030	Cooling Generating Systems	$4.22	S.F.	165,700	25	2009	2034		76.00 %	0.00 %	19			$699,254
D3040	Distribution Systems & Exhaust Systems	$5.51	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$913,007
D3050	Terminal & Package Units	$18.52	S.F.	165,700	15	2009	2024		60.00 %	0.00 %	9			$3,068,764
D3060	Controls & Instrumentation	$3.57	S.F.	165,700	20	2009	2029		70.00 %	0.00 %	14			$591,549
D3070	Systems Testing & Balance	$0.37	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$61,309
D3090	Other HVAC Systems/Equip - Kitchen Hood	$1.06	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$175,642
D4010	Sprinklers	$0.26	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$43,082
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	165,700	40	2009	2049		85.00 %	0.00 %	34			$286,661
D5020	Branch Wiring	$5.53	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$916,321
D5020	Lighting	$8.36	S.F.	165,700	30	2009	2039		80.00 %	0.00 %	24			$1,385,252
D5030	Communications and Security - Data Communications	$2.79	S.F.	165,700	15	2009	2024		60.00 %	0.00 %	9			$462,303
D5030	Communications and Security - Fire Alarm	$1.44	S.F.	165,700	15	2009	2024		60.00 %	0.00 %	9			$238,608
D5030	Communications and Security - PA & Clock Systems	$3.33	S.F.	165,700	15	2009	2024		60.00 %	0.00 %	9			$551,781
D5030	Communications and Security - Security & CCTV	$1.21	S.F.	165,700	15	2009	2024		60.00 %	0.00 %	9			$200,497
D5030	Communications and Security - Telephone Systems	$1.99	S.F.	165,700	15	2009	2024		60.00 %	0.00 %	9			$329,743
D5090	Other Electrical Systems - Emergency Generator	$0.22	S.F.	165,700	20	2009	2029		70.00 %	0.00 %	14			$36,454
E1020	Institutional Equipment	$2.82	S.F.	165,700	20	2009	2029		70.00 %	0.00 %	14			$467,274
E1090	Other Equipment - Kitchen Equipment	$2.24	S.F.	165,700	20	1975	1995		0.00 %	110.00 %	-20		$408,285.00	$371,168
E1090	Other Equipment - Sports Equipment	$1.56	S.F.	165,700	15	1975	1990		0.00 %	110.00 %	-25		$284,341.00	$258,492
E2010	Fixed Furnishings	$6.57	S.F.	165,700	20	2009	2029		70.00 %	0.00 %	14			$1,088,649
F1010	Special Structures - Canopies	$2.62	S.F.	165,700	20	2009	2029		70.00 %	0.00 %	14			$434,134
								Total	**56.68 %**	**4.71 %**			**$1,503,510.35**	**$31,929,198**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,503,510**	**$0**	**$236,162**	**$0**	**$386,375**	**$0**	**$0**	**$0**	**$0**	**$6,963,398**	**$299,163**	**$9,388,608**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$24,398	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,398**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$6,565	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,565**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$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**

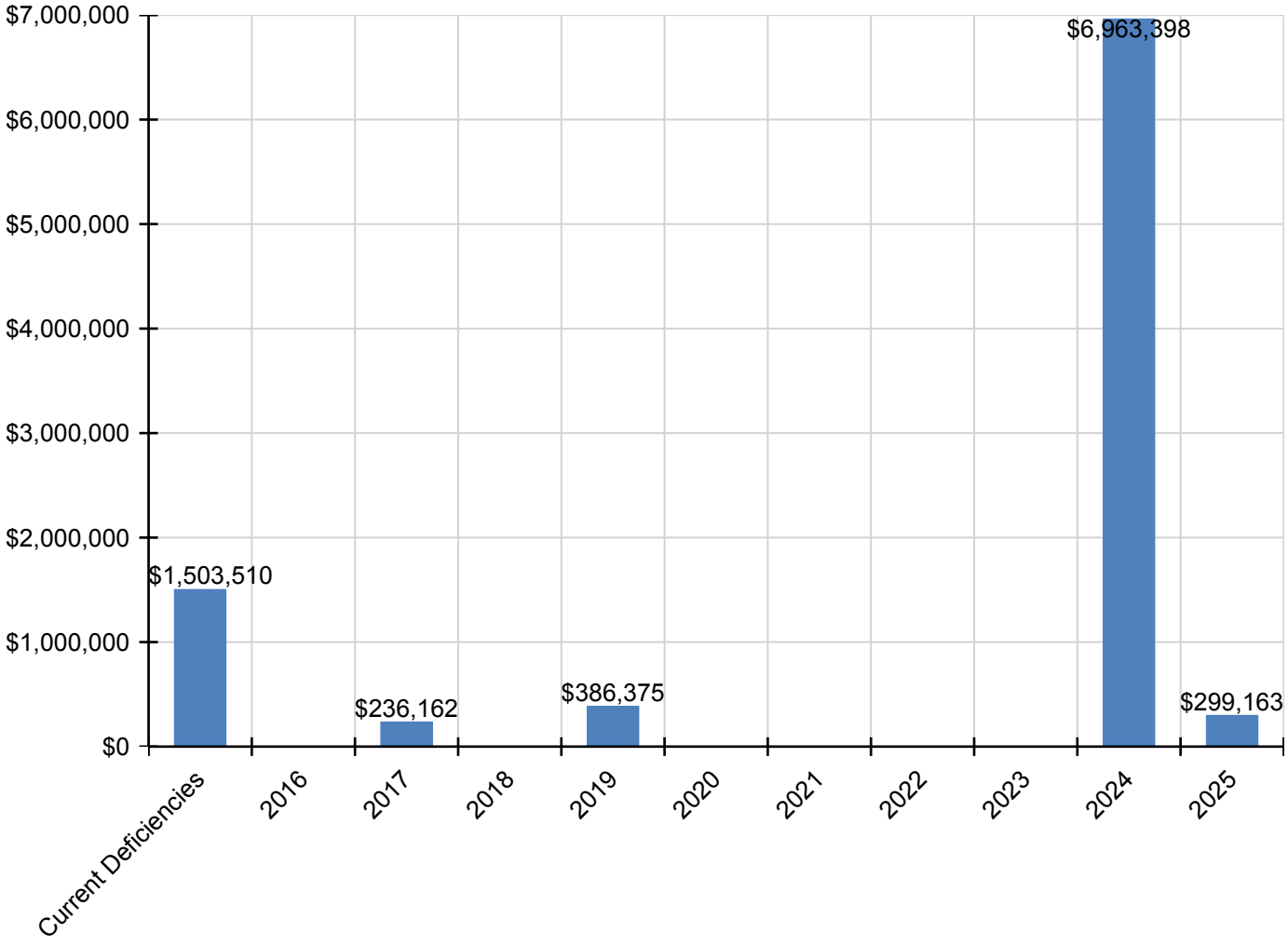
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$26,293	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,293**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$386,375	$0	$0	$0	$0	$0	$0	**$386,375**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$236,162	$0	$0	$0	$0	$0	$0	$0	$299,163	**$535,324**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Finished Concrete	$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	$53,711	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,711**
D2020 - Domestic Water Distribution	$699,917	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$699,917**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,404,445	$0	**$4,404,445**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D3070 - Systems Testing & Balance	$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 - Data Communications	$0	$0	$0	$0	$0	$0	$0	$0	$0	$663,520	$0	**$663,520**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$342,463	$0	**$342,463**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$791,944	$0	**$791,944**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$287,764	$0	**$287,764**
D5030 - Communications and Security - Telephone Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$473,263	$0	**$473,263**
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	$408,285	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$408,285**
E1090 - Other Equipment - Sports Equipment	$284,341	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$284,341**
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*

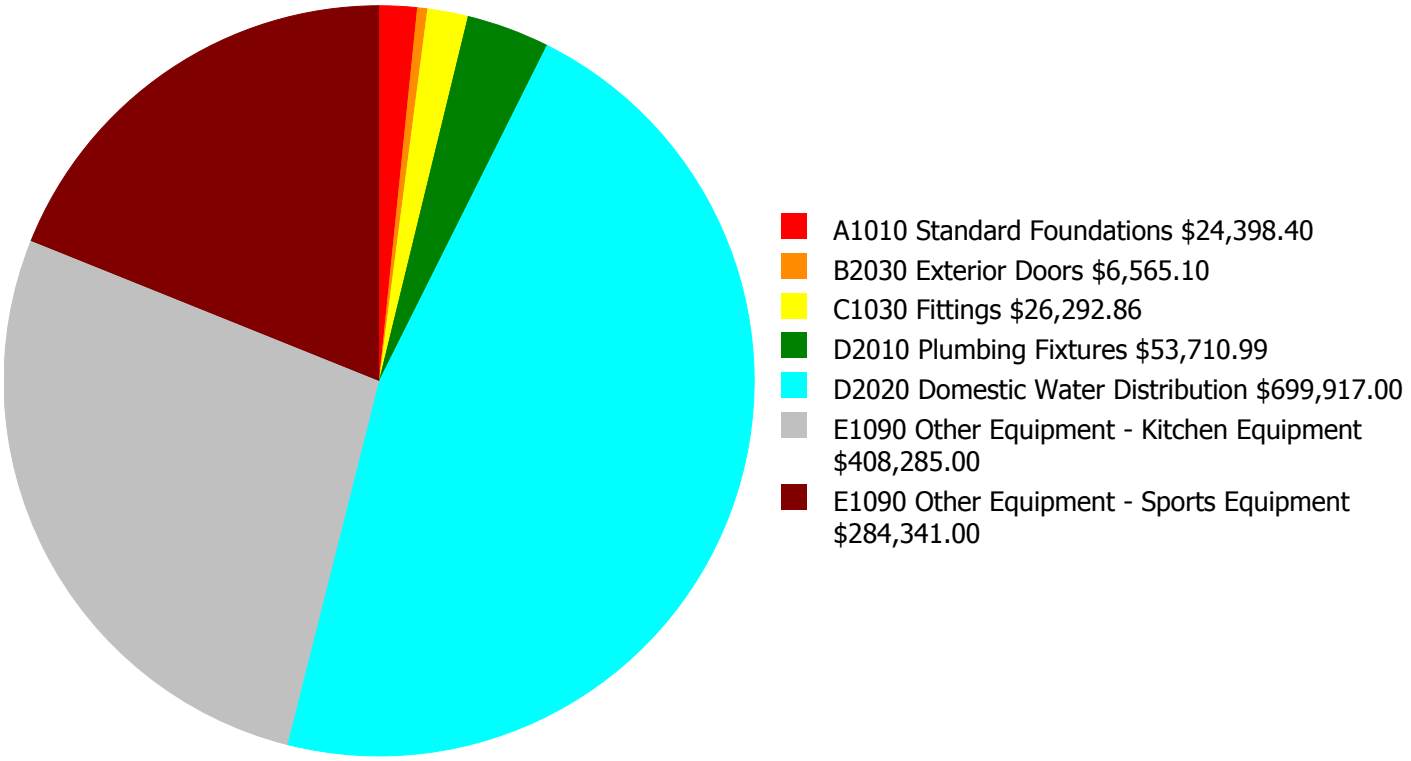
Forecasted Capital Renewal Requirement

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

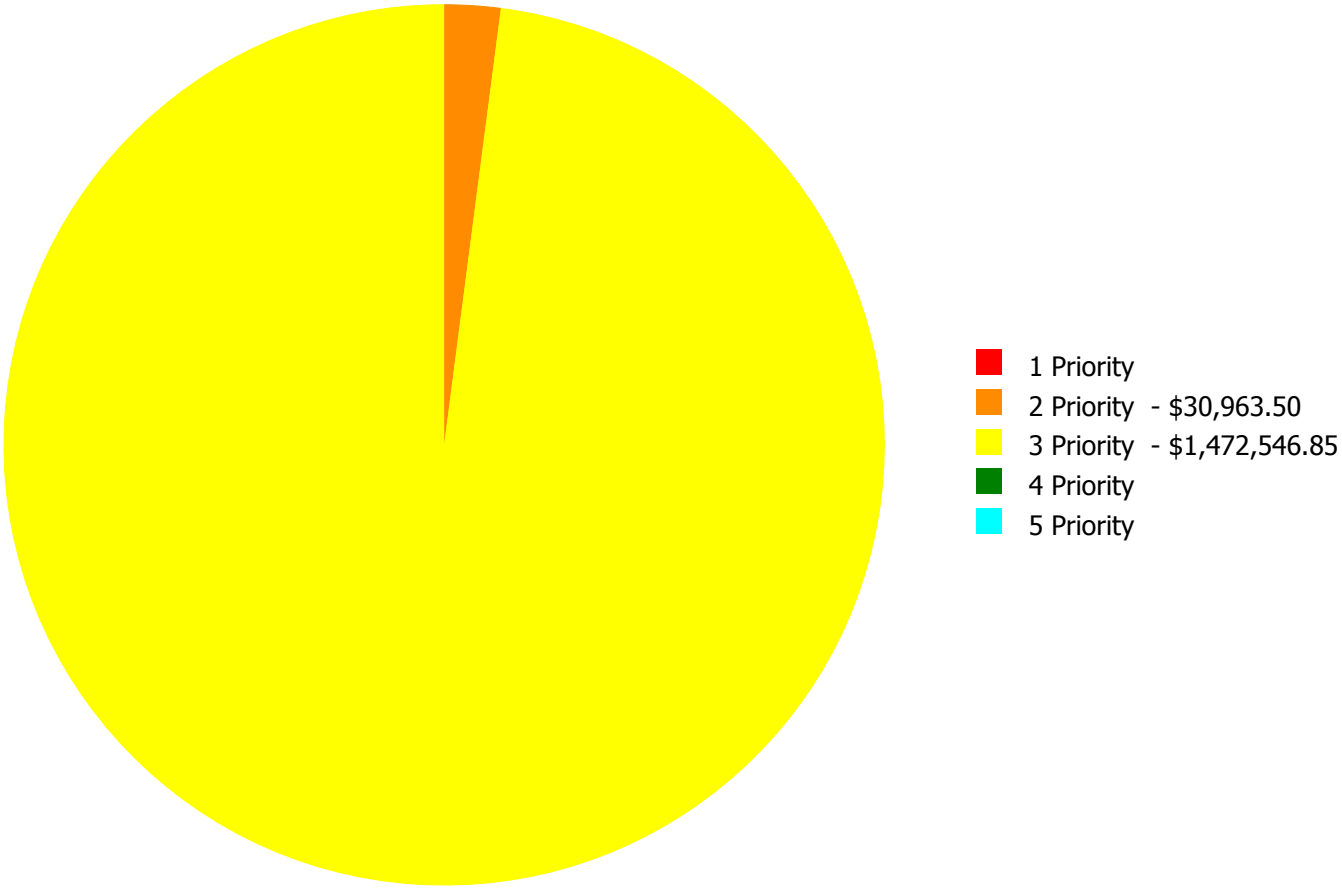
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,503,510.35

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: $1,503,510.35

Deficiency By Priority Investment Table

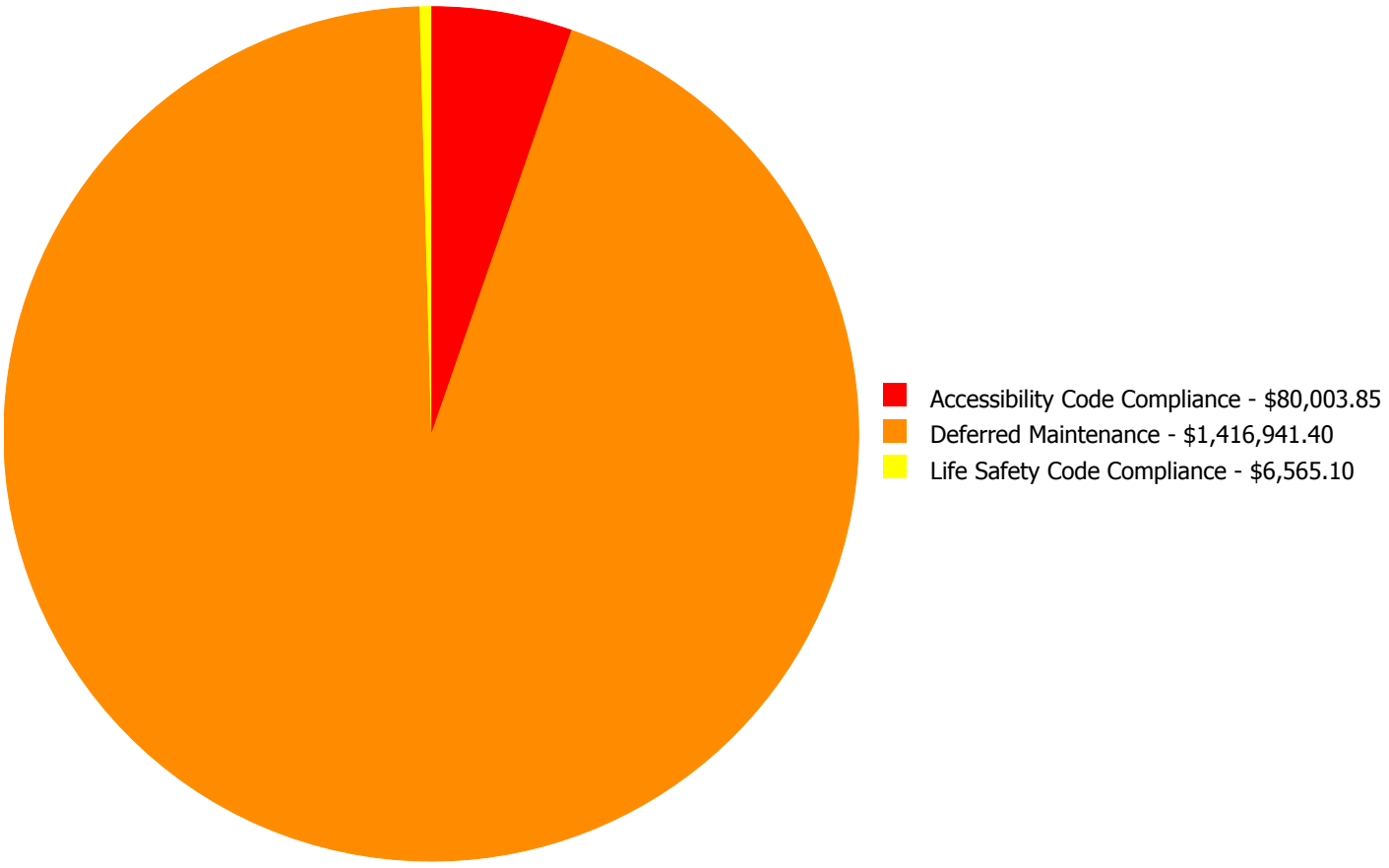
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
A1010	Standard Foundations	$0.00	$24,398.40	$0.00	$0.00	$0.00	$24,398.40
B2030	Exterior Doors	$0.00	$6,565.10	$0.00	$0.00	$0.00	$6,565.10
C1030	Fittings	$0.00	$0.00	$26,292.86	$0.00	$0.00	$26,292.86
D2010	Plumbing Fixtures	$0.00	$0.00	$53,710.99	$0.00	$0.00	$53,710.99
D2020	Domestic Water Distribution	$0.00	$0.00	$699,917.00	$0.00	$0.00	$699,917.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$408,285.00	$0.00	$0.00	$408,285.00
E1090	Other Equipment - Sports Equipment	$0.00	$0.00	$284,341.00	$0.00	$0.00	$284,341.00
	Total:	$0.00	$30,963.50	$1,472,546.85	$0.00	$0.00	$1,503,510.35

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: $1,503,510.35

Deficiency Details by Priority

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

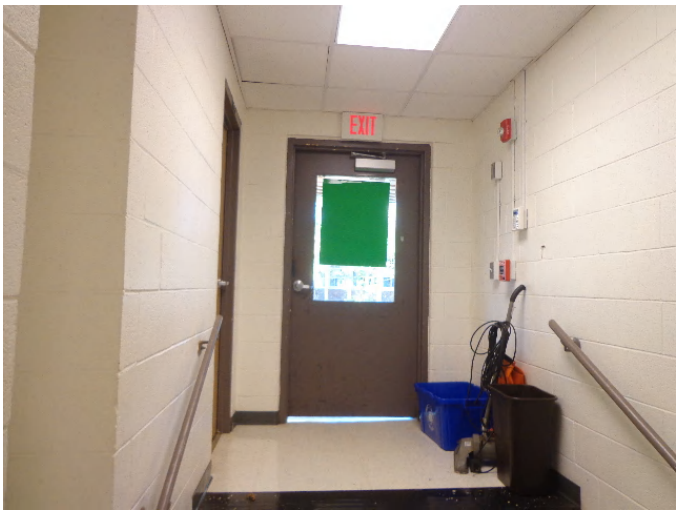
Priority 2 Priority:

System: A1010 - Standard Foundations

Location: Throughout Building
Distress: Needs Remediation
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $24,398.40
Assessor Name: Sam Mandola
Date Created: 09/15/2015

Notes: Differential settlement was observed throughout the building and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.

System: B2030 - Exterior Doors



Location: 502 Music\Choral, 502.3 Corridor, 503.4 Storage, and 503 Corridor
Distress: Missing
Category: Life Safety Code Compliance
Priority: 2 Priority
Correction: Replace door panic device
Qty: 4.00
Unit of Measure: Ea.
Estimate: $6,565.10
Assessor Name: Sam Mandola
Date Created: 08/13/2015

Notes: Many emergency exit doors are missing a panic hardware device per code and should be provided.

Priority 3 Priority:

System: C1030 - Fittings

Location: Throughout Building

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Remove and replace the signage w/ADA compliant signage.

Qty: 150.00

Unit of Measure: S.F.

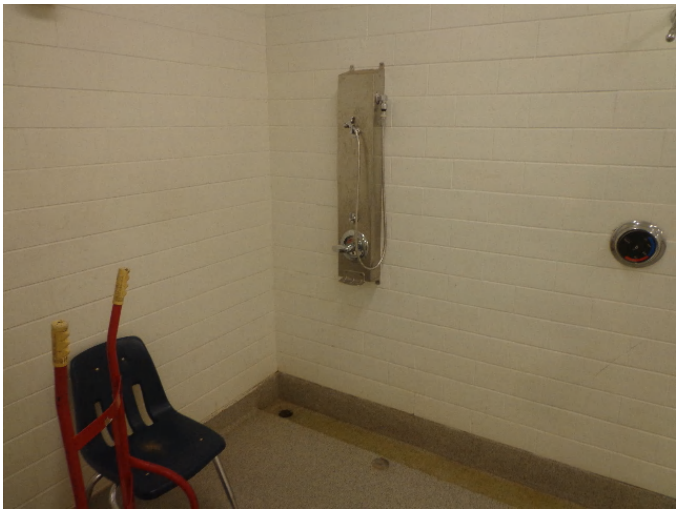
Estimate: $18,290.52

Assessor Name: Sam Mandola

Date Created: 08/14/2015

Notes: Room signage is either missing or does not comply with ADA standards and should be replaced.

System: C1030 - Fittings



Location: Locker Rooms

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Replace shower stall, fiberglass, per stall

Qty: 2.00

Unit of Measure: Ea.

Estimate: $8,002.34

Assessor Name: Sam Mandola

Date Created: 08/13/2015

Notes: Roll-in shower seats should be provided per ADA standards.

System: D2010 - Plumbing Fixtures

Location: Teachers Lounge Restroom and Boys Locker Room

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add ADA compliant rest room.

Qty: 3.00

Unit of Measure: Ea.

Estimate: $53,710.99

Assessor Name: Sam Mandola

Date Created: 08/13/2015

Notes: Teachers lounge restrooms are intended to be ADA-compliant; however, they are missing grab-bars and have non-compliant door widths and floor space clearance for doors, toilets and sinks. At least one unisex ADA-compliant restroom should be provided. The stall in boys locker room does not meet the minimum dimensions per ADA standards and should be reconfigured.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 165,700.00

Unit of Measure: S.F.

Estimate: $699,917.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The domestic water distribution system is beyond its expected service life and should be scheduled for replacement. SPLOST project 310-422 to analyze interior and exterior water and sewer systems and replace as appropriate by April 2016.

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 165,700.00
Unit of Measure: S.F.
Estimate: $408,285.00
Assessor Name: Sam Mandola
Date Created: 08/14/2015

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

System: E1090 - Other Equipment - Sports Equipment

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 165,700.00
Unit of Measure: S.F.
Estimate: $284,341.00
Assessor Name: Sam Mandola
Date Created: 12/16/2015

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

Executive Summary

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

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

Function:	High School
Gross Area (SF):	400
Year Built:	1975
Last Renovation:	
Replacement Value:	$48,156
Repair Cost:	$22,183.00
Total FCI:	46.06 %
Total RSLI:	26.31 %
FCA Score:	53.94

Description:

The baseball storage building/restrooms at Cross Keys High School is located at 1626 North Druid Hills Road NE in Atlanta, Georgia. Originally built in 1975, 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	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.66 %	2.23 %	$352.00
B30 - Roofing	0.00 %	110.00 %	$9,108.00
C10 - Interior Construction	48.64 %	20.82 %	$1,170.00
C30 - Interior Finishes	0.00 %	109.93 %	$620.00
D20 - Plumbing	0.00 %	109.98 %	$4,056.00
D50 - Electrical	0.00 %	110.00 %	$6,877.00
Totals:	**26.31 %**	**46.06 %**	**$22,183.00**

Photo Album

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

1). North Elevation - Aug 04, 2015

2). West Elevation - Aug 04, 2015

3). South Elevation - Aug 04, 2015

4). East Elevation - Aug 04, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	400	100	1975	2075		60.00 %	0.00 %	60			$1,440
B1020	Roof Construction	$16.33	S.F.	400	100	1975	2075		60.00 %	0.00 %	60			$6,532
B2010	Exterior Walls	$38.65	S.F.	400	60	1975	2035		33.33 %	0.00 %	20			$15,460
B2030	Exterior Doors	$0.80	S.F.	400	30	1975	2005		0.00 %	110.00 %	-10		$352.00	$320
B3010	Roof Coverings - BUR	$20.70	S.F.	400	25	1975	2000		0.00 %	110.00 %	-15		$9,108.00	$8,280
C1010	Partitions	$11.39	S.F.	400	100	1975	2075		60.00 %	0.00 %	60			$4,556
C1030	Fittings	$2.66	S.F.	400	20	1975	1995		0.00 %	109.96 %	-20		$1,170.00	$1,064
C3010	Wall Finishes -Paint	$1.41	S.F.	400	10	1975	1985		0.00 %	109.93 %	-30		$620.00	$564
C3020	Floor Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$1.38	S.F.	400	30	1975	2005		0.00 %	109.96 %	-10		$607.00	$552
D2020	Domestic Water Distribution	$3.48	S.F.	400	30	1975	2005		0.00 %	109.99 %	-10		$1,531.00	$1,392
D2030	Sanitary Waste	$4.36	S.F.	400	30	1975	2005		0.00 %	109.98 %	-10		$1,918.00	$1,744
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.06	S.F.	400	40	1975	2015		0.00 %	109.97 %	0		$1,346.00	$1,224
D5020	Lighting and Branch Wiring	$12.57	S.F.	400	30	1975	2005		0.00 %	110.00 %	-10		$5,531.00	$5,028
								Total	**26.31 %**	**46.06 %**			**$22,183.00**	**$48,156**

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%

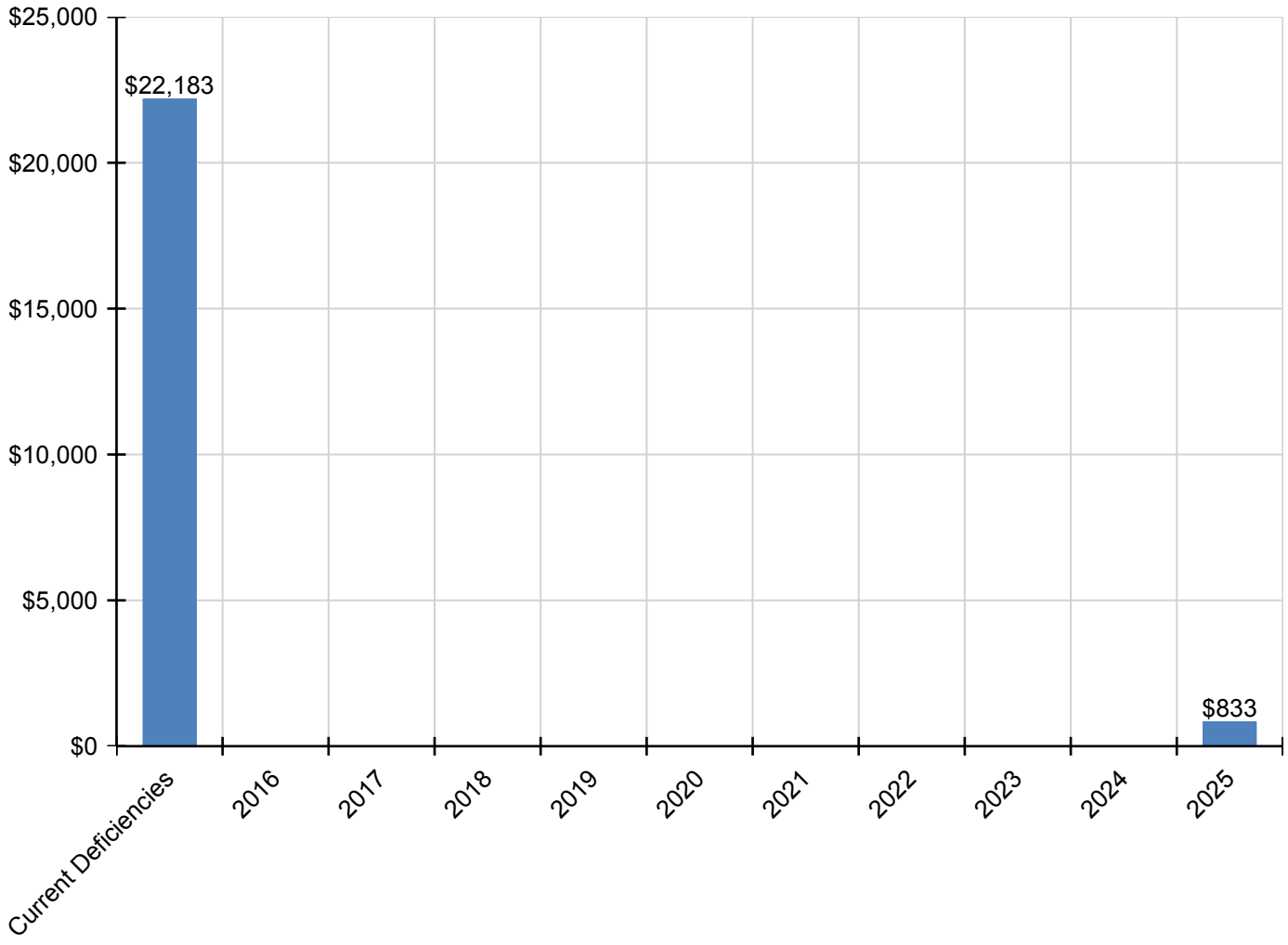
School Assessment Report - 1975 Baseball Storage/Restrooms

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$22,183**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$833**	**$23,016**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$352	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$352**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$9,108	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,108**
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**
C1030 - Fittings	$1,170	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,170**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes -Paint	$620	$0	$0	$0	$0	$0	$0	$0	$0	$0	$833	**$1,453**
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	$607	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$607**
D2020 - Domestic Water Distribution	$1,531	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,531**
D2030 - Sanitary Waste	$1,918	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,918**
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	$1,346	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,346**
D5020 - Lighting and Branch Wiring	$5,531	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,531**

** Indicates non-renewable system*

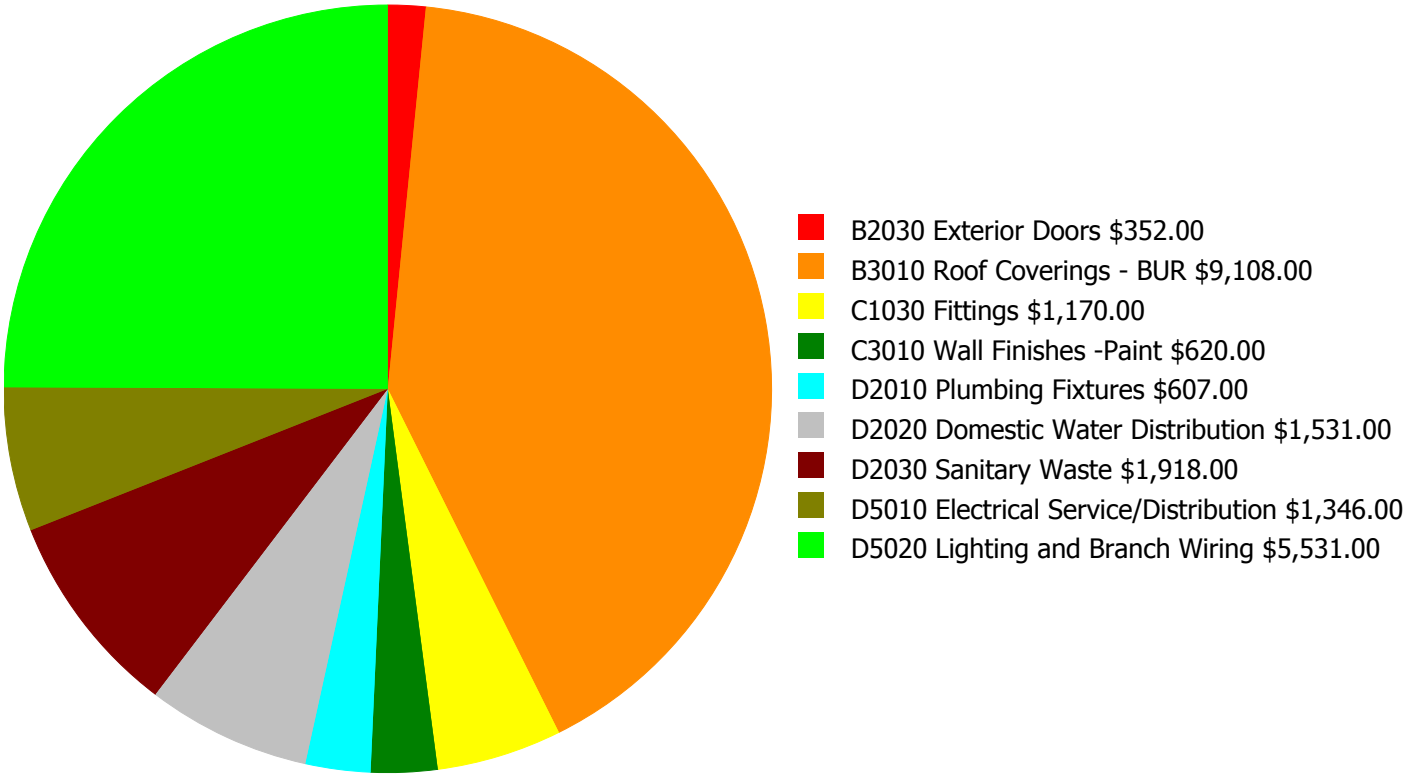
Forecasted Capital Renewal Requirement

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

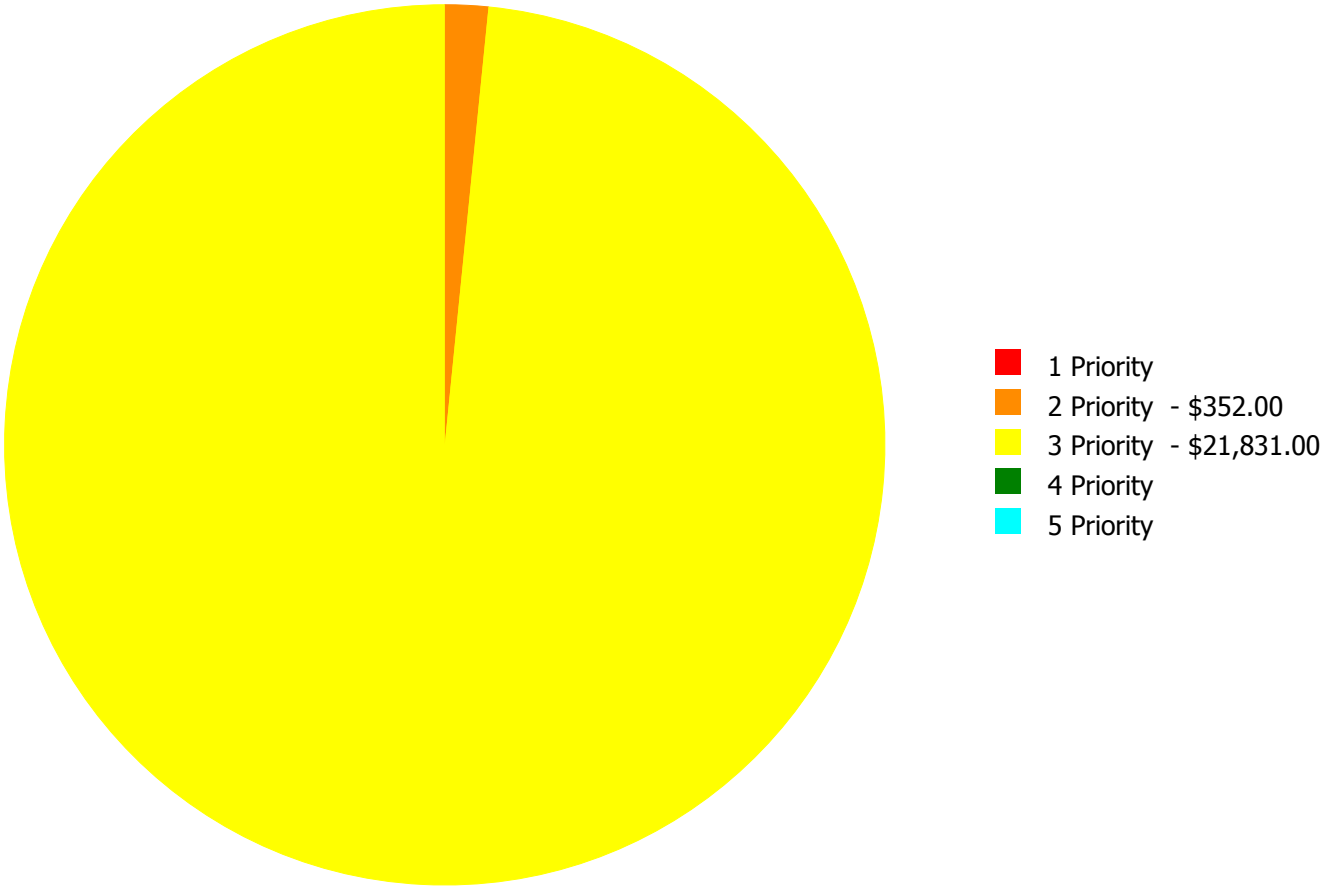
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $22,183.00

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: $22,183.00

Deficiency By Priority Investment Table

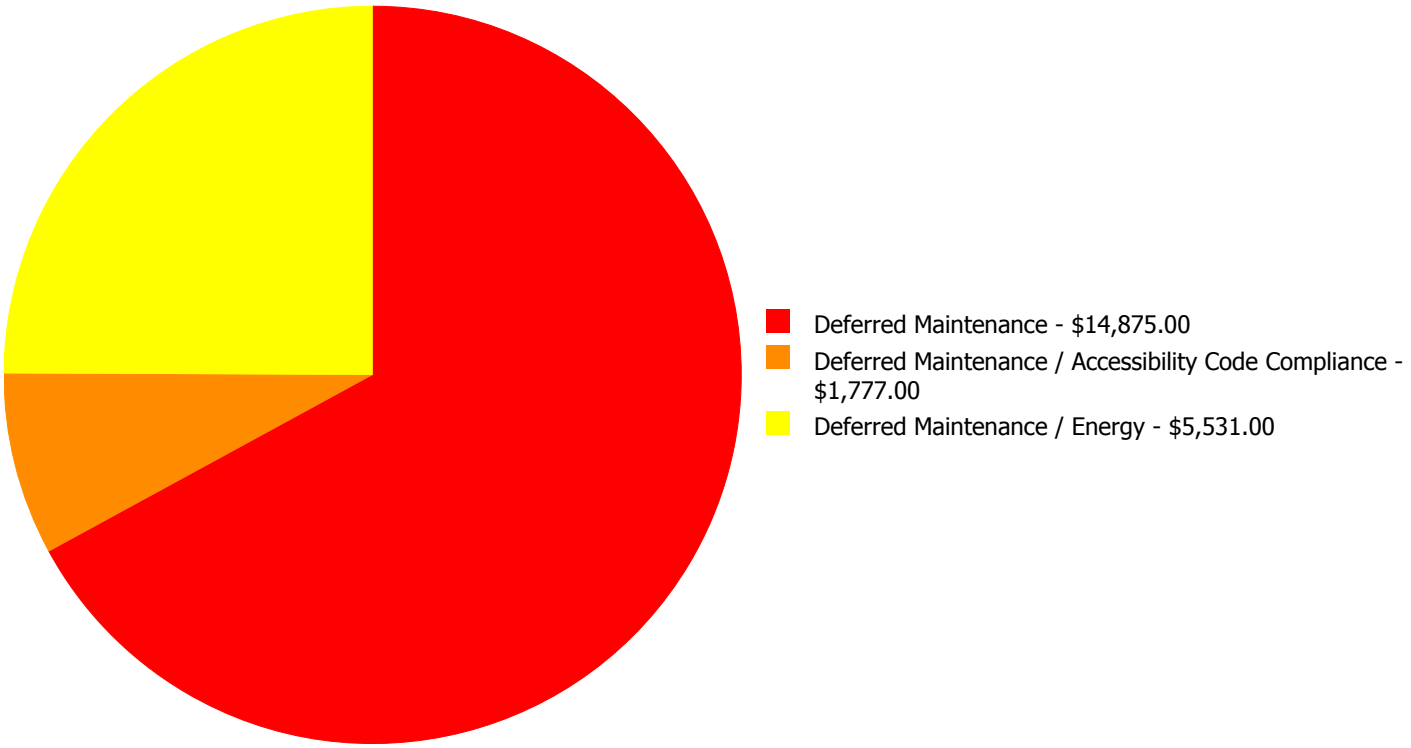
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$352.00	$0.00	$0.00	$0.00	$352.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$9,108.00	$0.00	$0.00	$9,108.00
C1030	Fittings	$0.00	$0.00	$1,170.00	$0.00	$0.00	$1,170.00
C3010	Wall Finishes -Paint	$0.00	$0.00	$620.00	$0.00	$0.00	$620.00
D2010	Plumbing Fixtures	$0.00	$0.00	$607.00	$0.00	$0.00	$607.00
D2020	Domestic Water Distribution	$0.00	$0.00	$1,531.00	$0.00	$0.00	$1,531.00
D2030	Sanitary Waste	$0.00	$0.00	$1,918.00	$0.00	$0.00	$1,918.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$1,346.00	$0.00	$0.00	$1,346.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$5,531.00	$0.00	$0.00	$5,531.00
	Total:	$0.00	$352.00	$21,831.00	$0.00	$0.00	$22,183.00

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: $22,183.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: B2030 - Exterior Doors

Location: Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Renew System

Qty: 400.00

Unit of Measure: S.F.

Estimate: $352.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Priority 3 Priority:

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $9,108.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Built-up roof covering is in deteriorating condition, with loss of surface, and should be replaced.

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $1,170.00
Assessor Name: Ben Nixon
Date Created: 08/12/2015

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

System: C3010 - Wall Finishes -Paint

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 400.00

Unit of Measure: S.F.

Estimate: $620.00

Assessor Name: Ben Nixon

Date Created: 08/12/2015

Notes: The painted wall finishes are beyond their expected service life, scuffed and stained, and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 400.00

Unit of Measure: S.F.

Estimate: $607.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Plumbing fixtures are beyond their expected service life, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $1,531.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $1,918.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $1,346.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $5,531.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Lighting and branch wiring are beyond their expected service life and should be replaced.

Executive Summary

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

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

Function:	High School
Gross Area (SF):	325
Year Built:	1975
Last Renovation:	
Replacement Value:	$30,414
Repair Cost:	$10,617.64
Total FCI:	34.91 %
Total RSLI:	33.85 %
FCA Score:	65.09

Description:

The football/track storage building at Cross Keys High School is located at 1626 North Druid Hills Road NE in Atlanta, Georgia. Originally built in 1975, 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	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.00 %	23.82 %	$3,217.64
B30 - Roofing	0.00 %	109.99 %	$7,400.00
C10 - Interior Construction	60.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**33.85 %**	**34.91 %**	**$10,617.64**

Photo Album

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

1). West Elevation - Aug 04, 2015

2). South Elevation - Aug 04, 2015

3). East Elevation - Aug 04, 2015

4). North Elevation - Aug 04, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	325	100	1975	2075		60.00 %	0.00 %	60			$1,170
B1020	Roof Construction	$16.33	S.F.	325	100	1975	2075		60.00 %	0.00 %	60			$5,307
B2010	Exterior Walls	$38.65	S.F.	325	60	1975	2035		33.33 %	17.34 %	20		$2,177.64	$12,561
B2030	Exterior Doors	$2.91	S.F.	325	30	1975	2005		0.00 %	109.94 %	-10		$1,040.00	$946
B3010	Roof Coverings - BUR	$20.70	S.F.	325	25	1975	2000		0.00 %	109.99 %	-15		$7,400.00	$6,728
C1010	Partitions	$11.39	S.F.	325	100	1975	2075		60.00 %	0.00 %	60			$3,702
C1030	Fittings	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**33.85 %**	**34.91 %**			**$10,617.64**	**$30,414**

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.

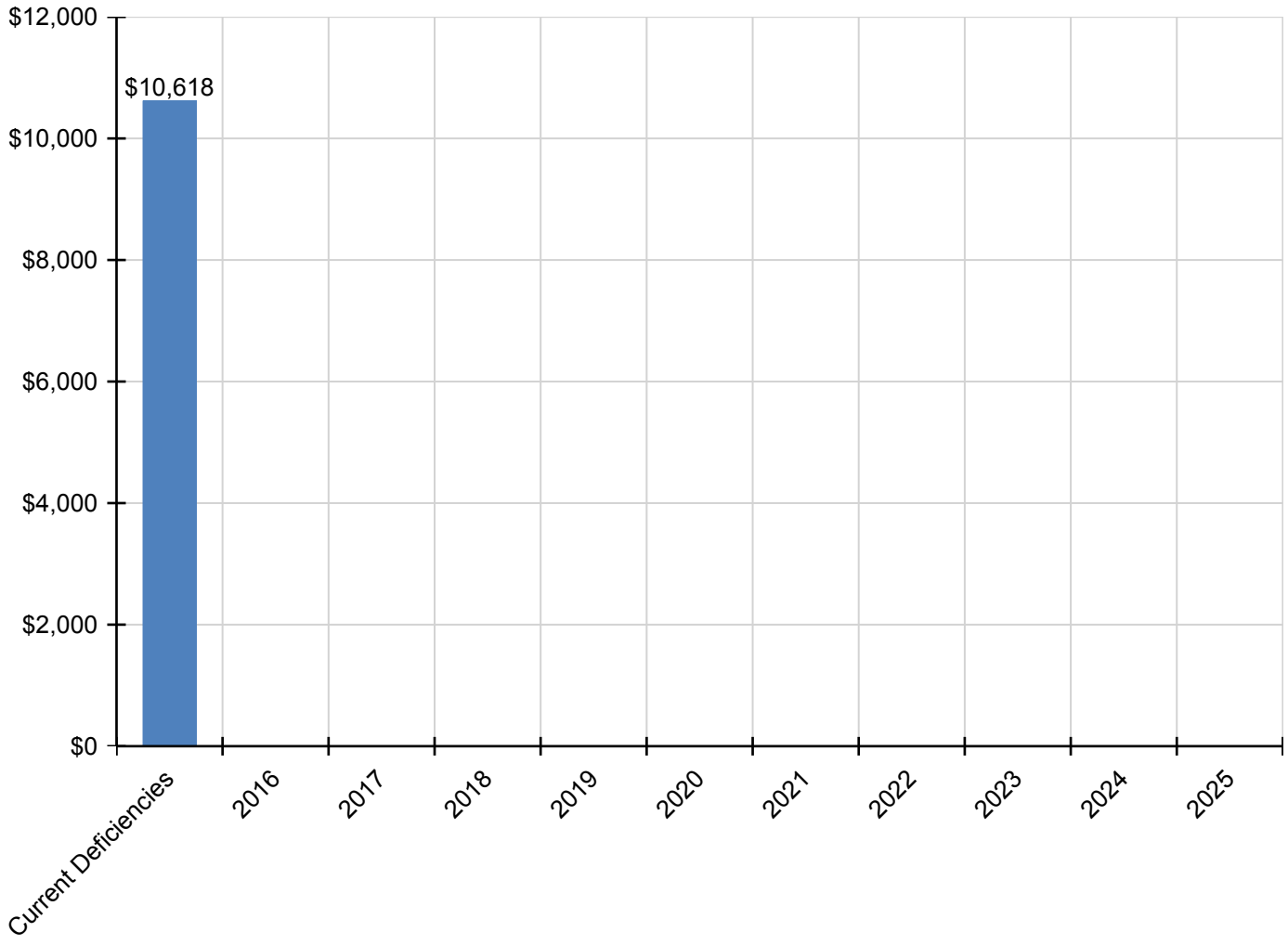
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$10,618**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,618**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$2,178	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,178**
B2030 - Exterior Doors	$1,040	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,040**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$7,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,400**
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**
C1030 - Fittings	$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*

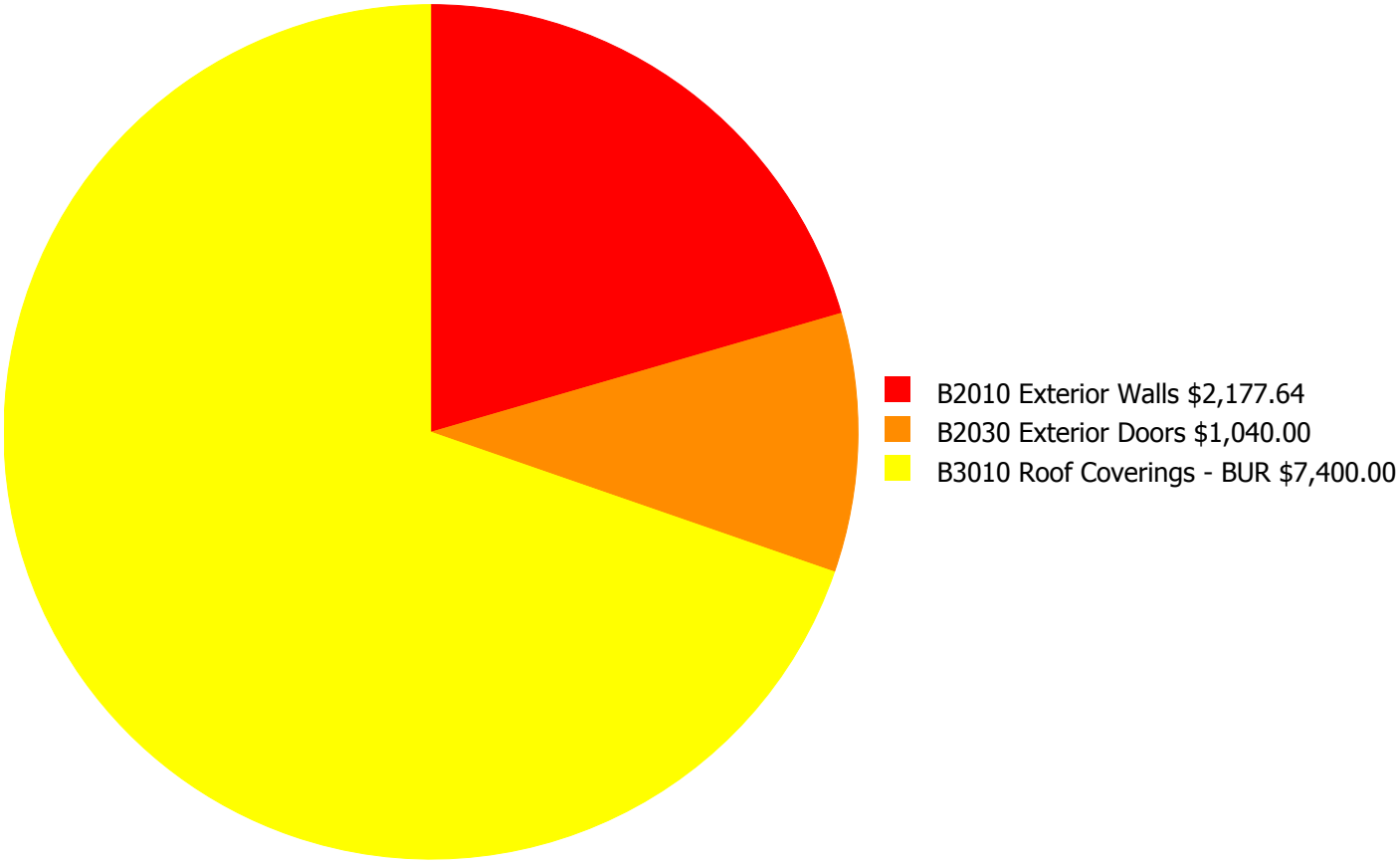
Forecasted Capital Renewal Requirement

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

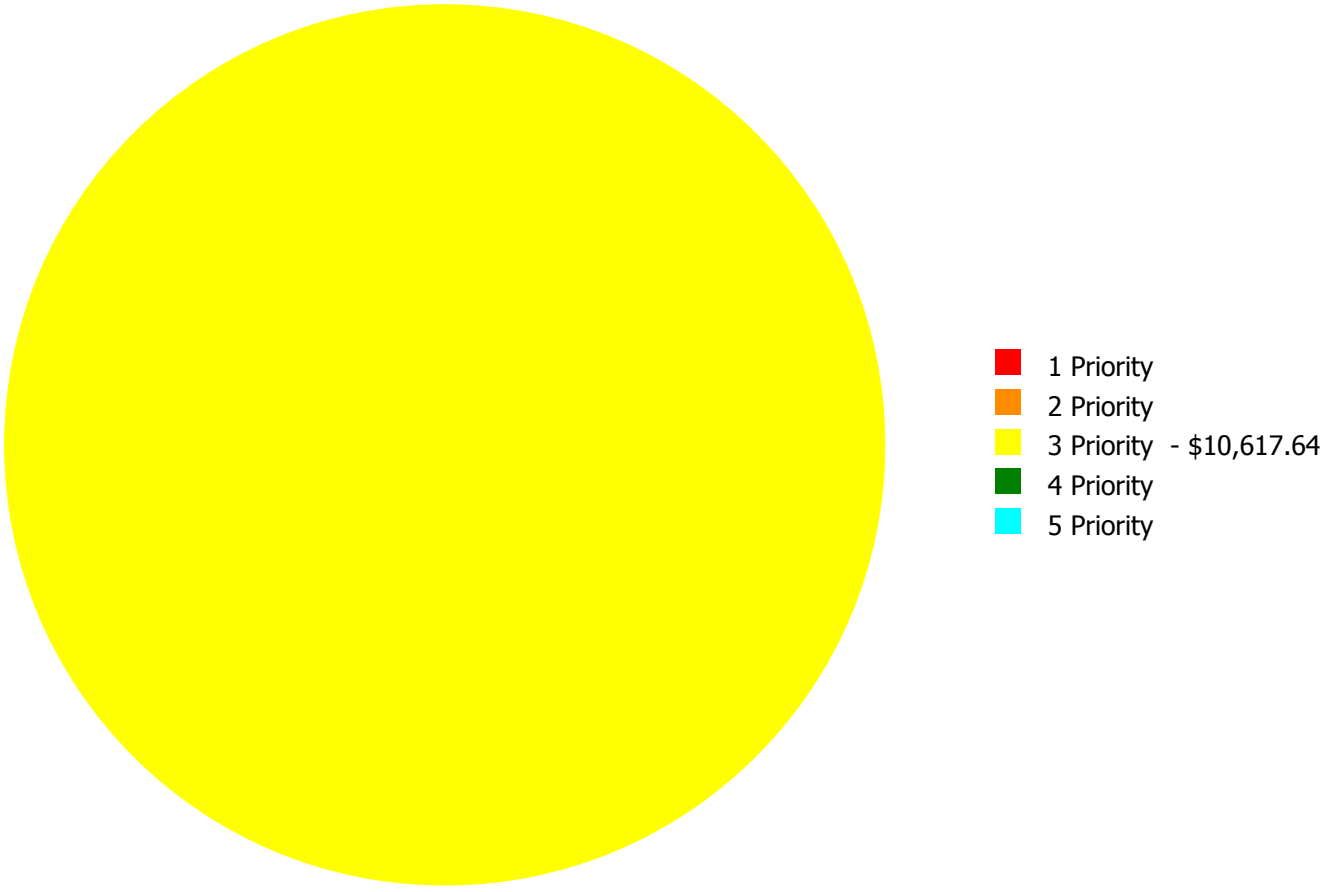
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $10,617.64

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: $10,617.64

Deficiency By Priority Investment Table

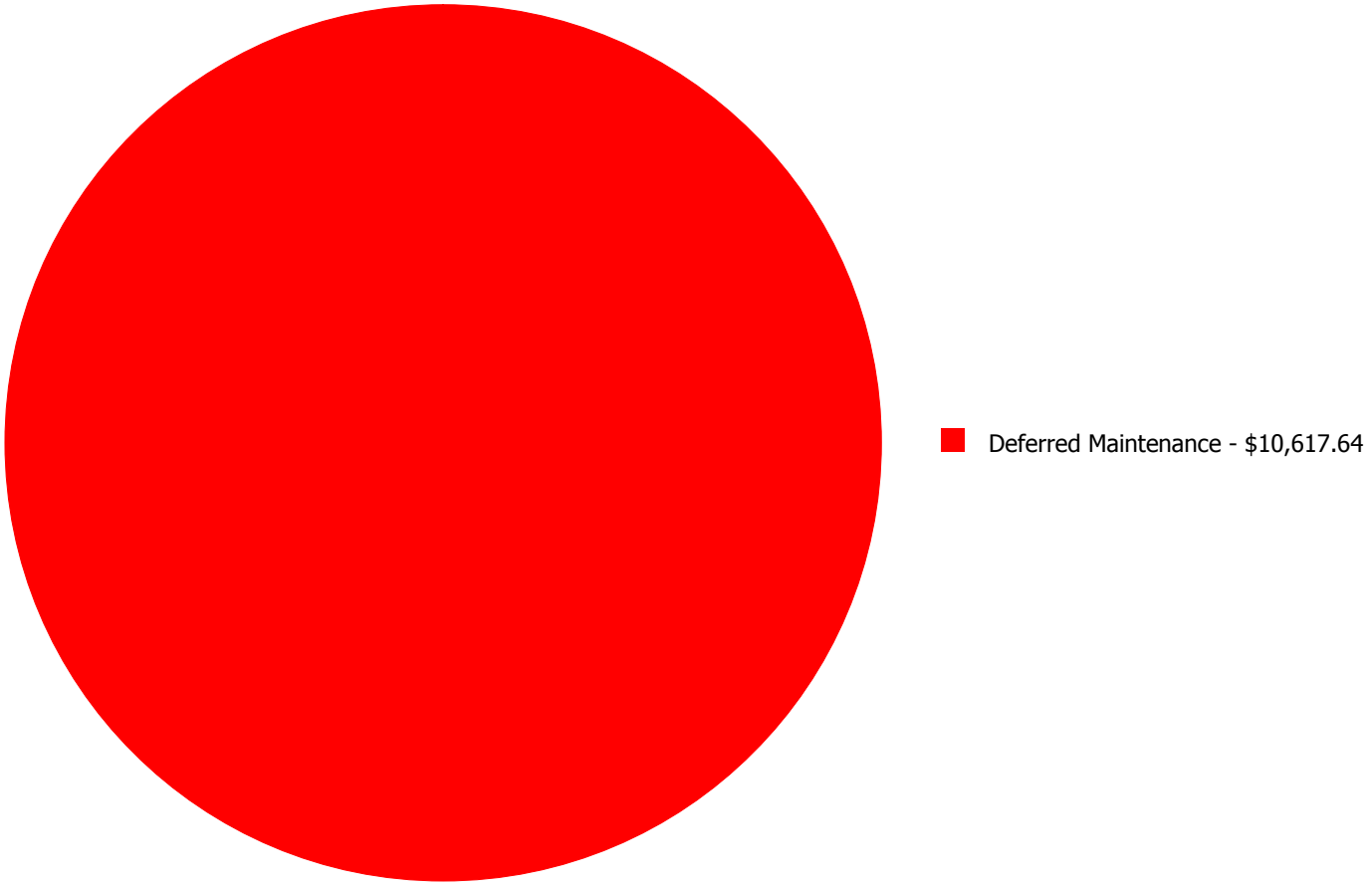
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$2,177.64	$0.00	$0.00	$2,177.64
B2030	Exterior Doors	$0.00	$0.00	$1,040.00	$0.00	$0.00	$1,040.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$7,400.00	$0.00	$0.00	$7,400.00
	Total:	$0.00	$0.00	$10,617.64	$0.00	$0.00	$10,617.64

Deficiency Summary by Category

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



Budget Estimate Total: $10,617.64

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Repaint exterior wall
Qty: 600.00
Unit of Measure: S.F.
Estimate: $2,177.64
Assessor Name: Ben Nixon
Date Created: 09/15/2015

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

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 325.00
Unit of Measure: S.F.
Estimate: $1,040.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings - BUR

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 325.00

Unit of Measure: S.F.

Estimate: $7,400.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Built-up roof covering is in deteriorated 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):	144
Year Built:	1975
Last Renovation:	
Replacement Value:	$13,260
Repair Cost:	$5,307.00
Total FCI:	40.02 %
Total RSLI:	26.98 %
FCA Score:	59.98

Description:

The storage building at Cross Keys High School is located at 1626 North Druid Hills Road NE in Atlanta, Georgia. Originally built in 1975, 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	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	29.38 %	13.05 %	$824.00
B30 - Roofing	0.00 %	110.00 %	$3,279.00
D50 - Electrical	0.00 %	110.05 %	$1,204.00
Totals:	**26.98 %**	**40.02 %**	**$5,307.00**

Photo Album

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

1). North Elevation - Aug 04, 2015

2). West Elevation - Aug 04, 2015

3). South Elevation - Aug 04, 2015

4). East Elevation - Aug 04, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	144	100	1975	2075		60.00 %	0.00 %	60			$518
B1020	Roof Construction	$16.33	S.F.	144	100	1975	2075		60.00 %	0.00 %	60			$2,352
B2010	Exterior Walls	$38.65	S.F.	144	60	1975	2035		33.33 %	0.00 %	20			$5,566
B2030	Exterior Doors	$5.20	S.F.	144	30	1975	2005		0.00 %	110.01 %	-10		$824.00	$749
B3010	Roof Coverings - BUR	$20.70	S.F.	144	25	1975	2000		0.00 %	110.00 %	-15		$3,279.00	$2,981
D5010	Electrical Service/Distribution	$7.60	S.F.	144	30	1975	2005		0.00 %	110.05 %	-10		$1,204.00	$1,094
D5020	Lighting and Branch Wiring	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**26.98 %**	**40.02 %**			**$5,307.00**	**$13,260**

Renewal Schedule

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

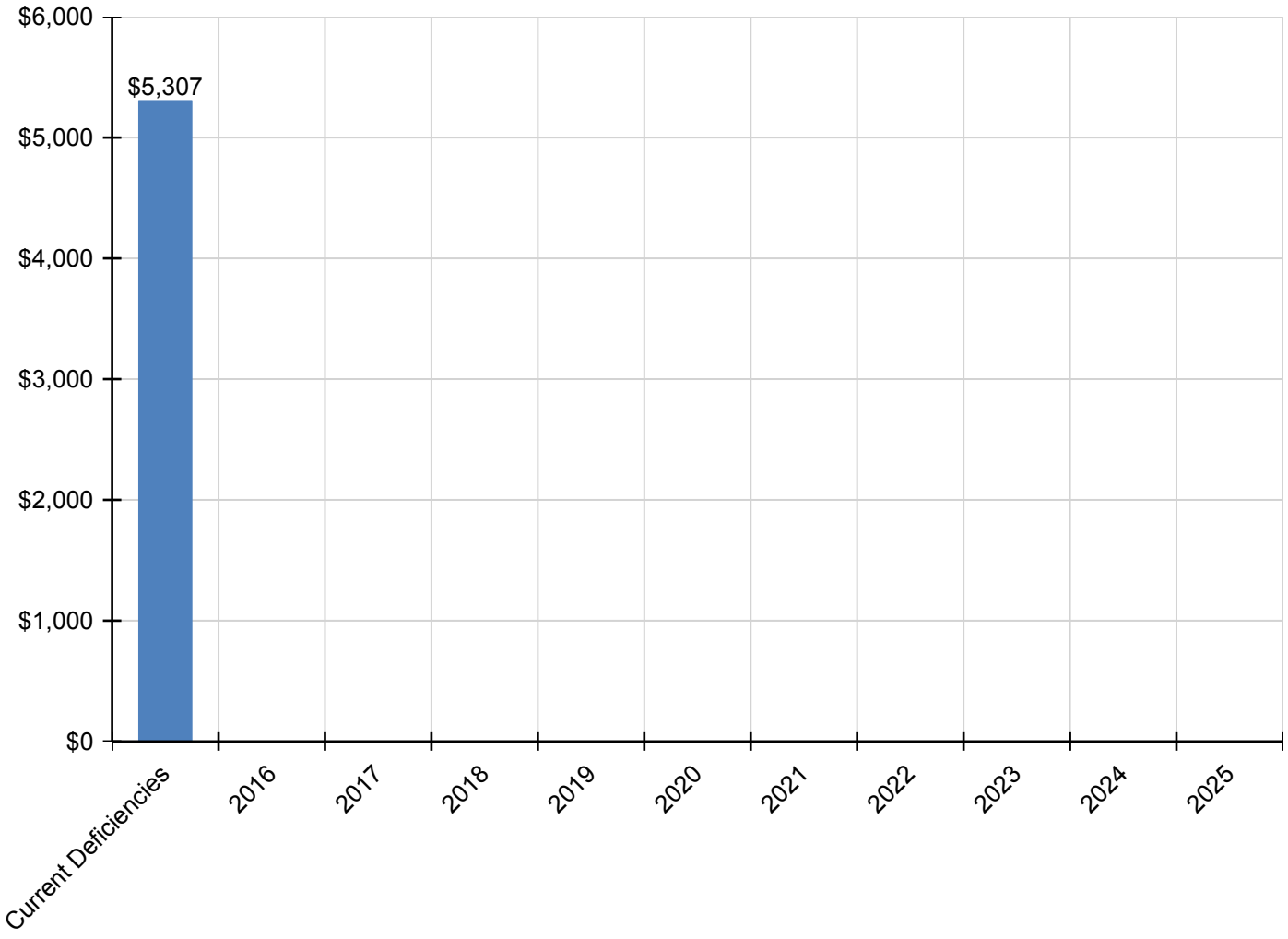
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$5,307**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,307**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$824	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$824**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$3,279	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,279**
D - Services	$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	$1,204	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,204**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

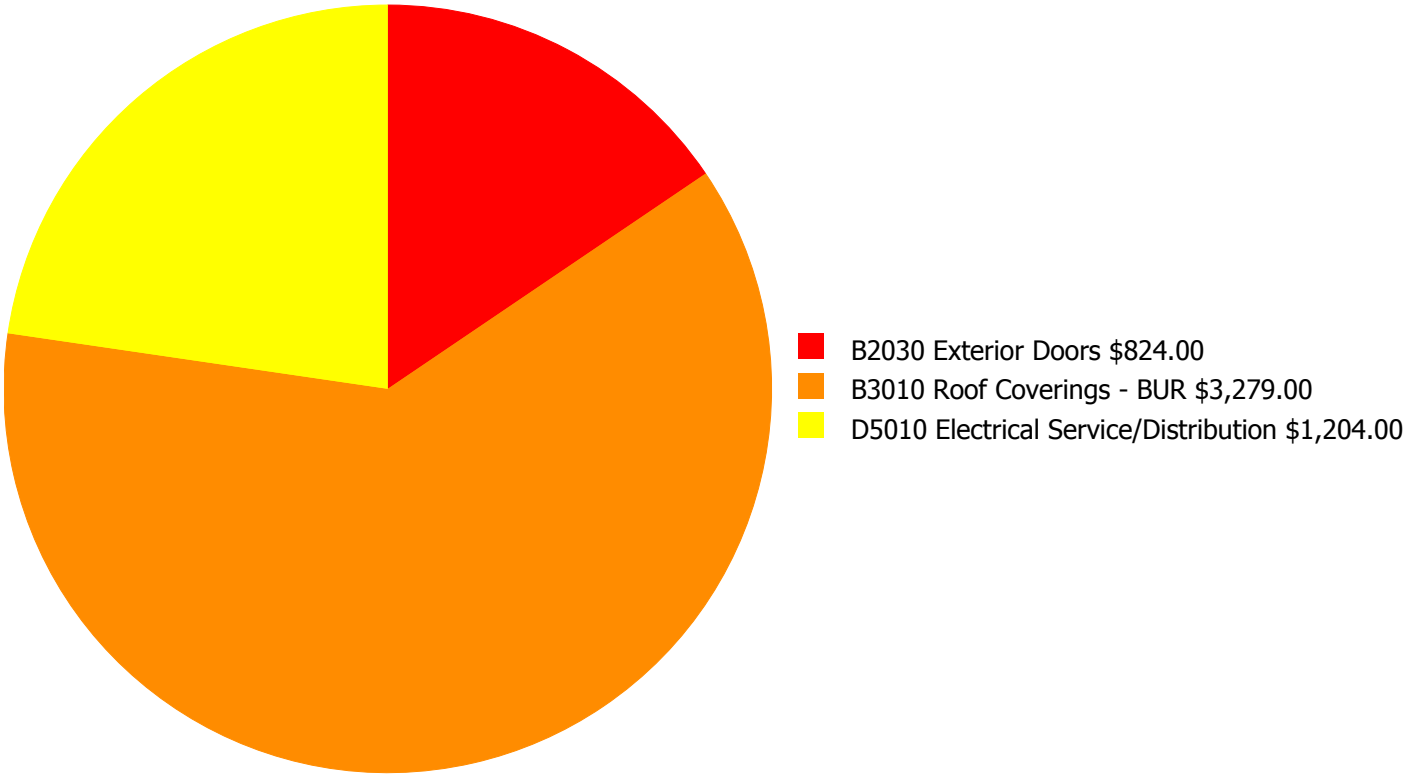
Forecasted Capital Renewal Requirement

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

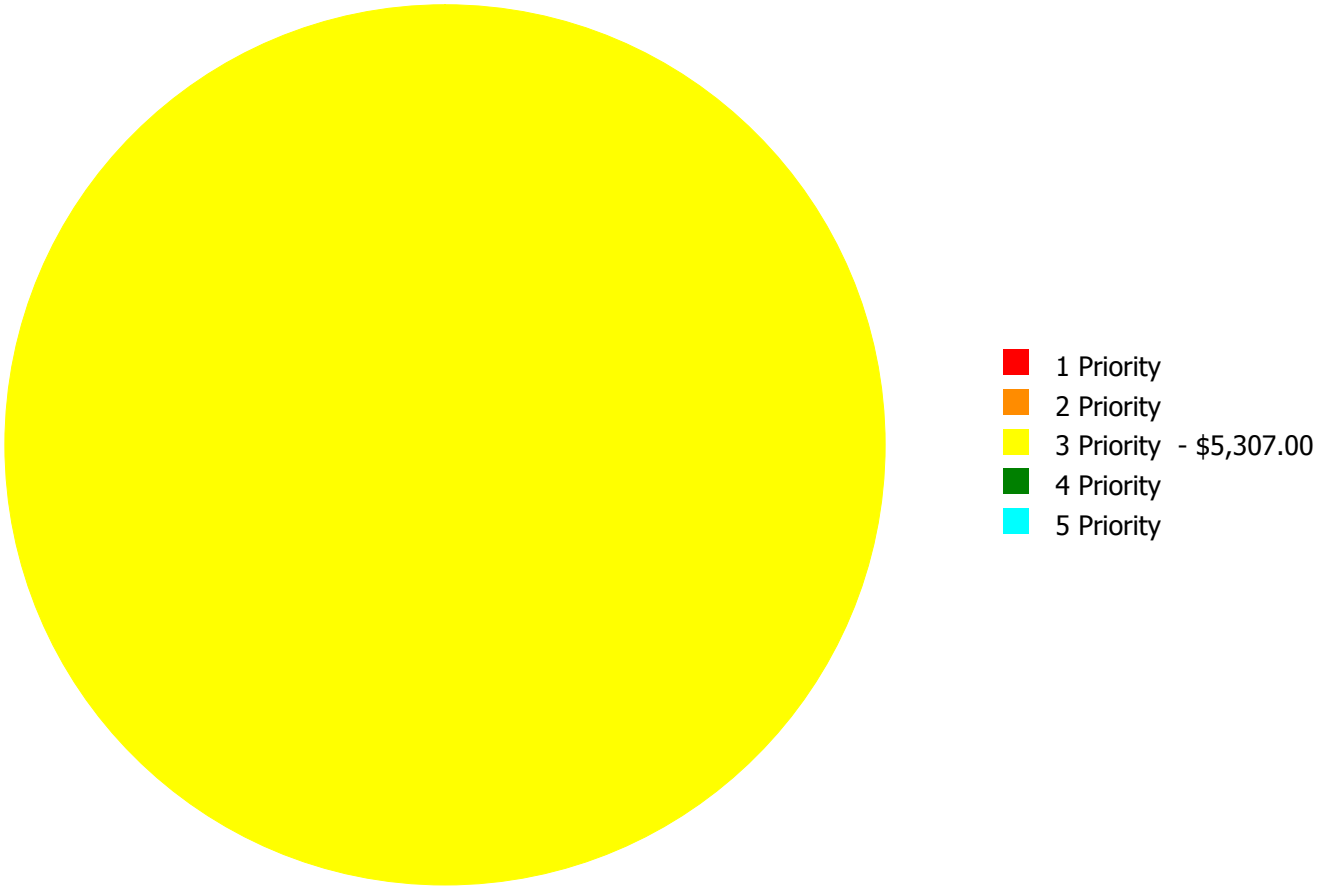
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $5,307.00

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: $5,307.00

Deficiency By Priority Investment Table

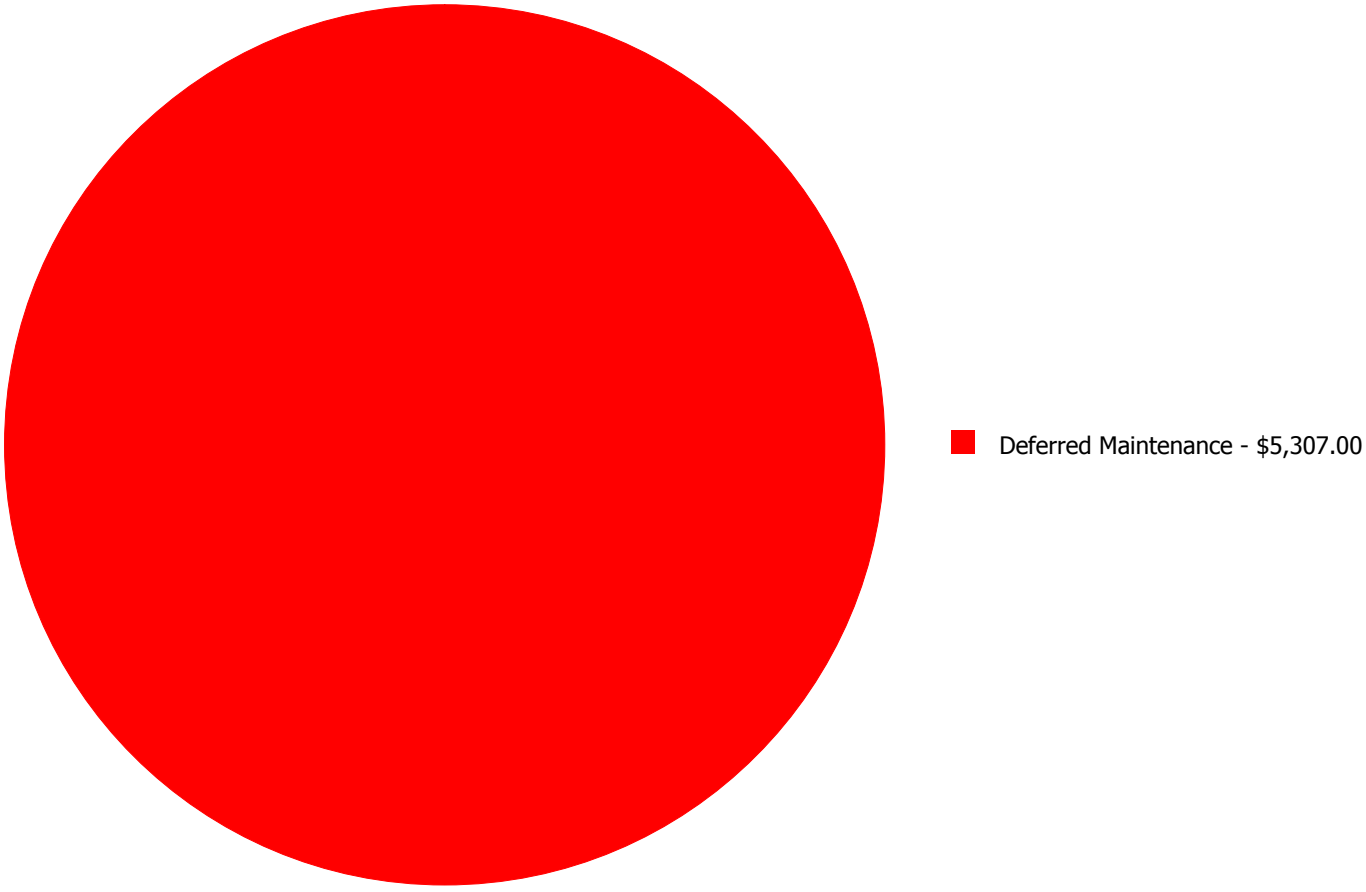
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$824.00	$0.00	$0.00	$824.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$3,279.00	$0.00	$0.00	$3,279.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$1,204.00	$0.00	$0.00	$1,204.00
	Total:	$0.00	$0.00	$5,307.00	$0.00	$0.00	$5,307.00

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: $5,307.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 144.00
Unit of Measure: S.F.
Estimate: $824.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 144.00
Unit of Measure: S.F.
Estimate: $3,279.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Built-up roof covering is in deteriorated condition and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 144.00

Unit of Measure: S.F.

Estimate: $1,204.00

Assessor Name: Ben Nixon

Date Created: 08/04/2015

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

Executive Summary

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

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

Function:	High School
Gross Area (SF):	15,600
Year Built:	2009
Last Renovation:	
Replacement Value:	$3,818,259
Repair Cost:	$41,714.63
Total FCI:	1.09 %
Total RSLI:	77.29 %
FCA Score:	98.91

Description:

The 2009 classroom addition at Cross Keys High School is located at 1626 North Druid Hills Road NE in Atlanta, 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:	5011	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	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	85.70 %	1.15 %	$4,923.83
B30 - Roofing	76.00 %	0.00 %	$0.00
C10 - Interior Construction	86.62 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	63.13 %	11.25 %	$36,790.80
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	80.14 %	0.00 %	$0.00
D30 - HVAC	70.80 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	72.32 %	0.00 %	$0.00
E10 - Equipment	70.00 %	0.00 %	$0.00
E20 - Furnishings	70.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**77.29 %**	**1.09 %**	**$41,714.63**

Photo Album

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

1). North Elevation - Aug 04, 2015

2). East Elevation - Aug 04, 2015

3). South Elevation - Aug 04, 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.	15,600	100	2009	2109		94.00 %	0.00 %	94			$54,756
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	15,600	100	2009	2109		94.00 %	0.00 %	94			$55,536
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$11.74	S.F.	15,600	100	2009	2109		94.00 %	0.00 %	94			$183,144
B2010	Exterior Walls	$15.69	S.F.	15,600	60	2009	2069		90.00 %	0.00 %	54			$244,764
B2020	Exterior Windows	$11.18	S.F.	15,600	30	2009	2039		80.00 %	0.00 %	24			$174,408
B2030	Exterior Doors	$0.66	S.F.	15,600	30	2009	2039		80.00 %	47.82 %	24		$4,923.83	$10,296
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	15,600	25	2009	2034		76.00 %	0.00 %	19			$322,920
B3010	Roof Coverings - EPDM	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1010	Partitions	$19.44	S.F.	15,600	100	2009	2109		94.00 %	0.00 %	94			$303,264
C1020	Interior Doors	$6.11	S.F.	15,600	30	2009	2039		80.00 %	0.00 %	24			$95,316
C1030	Fittings	$6.20	S.F.	15,600	20	2009	2029		70.00 %	0.00 %	14			$96,720
C2010	Stair Construction	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.93	S.F.	15,600	10	2009	2019		40.00 %	0.00 %	4			$30,108
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	170	50	2009	2059		88.00 %	0.00 %	44			$2,463
C3020	Floor Finishes - Epoxy	$9.51	S.F.	5,130	15	2009	2024		60.00 %	75.41 %	9		$36,790.80	$48,786
C3020	Floor Finishes - Terrazzo	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - VCT	$9.54	S.F.	9,427	15	2009	2024		60.00 %	0.00 %	9			$89,934
C3030	Ceiling Finishes	$9.98	S.F.	15,600	20	2009	2029		70.00 %	0.00 %	14			$155,688
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	15,600	30	2009	2039		80.00 %	0.00 %	24			$275,496
D2020	Domestic Water Distribution	$3.81	S.F.	15,600	30	2009	2039		80.00 %	0.00 %	24			$59,436
D2030	Sanitary Waste	$4.80	S.F.	15,600	30	2009	2039		80.00 %	0.00 %	24			$74,880
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0

School Assessment Report - 2009 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	15,600	40	2009	2049		85.00 %	0.00 %	34			$12,012
D3020	Heat Generating Systems	$8.94	S.F.	15,600	30	2009	2039		80.00 %	0.00 %	24			$139,464
D3030	Cooling Generating Systems	$12.71	S.F.	15,600	25	2009	2034		76.00 %	0.00 %	19			$198,276
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	15,600	30	2009	2039		80.00 %	0.00 %	24			$91,728
D3050	Terminal & Package Units	$18.52	S.F.	15,600	15	2009	2024		60.00 %	0.00 %	9			$288,912
D3060	Controls & Instrumentation	$3.19	S.F.	15,600	20	2009	2029		70.00 %	0.00 %	14			$49,764
D4010	Sprinklers	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	15,600	40	2009	2049		85.00 %	0.00 %	34			$26,988
D5020	Branch Wiring	$5.56	S.F.	15,600	30	2009	2039		80.00 %	0.00 %	24			$86,736
D5020	Lighting	$8.36	S.F.	15,600	30	2009	2039		80.00 %	0.00 %	24			$130,416
D5030	Communications and Security - Data Communication	$5.51	S.F.	15,600	15	2009	2024		60.00 %	0.00 %	9			$85,956
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	15,600	15	2009	2024		60.00 %	0.00 %	9			$12,012
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	15,600	15	2009	2024		60.00 %	0.00 %	9			$75,192
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	15,600	15	2009	2024		60.00 %	0.00 %	9			$18,096
D5030	Communications and Security - Telephone Systems	$1.99	S.F.	15,600	50	2009	2059		88.00 %	0.00 %	44			$31,044
D5090	Other Electrical Systems - Emergency Generator	$3.91	S.F.	15,600	20	2009	2029		70.00 %	0.00 %	14			$60,996
E1020	Institutional Equipment	$5.74	S.F.	15,600	20	2009	2029		70.00 %	0.00 %	14			$89,544
E1090	Other Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.18	S.F.	15,600	20	2009	2029		70.00 %	0.00 %	14			$143,208
F1010	Special Structures - Canopies	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**77.29 %**	**1.09 %**			**$41,714.63**	**$3,818,259**

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:	**$41,715**	**$0**	**$0**	**$0**	**$37,276**	**$0**	**$0**	**$0**	**$0**	**$888,260**	**$0**	**$967,250**
*** 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	$4,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,924**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

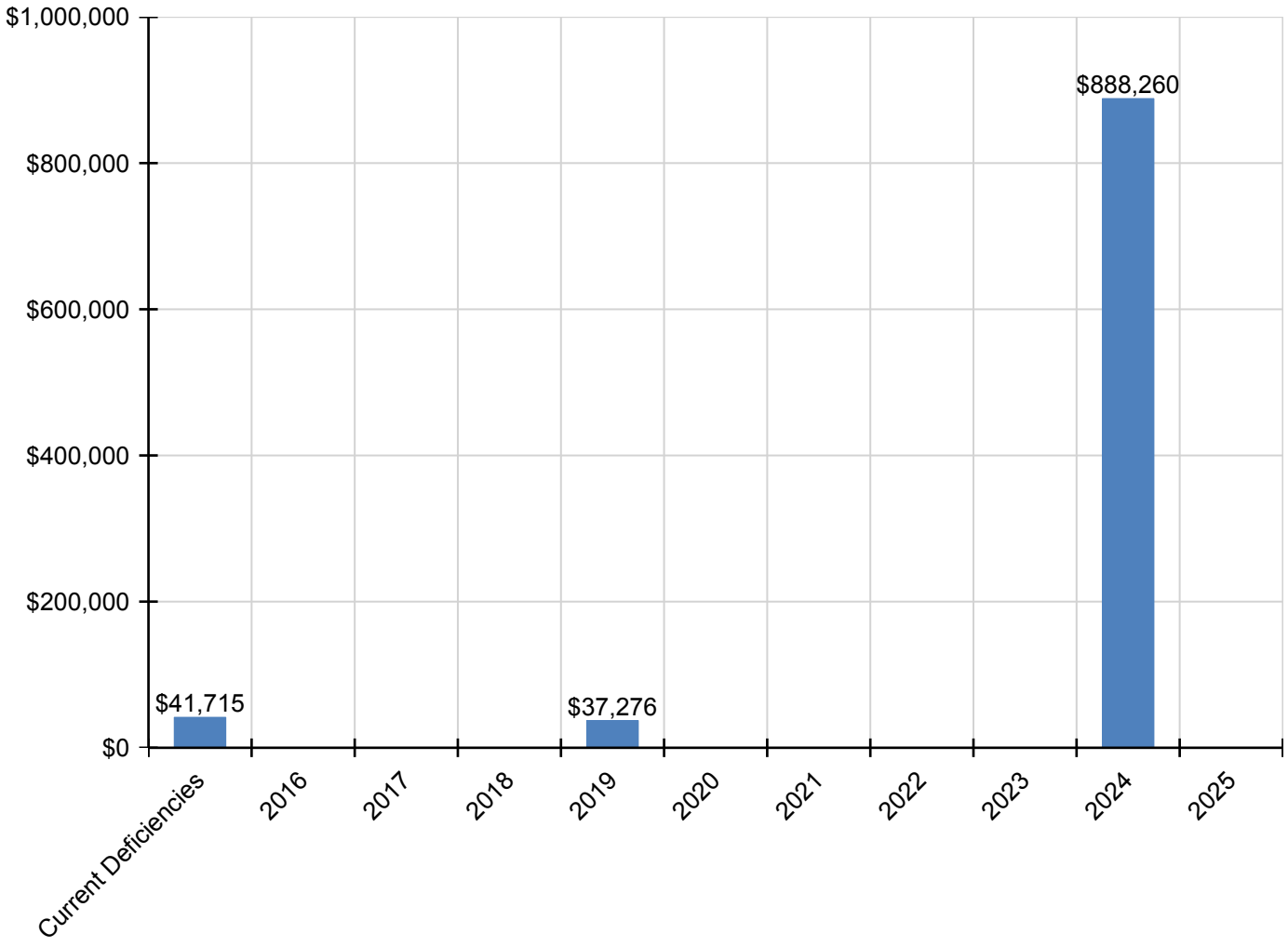
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$37,276	$0	$0	$0	$0	$0	$0	**$37,276**
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 - Epoxy	$36,791	$0	$0	$0	$0	$0	$0	$0	$0	$70,021	$0	**$106,811**
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	$129,077	$0	**$129,077**
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 - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$414,661	$0	**$414,661**
D3060 - Controls & Instrumentation	$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 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$123,369	$0	**$123,369**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,240	$0	**$17,240**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$107,919	$0	**$107,919**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,973	$0	**$25,973**
D5030 - Communications and Security - Telephone Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$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*

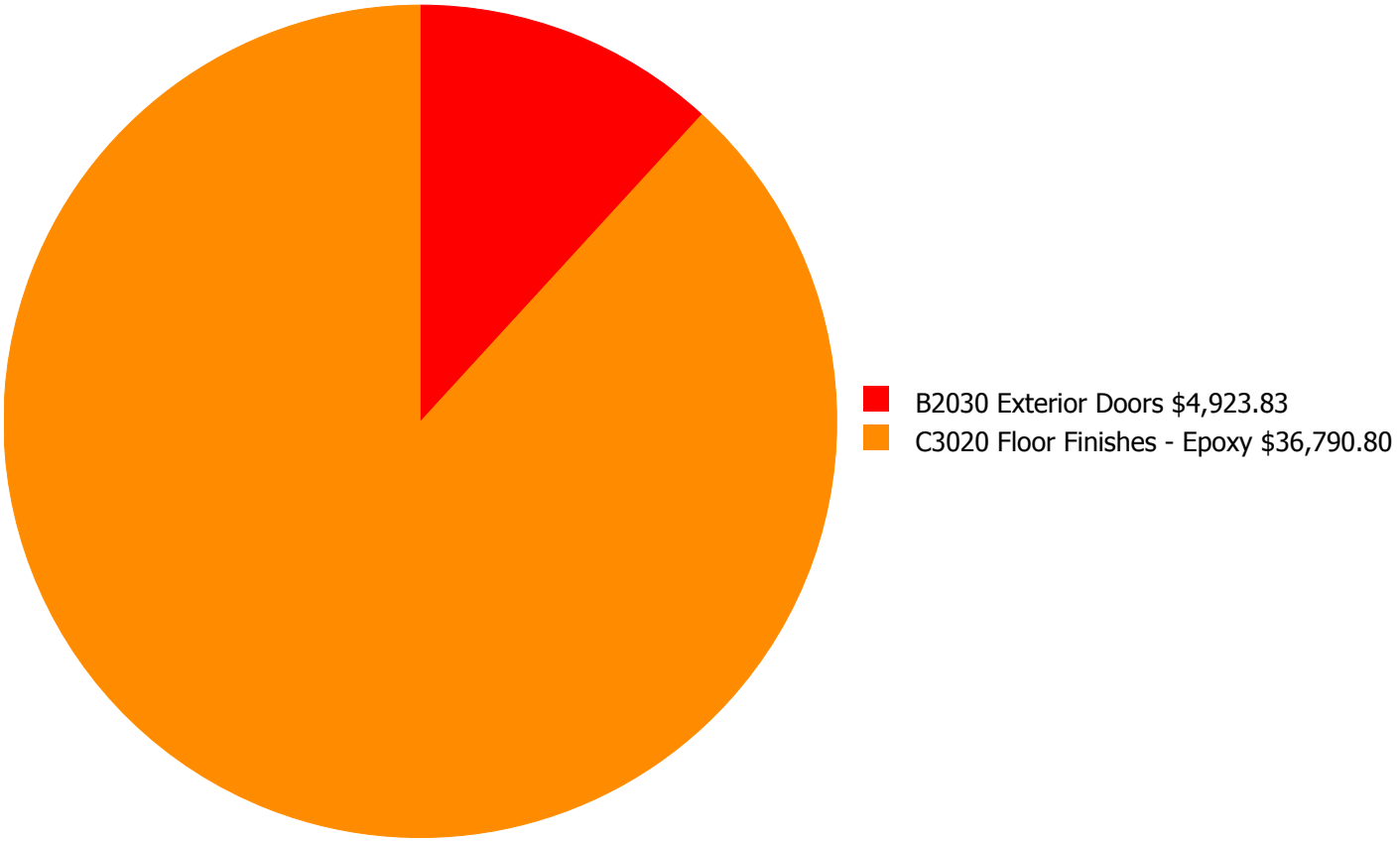
Forecasted Capital Renewal Requirement

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

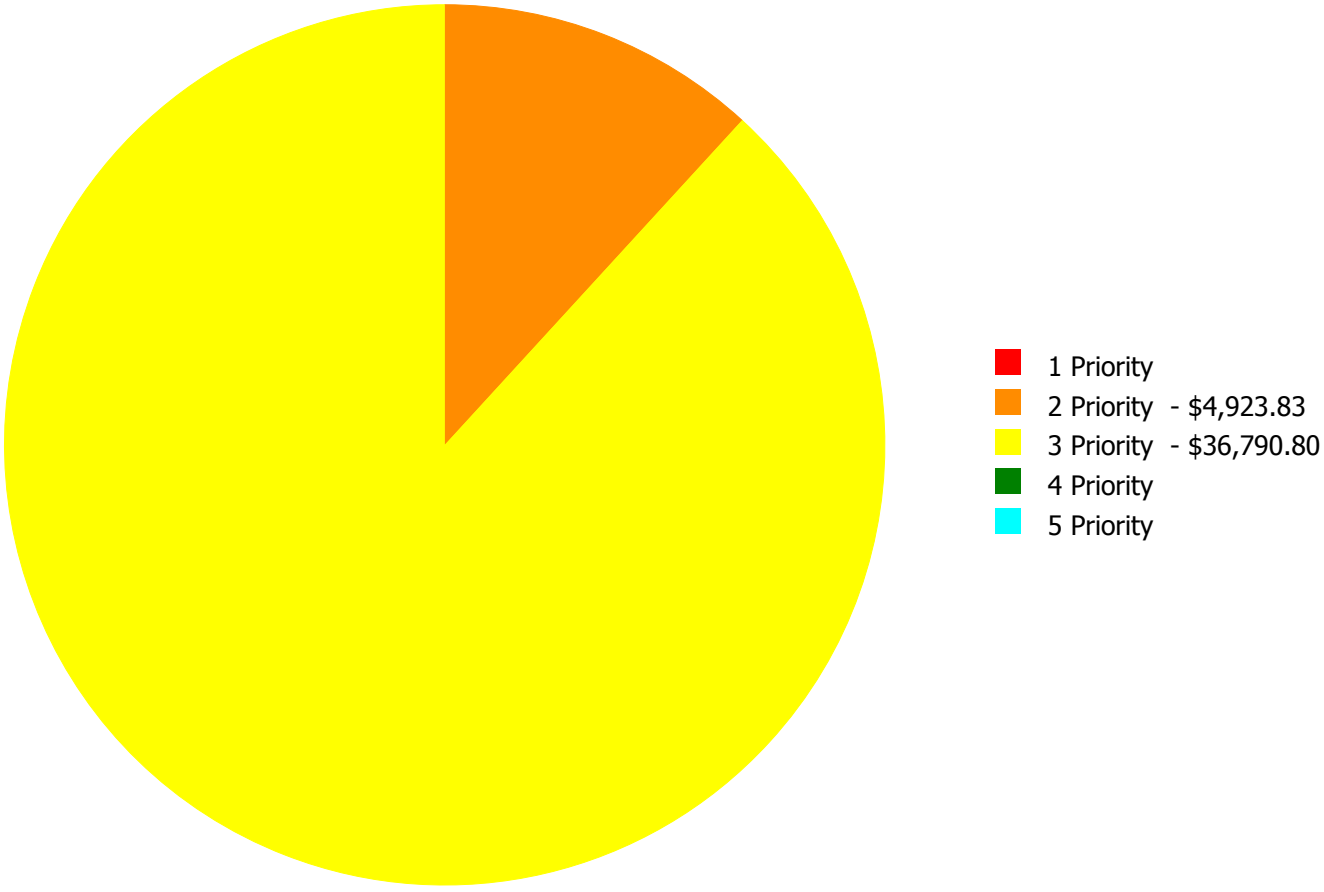
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $41,714.63

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: $41,714.63

Deficiency By Priority Investment Table

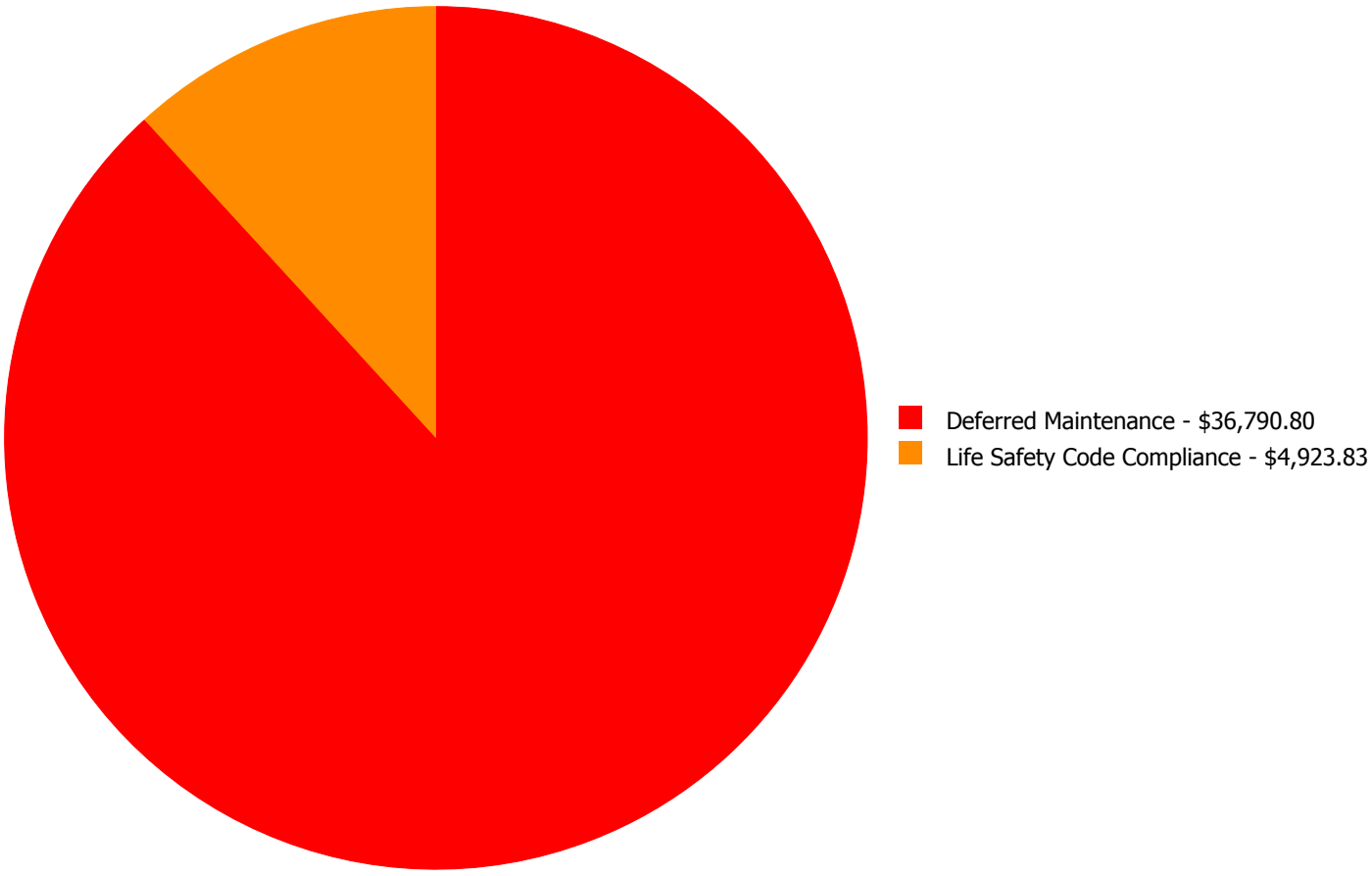
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$4,923.83	$0.00	$0.00	$0.00	$4,923.83
C3020	Floor Finishes - Epoxy	$0.00	$0.00	$36,790.80	$0.00	$0.00	$36,790.80
	Total:	$0.00	$4,923.83	$36,790.80	$0.00	$0.00	$41,714.63

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: $41,714.63

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: Automobile Shop and Electrical Room

Distress: Needs Remediation

Category: Life Safety Code Compliance

Priority: 2 Priority

Correction: Replace door panic device

Qty: 3.00

Unit of Measure: Ea.

Estimate: $4,923.83

Assessor Name: Ben Nixon

Date Created: 08/12/2015

Notes: The emergency exit doors in the electrical room and the automobile shop are missing a panic hardware device per code and should be provided.

Priority 3 Priority:

System: C3020 - Floor Finishes - Epoxy

Location: 400 and 411 Art Rooms

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Replace epoxy flooring

Qty: 20.00

Unit of Measure: C.S.F.

Estimate: $36,790.80

Assessor Name: Ben Nixon

Date Created: 09/15/2015

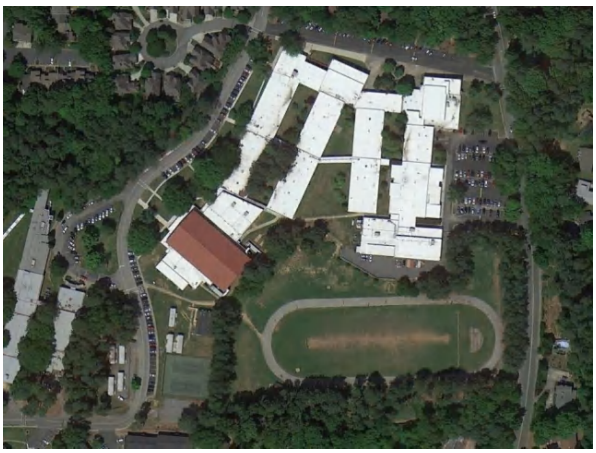
Notes: The epoxy floor finish is worn and should be replaced.

Executive Summary

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

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

Function:	High School
Gross Area (SF):	182,169
Year Built:	1958
Last Renovation:	2009
Replacement Value:	$5,686,865
Repair Cost:	$2,185,929.89
Total FCI:	38.44 %
Total RSLI:	51.14 %
FCA Score:	61.56



Description:

The Cross Keys High School site was originally constructed in 1958, has a total area of 26.4 acres, and is occupied by approximately 182,169 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1165

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	66.23 %	17.56 %	$646,966.16
G30 - Site Mechanical Utilities	9.07 %	98.26 %	$1,308,519.94
G40 - Site Electrical Utilities	51.76 %	34.38 %	$230,443.79
Totals:	**51.14 %**	**38.44 %**	**$2,185,929.89**

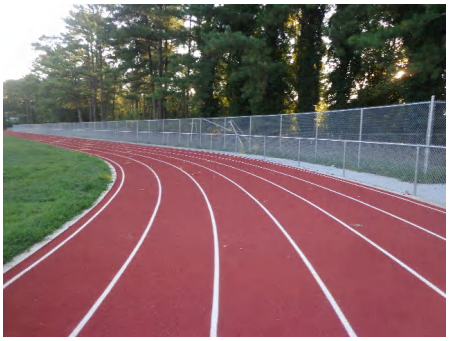
Photo Album

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

1). Aerial Image of Cross Keys High School - Aug 04, 2015

2). Covered Walkway - Aug 04, 2015

3). Track - Aug 04, 2015



4). Tennis Courts - Aug 04, 2015

5). Football Field - Aug 04, 2015

6). Baseball Field - Aug 04, 2015

7). Emergency Generator - Aug 13, 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.	51,927	25	2011	2036	2015	0.00 %	110.00 %	0		$295,308.85	$268,463
G2020	Parking Lots	$4.56	S.F.	46,141	25	2011	2036	2015	0.00 %	110.00 %	0		$231,443.26	$210,403
G2030	Pedestrian Paving	$1.50	S.F.	182,169	30	2011	2041		86.67 %	15.89 %	26		$43,423.35	$273,254
G2040	Baseball Field	$8.35	S.F.	113,235	20	2011	2031		80.00 %	0.00 %	16			$945,512
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways - Concrete	$48.72	S.F.	4,825	100	1958	2058		43.00 %	0.00 %	43			$235,074
G2040	Covered Walkways - Metal	$48.72	S.F.	1,000	25	2009	2034		76.00 %	0.00 %	19			$48,720
G2040	Fencing & Guardrails	$0.91	S.F.	182,169	30	2009	2039		80.00 %	46.32 %	24		$76,790.70	$165,774
G2040	Football Field	$5.85	S.F.	89,022	20	2009	2029		70.00 %	0.00 %	14			$520,779
G2040	Hard Surface Play Area	$6.26	S.F.		0				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	76,203	20	2009	2029		70.00 %	0.00 %	14			$298,716
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		0				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.	12,106	20	2011	2031		80.00 %	0.00 %	16			$223,598
G2040	Track	$7.04	S.F.	32,726	10	2015	2025		100.00 %	0.00 %	10			$230,391
G2050	Landscaping	$1.45	S.F.	182,169	15	2011	2026		73.33 %	0.00 %	11			$264,145
G3010	Water Supply	$1.83	S.F.	182,169	50	1958	2008		0.00 %	110.00 %	-7		$366,706.20	$333,369
G3020	Sanitary Sewer	$1.15	S.F.	182,169	50	1958	2008		0.00 %	110.00 %	-7		$230,443.79	$209,494
G3030	Storm Sewer	$3.55	S.F.	182,169	50	1958	2008		0.00 %	110.00 %	-7		$711,369.95	$646,700
G3060	Fuel Distribution	$0.78	S.F.	182,169	40	2009	2049		85.00 %	0.00 %	34			$142,092
G4010	Electrical Distribution	$1.86	S.F.	182,169	50	2009	2059		88.00 %	0.00 %	44			$338,834
G4020	Site Lighting	$1.15	S.F.	182,169	30	1958	1988		0.00 %	110.00 %	-27		$230,443.79	$209,494
G4030	Site Communications & Security	$0.67	S.F.	182,169	10	2009	2019		40.00 %	0.00 %	4			$122,053
								Total	**51.14 %**	**38.44 %**			**$2,185,929.89**	**$5,686,865**

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.

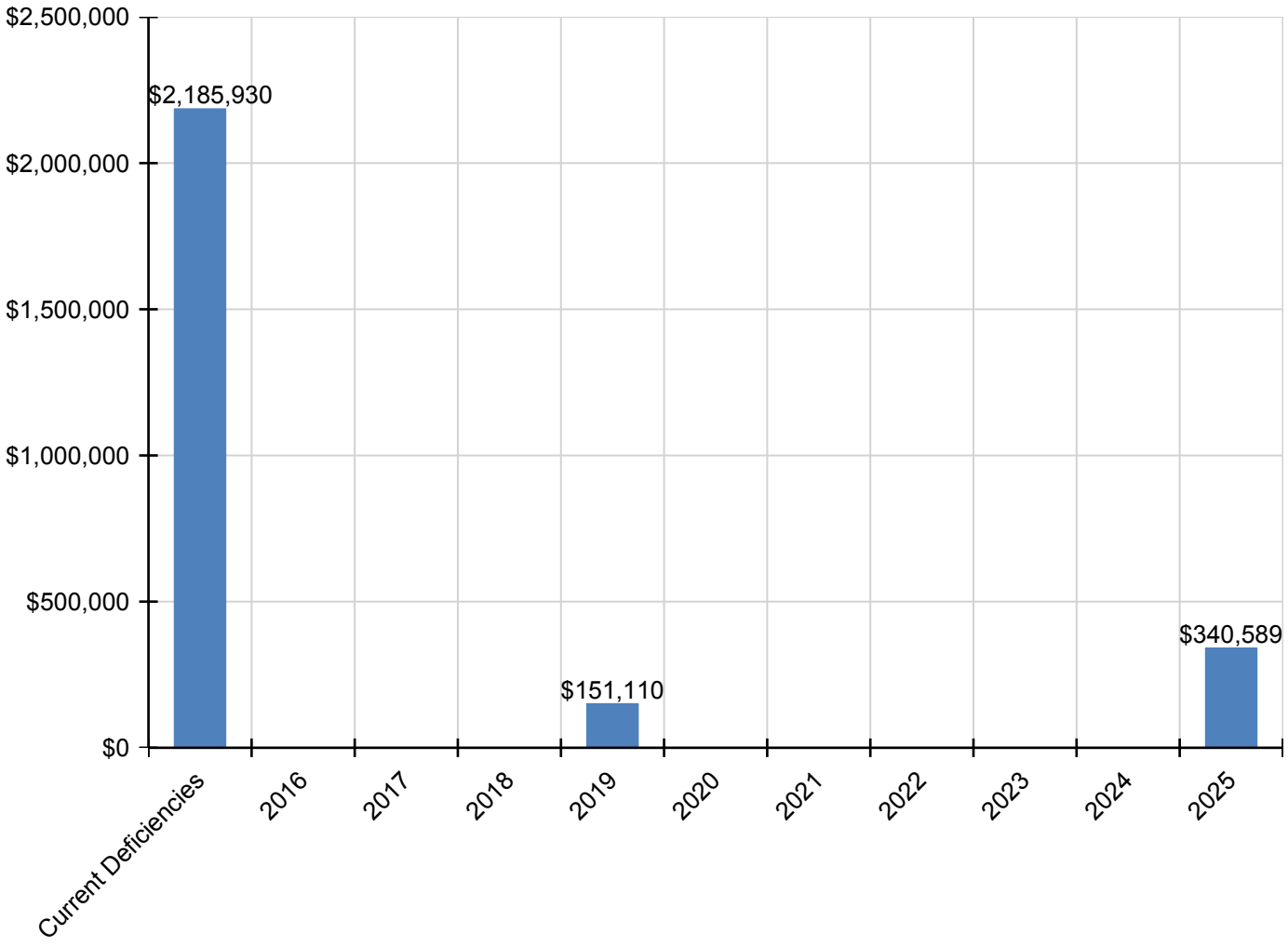
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$2,185,930**	**$0**	**$0**	**$0**	**$151,110**	**$0**	**$0**	**$0**	**$0**	**$0**	**$340,589**	**$2,677,628**
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	$295,309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$295,309**
G2020 - Parking Lots	$231,443	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$231,443**
G2030 - Pedestrian Paving	$43,423	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,423**
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 - Concrete	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways - Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$76,791	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$76,791**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$340,589	**$340,589**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$366,706	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$366,706**
G3020 - Sanitary Sewer	$230,444	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$230,444**
G3030 - Storm Sewer	$711,370	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$711,370**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$230,444	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$230,444**
G4030 - Site Communications & Security	$0	$0	$0	$0	$151,110	$0	$0	$0	$0	$0	$0	**$151,110**

** Indicates non-renewable system*

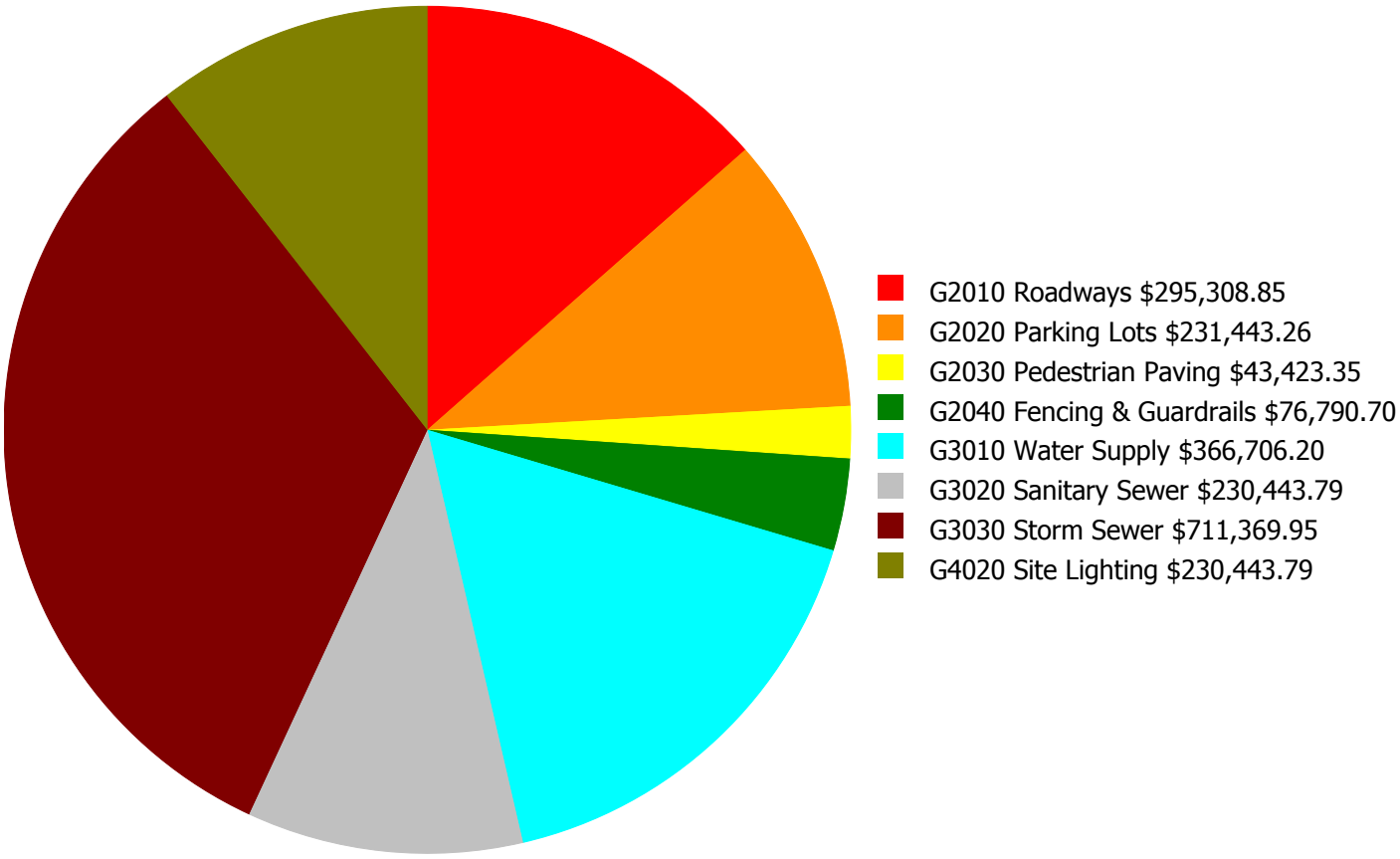
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

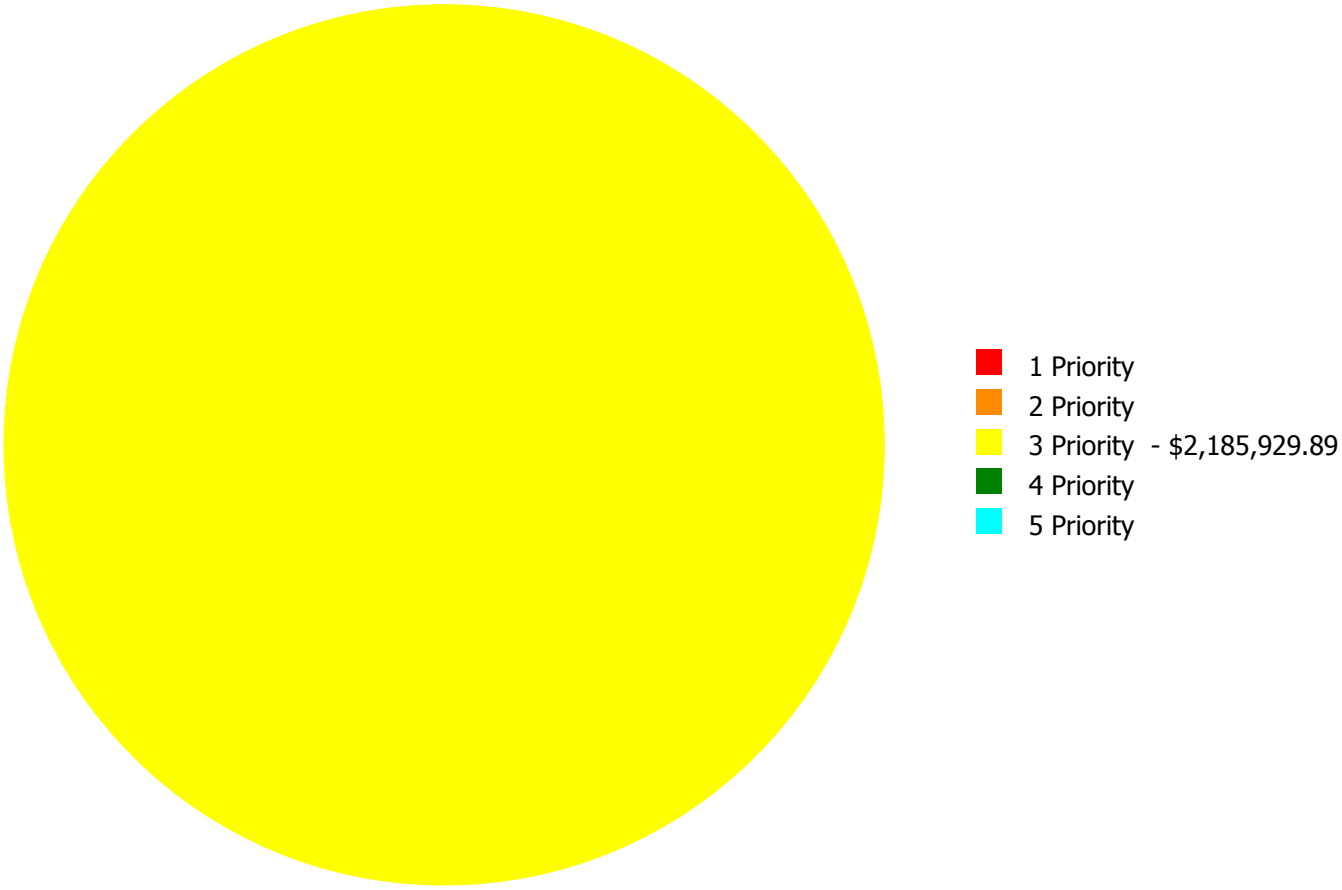
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $2,185,929.89

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: $2,185,929.89

Deficiency By Priority Investment Table

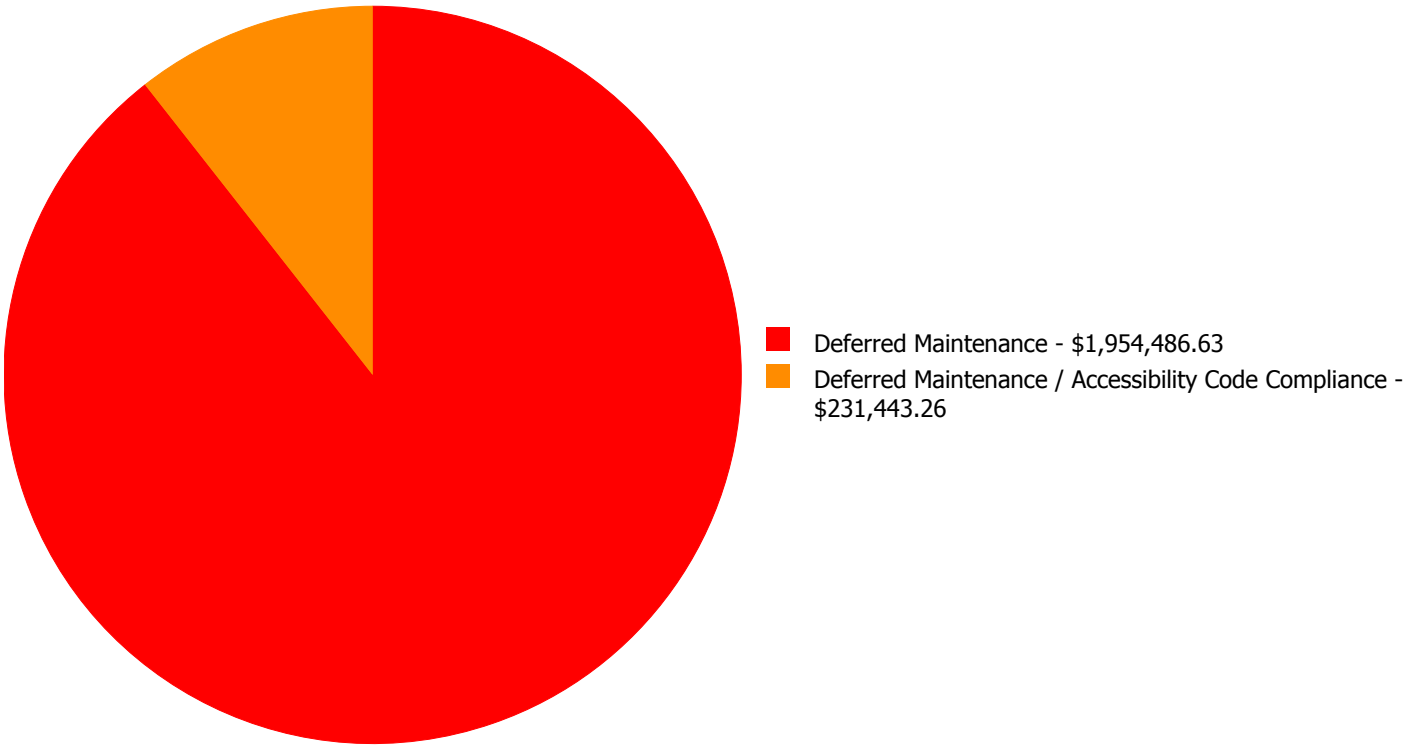
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$295,308.85	$0.00	$0.00	$295,308.85
G2020	Parking Lots	$0.00	$0.00	$231,443.26	$0.00	$0.00	$231,443.26
G2030	Pedestrian Paving	$0.00	$0.00	$43,423.35	$0.00	$0.00	$43,423.35
G2040	Fencing & Guardrails	$0.00	$0.00	$76,790.70	$0.00	$0.00	$76,790.70
G3010	Water Supply	$0.00	$0.00	$366,706.20	$0.00	$0.00	$366,706.20
G3020	Sanitary Sewer	$0.00	$0.00	$230,443.79	$0.00	$0.00	$230,443.79
G3030	Storm Sewer	$0.00	$0.00	$711,369.95	$0.00	$0.00	$711,369.95
G4020	Site Lighting	$0.00	$0.00	$230,443.79	$0.00	$0.00	$230,443.79
	Total:	$0.00	$0.00	$2,185,929.89	$0.00	$0.00	$2,185,929.89

Deficiency Summary by Category

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



Budget Estimate Total: $2,185,929.89

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways

Location: Site

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 51,927.00

Unit of Measure: S.F.

Estimate: $295,308.85

Assessor Name: Eduardo Lopez

Date Created: 08/14/2015

Notes: Roadways were recently re-coated. However, the many road cuts, cracks, potholes and repairs are visible again, and the entire system should be replaced.

System: G2020 - Parking Lots

Location: Site

Distress: Damaged

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 46,141.00

Unit of Measure: S.F.

Estimate: $231,443.26

Assessor Name: Eduardo Lopez

Date Created: 08/14/2015

Notes: The parking lot was recently re-coated; however, the many road cuts, cracks, potholes and repairs are visible again. Recommend replacing the parking lot and ensuring there are sufficient accessible parking spaces.

System: G2030 - Pedestrian Paving

Location: Site

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Remove and replace concrete sidewalk, 4' wide

Qty: 1,000.00

Unit of Measure: L.F.

Estimate: $43,423.35

Assessor Name: Eduardo Lopez

Date Created: 08/14/2015

Notes: Pedestrian paving was replaced in most areas; however, different locations have cracks and trip hazards and should be replaced.

System: G2040 - Fencing & Guardrails

Location: Baseball Field

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Remove/replace chain link fencing

Qty: 1,500.00

Unit of Measure: L.F.

Estimate: $76,790.70

Assessor Name: Eduardo Lopez

Date Created: 08/14/2015

Notes: Fencing is beyond its expected service life, rusted and failing, and should be scheduled for replacement.

System: G3010 - Water Supply

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 182,169.00

Unit of Measure: S.F.

Estimate: $366,706.20

Assessor Name: Sam Mandola

Date Created: 08/05/2015

Notes: The site water supply system is beyond its expected service life and should be scheduled for replacement. SPLOST IV project 310-422 to analyze interior and exterior water and sewer systems and replace as appropriate.

System: G3020 - Sanitary Sewer

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 182,169.00

Unit of Measure: S.F.

Estimate: $230,443.79

Assessor Name: Sam Mandola

Date Created: 08/05/2015

Notes: The sanitary sewer system is beyond its expected service life and should be scheduled for replacement. SPLOST IV project 310-422 to analyze interior and exterior water and sewer systems and replace as appropriate.

System: G3030 - Storm Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 182,169.00
Unit of Measure: S.F.
Estimate: $711,369.95
Assessor Name: Eduardo Lopez
Date Created: 08/05/2015

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

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 182,169.00
Unit of Measure: S.F.
Estimate: $230,443.79
Assessor Name: Eduardo Lopez
Date Created: 08/05/2015

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

Glossary

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

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

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

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

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